

**CALENDAR ITEM  
C04**

A 1  
S 1

10/16/15  
PRC 8155.1  
M.J. Columbus

**REVISION OF RENT**

**LESSEE:**

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

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

Sovereign land in Eagle Lake, adjacent to Assessor's Parcel Number 077-030-09, near the city of Susanville, Lassen County.

**AUTHORIZED USE:**

Continued use and maintenance of a commercial marina, known as the Spalding Marina, with two boat launch ramps, fishing pier, floating courtesy dock, two floating breakwaters, four mooring buoys, swim area with float, ten seasonally operated recreational and commercial floating boat docks, rock slope bank protection, and maintenance dredging.

**LEASE TERM:**

20 years, beginning April 1, 2008.

**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 that the minimum rent be revised from \$500 per year to \$600 per year, effective April 1, 2016.

**OTHER PERTINENT INFORMATION:**

1. On June 24, 2008, the Commission authorized a General Lease – Commercial Use to Spalding Community Service District, for the maintenance and operation of the existing Spalding Community Services District Marina comprised of two boat launch ramps, fishing pier, floating courtesy dock, two floating breakwaters, four mooring buoys, swim area with float, ten seasonally operated recreational and commercial floating boat docks, and rock slope bank protection. That lease will expire on

CALENDAR ITEM NO. **C04** (CONT'D)

March 31, 2028. On August 9, 2009, the Commission authorized an amendment to include maintenance dredging of a maximum of 2,750 cubic yards of material for the 2009 boating season.

2. Staff has conducted the rent review called for in the lease and recommends that the minimum annual rent be increased.
3. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

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:

**CEQA FINDING:**

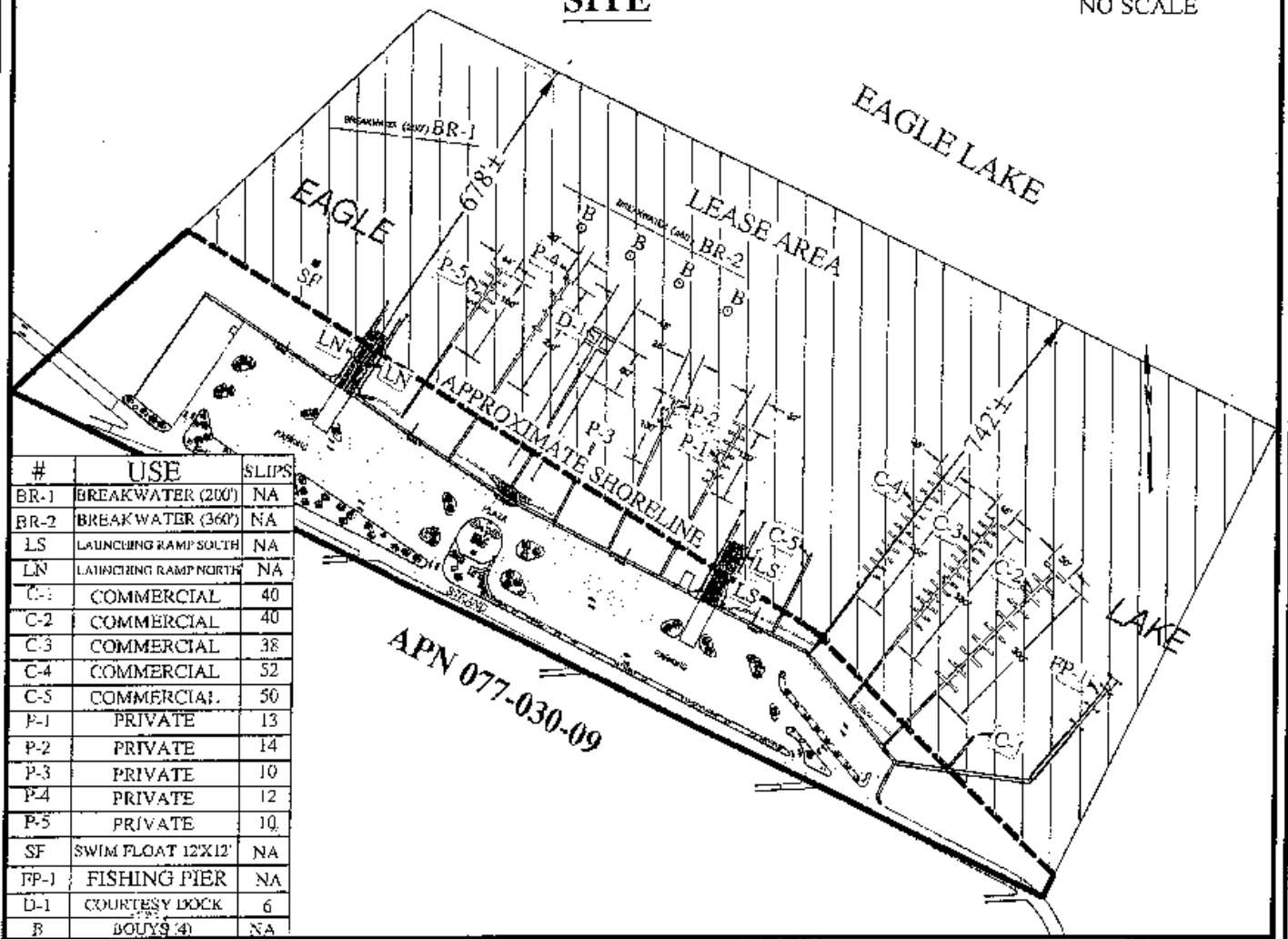
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations,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

**AUTHORIZATION:**

Approve the revision of minimum rent for Lease No. PRC 8155.1 from \$500 per year to \$600 per year, effective April 1, 2016.

**SITE**

NO SCALE

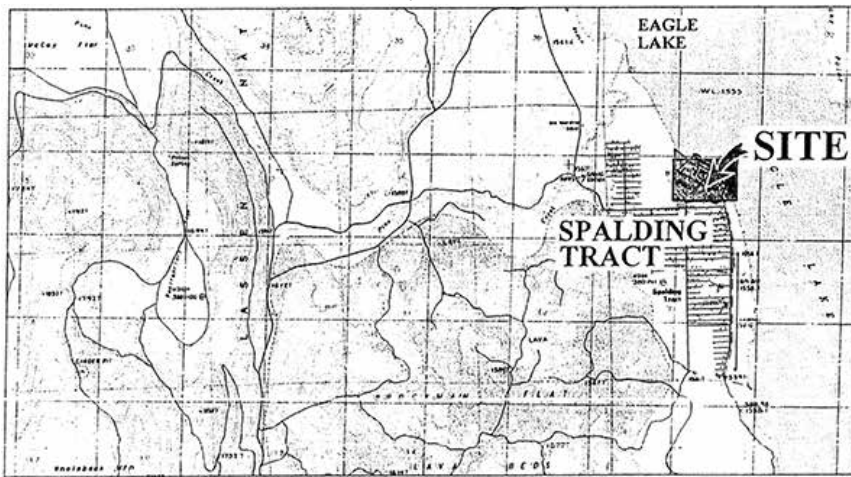


#	USE	SLIPS
BR-1	BREAKWATER (200')	NA
BR-2	BREAKWATER (360')	NA
LS	LAUNCHING RAMP SOUTH	NA
LN	LAUNCHING RAMP NORTH	NA
C-1	COMMERCIAL	40
C-2	COMMERCIAL	40
C-3	COMMERCIAL	38
C-4	COMMERCIAL	52
C-5	COMMERCIAL	50
P-1	PRIVATE	13
P-2	PRIVATE	14
P-3	PRIVATE	10
P-4	PRIVATE	12
P-5	PRIVATE	10
SF	SWIM FLOAT 12X12'	NA
FP-1	FISHING PIER	NA
D-1	COURTESY DOCK	6
B	BOUYS (4)	NA

**EAGLE LAKE,  
SPALDING TRACT, LASSEN COUNTY**

NO SCALE

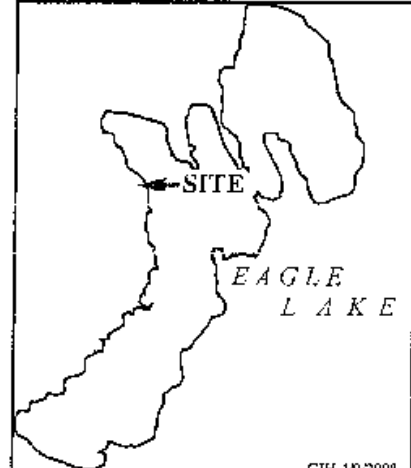
**LOCATION**



MAP SOURCE: USGS QUAD

**Exhibit A**

PRC 8155.1  
SPALDING COMMUNITY  
SERVICE DISTRICT  
GENERAL LEASE-  
COMMERCIAL USE  
LASSEN 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.