

Archived: Monday, December 15, 2025 8:10:03 PM
From: [J Gray](#)
Sent: Monday, December 15, 2025 4:40:00 PM
To: [CSLC Commission Meetings](#)
Cc: [Bugsch, Brian@SLC](#)
Subject: Comments for 12/16/2025 Agenda Items #64-#93 (Sandy Beach leases/benchmark lease rates)
Importance: High
Sensitivity: Normal

Attention: This email originated from outside of SLC and should be treated with extra caution.

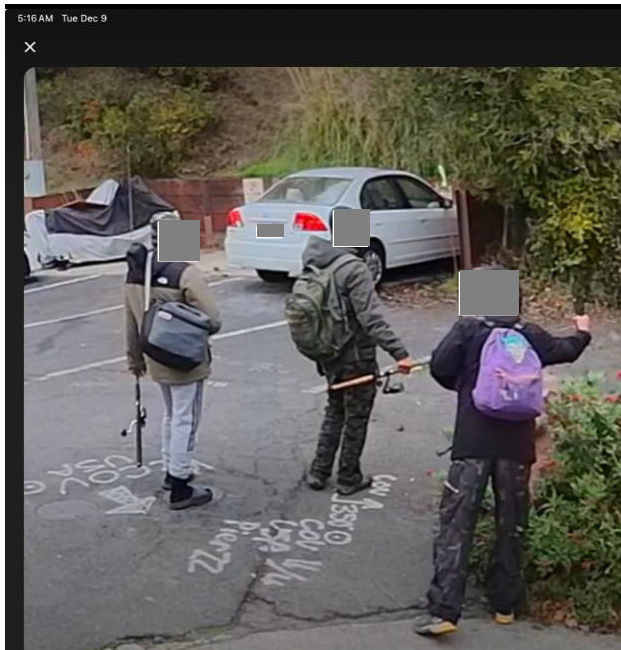
RE: Fw: What is going on with the loss of Public Access in Sandy Beach?

Dear California State Lands Commission,

If you could prevent another "Martin's Beach" situation before it occurred, would you?

And what if this area was not Martin's Beach — but Sandy Beach? Is Vallejo a Disadvantaged Community? Wasn't the commission involved in evaluations of the VMT/Ocrem project on land adjacent to the Sandy Beach Area?

Is the current commission no longer familiar with the rich and extensive history of recreational Public Access to Sandy Beach? We have historic newspapers documenting access back to 1885, as well as evidence that modern day fisherman have never stopped using the area. Here's an image of fisherman from earlier this month (December 2025):



We believe that many statements in the "staff reports" that have been historically presented to the commission are factually and historically inaccurate and are in need of close review by the Commission at direction of staff from out of area who may not have bias to this community or maintaining the status quo which of mistake after mistake. We believe some of the most serious mistakes and incorrect statements made are statements suggesting "applicant owns the adjacent uplands" — when numerous properties legal descriptions have exceptions for non-tidelands (a partition of tidelands, between the MHTL/OLWL was won in a 1947 court decree).

On top of the errors, the commission, when graciously granting many of these rare "residential" leases in Sandy Beach required its staff to ensure the State is protected by requiring CERTIFICATES OF INSURANCE (currently most are known to be expected have \$1M per occurrence coverage with the State as a named covered party).

Before approving this new benchmark lease rate proposal, we ask the Commission to ask its local/regional staff involved, if they are aware of any gaps there with the insurance verification? How many of the required and expected insurance Certificates have been provided by lessees to the State Lands Commission with verification of both \$1M per occurrence coverage, and with the State named as an additionally insured party. We ask you to please ask them now — how many gaps? How many have they verified? There is an open CPRA request for this information as well. If the commission is not satisfied with the answers from its staff in this region, we ask the commission to delay approval of these lease rates temporarily until the facts of the area can be determined.

We have several years of investigation into this due to nuisances and adverse claims to adjacent properties in the area including many stated "improvements" made to adjacent land without permits. We have previously offered to assist the SLC by sharing what we have discovered.

Please see the attached email thread and discuss with Mr. Brian Bugsch the concerns and objections to the statements and conclusions regarding the Sandy Beach leases and the recent Benchmark Rate derived based on statements from SLC staff reports. We ask that the Commission delays approval to DIRECT and allow its staff to investigate the history of Sandy Beach Further.

Thank you for your time and consideration,

Jeremy Gray, Member
JG SWISS POF, LLC

From: J Gray [REDACTED]
Sent: Monday, November 24, 2025 10:25 AM
To: Bugsch, Brian@SLC <Brian.Bugsch@slc.ca.gov>
Subject: Re: What is going on with the loss of Public Access in Sandy Beach?

Hi Brian,

You may have noticed that we have made a formal CPRA request for the required insurance certificates in Sandy Beach, as well as communications surrounding them. A response to the CPRA will be expected.

Outside of the CPRA request, are you familiar with SLC's documentation on Vallejo?... especially SB588 (2004):
<https://www.slc.ca.gov/granted-public-trust-lands/grantees/vallejo/>

>but just to clarify, based on some lawsuits from many years ago, at this location, the state's fee interest begins at the ordinary low water mark and extends waterward.

Are you clear on what was fought for and "won" in those 2 lawsuits? You only need to look at #43 Sandy Beach Road (and it's re-deeding in 1947 by Johnson, Laub and Green) for the clue. #43 was not on the 1944 claims map — and there's a reason the 3 Trustees of the SBA (not to be confused with later formed SBIA) only recorded the metes and bounds for the tideland area. So starting with #43 alone, you should be able to determine if "applicant owns the uplands" or not. However, you could just pull the most recent deed for #43 as well and see the exception in black and white. Also, regarding those lawsuits, was the City of Vallejo named as a party? Was the City the State's municipal delegate of Vallejo's tidelands in Trust in 1945-1947?

Mr. Bugsch — there is land BETWEEN the edge of our parcel and the high water mark. Who owns it? How and when did they gain ownership to it? (maybe refer to SB588?). If you state that the State has no "interest" in that land which is used to access the tidelands/beach, then who does? Do you know? The question is important because all over the staff reports justifying leases in area are the comments "applicant owns adjacent uplands". Is that a true statement? Or does the City own these lands? Due to the historic Public Access nature of these lands (back to 1885), could the City even quitclaim the lands (to private owners in Sandy Beach) if it wanted to now? Or would that require State legislature to approve?

>"If the public can legally access it, they have the right to pass and repass within the easement. As far as any concerns regarding areas above the ordinary high water mark, it is outside our jurisdiction and we have no comment."

We've already demonstrated that Public Access to the areas of the beach and fishery is not only viable and feasible — but is active and had been going on since 1885 (with the first Sandy Beach cabin being reported to BCDP as being built in 1924-1925). Are you familiar with this SLC document:
<https://www.slc.ca.gov/wp-content/uploads/sites/355/2018/11/2017-PublicAccessGuide.pdf>

We understand that the land exchange was only for land further up (~Yacht Club) — but SB588 affected much larger area. As we understand it, another (new) land exchange would be required to eliminate the Public Trust easements in Sandy Beach area, correct? Wouldn't this mean that the City/County would need to give up equal or greater valued land in exchange to allow Sandy Beach to be "Private Property", locking out the public? We believe this area would have a very high value to the Public, now and in the future, due to its amazing location at the mouth of San Pablo bay, and its inclusion in recent Vallejo General Plan 2040. We do not believe that the City/County would be willing to exchange any other greater value private land for this area to eliminate the Public Trust easements from the entirety of California Public, just so a few residents can have an exclusive beach and access trails.

Finally, even if the State delegated authority to some of the trust lands (e.g. tidelands, filled tidelands made into pathways to the tidelands) to Sandy Beach to the City of Vallejo, the State is still ultimately the Trustee for the People, and the State is not able to wash its hands fully of responsibility to the Public Trust in this area, correct? Essentially, that state has delegated its authority to the City as a municipal manager of the Trust? The State would have to approve any land exchange and the State should still "check in" on how its manager is doing, no? Isn't this why annual financial statements are provided to the SLC from the City of Vallejo? Why is Sandy Beach excluded? Isn't the Public missing out on either (significant) revenue or unobstructed access here?

Thanks,

Jeremy Gray, Member
JG SWISS POF, LLC

From: Bugsch, Brian@SLC <Brian.Bugsch@slc.ca.gov>
Sent: Monday, November 24, 2025 9:35 AM
To: J Gray [REDACTED]
Subject: RE: What is going on with the loss of Public Access in Sandy Beach?

Thank you for your email, Mr. Gray. I want to let you know that SLC staff have looked at the information you have provided over the last 18 months and that Vicki's responses are the result of conversations with others and are the responses of the State Lands Commission.

I am sure that Vicki has communicated this, but just to clarify, based on some lawsuits from many years ago, at this location, the state's fee interest begins at the ordinary low water mark and extends waterward. There is a public trust easement between the ordinary low and ordinary high water marks. If the public can legally access it, they have the right to pass and repass within the easement. As far as any concerns regarding areas above the ordinary high water mark, it is outside our jurisdiction and we have no comment.

Again, Vicki's responses and this response are the Commission's response to all your questions and inquiries. We have done our best over the past 18 months to try and explain our position. Do not expect additional responses from SLC staff. We wish you all the best.

Brian Bugsch

From: J Gray [REDACTED]
Sent: Tuesday, November 18, 2025 7:58 AM
To: Bugsch, Brian@SLC <Brian.Bugsch@slc.ca.gov>
Subject: Fw: What is going on with the loss of Public Access in Sandy Beach?
Importance: High

You don't often get email from [REDACTED]

Attention: This email originated from outside of SLC and should be treated with extra caution.

Mr. Bugsch,

When you have a moment, could you please confirm whether our response to Ms. Caldwell — and to you — is consistent with your understanding of the issues, and whether Ms. Caldwell's recent "final word" is also your own position?

We noted that you are the signatory for the State on a more recent Sandy Beach lease.

Do you agree with Ms. Caldwell that the State (and the Public which it works for) does intend for SLC to maintain current insurance information for the leases?

9. INSURANCE

- (a) Lessee shall obtain and maintain in full force and effect during the term of this Lease comprehensive general liability insurance and property damage insurance, with such coverage and limits as may be reasonably requested by Lessor from time to time, but in no event for less than the sum(s) specified against any and all claims or liability arising out of the ownership, use, occupancy, condition, or maintenance of the Lease Premises and all Improvements.
- (b) The insurance policy shall identify the Lease by its assigned number. The specific Improvements shall also be generally identified, as well as their location on state owned property. The coverage provided shall be primary and non-contributing. Lessee shall keep such policy current. Lessor shall be named as a "certificate holder" and /or an "additional interest" on the policy. Lessee shall provide Lessor with a current certificate of insurance at all times. At Lessor's request, Lessee shall provide a full copy of the current insurance policy, along with any and all endorsements or other such documents affecting the coverage. Lessor will not be responsible for any premiums or other assessments on the policy.

From our review, Staff Reports for these leases appear to come through your office for review and supervisory oversight — which is understandable since it seems you must ultimately sign the leases.

Is it true that SLC has no certificates of insurance on file for any of these properties? If does, how many certificates are on file for how many leases currently issues in Sandy Beach?

We have been operating on the assumption that Ms. Caldwell reports to you rather than the reverse. If that understanding is incorrect, please advise.

Our concern is straightforward:

We are not receiving substantive responses regarding the loss of public access in this area or the accuracy of the underlying Staff Reports which we believe is contributing to the loss of Public Access. Of course you understand that it is these reports form the basis for the Commission's approval of leases at Sandy Beach. As mentioned, many staff reports supporting the leases contain statements that appear inconsistent with recorded documents, historical access patterns, historic documentation, and the requirements of the Public Trust Doctrine.

We are trying to address these issues *within the agency*, as we believe in giving responsible departments the opportunity to fulfill their statutory missions without unnecessary escalation. Unfortunately, the recent message from Ms. Caldwell — particularly her attempt (as an author of the Staff reports in question) to unilaterally declare this matter closed — suggests she may not be the appropriate SLC staff member to evaluate or respond to the public access and title-verification concerns we have raised.

Before we escalate, we would appreciate your guidance:

Is it your position that the State Lands Commission does not need verify or maintain liability insurance certificates related to these leases, even though liability coverage was a condition expressly relied upon for Commission approval?

If we cannot obtain direct responses at this level, then—regrettably—we will need to place the matter before the California Natural Resources Agency, the California State Auditor, and the State Attorney General Public Rights Division.

We would greatly prefer to resolve this internally, and we remain hopeful that your office can clarify the appropriate next steps to investigate the statements made on the Sandy Beach Cabins leases as it relates to:

- **Applicant ownership of non-tideland uplands:**
 - Staff reports generally cite the litigation (#19259 and #16949)
 - Has Staff reviewed these closely?
 - Did #16949 merely result in a quit claim from General Mills? (and, likewise in 1969 did the General Mills merely quit THIER claims to the remainin entrance properties?)
 - Did #19259 result in award and partitions of anything other than TIDELANDS?
 - Why would Mr. Karl Johnson later in 1973, who was a key party in both of those those cases, later provide quit claims for Sandy Beach Cabin parcel #12, excepting non-tidelands / land that were not subject to state disposition?
 - Is SLC Staff relying on the 1944 map of CLAIMS (it literally says CLAIMS on the map) filed by the Sandy Beach Cabins "possessors" only in 1944? Nearly 60 years after the first documented public recreational access to the area?
 - Is SLC Staff relying on the 1946 "CC&Rs" aka "Deed Restrictions" wherein the "3 undersigned" who filed that documen proclaimed to be the owners of each and every parcel 11-46 inclusive? How can this be — if they only had a quit claim from the mill and were not awarded a partition of the TIDELANDS until 1947?
 - Exceptions of non-tidelands on numerous Sandy Beach property owners legal descriptions
 - Title policy exclusions to Sandy Beach property owners properties
- **Current Public Access recreational use patterns of the "uplands" (and filled tidelands) adjacent to the tidelands and waters.**
 - See Elaine Mein v. BCDC where this recreational access along the walkway/roadway claimed sometimes to be private and sometimes to be public to the beach beyond is discussed at length.
 - Within, the access is so prolific that it is presumed and pondered that a prescriptive easement for the public could exist and be perfected (well, yeah... they've accessed the area on record since 1885)
- **Historic Public Access recreational use patterns - with documentation back to 1885 and forward:**

Bathing in the Sea Water.

Recently a bath house was erected at Sandy Beach a short distance below the Starr Mills, and it has been well patronized during the past warm weather. The building is located at a magnificent place for the purpose for which it was intended, the beach for quite an area being of sand, and sloping gently to the deep water. The scheme was projected by a company of ladies and gentlemen of South Vallejo, to the number of about twenty. The house, which is as yet in the rough, contains eight apartments—four for the ladies and four for the gentlemen, and in the afternoons it is exclusive to the former, and in the evenings to the latter. The ladies, we understand, are exceedingly partial to the seawater, and some of them have ventured the opinion that it has a tendency to reduce corpulency. At all events it is a healthful amusement.

- The loss of Public Access and views these leases have contributed to permit (e.g. BCDC often requiring SLC leases for improvements on the waters, etc.)

Thank you for your attention and guidance.

Jeremy Gray, Member
JG SWISS POF, LLC

From: J Gray
Sent: Friday, November 14, 2025 11:42 AM
To: Caldwell, Vicki@SLC <Vicki.Caldwell@slc.ca.gov>
Cc: Bugsch, Brian@SLC <Brian.Bugsch@slc.ca.gov>
Subject: Re: What is going on with the loss of Public Access in Sandy Beach?

Ms. Caldwell,

Yes, you personally have responded to a couple of our inquiries, and you have also authored some of the staff reports in question here.

You state:

"We have expended an enormous amount of staff time and energy of our very limited resources in responding to you. "

That's your job, Ms. Caldwell. Especially with regards to protecting the Public Trust and ensuring the accuracy of those reports used to justify leases to the commission. But in general, I completely disagree with your statement. In fact, when we asked for simple evidence that SLC verified liability insurance (as required during creation/renewal/transfer/reassignment) that is required for the leases (e.g. \$1M per occurrence — to protect the state), you personally informed us that you would not do it until the next renewal reviews in 2026, correct? That you would provide us nothing towards that request, and in fact you have not provided us anything towards evidence that SLC has ever verified liability insurance for the Sandy Beach leases.

Ms. Caldwell -- our issue stems from the verbiage on the staff reports regarding the history of the area and statements in those reports presented to the commission for approval of leases, lease approvals without EIR's, statements that approving the leases will not create nuisances, etc.

As presented to Mr. Bugsch, one example of the staff reports essentially says there's no beach in Sandy Beach — again, while staff reports seem to attempt to misstate ownership and downplay public access, and recreational features of the area.

Repeatedly, it is claimed in the staff reports the applicants own the uplands. You've authored some of the reports. Do you believe that to be true? How was that verified by SLC staff creating the reports? The 1944 map of "claims" ?

Ms. Caldwell, this escalation was actually an inquiry into staff reports for the Sandy Beach leases. It is quite surprising that SLC would allow one of those staff report authors to intervene here and provide response, rather than to perform an internal investigation into the authenticity of those claims, such as the claim that there is no beach area (in "Sandy Beach") along the subject properties.

Did you review the material at all that was sent to Mr. Bugsch herein? What do you make of the statements on people's legal descriptions excepting non-tidelands?

Are you aware of what the 1945 and 1947 lawsuits were for and what was quitted and later partitioned by judicial decree? The contemporaneous newspaper articles, legal notices, and interlocutory decree all seemed fairly clear.

Do you not understand why Mr. Karl Johnson (who was last surviving trustee of the "Sandy Beach Association" — after both Laub and Green died) and who was directly involved in those aforementioned lawsuits would put such clauses excepting non-tidelands in a recorded document?

We are specifically asking when/where/how does SLC staff believe that Sandy Beach Cabins residents were awarded any uplands or filled-tidelands in a way that anyone could deny public access on those non-tidelands?

Who do you believe owns the "roadway" and "walkway" depicted on the 1944 claims map? How? (Its not us — we only claim our actual property boundaries).

Have you not seen the Solano County Housing Authority report from 1985 where it is listed that Sandy Beach is ~10-acre open space under parks and recreation?

Didn't City of Vallejo in 1910-1912 go to State Legislature to get their tidelands back ahead of the 1913 People v. California Fish verdict?

This is all stuff in historical public newspapers, public sources and official records.

Do you believe that Sandy Beach and its beautiful views, tidelands, beaches and fisheries should remain exclusive to those 40+ Sandy Beach properties built on the tidelands?

Are you aware of PRC 6312? How does that mesh with all of the after-the-fact BCDC permits and violation history?

Again, there were some metrics on after-the-fact permits in the newspaper back in Elaine Mein's days vs BCDC ~1987.

Mr. Bugsch: We ask that you continue to treat this as a request for escalation and review of accuracy of statements made in the staff reports in Sandy Beach in support of granting leases there. If you not planning to do that and are concurring with Vicki Caldwell (who authored some of those reports in question) please just let us know as we will take the next steps to escalate the matter. Can Ms. Caldwell explain the conflict of tideland exception clauses on leases vs statements that applications own the uplands? If not, then that's the thread you should start to tug on here. Again, we are available to provide answers (as we understand them) and history/documents (as we have them) to support any inquiries you or your staff may have.

Thanks,
Jeremy Gray, Member
JG SWISS POF, LLC

From: Caldwell, Vicki@SLC <Vicki.Caldwell@slc.ca.gov>
Sent: Friday, November 14, 2025 10:38 AM
To: J Gray
Cc: Bugsch, Brian@SLC <Brian.Bugsch@slc.ca.gov>
Subject: RE: What is going on with the loss of Public Access in Sandy Beach?

Hello Mr. Gray,

We have been responding to your many and repeated inquiries since May 2024. All of them covered the same issues. You sent us more emails on November 4 and November 10, 2025. Over these past 18 months, SLC staff have spoken to you on the phone, responded to emails, and gone on site visits. We have expended an enormous amount of staff time and energy of our very limited resources in responding to you. We have thoroughly investigated your questions and provided you with all the information we have in response to those questions. We have nothing additional to say or add in response to your emails and these issues. If you send future emails that cover these same topics, you can accept this email response as the response to those contacts.

We wish you all the best.

Vicki

Vicki Caldwell, [she, her] Compliance/Enforcement Officer
Land Management Division
[CALIFORNIA STATE LANDS COMMISSION](http://CALIFORNIA.STATE.LANDS.COMMISSION)
100 Howe Avenue, Suite 100-South
Sacramento CA 95825
916.574.1894
Vicki.Caldwell@slc.ca.gov
Work Hours: Monday – Friday, 6 a.m. - 3 p.m.



From: J Gray [REDACTED]
Sent: Monday, November 10, 2025 8:01 AM
To: Public, LMDChief@SLC <LMDChief.Public@slc.ca.gov>
Subject: Re: What is going on with the loss of Public Access in Sandy Beach?

You don't often get email from [REDACTED]

Attention: This email originated from outside of SLC and should be treated with extra caution.

Hi Mr. Bugsch,

We have not received reply from SLC on this inquiry.

To keep things easy for you as a starting point, please look at the most recent staff report regarding the assignment/transfer of lease.

Staff Report 33 (continued)

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises and the underlying fee title to the patented tidelands.

And from applicants deeds legal description:

ORDER NO. : 1716031390

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Solano, State of California, and is described as follows:

Parcel One:

Parcel Forty-Four (44), as shown on the James and Waters Map of Sandy Beach Cabin Sites, recorded in the Office of the County Recorder of Solano County, California, on the 14th day of February 1944 in Book 1 Record of Survey Maps, at Pages 1 and 2, being a part of survey number eleven (11), State Tidelands, Solano County, California.

Excepting therefrom any portion of said land that was not tidelands subject to disposition by the State of California, or any portion thereof which has ceased to be tidelands by reason of erosion or by reason of having become upland by accretion, or any portion thereof which has been created by artificial means or has accreted to such portions so created.

Also excepting therefrom Fifty-one (51) percent of the oil, gas and other hydrocarbons and minerals now or at any time hereafter situate therein and thereunder together with all easements and rights necessary incidental, convenient or otherwise appurtenant to the exploration for production, storage and transportation thereof, and also the right to drill for, produce and use water from said real property in connection with any drilling or mining operation thereof.

APN: 0062-030-240

We ask that SLC please RE-REVIEW all leases in Sandy Beach for accuracy of statements and ownership of non-tidelands (and by which instrument non-tideland ownership supposedly was created). This will help SLC understand when, why, and how "Staff" first began making any potential errors here which maybe have resulted in loss of public access to these very recreationally viable and beautiful waters.

We have quite a bit of history and fishermen still access the recreationally viable areas (fishery) today.

Of course, more people would enjoy the area if signs that are discouraging public access were abated.

SLC has previously refused to provide evidence of the liability insurance policies that are required for these leases.

Are you aware of the last time the required \$1M per occurrence liability policies have been verified by the State to protect the state from the actions of your lease holders?

Minimally required to verify upon transfer and/or renewal, correct?

Thanks,
Jeremy Gray, Member
JG SWISS POF, LLC

From: J Gray [REDACTED]
Sent: Tuesday, November 4, 2025 8:43 AM
To: LMDChief.Public@slc.ca.gov <LMDChief.Public@slc.ca.gov>
Subject: What is going on with the loss of Public Access in Sandy Beach?

Mr. Bugsch,

Would like to have a discussion about Sandy Beach and the errors being made (at the detriment to Public Access / Public Use) in this area by SLC staff reporters.

See example below:

https://slcprdwordpressstorage.blob.core.windows.net/wordpressdata/2024/08/08-29-24_28.pdf

Introduction

The subject properties consist of 51 parcels of patented tidelands located along the Mare Island Strait near the city of Vallejo, Solano County in an area known as Sandy Beach. All properties with encroachments onto sovereign lands are currently under lease. The uplands and adjoining subject tidelands were subdivided and developed into small residential lots of various sizes. Access to the residential lots is via Sandy Beach Road which is a private road exclusively used by the homeowners. There is no beach area along any of the subject properties and little, if any, opportunity for the general public to make use of these sovereign lands. A 1955 survey performed by California State Lands Commission staff determined that many of the porches, decks, and small portions of some residences located along Sandy Beach Road encroached below the low water line. Although the residential use of the subject properties is not consistent with the Public Trust, it may be authorized at Sandy Beach only to the extent that the structures now exist, and for so long as the sovereign lands are not needed for Public Trust purposes.



**SOUTH VALLEJO SWIMMING COVE
PROVES MECCA FOR MEN, WO-
MEN AND CHILDREN.**

SANDY
POPUL
FOR

Many people from the west have been so impressed by the week by week beach, below South Valley Yachting and popular and adventurous channel of the river. During the hundred years ago, some of the people here those who made without

"There is no beach area along the subject properties...."

But it gets worse Mr. Bugsch.... do the Sandy Beach Cabins owners (having won a partition of TIDELANDS in 1947) even own any NON-TIDELANDS or artificially filled tidelands in the area? Let's look at some of their title legal descriptions:

But it gets worse Mr. Bugsch.... do the Sandy Beach Cabins owners (having won a partition of TIDELANDS in 1947) even own any NON-TIDELANDS or artificially filled tidelands in the area? Let's look at some of their title legal descriptions:

Quitclaim Deed

CD-1-A

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

KARL JOHNSON, Surviving Trustee for Sandy Beach Association

does hereby remise, release and forever quitclaim to

JUDITH J. OLSON, a married woman as her separate property

the following described real property in the
state of California:

County of Solano

PARCEL TWELVE (12), as shown on the James and Waters Map of Sandy Beach Cabin Sites, recorded in the Office of the County Recorder of Solano County, California, on the 14th day of February, 1944, in Book One of Maps, at Pages 1 and 2, being a part of Survey No. Eleven (11), State Tidelands, Solano County, California.

EXCEPTING THEREFROM any portion of said land that was not tidelands subject to disposition by the State of California, or any portion thereof which has ceased to be tidelands by reason of erosion or by reason of having become upland by accretion, or any portion thereof which has been created by artificial means or has accreted to such portions so created.

Dated November 12, 1973

Karl Johnson
Karl Johnson

A.P.N.: 0062-020-160

Exhibit A

PARCEL SEVENTEEN (17), AS SHOWN ON THE JAMES AND WATERS MAP OF SANDY BEACH CABIN SITES, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SOLANO COUNTY CALIFORNIA, ON THE 14TH DAY OF FEBRUARY, 1944, IN BOOK ONE OF MAPS, AT PAGES 1 AND 2, BEING A PART OF SURVEY NO. ELEVEN (11), STATE TIDELANDS, SOLANO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ANY PORTION OF SAID LAND THAT WAS NOT TIDELANDS SUBJECT TO DISPOSITION BY THE STATE OF CALIFORNIA, OR ANY PORTION THEREOF WHICH HAS CEASED TO BE TIDELANDS BY REASON OF EROSION OR BY REASON OF HAVING BECOME UPLAND BY ACCRETION, OR ANY PORTION THEREOF WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTIONS SO CREATED.

DESCRIPTION

The land referred to herein is situated in the State of California, County of Solano, and is described as follows:

Parcel Thirty Eight (38), as shown on the James and Waters Map of Sandy Beach Cabin Sites, recorded in the Office of the County Recorder of Solano County, California, on the 14th day of February 1944, in Book One of Maps, at Pages 1 and 2, being a part of Survey No. Eleven (11), State Tidelands, Solano County, California.

Saving and excepting from the above described land 51% of the oil, gas and other hydrocarbons and minerals now or at any time hereafter, situate therein and thereunder, together with all easements and rights necessary, incidental, convenient or otherwise appurtenant to the exploration for production storage and transportation thereof, and also the right to drill for, produce and use water from said real property in connection with any drilling or mining operation thereon.

EXCEPTING THEREFROM any portion of said land that was not tidelands subject to disposition by the State of California, or any portion thereof which has ceased to be tidelands by reason of erosion or by reason of having become upland by accretion, or any portion thereof which has been created by artificial means or has accreted to such portions so created.

*Not Part
State of
Tidelands
properties*

So if these NON-TIDELANDS or filled tidelands don't belong to Sandy Beach residents, then ownership reverts to the State Public Trust, correct?

But what does the County say about the area?

April 1985 Housing Element Report prepared by County Dept. Of Environmental Management states this:

SOLANO COUNTY HOUSING ELEMENT



INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JUL 7 1987

UNIVERSITY OF CALIFORNIA

Vallejo/Benicia Remainder

The remaining unincorporated portion of Vallejo/Benicia encompasses the Napa Marsh and the Vallejo/Benicia Hills. Two small communities are located here: Sandy Beach on Morrow Cove at the Southern end of Sandy Beach Road and a mobile home park on Springs Road surrounded by Vallejo. The remaining area consists of agriculturally related residences.

Land Use

The Napa Marsh is designated for Marsh and Extensive Agricultural uses. Both areas are zoned A-20 Exclusive Agriculture. Sandy Beach is designated as Open Space for Parks and Recreation. This 10 acre, area currently zoned R-SG, is fully developed with single family homes. The mobile home park is designated low density residential and has spaces for 70 mobile homes.

Public Facilities

The agricultural areas rely upon onsite septic and well systems. The City of Vallejo provides water service and Vallejo Sanitation and Flood Control District provides sewer service to Sandy Beach community and the mobile home park. A small parking area is located at the end of Sandy Beach Road to accommodate residential parking for the community.

Housing Problems and Needs

Table 31 provides a summary of population and housing characteristics. The area has a high population of elderly and low income households. There is, however, a high proportion of home ownership. Substandard housing problems exist in Sandy Beach area. Many of the homes are on pilings which are deteriorating. Inadequate side yard clearances pose major fire hazards, and most of the homes have inadequate access for accommodating emergency vehicles.

"Public Facilities"

"Open Space For Parks and Recreation"

So what about all the discouraging signs in the area?....starting with the entrance sign which is on a public right-of-way to the water:



Since 1868? But the Sandy Beach cabins weren't awarded the partition of TIDELANDS until 1947, correct?

And the Public had long accessed the area for decades prior to that?

The Solano-Napa News Chronicle
Tue, Jul 10, 1900 · Page 2

Swimming a Popular Pastime At South Vallejo.

Sandy Beach at South Vallejo was, on Sunday, a scene of much pleasure, and took on a lively aspect because of the presence there of about fifty swimmers in gay and charming costumes. The party included ladies and gentlemen, and one of those present informs us that the **beach** greatly resembled "Santa Cruz."

Misses Steffan, M. Jacobson, K. and M. Bullman have charge of the bath houses during the swimming season.

According to the sign, "Sandy Beach Since 1868" — with the first cabins coming in 1920s... wouldn't that be over 50 years of public access?

Here's the lighthouse on the now encroached Jetty/Dike #9 in 1910. See any cabins to the left or right? Refer back to previous newspaper article.

Wouldn't the public have an irrevocable easement?



Here's when the roadway was purchased and deeded to the county as a PUBLIC right-of-way to the water:

(with the reason being stated that it was PUBLIC was that FISHERMEN still frequently accessed Sandy Beach)

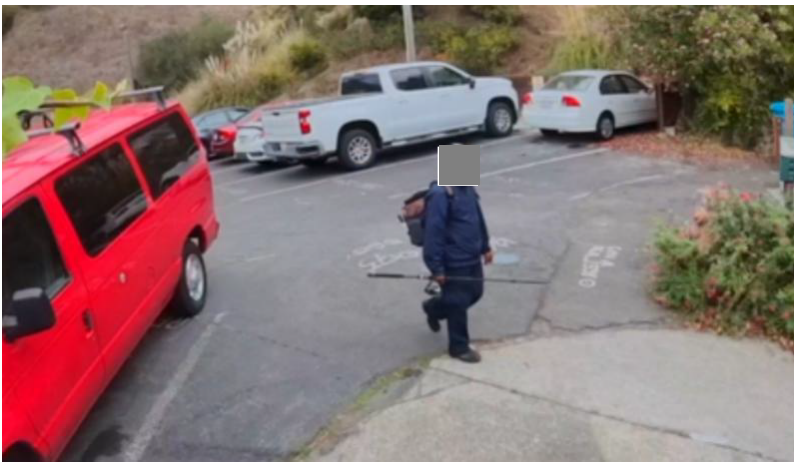
Vallejo Evening News
Sat, Apr 25, 1936 · Page 1

**RIGHT-OF-WAY
PURCHASE SOUGHT**

Property owners along **Sandy Beach** have been asked to purchase a right-of-way from the bridge road to their property. It is understood that the owner will sell the right-of-way for \$1000.

If the road is purchased it will likely be turned over to the county as it is also used by many fishermen who visit South Vallejo each week-end.

And they never stopped. Here's a fisherman accessing Sandy Beach just last week:



In spite of this sign at the end of #43:

Back to those deed legal descriptions — do they even if they don't own these uplands where all the signs and view-blocking fences are?



Whenever convenient, would be appreciated if we can talk about any processes that SLC has for review of prior staff reports made in error — especially when those reports have negatively affected Public Trust and Public Access rights to these waters.

Thanks,

Jeremy Gray, member
JG SWISS POF, LLC

From: [lesley guth](#)
To: [CSLC CommissionMeetings](#)
Subject: 12-16-2025: Items 64-93
Date: Wednesday, December 10, 2025 9:28:21 PM
Attachments: [slc.letter.2225.pdf](#)

Attention: This email originated from outside of SLC and should be treated with extra caution.

Hello State Lands Commission:

This email references the 9-16-25 meeting, items 64 through 93 on the consent calendar regarding the Sandy Beach rent increase. I am a Sandy Beach homeowner.

Myself and some of my neighbors respectfully request that the commission consider supporting our legislative proposal to contribute the State Lands rental income generated by Sandy Beach to a fund to be expended exclusively for public interest activities and projects in this waterfront community. Such activities would include mitigating geological and infrastructure risks as well as improving public use and access.

Based on the community's 2016 lease, Sandy Beach since has contributed about \$40,000 annually to state coffers. This current rate increase of 140 percent means Sandy Beach will be contributing about \$100,000 to the state annually. While that's not a lot of money for the state, it's a significant amount to a small community of only about 40 homes.

A similar set aside was done in Lake Tahoe. And in 2016 then Lt. Gov. Gavin Newsom's office expressed support for the set aside.

For information regarding this proposal, please see the attached letter addressed to Senator Christopher Cabaldon and Assemblymember Lori Wilson. The letter was also copied to SLC acting Executive Officer Grace Kato.

I plan to also speak to this issue in the public comment portion of the 12-16-25 meeting.

Sincerely,

Lesley Guth

Senator Christopher Cabaldon
1700 Tribute Road, Suite 201
Sacramento, CA 95815

Assemblymember Lori Wilson
One Harbor Center, Ste. 270
Suisun City, CA 94585

CC:

Congressman John Garamendi
Vallejo District Office
420 Virginia Street
Vallejo, CA 94590

Solano County Supervisor Monica Brown
Solano County 675 Texas Street Suite 6500
Fairfield, CA 94533

Vallejo Mayor Andrea Sorce
City of Vallejo
555 Santa Clara St. #3
Vallejo, CA 94590

California State Lands Commission Acting Executive Officer Grace Kato
100 Howe Avenue, Suite 100 South
Sacramento, CA 95825

Senator Cabaldon and Assemblymember Wilson,

We are constituents in your respective districts and homeowners in a Vallejo community known as Sandy Beach fronting the Mare Island Strait where the Napa River joins San Pablo Bay. There are 40 individual addresses in this community; most have leases with the State Lands Commission (SLC). These leases are being negotiated for renewal in 2026.

Senator Cabaldon, we acknowledge your past support for the California EcoRestore initiative as Mayor of West Sacramento. Assemblymember Wilson, we likewise acknowledge your past support for flood control projects and habitat restoration in Solano County.

We are now writing to you to ask for your support of a legislative proposal that would serve to contribute the State Lands rental income generated by Sandy Beach homeowners to a fund to be expended exclusively for public interest activities and projects in this waterfront community. Such activities would include, but not be limited to, mitigating geological and infrastructure risks as well as improving public use and access.

Under existing law, the SLC, with specified exceptions, deposits all rental income received for lands under the jurisdiction of the commission into the General Fund. Exceptions have been made, however, for some lease-paying communities, specifically Lake Tahoe. Senate Bill 630, signed into law by Governor Brown in 2013, created the Lake Tahoe Science and Lake Improvement Account and required state land rental income in the Lake Tahoe basin to be deposited into this fund for the purpose of improving public access to land in Lake

Tahoe. These funds have been used to manage aquatic invasive species and monitoring water quality. The fund is administered by the California Tahoe Conservancy, which also contributes matching funds. (<https://tahoeb630.resources.ca.gov/tahoeb630>)

Sandy Beach homeowners collectively currently pay about \$40K annually to State Lands. That amount is expected to increase by nearly 140% when the lease is renegotiated in 2026. While \$100K in annual funds is insignificant relative to the size of the state General Fund, it is a very significant amount for the Sandy Beach community. Over roughly 10 years the amount collected would total nearly \$1M, a fund that could be used for mitigating numerous challenges in the vicinity of Sandy Beach and provide an opportunity to make improvements that would benefit the general public of Solano County.

One such project could be repairs to the Sandy Beach jetty, currently owned by the U.S. Navy, which refers to the jetty as Dike #9. The jetty protects Sandy Beach and the Vallejo shoreline as well as Mare Island from sediment build up and the tidal force of the open bay. The jetty has fallen into disrepair, breaching entirely in winter storms and accompanying king tides in 2024-25. The proposed Sandy Beach SLC funds could be used for improvements to the jetty that would benefit the entire Vallejo and Mare Island waterfronts. A spokesperson from the Navy's Base Realignment and Closure (BRAC) Program told one of the co-signatories to this letter in a telephone conversation that the Navy intends to transfer ownership of the jetty to the city of Vallejo at an undetermined date.

It is possible that matching funds are available for this effort. For example, the U.S. Army Corps of Engineers' Continuing Authorities Program (CAP) can provide funding for, among other things, shore damage prevention or mitigation caused by federal navigation projects.

The proposed Sandy Beach SLC fund could also be used for projects such as participating in the county's fish and wildlife propagation project:
<https://www.solanocounty.com/news/displaynews.asp?NewsID=2542&TargetID=1>

Governor Gavin Newsom has already expressed support for this idea in his former capacity as Lt. Governor.

According to the transcript of a Feb. 2016 meeting of the State Lands Commission, when the commission approved the current Sandy Beach leases, Mr. Rhys Williams, representative for then Lt. Gov. Gavin Newsom, said:

"The Lieutenant Governor would like to ask staff if they would be willing to explore legislative concepts that would allow the revenue generated at Sandy Beach to go back into improving public lands and resources within the community, so that resources where the revenue is being generated directly receives the benefits."

SLC Executive Officer Jennifer Lucchesi responded:

"A similar effort was succeeded in Lake Tahoe a couple years ago [...]. And that was achieved through special legislation. And so I'd be happy to look into that so that the community receives the benefits directly from the rent that they're paying in terms of improving lands and resources just offshore there."

We are asking your support to author a bill in the current legislative session that would create the necessary fund. We are also seeking the support of your offices to match us with

parties who share our interest in preserving the Vallejo waterfront. We would seek partnership with local government, quasi-government and/or nonprofit agencies to administer the fund and to help identify and prioritize projects that address the issues facing Sandy Beach, as well as the public interest in the Mare Island Straits.

We realize that we are a small community compared to the Lake Tahoe basin. But our unique neighborhood is an important part of the history of Vallejo and the San Francisco Bay Area (https://archive.org/details/glbths_2002-03_220_sc). The availability of waterfront homes is also relevant to the future economic development of Vallejo and Solano County.

Please find attached relevant documentation.

We thank you in advance for your guidance and support on this matter.

Respectfully,

Clair Whitmer, [REDACTED] Sandy Beach Road, [REDACTED]

Co-signatories:

Emmanuel Bridonneau, [REDACTED] Sandy Beach Road

Lesley Guth, [REDACTED] Sandy Beach Road

Bruce Leavitt, [REDACTED] Sandy Beach Road

Additional References

1. *Location of Sandy Beach, U.S. Navy Jetty*



2. *Photo of jetty breach taken February 2025*



3. *Full text of Senate Bill 630*. Approved by Governor October 12, 2013. Filed with Secretary of State October 12, 2013.

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140SB630

4. *Meeting Transcript, State of California Lands Commission Meeting, February 9, 2016*. Chaired by Commission Members Ms. Betty T. Yee, State Controller, Chairperson; Mr. Gavin Newsom, Lieutenant Governor, represented by Mr. Rhys Williams; and Mr. Michael Cohen, Director of Department of Finance, represented by Ms. Eraina Ortega.

https://slcprdwordpressstorage.blob.core.windows.net/wordpressdata/Meeting_Transcripts/2016_Documents/04-05-2016_Transcripts.pdf

5. *Information regarding the U.S. Army Corps of Engineers' Continuing Authorities Program*.

<https://www.nae.usace.army.mil/Missions/Public-Services/Continuing-Authorities-Program/>