

**CALENDAR ITEM  
C11**

A 2, 5  
S 4, 6

08/20/10  
PRC 6824.1  
M. Clark

**REVISION OF RENT**

**LESSEES:**

Alfred Zacharias, Hildagard Zacharias, Erwin Zacharias, and Veronika Zacharias

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

0.17 acre, more or less, of sovereign land in the Sacramento River, adjacent to 7909 Garden Highway, near the city of Verona, Sutter County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing uncovered floating boat dock , with slip, debris deflector, walkway, three pilings, and bank protection as shown on Exhibit A.

**LEASE TERM:**

Ten years, beginning April 1, 2005.

**CONSIDERATION:**

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease, and recommends that the rent be revised from \$383 per year to \$551 per year, effective April 1, 2011.

**OTHER PERTINENT INFORMATION:**

1. On December 9, 2004, the Commission authorized a General Lease – Recreational and Protective Structure Use to Alfred Zacharias, Hildagard Zacharias, Erwin Zacharias, and Veronika Zacharias. The lease will expire March 31, 2015.
2. The Lessees do not qualify for the rent-free use of the uncovered floating boat dock with slip, debris deflector, walkway, and three pilings because the littoral land is not improved with a single-family dwelling.

**EXHIBIT:**

- A. Site and Location Map

CALENDAR ITEM NO. **C11** (CONT'D)

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

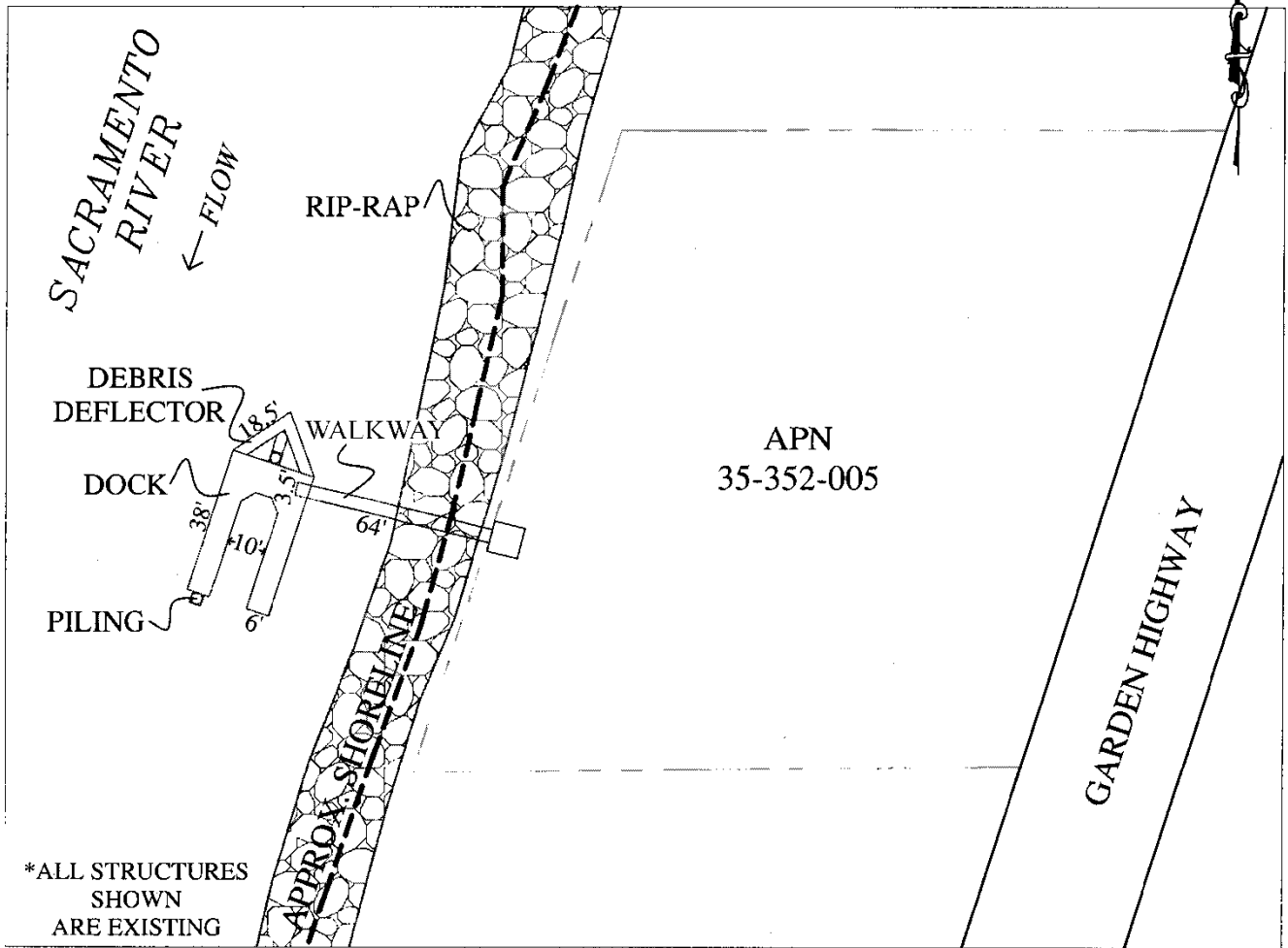
Find that the activity is not subject to the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15060(c)(3) because the activity is not a project as defined by Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

**AUTHORIZATION:**

Approve the Revision of Rent for Lease No. PRC 6824.1 from \$383 per year to \$551 per year, effective April 1, 2011.

NO SCALE

### SITE



7909 Garden Highway

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### Exhibit A

PRC 6824.1  
 ZACHARIAS  
 APN 35-352-005  
 GENERAL LEASE -  
 RECREATIONAL &  
 PROTECTIVE STRUCTURE USE  
 SUTTER COUNTY



MJF 6/2/10

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.