

**STAFF REPORT**

**41**

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S 3

06/28/19  
PRC 7912.1  
N. Lavoie

**REVISION OF RENT**

**LESSEE:**

Michel and Teresa Smanio

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

Sovereign land in Sutter Slough, adjacent to 12080 Sutter Island Road, Courtland, Sacramento County.

**AUTHORIZED USE:**

Continued use and maintenance of floating boat dock, four pilings, gangway, deck, partially-covered deck with balustrade, hoist, gangway, electrical utility outlet, and bank protection.

**LEASE TERM:**

10 years, beginning June 19, 2014.

**CONSIDERATION:**

This lease provides that the Commission may modify the rent periodically during the lease term. Pursuant to this provision, staff reviewed the rent under this lease and recommends that rent be revised from \$288 per year to \$435 per year, effective June 19, 2019.

**OTHER PERTINENT INFORMATION:**

1. On June 19, 2014, the Commission authorized a General Lease – Recreational and Protective Structure Use to Michel and Teresa Smanio for a term of 10 years beginning June 19, 2014 ([Item C10, June 19, 2014](#)). The lease will expire on June 18, 2024.
2. Approval or denial of the revision of rent is a discretionary action by the Commission. Each time the Commission approves or rejects a revision of rent, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Trust lands as authorized by law. Upon expiration or prior termination of the lease, the lessee has no right to a new lease or to renewal of any previous lease.

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3. This action is consistent with Strategy 2.2 of the Commission's Strategic Plan to ensure timely receipt of revenues and royalties from the use and development of State lands and minerals.
4. Approving the revision of rent is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

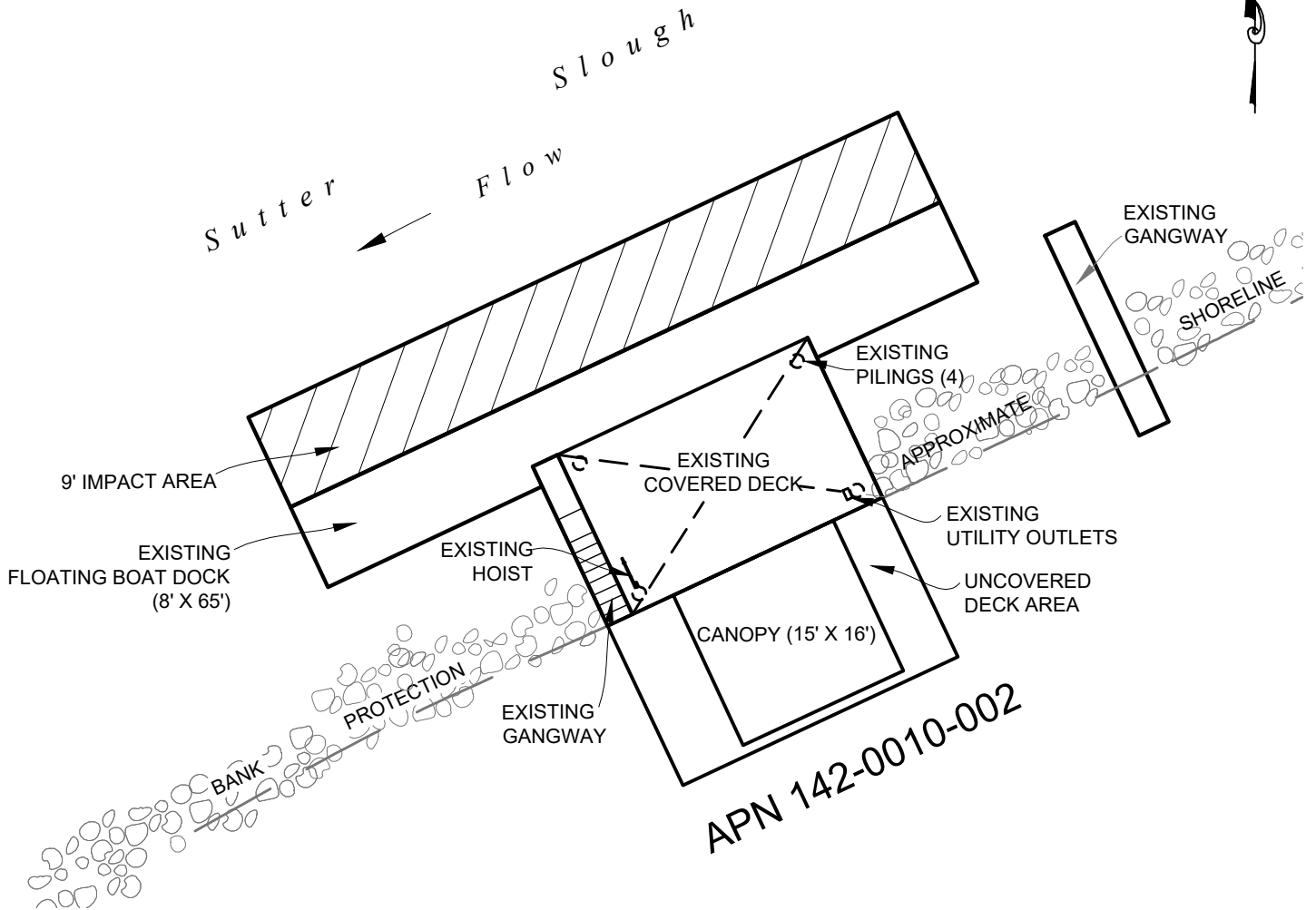
It is recommended that the Commission:

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 7912.1 from \$288 per year to \$435 per year, effective June 19, 2019.

NO SCALE

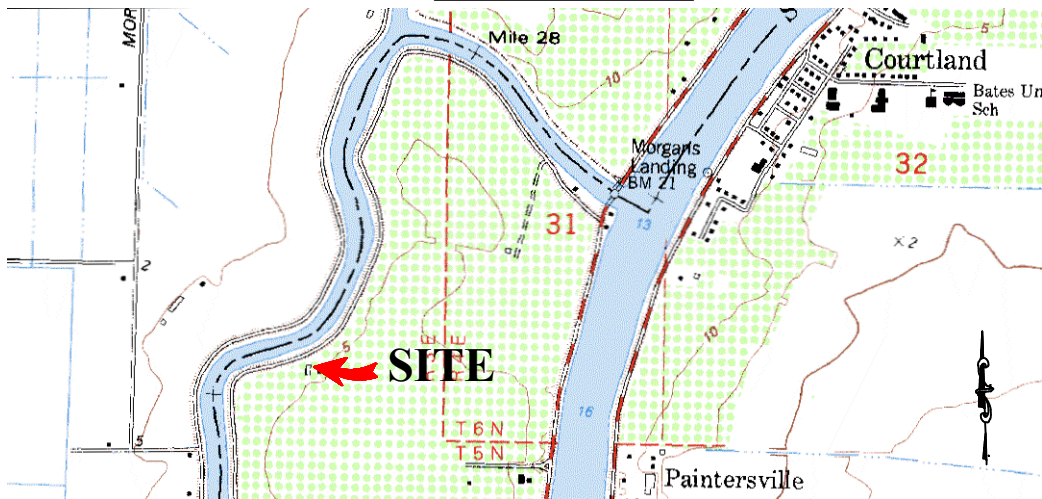
# SITE



12080 SUTTER ISLAND ROAD, NEAR COURTLAND

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit A

PRC 7912.1  
 SMANIO  
 APN 142-0010-002  
 GENERAL LEASE -  
 RECREATIONAL &  
 PROTECTIVE STRUCTURE 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.

MJJ 05/21/2019