

**CALENDAR ITEM  
C03**

A 1  
S 1

12/18/15  
W 26870  
M.J. Columbus

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANT:**

Homewood Mountain Partners, LLC, a California Limited Liability Company

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

Sovereign land located in Lake Tahoe, adjacent to 6956 Pomin Avenue, near  
Tahoma, Placer County.

**AUTHORIZED USE:**

Use and maintenance of two existing mooring buoys and an existing freshwater  
intake pipeline not previously authorized by the Commission.

**LEASE TERM:**

10 years, beginning December 18, 2015.

**CONSIDERATION:**

\$766 per year, with an annual Consumer Price Index adjustment.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Liability insurance in an amount no less than \$1,000,000 per occurrence.

Other:

1. If Lessee does not have a valid Tahoe Regional Planning Agency (TRPA) buoy permit, Lessee is required to obtain such authorization for the mooring buoys within two years after the adoption of a Final Environmental Impact Statement (FEIS) for the Lake Tahoe Shorezone Ordinance Amendments and approval of the amended ordinances. If Lessee is unable to obtain such authorization within the time limit, they must remove the buoys.
2. Lessee expressly acknowledges and agrees that issuance of a lease does not substitute for, or provide preference in, obtaining

CALENDAR ITEM NO. **C03** (CONT'D)

authorizations from TRPA or any other regulatory agency for the improvements authorized by the Commission.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the upland adjoining the lease premises.
2. The Applicant's two mooring buoys and freshwater intake pipeline have been in Lake Tahoe for many years, but were not previously authorized by the Commission. The Applicant is now applying for a General Lease – Recreational Use for the use and maintenance of two existing mooring buoys and one freshwater intake pipeline. Staff recommends bringing the existing mooring buoys and freshwater intake pipeline under lease.
3. 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.

4. 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).

CALENDAR ITEM NO. **C03** (CONT'D)

**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.

**AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational Use to Homewood Mountain Partners, LLC, a California Limited Liability Company, beginning December 18, 2015, for a term of 10 years, for the use and maintenance of two existing mooring buoys and one freshwater intake pipeline not previously authorized by the Commission as 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 \$766, with an annual Consumer Price Index adjustment; and liability insurance with coverage in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**W 26870**

**LAND DESCRIPTION**

Three (3) parcels of submerged lands situated in the bed of Lake Tahoe, lying adjacent to Lot 2 of fractional Section 8, Township 14 North, Range 17 East, M.D.B.&M., as shown on Official Government Township Plat approved January 17, 1866, County of Placer, State of California, more particularly described as follows:

**PARCELS 1 & 2 – BUOYS**

Two circular parcels of land, each being 50 feet in diameter, underlying two existing buoys lying adjacent to those parcels described in Grant Deed recorded June 16, 2006 as Document Number 2006-0064913 in Official Records of said County.

**PARCEL 3 – WATER IN-TAKE PIPE**

All those lands underlying an existing water in-take pipe lying adjacent to those parcels described in Grant Deeds recorded June 16, 2006 as Document Number 2006-0064913 in Official Records of said County.

EXCEPTING THEREFROM any portion lying landward of elevation 6223 feet LTD on the shoreline of said Lake Tahoe.

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared 10/29/2015 by the California State Lands Commission Boundary Unit.



Lake Tahoe

EXISTING WATER  
INTAKE PIPELINE  
2" X 187'

EXISTING  
BUOYS (2)

6223' ± LTD

115.7'

160' ±

APPROX.  
SHORELINE

71.3'

EXISTING  
ROCK WALL

APN  
098-210-002

EXHIBIT A

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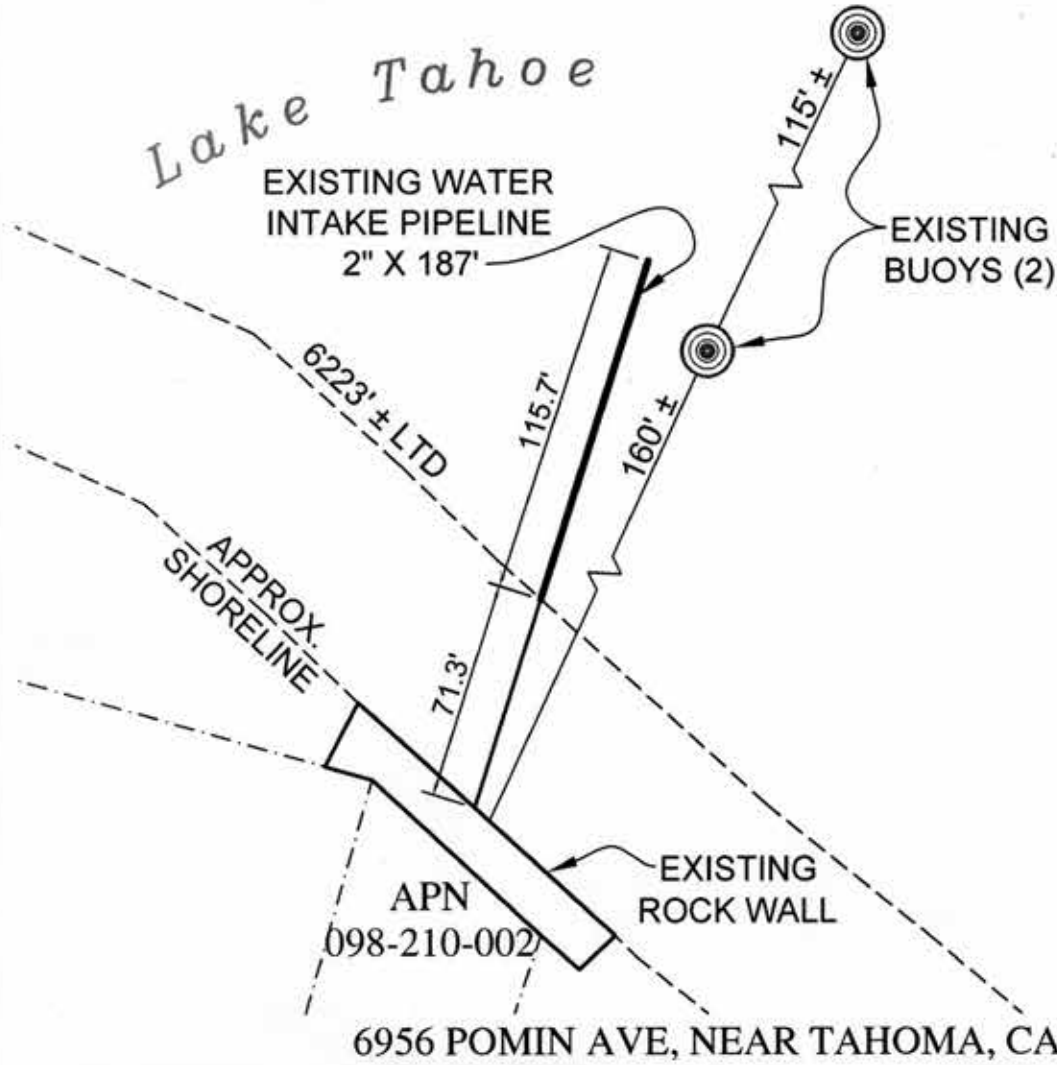
LAND DESCRIPTION PLAT  
W 26870, HOMEWOOD MOUNTAIN  
PARTNERS, LLC  
PLACER COUNTY

CALIFORNIA STATE LANDS  
COMMISSION



NO SCALE

### SITE



NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### **Exhibit B**

W 26870  
 HOMEWOOD MOUNTAIN  
 PARTNERS, LLC  
 APN 098-210-002  
 GENERAL LEASE -  
 RECREATIONAL USE  
 PLACER COUNTY



RGB 10/29/15

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.