

**CALENDAR ITEM
C33**

A 4
S 1

06/23/11
PRC 8683.1
R. Barham

REVISION OF RENT

LESSEE:

The Hurricane Bay Estates Owners Association

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 201 - 240 Mankato Place, near
Homewood, Placer County.

AUTHORIZED USE:

Continued use and maintenance of five existing mooring buoys, as shown on
Exhibit A.

LEASE TERM:

10 years, beginning June 1, 2006.

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 \$117 per year to \$425 per
year, effective June 1, 2011.

OTHER PERTINENT INFORMATION:

1. On June 26, 2006, the Commission authorized a General Lease –
Recreational Use with The Hurricane Bay Estates Owners Association, for
the continued use and maintenance of five existing mooring buoys. The
lease will expire on May 31, 2016.

2. The Lessee is a homeowners association consisting of eight member lots
whose members share in the use of the five mooring buoys. Two of the
eight member lots are not owned by natural persons and do not qualify for
rent-free status pursuant to Public Resources Code section 6503.5. The
rent for the mooring buoys was prorated according to the number of
member lots qualifying for rent-free status.

CALENDAR ITEM NO. **C33** (CONT'D)

EXHIBIT

- A. Site and Location Map

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 8683.1 from \$117 per year to \$425 per year, effective June 1, 2011.

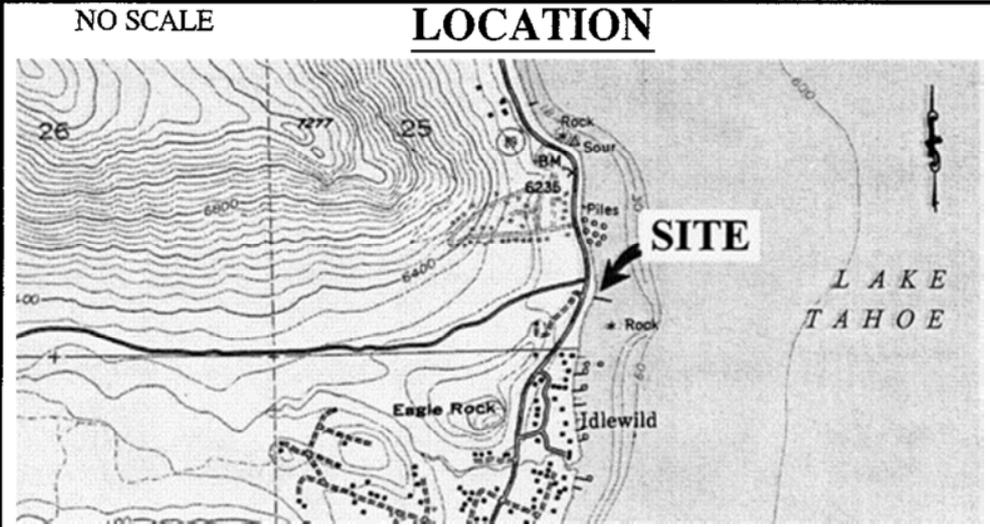
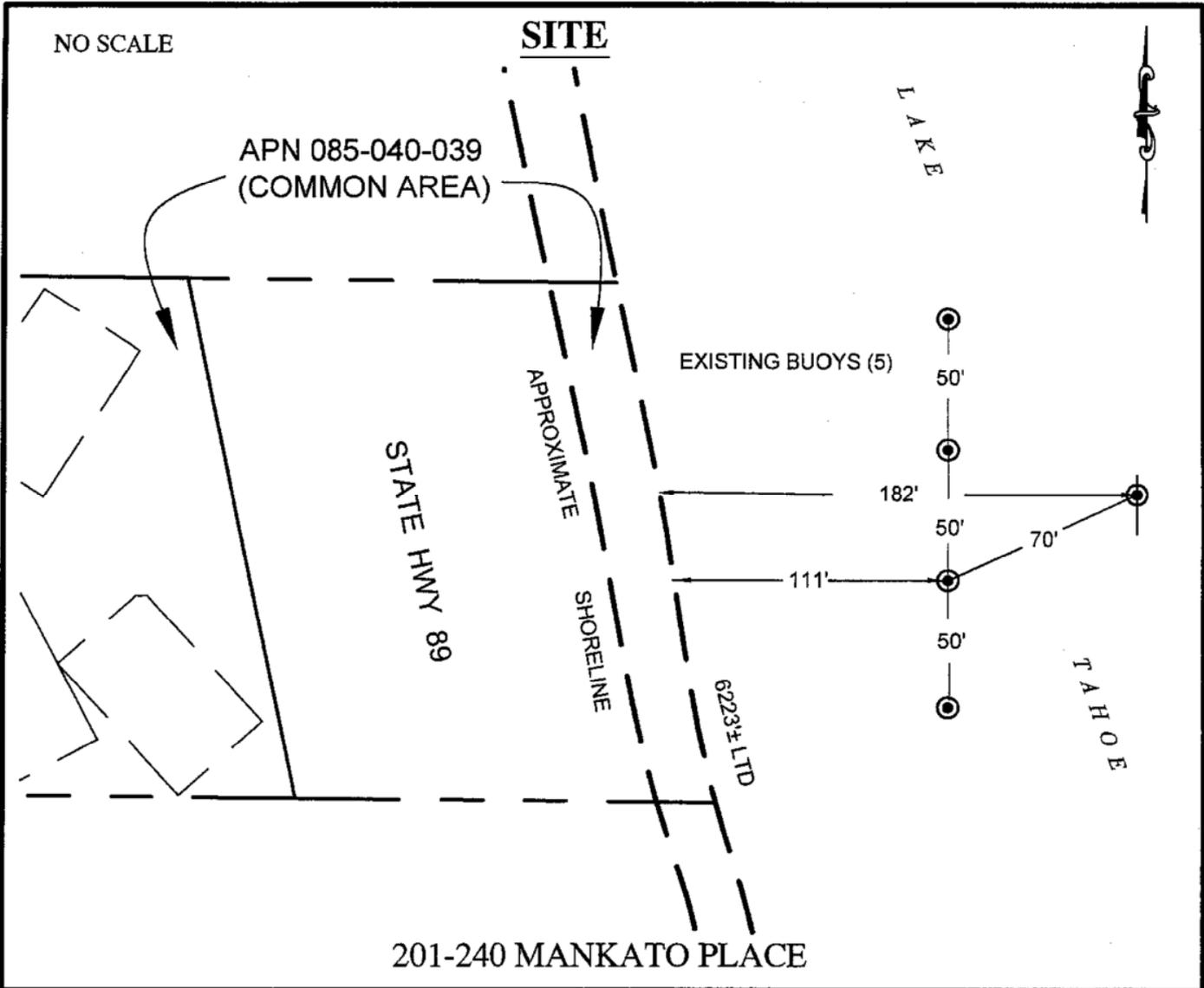
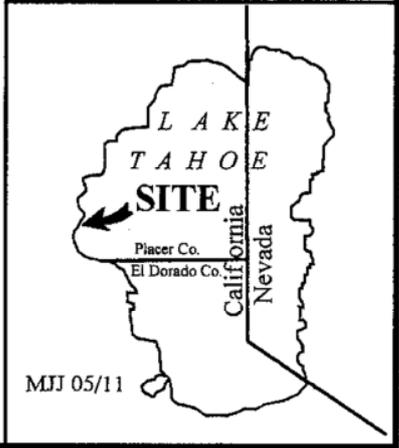


Exhibit A
 PRC 8683.1
 THE HURRICANE BAY
 ESTATE OWNERS ASSOC.
 APN 085-040-039
 GENERAL LEASE
 RECREATIONAL USE
 PLACER COUNTY



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.