

**CALENDAR ITEM  
C35**

A 11  
S 3

04/05/16  
PRC 6740.1  
D. Tutov

**REVISION OF RENT**

**LESSEE:**

Eric C. Schneder and Jacalyn Schneder

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

Sovereign land in the Sacramento River, adjacent to 14434 State Highway 160, near Walnut Grove, Sacramento County.

**AUTHORIZED USE:**

The use and maintenance of an existing covered floating boat dock, two pilings, three-pile dolphin, electrical outlet, water hose for boating purposes, gangway, stairs, and two speed buoys.

**LEASE TERM(S):**

10 years, beginning April 1, 2011.

**CONSIDERATION:**

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends rent be revised from \$50 to \$125 per year, effective April 1, 2016.

**OTHER PERTINENT INFORMATION:**

1. Lessee owns the upland adjoining the lease premises.
2. On October 27, 2011, the Commission authorized a General Lease – Recreational Use to Eric C. Schneder and Jacalyn Schneder for a term of 10 years beginning April 1, 2011. The lease will expire on March 31, 2021.
3. This action is consistent with Strategy 2.1 of the Commission's Strategic Plan to optimize returns for the responsible development and use of State lands and resources, both onshore and offshore.

CALENDAR ITEM NO. **C35** (CONT'D)

4. Staff conducted the rent review called for in the lease, and recommends the minimum annual rent be increased to meet the minimum annual rent for a recreational facility as provided in the California Code of Regulations, Title 2, section 2003.
5. Approving the revision of rent is not a project as defined by the California Environmental Quality Act (CEQA) 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, sections 15060, subdivision (c)(3), and 15378.

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**AUTHORIZATION:**

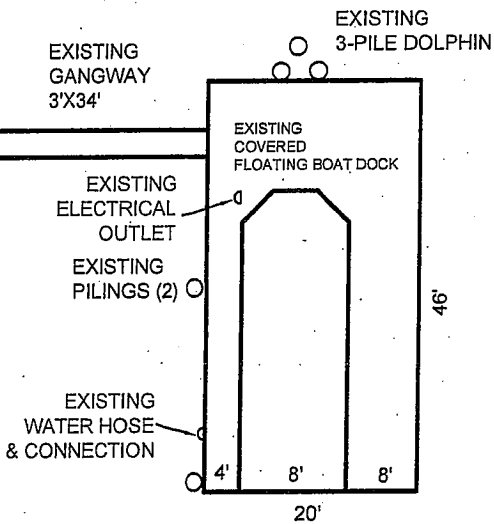
Approve the revision of rent for Lease No. PRC 6740.1 from \$50 per year, to \$125 per year, effective April 1, 2016.

# SITE

NO SCALE

EXISTING SPEED BUOY

APN 142-0110-067  
APPROXIMATE SHORELINE

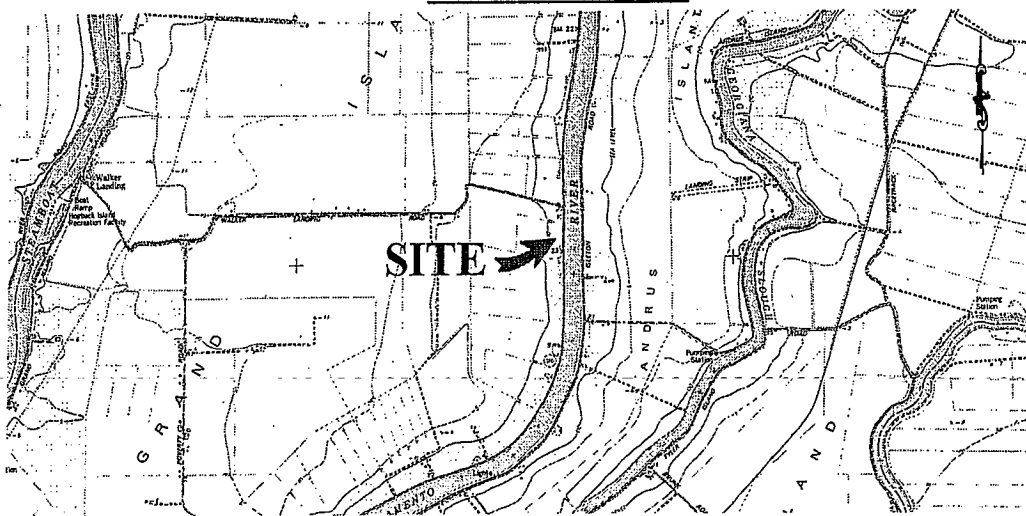


EXISTING SPEED BUOY

14434 HWY. 160, WALNUT GROVE

NO SCALE

## LOCATION



MAP SOURCE: USGS QUAD

## Exhibit A

WP 6740.1  
 SCNEDER  
 APN 142-0110-067  
 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.