

**CALENDAR ITEM  
C26**

A 9  
S 6

12/02/13  
PRC 4917.1  
W. Hall

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANT:**

James L. Kouretas

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

Sovereign land located in the Sacramento River, adjacent to 7446 Pocket Road, city of Sacramento, Sacramento County.

**AUTHORIZED USE:**

Continued use and maintenance of two existing two-pile dolphins, stabilizer bar and one piling.

**LEASE TERM:**

10 years, beginning December 19, 2012.

**CONSIDERATION:**

\$438 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 the amount of no less than \$1,000,000 per occurrence.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the upland adjoining the lease premises.
2. On March 22, 1984, the Commission authorized a 10-year Recreational Pier Lease to Ronald Jackson and Darrel E. Griggs, for an existing dock and boathouse. That lease expired on June 5, 1994. The dock and boathouse were removed sometime prior to 1994. The remaining structures include the dolphins, stabilizer bar and piling.
3. On December 19, 2012, the upland was deeded to James L. Kouretas who plans to redevelop the upland for residential use within the next few years and use the existing dolphins and piling to build new docking

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facilities. The lease includes a requirement that the Applicant shall submit an application to amend the lease for any new docking facilities and no construction shall begin without Commission approval and execution of an amendment of lease. Applicant is now applying for a General Lease – Recreational Use for the two dolphins, stabilizer bar and piling.

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 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

**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.

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**AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational Use to James L. Kouretas, beginning December 19, 2012, for a term of 10 years, for the continued use and maintenance of two existing two-pile dolphins, stabilizer bar and one piling 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 \$438 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease; and liability insurance in the amount of no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 4917.1**

**LAND DESCRIPTION**

A parcel of tide and submerged land situate in the bed of the Sacramento River, lying adjacent to Swamp and Overflowed Land Survey 260, patented February 14, 1888, County of Sacramento, State of California and more particularly described as follows:

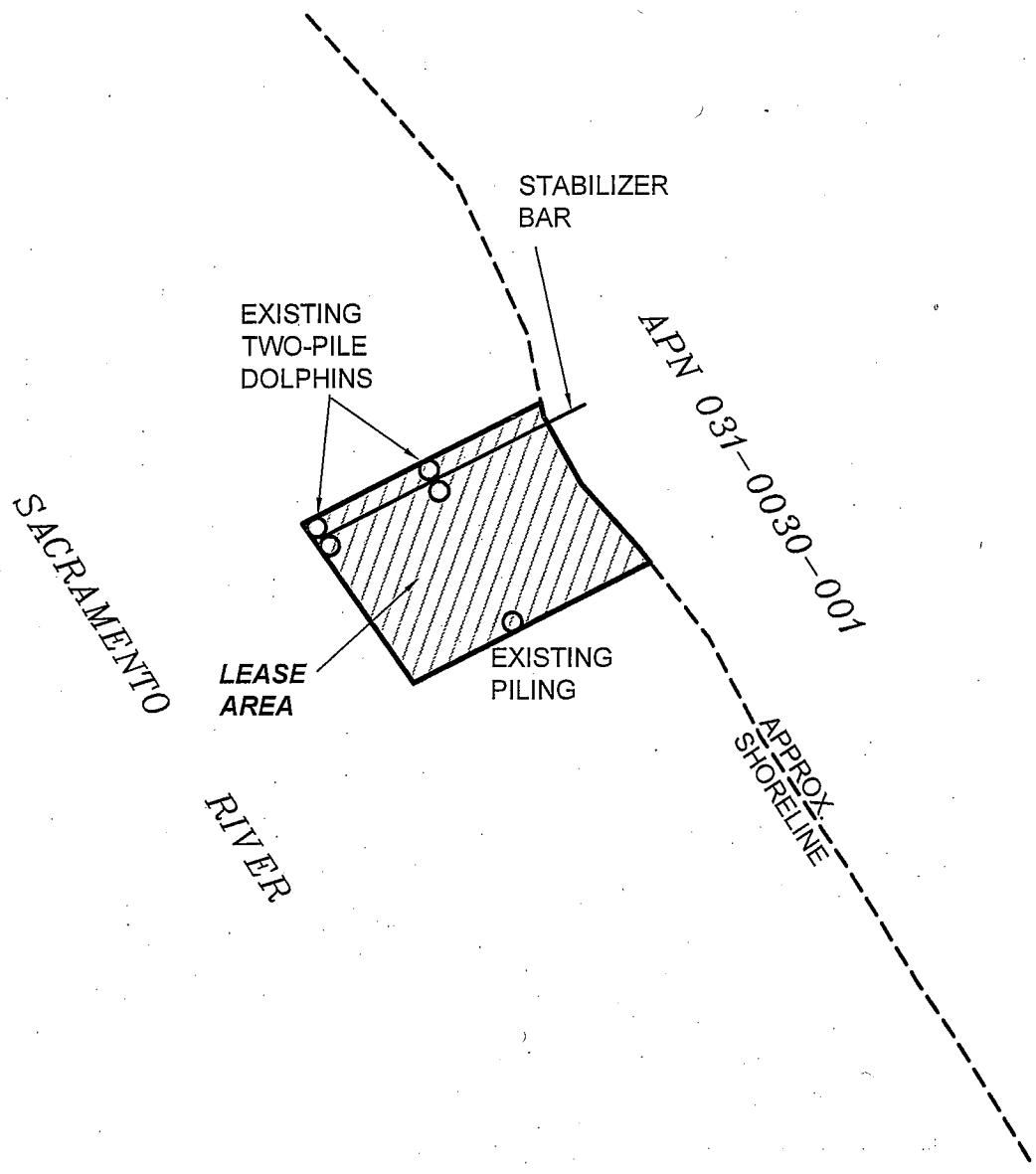
All those lands underlying two existing 2-pile dolphins with stabilizer bar and one piling lying adjacent to those parcels described in Individual Grant Deed, recorded June 2, 2005 in Book 20050602 at Page 1583 in Official Records of said County.

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared 08/06/2013 by the California State Lands Commission Boundary Unit





# EXHIBIT A

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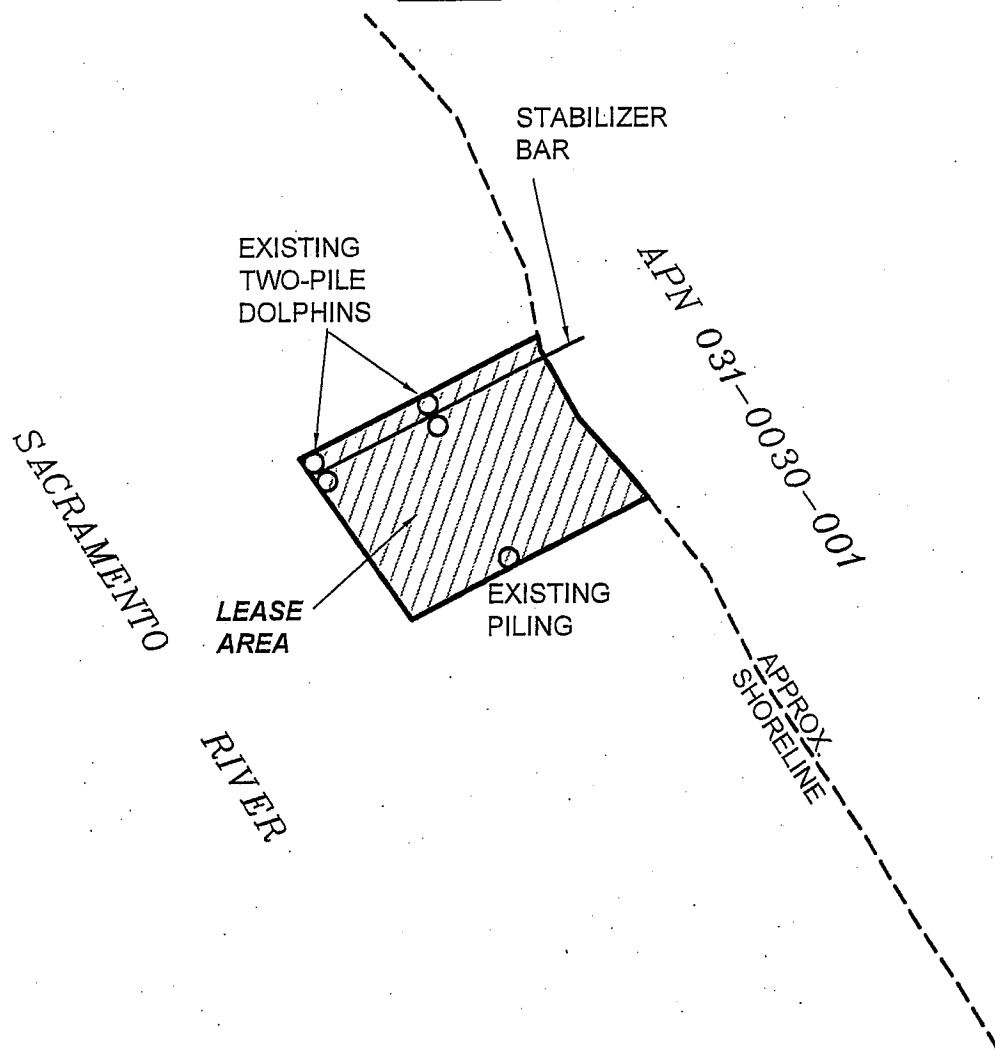
LAND DESCRIPTION PLAT  
PRC 4917.1, KOURETAS  
SACRAMENTO COUNTY

CALIFORNIA STATE  
LANDS COMMISSION



NO SCALE

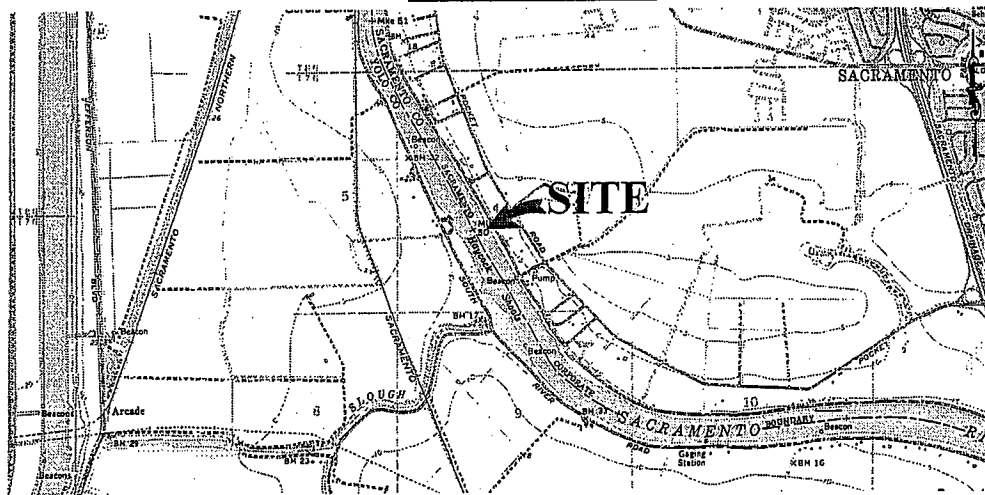
### SITE



7446 POCKET ROAD, SACRAMENTO

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### **Exhibit B**

PRC 4917.1  
 KOURETAS  
 APN 031-0030-001  
 GENERAL LEASE -  
 RECREATIONAL USE  
 SACRAMENTO COUNTY



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.

TS 08/06/13