

**CALENDAR ITEM  
C28**

A 9  
S 6

06/21/13  
PRC 4616.1  
N. Lavoie

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANTS:**

Steven K. Yokoi and Beverly J. Yokoi, Trustees of the Yokoi Revocable Living Trust Dated July 14, 2011

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land in the Sacramento River, adjacent to 907 Piedmont Drive, near the city of Sacramento, Sacramento County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing covered floating boathouse with uncovered dock, ramp, and three pilings.

**LEASE TERM:**

10 years, beginning April 18, 2013.

**CONSIDERATION:**

\$201 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in an amount no less than \$1,000,000 per occurrence.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the upland adjoining the lease premises.
2. On August 19, 2003, the Commission authorized a 10-year Recreational Pier Lease to Steven K. Yokoi and Beverly J. Yokoi. That lease expired on April 17, 2013. Since the issuance of that lease, the upland property has transferred to Steven K. Yokoi and Beverly J. Yokoi, Trustees of the Yokoi Revocable Living Trust Dated July 14, 2011. The Applicants are now applying for a new General Lease – Recreational Use.

CALENDAR ITEM NO. **C28** (CONT'D)

3. The existing uncovered portion of the dock that wraps around the boathouse has fallen into a state of disrepair. The Applicants have entered into an agreement with a licensed contractor to unbolt the dock from the boathouse, float out and remove the dilapidated dock, float in a new dock of the same configuration, and attach the new dock to the existing boathouse. This work will be completed in 2013 when there is reduced water flow for the safest work environment.
  
4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 2, Replacement or Reconstruction; California Code of Regulations, Title 2, section 2905, subdivision (b).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

**EXHIBITS:**

- A. Land Description
- B. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 2, Replacement or Reconstruction; California Code of Regulations, Title 2, section 2905, subdivision (b).

**SIGNIFICANT LANDS INVENTORY FINDING:**

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

CALENDAR ITEM NO. **C28** (CONT'D)

**AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational Use to Steven K. Yokoi and Beverly J. Yokoi, Trustees of the Yokoi Revocable Living Trust Dated July 14, 2011, beginning April 18, 2013, for a term of 10 years, for the continued use and maintenance of an existing covered floating boathouse with uncovered dock, ramp, and three pilings, as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$201 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease; liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 4616.1**

**LAND DESCRIPTION**

A parcel of tide and submerged land situate in the bed of the Sacramento River lying adjacent to Rancho New Helvetia as shown on Official Plat approved February 18, 1860, County of Sacramento, State of California, more particularly described as follows:

All those lands underlying an existing floating boathouse, dock, ramp, and three (3) pilings lying adjacent to that parcel as described in that Grant Deed recorded July 28, 2011, in Book 20110728, Page 0646 of Official Records of said County.

TOGETHER WITH a 10 foot impact area.

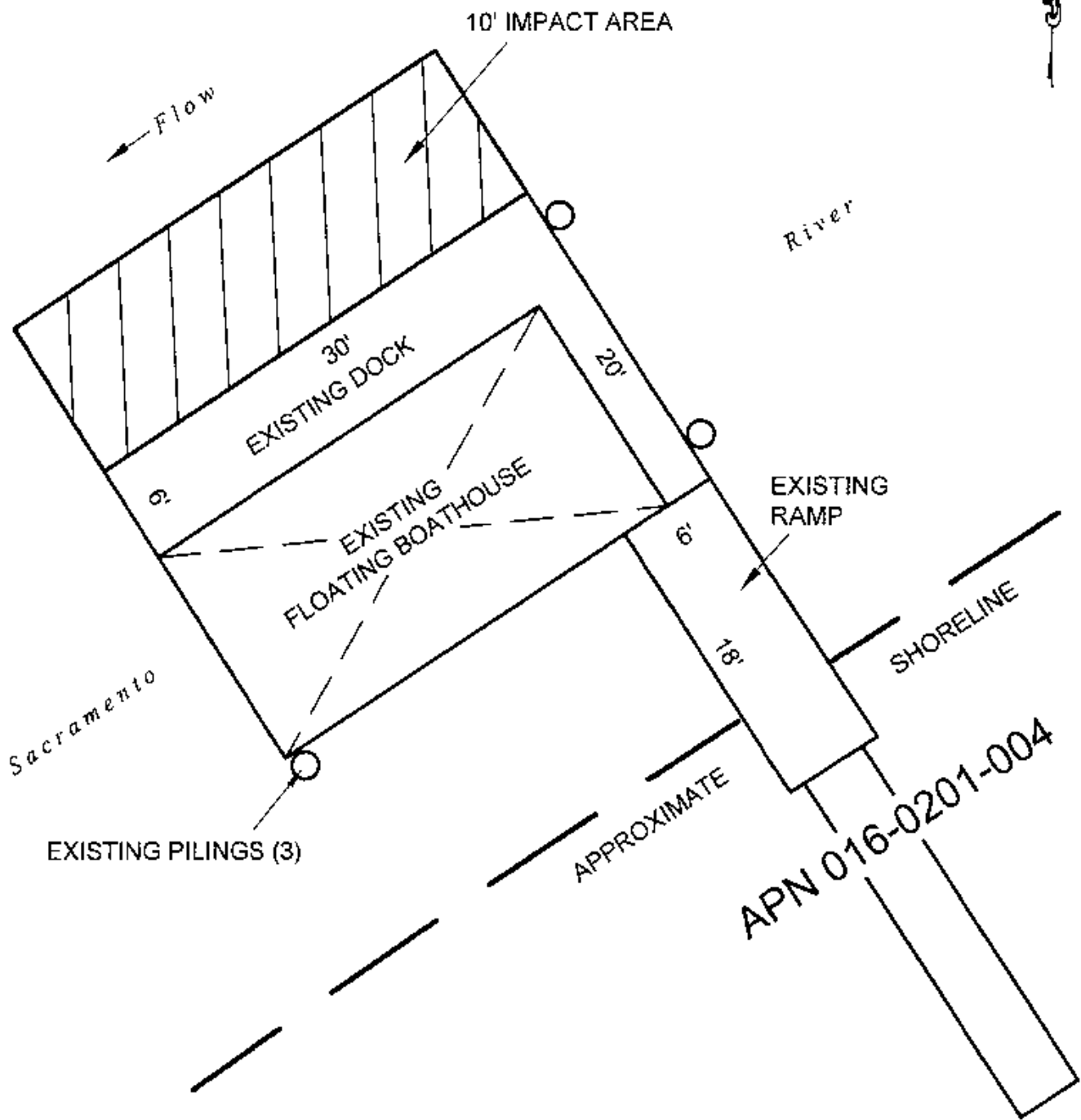
EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark of the left bank of the Sacramento River.

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared April 3, 2013 by the California State Lands Commission Boundary Unit.





**EXHIBIT A**

Page 2 of 2

MJJ 04/02/13

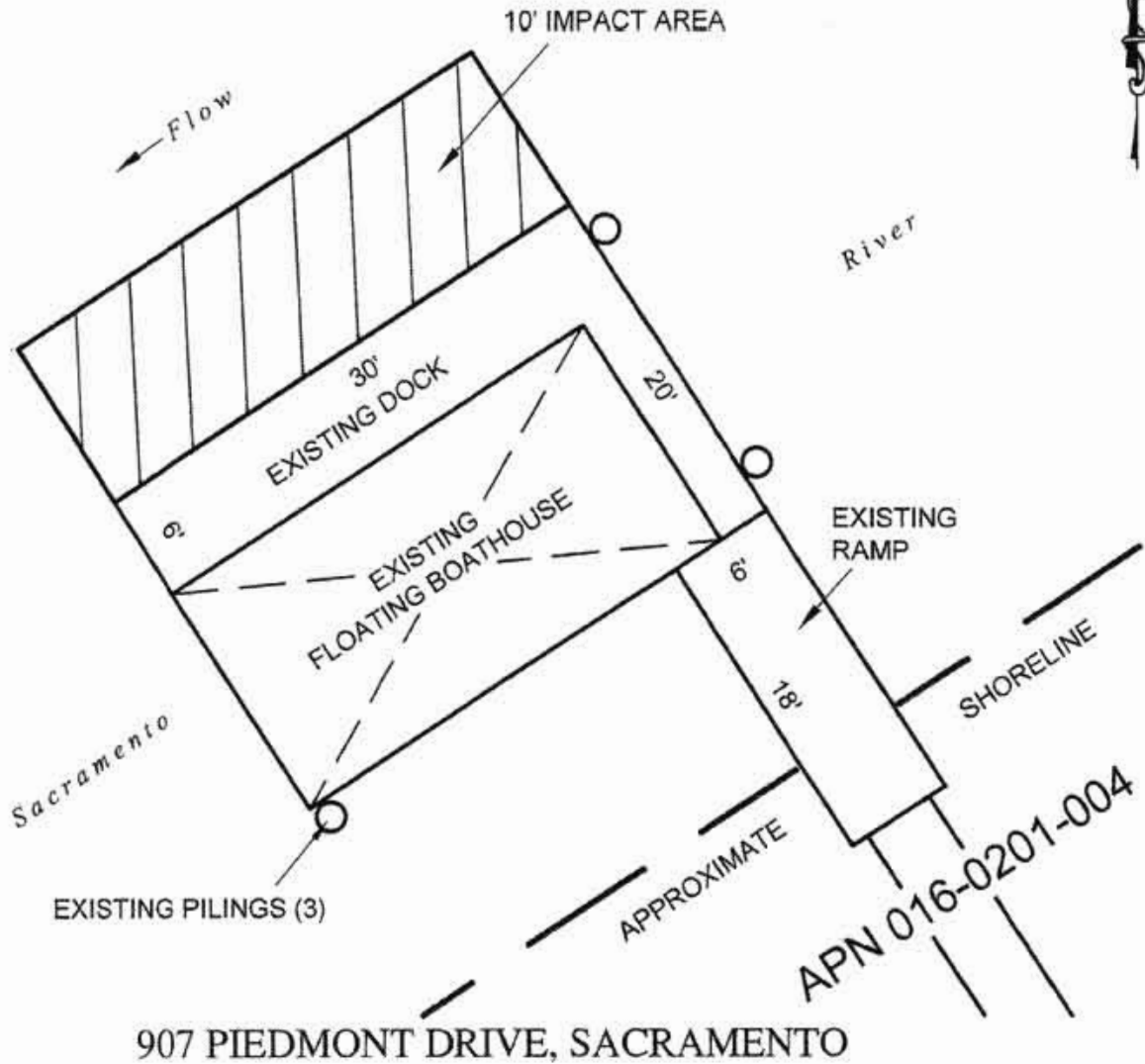
LAND DESCRIPTION PLAT  
 PRC 4616.1, YOKOI TRUST  
 SACRAMENTO COUNTY

CALIFORNIA STATE  
 LANDS COMMISSION



NO SCALE

### SITE



NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

**Exhibit B**  
 PRC 4616.1  
 YOKOI TRUST  
 APN 016-0201-004  
 GENERAL LEASE -  
 RECREATIONAL USE  
 SACRAMENTO COUNTY



MJJ 04/02/13

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.