

Staff Report 25

LESSEE:

Spalding Community Service District

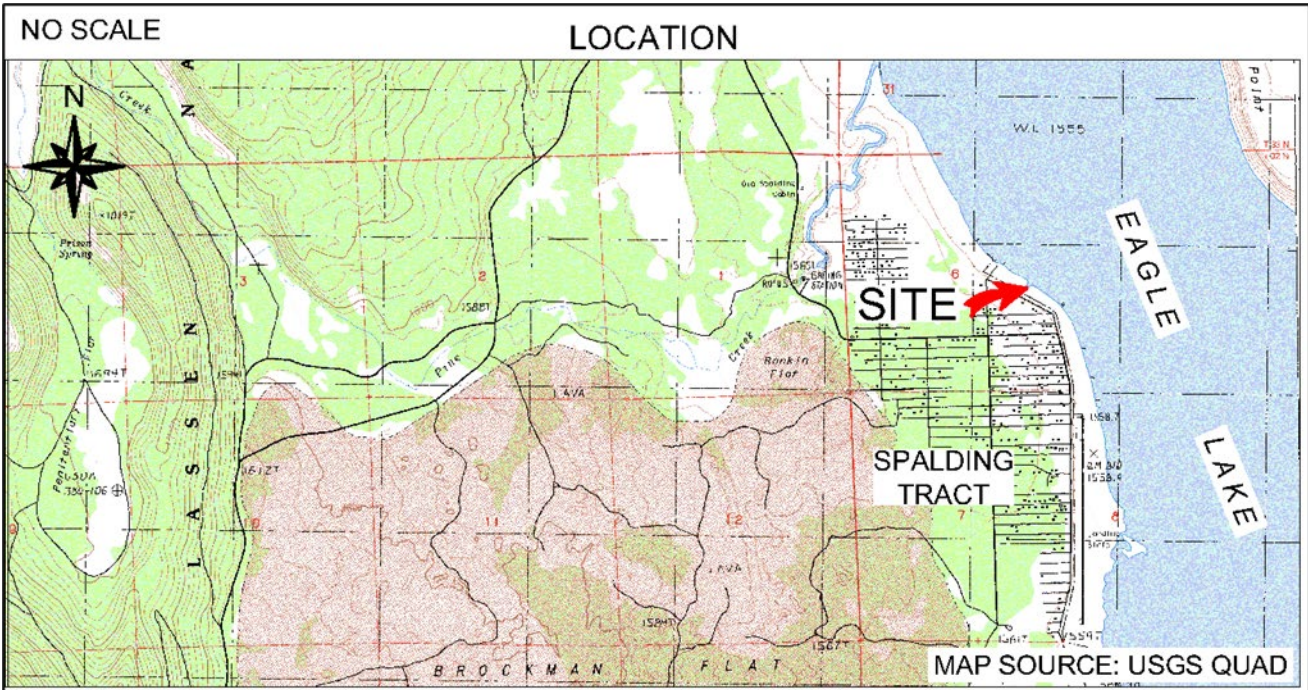
PROPOSED ACTION:

Revision of Rent

AREA, LAND TYPE, AND LOCATION:

18.94 acres, more or less, of State sovereign land in Eagle Lake, adjacent to Assessor's Parcel Number 077-030-09, near Susanville, Lassen County (as shown in Figure 1).

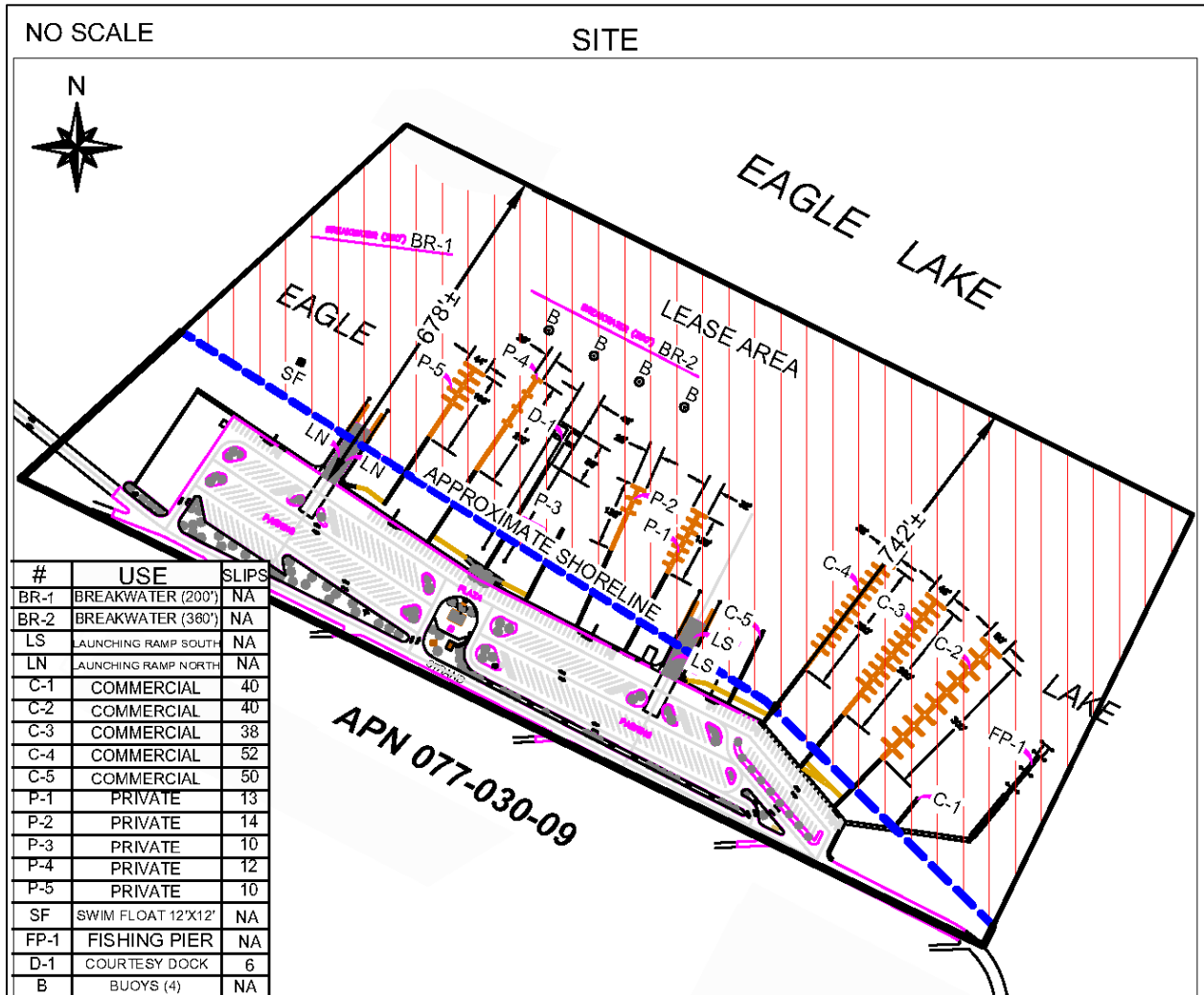
Figure 1. Location



AUTHORIZED USE:

Continued use, operation and maintenance of a marina facility, known as Spalding 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 dock facilities, and rock slope bank protection (as shown in Figure 2).

Figure 2. Site Map



NOTE: This depiction of the lease premises is based on unverified information provided by the Applicant or other parties and is not a waiver or limitation of any State interest in the subject or any other property.

TERM:

20 years, beginning April 1, 2008.

CONSIDERATION:

The 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 base rent be revised from \$600 per year to \$671 per year, effective April 1, 2023.

OTHER PERTINENT INFORMATION:

1. Approval or denial of the revision of rent is a discretionary action by the Commission. Each time the Commission approves or rejects a revision of rent, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Lands as authorized by law. The Lessee has no right to a new lease or to renewal of any previous lease.
2. On June 28, 2008, the Commission authorized a General Lease – Commercial Use to the lessee ([June 28, 2008, Item 07](#)) for the operation and use of a marina known as “Spalding Marina”. On August 11, 2009, the Commission authorized an amendment of lease ([August 11, 2009, Item 09](#)) for dredging and lease provisions related to future dredging. On October 16, 2015, the Commission authorized a revision in the annual minimum base rent ([October 16, 2015, Item 04](#)) from \$500 to \$600, effective April 1, 2016. On April 19, 2018, the Commission authorized a continuation in rent, effective April 1, 2018. The lease will expire on March 31, 2028.
3. This action is consistent with the “Meeting Evolving Public Trust Needs” Strategic Focus Area of the Commission’s 2021-25 Strategic Plan.
4. Approving the revision of rent is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

RECOMMENDED ACTION:

It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of minimum annual rent for Lease PRC 8155 from \$600 per year to \$671 per year, effective April 1, 2023.