

**CALENDAR ITEM  
C71**

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S 2

08/19/03  
PRC 8155 WP 8155.9  
B. Young

**AMENDMENT OF GENERAL LEASE-PUBLIC AGENCY USE**

**APPLICANT/LESSEE:**

Spalding Community Services District  
502-907 Mahogany Way  
Susanville, CA 96130

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

18.94 acres, more or less, of sovereign lands in the bed of the Eagle Lake near  
Susanville, Lassen County.

**EXISTING AUTHORIZED USE:**

Use and maintenance of an existing launch ramp; the seasonal installation, use,  
maintenance and removal of 34 existing docks/berths, and three anchored  
mooring floats.

**LEASE TERM:**

20 years, April 1, 2000.

**PROPOSED AMENDMENT:**

The Authorized Improvements are amended to authorize, consistent with the  
spalding Marina Improvement Project approved by Lessee on July 1, 2003, and  
with Sections 2 & 3 of this Amendment the following: two boat launch ramps with  
courtesy mooring floats, channel dredging of a maximum of 2,500 cubic yards of  
material for the installation of the boat launch ramps, the dredged material will be  
used for the shore embankment protection along the marina; 15  
removable/permanent docks with a maximum capacity of 320 berths/slips,  
including one dock for public courtesy mooring; two floating breakwaters; one  
fishing access pier with fishing platform; four mooring buoys; a seasonal swim  
area with a swimming platform, and rock slope protection. Lessee will remove  
the mooring buoys and removable docks no later than December 1 of each year  
during the lease term. All other terms/conditions of the Lease shall remain in  
effect without amendment.

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**CONSIDERATION:**

No monetary consideration for the marina facilities. The consideration to the California State Lands Commission for granting the lease is for the use and benefit of the public; provided, monetary rent for any reporting period in which revenues, derived from or attributable to use of the facilities under lease, exceed expenses of operating, maintenance or improving the facilities.

Consideration for the channel dredging for the installation of launch ramps, shall be the public health and safety and the public use and benefit; the dredged material will be used for the shore embankment protection along the marina; a royalty fo \$0.25 per cubic yard will be charged for any dredged material used for private benefit or commercial sale purposes.

**OTHER PERTINENT INFORMATION:**

1. On April 20, 2000, the Commission authorized the issuance of a General Lease - Public Agency Use to the Spalding Community Services District (District). That lease will expire on March 31, 2020. In 2001, the District received grants from the California Department of Boating and Waterways and the California Wildlife and Conservation Board to facilitate improvement to the existing marina by providing fishing access to the public and walkways for the protection of riparian zones along the lakeshore. The District will continue to administer the annual operation and management of the marina related facilities. The proposed amendment is designed to ensure that the use, maintenance and operation of the marina facilities and the ancillary onshore public health and safety facilities and services are installed and managed in a way that enhances recreational use and also protects Eagle Lake's environment.
2. A Mitigated Negative Declaration was prepared and adopted for this project by the Spalding Community Services District. The California State Lands Commission's staff has reviewed such document.
3. A Mitigation Monitoring Program was adopted by the Spalding Community Services District.
4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections

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6370, et seq. 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.

**APPROVALS OBTAINED:**

California Department of Fish and Game

**APPROVALS REQUIRED:**

U.S. Army Corps of Engineers, California Water Quality Control Board, Lassen County and California State Lands Commission

**EXHIBITS:**

- A. Site Map
- B. Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

February 1, 2004

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING PROGRAM WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE SPALDING COMMUNITY SERVICES DISTRICT AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

ADOPT THE MITIGATION MONITORING PROGRAM, WHICH IS ON FILE AT THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.

**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 SECTIONS 6370, ET SEQ.

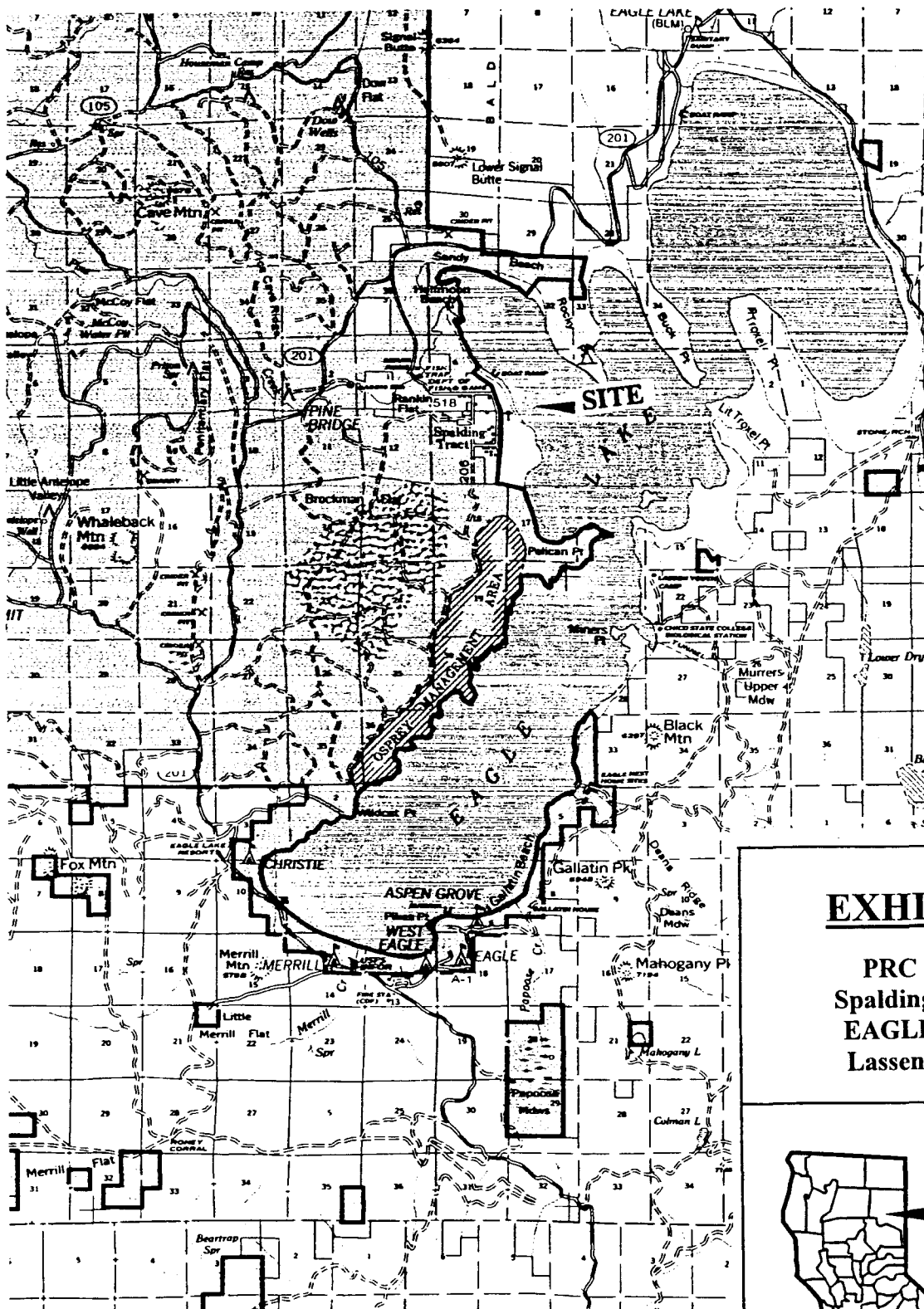
CALENDAR ITEM NO. C71 (CONT'D)

**AUTHORIZATION:**

AUTHORIZE THE AMENDMENT OF LEASE PRC 8155.9, A GENERAL LEASE – PUBLIC AGENCY USE, OF LANDS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE AUGUST 1, 2003, TO REVISE THE AUTHORIZED IMPROVEMENTS AND INCORPORATE, CONSISTENT WITH SECTION 2 (SPECIAL PROVISIONS) AND SECTION 3 (SITE MAP), OF THE LEASE TO AUTHORIZE TWO BOAT LAUNCH RAMPS WITH COURTESY MOORING FLOATS, CHANNEL DREDGING OF A MAXIMUM OF 2,500 CUBIC YARDS OF MATERIAL FOR THE INSTALLATION OF THE BOAT LAUNCH RAMPS; 15 REMOVABLE/PERMANENT DOCKS, AS SPECIFIED, WITH A MAXIMUM CAPACITY OF 320 BERTHS/SLIPS, INCLUDING ONE DOCK FOR PUBLIC COURTESY MOORING; TWO FLOATING BREAKWATERS; ONE FISHING ACCESS PIER WITH FISHING PLATFORM; A SEASONAL SWIM AREA WITH A SWIMMING PLATFORM; FOUR MOORING BUOYS, AND ROCK SLOPE PROTECTION; LESSEE WILL REMOVE THE MOORING BUOYS AND REMOVABLE DOCKS FROM THE LEASE PREMISES NO LATER THAN DECEMBER 1 OF EACH YEAR DURING THE LEASE TERM; CONSIDERATION FOR THE CHANNEL DREDGING OF 2,500 CUBIC YARDS OF MATERIAL FOR THE INSTALLATION OF BOAT LAUNCH RAMPS, SHALL THE PUBLIC HEALTH AND SAFETY AND THE PUBLIC USE AND BENEFIT, THE DREDGED MATERIAL WILL BE USED FOR THE SHORE EMBANKMENT PROTECTION ALONG THE MARINA; A ROYALTY \$0.25 PER CUBIC YARD WILL BE CHARGED FOR ANY DREDGED MATERIAL USED FOR PRIVATE BENEFIT OR COMMERCIAL SALE PURPOSES; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.



## LOCATION MAP



**EXHIBIT B**

**PRC 8155.9  
Spalding Marina  
EAGLE LAKE  
Lassen County**



This exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by 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.