

MINUTE ITEM

This Calendar Item No. C18 was approved as
Minute Item No. 18 by the California State Lands
Commission by a vote of 3 to 0 at its
4-20-00 meeting.

**CALENDAR ITEM
C18**

A 3
S 1

PRC 8155.9

04/20/00
W 25367
L. Fiack
D. Gorfain

GENERAL LEASE - PUBLIC AGENCY USE

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 Eagle Lake, near Susanville,
Lassen County.

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, as shown on the attached Exhibit A.

LEASE TERM:

20 years, beginning April 1, 2000.

CONSIDERATION:

No monetary consideration. The consideration to the California State Lands
Commission for granting this lease is the use and benefit to the public; provided,
however, that the Commission shall have the right to assess the lessee a
monetary rent for any reporting period in which revenues, derived from or
attributable to use of the facilities under lease, exceed expenses of operating,
maintaining or improving the facilities.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance with coverage of no less than \$1,000,000.

Bond:

\$25,000.

CALENDAR PAGE	0000159
MINUTE PAGE	0007850

CALENDAR ITEM NO. C18 (CONT'D)

OTHER PERTINENT INFORMATION:

1. The Spalding Community Services District facilitates public use of Eagle Lake by providing free public access, parking, boat launching, restrooms, and refuse collection and disposal. The District also provides, at no charge, five docks/berths for short-term hourly public dockage, and one dock/berth for use by the Lassen County Sheriff's Department.
2. The boat launching ramp at the project site is an existing facility, which has been under lease to the California Department of Fish and Game, Wildlife Conservation Board since 1976. The existing lease has been terminated by the California State Lands Commission on April 20, 2000, and the Spalding Community Services District will assume responsibility for its use and maintenance as a part of the proposed project.
3. Docks/Berths/Mooring Floats: Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15025), the staff has prepared a Proposed Mitigated Negative Declaration identified as CSLC ND NO 687, State Clearinghouse No. 98072095. Such Proposed Mitigated Negative Declaration was prepared and circulated for public review pursuant to the provisions of the CEQA.

As a result of the public review process, including public hearings conducted on the project, the Commission staff modified portions of the original mitigation measures to reconcile implementation time frames and to expand erosion control measures to better protect the biological resources of the Lake. Such modifications will not, in themselves, cause any potentially significant effect on the environment. Title 14, California Code of Regulations, section 15074.1. Based on the comments received, there is no evidence that the project as mitigated will have a significant affect on the environment. Title 14, California Code of Regulations, section 15074(b). A Mitigation Monitoring Program has been prepared in conformance with the provisions of the CEQA (Public Resources Code section 21081.6)

4. Boat Launching Ramp: Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2,

CALENDAR ITEM NO. C18 (CONT'D)

California Code of Regulations, section 2905 (a)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 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:

County of Lassen, Regional Water Quality Control Board, California Department of Fish and Game.

EXHIBITS:

- A. Location and site map
- B. Mitigation Monitoring Program

PERMIT STREAMLINING ACT DEADLINE:

September 8, 2000

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

DOCKS/BERTHS/MOORING FLOATS:

CERTIFY THAT A PROPOSED MITIGATED NEGATIVE DECLARATION, CSLC ND NO. 687, STATE CLEARINGHOUSE NO. 98072095 WAS PREPARED FOR THIS PROJECT PURSUANT TO THE PROVISIONS OF THE CEQA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

FIND THAT THE MODIFIED MITIGATION MEASURES WITHIN CSLC ND NO. 687 ARE EQUIVALENT TO OR MORE EFFECTIVE IN MITIGATING OR AVOIDING POTENTIAL SIGNIFICANT EFFECTS AND THAT EACH OF THE MODIFIED MEASURES WILL NOT CAUSE ANY POTENTIALLY SIGNIFICANT EFFECT ON THE ENVIRONMENT.

CALENDAR ITEM NO. C18 (CONT'D)

ADOPT THE PROPOSED MITIGATED NEGATIVE DECLARATION AND DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED IN EXHIBIT B, ATTACHED HERETO.

BOAT LAUNCHING RAMP:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

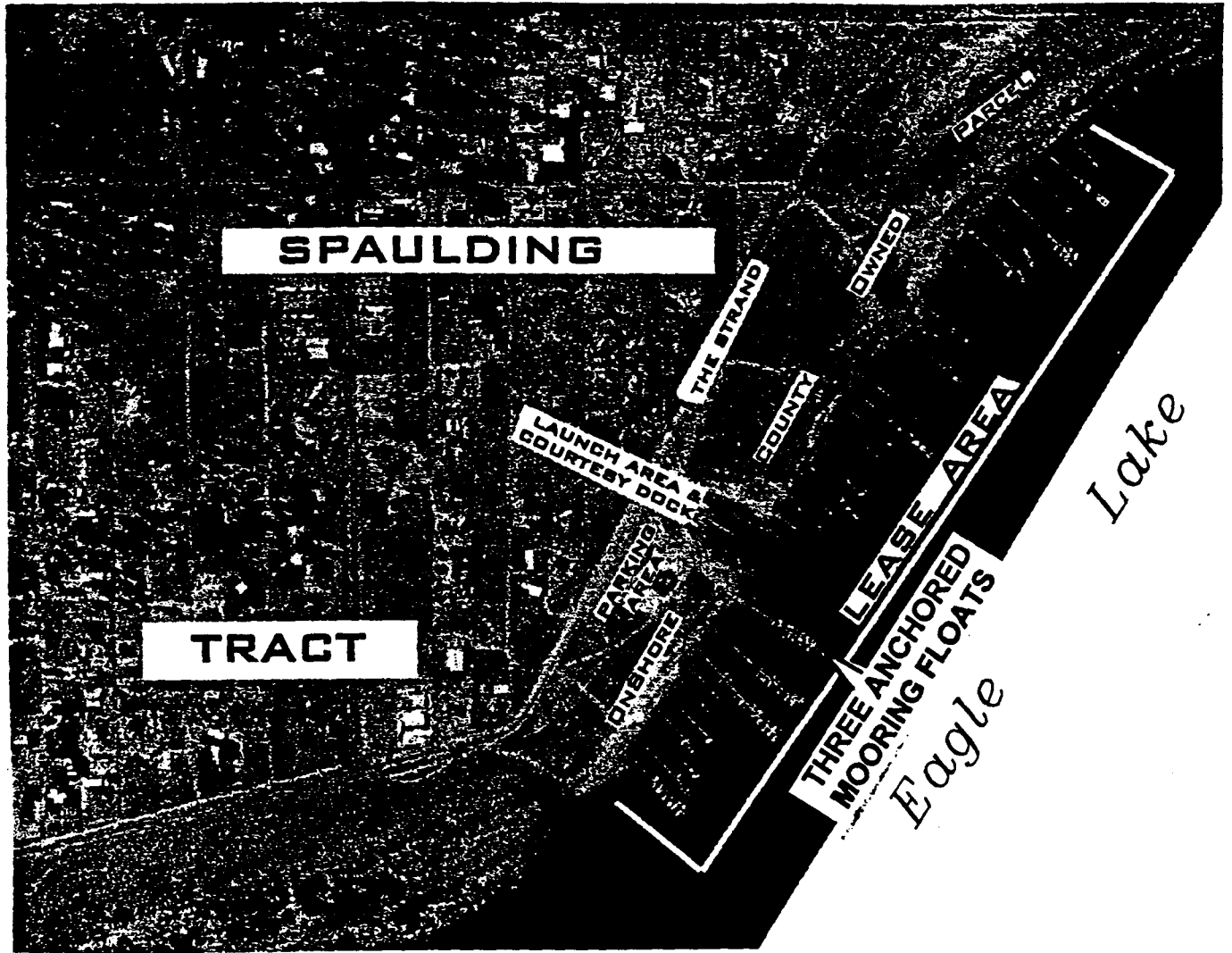
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO SPALDING COMMUNITY SERVICES DISTRICT OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING APRIL 1, 2000, FOR A TERM OF TWENTY YEARS, FOR USE AND MAINTENANCE OF AN EXISTING BOAT LAUNCH RAMP, AND SEASONAL INSTALLATION, USE, MAINTENANCE AND REMOVAL OF 34 DOCKS/BERTHS AND THREE ANCHORED MOORING FLOATS, ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; NO MONETARY CONSIDERATION; THE PUBLIC USE AND BENEFIT, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENT IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; LIABILITY INSURANCE WITH COVERAGE OF NO LESS THAT \$1,000,000; \$25,000 BOND.

NO SCALE

SITE MAP



NO SCALE

LOCATION MAP

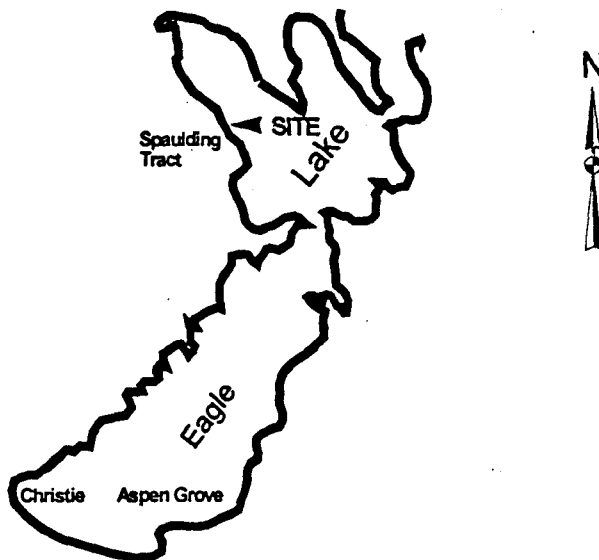
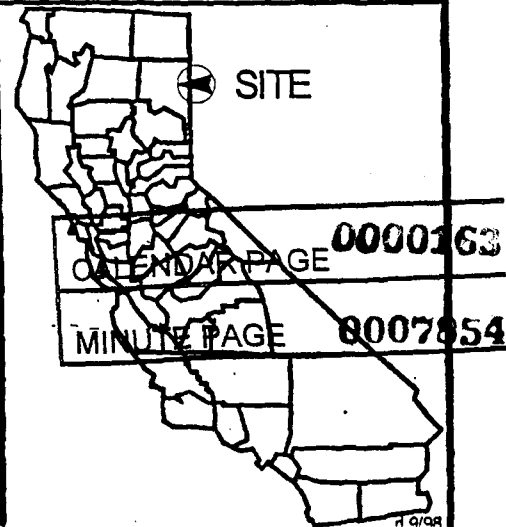


Exhibit A
 W 25367
 Spaulding Tract
 Eagle Lake
 LASSEN COUNTY



CALENDAR PAGE 0000163

MINUTE PAGE 0007854

This Exhibit is solely for purposes of generally defining the lease premises, 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.

**Spalding Community Services District
Spalding Docks
Mitigation Monitoring Program**

Mitigation Measure	Implementation	Monitoring Criteria	Compliance and Verification	Effectiveness
GEOLOGY AND SOILS				
<p>4.3.3.1 In the event of a surface rupture or other groundshaking damage to the paved parking lot or facilities serving the Spalding docks due to an earthquake, the SCSD shall coordinate with the County and other agencies, as appropriate, to restore them to a fully usable condition.</p>	<p>The CSLC will incorporate this mitigation, accepted by the SCSD, as a condition of its lease.</p> <p>The SCSD will notify the County in the event of suspected damage and work with it to effect the necessary repairs in a timely manner.</p>	<p>The SCSD will inspect, or ask the County to inspect, the parking lot and facilities following an earthquakes of magnitude sufficient to cause damage, to determine whether damage has occurred.</p>	<p>The CSLC will verify compliance with the SCSD.</p>	

CALENDAR PAGE 0000164
 MINUTE PAGE 0007855

Exhibit B

Mitigation Measure	Implementation	Monitoring Criteria	Compliance and Verification	Effectiveness
WATER				
<p>4.4.3.1 The SCSD should monitor the Lake level during the winter months while the docks are stored onshore and take steps to move them further upland, should the Lake level rise to where they are threatened by flooding. The objective should be to ensure that the docks and associated equipment do not flood and float so as to constitute a public hazard.</p>	<p>The CSLC will incorporate this mitigation, accepted by the SCSD, as a condition of its lease.</p> <p>The SCSD will provide advance notification to dock owners of this requirement, monitor the Lake level and inform dock owners in the event of the need to move the docks. The SCSD may arrange to have the docks moved, if necessary, and assess dock owners for their share of the cost.</p>	<p>The SCSD will monitor the Lake level on a regular basis during the rainy and heavy runoff season.</p> <p>The SCSD should also encourage dock owners to set their docks so as to avoid the sage brush in the area.</p>	<p>The SCSD will notify the CSLC when it determines that the Lake level has risen to where moving the docks will be required, so that the CSLC may monitor the moving operation.</p>	

CALENDAR PAGE 0000165
MINUTE PAGE 0007856

Mitigation Measure	Implementation	Monitoring Criteria	Compliance and Verification	Effectiveness
WATER				
<p>4.4.3.2 The SCSD shall fully comply with any rules or regulations adopted by the Lahontan Regional Water Quality Control Board (LRWQCB), the California Air Resources Board (CARB) and any other state and federal agency pertaining to the use of two-cycle engines.</p>	<p>The CSLC will incorporate this mitigation, accepted by the SCSD, as a condition of its lease.</p> <p>The SCSD will monitor the LRWQCB's effort to develop regulations and legislative proposals regarding the use of two-cycle engines. The SCSD shall implement laws and regulations as they may apply to the Eagle lake Basin.</p>	<p>The SCSD will ensure that it is notified of laws and regulation in the making, so that it may testify and/or otherwise participate in the process of their formulation.</p>	<p>The SCSD will keep the CSLC apprised of issues of concern in this regard and of any assistance it may need to comply with new laws and regulations.</p>	

CALENDAR PAGE 0000166
MINUTE PAGE 0007857

Mitigation Measure	Implementation	Monitoring Criteria	Compliance and Verification	Effectiveness
TRANSPORTATION AND CIRCULATION				
<p>4.6.3.1 To assess the need for additional off-street parking in order to reduce the dust, soil erosion and destruction of vegetation along the lakeshore at the Spalding docks, the SCSD, in coordination with the County, shall supplement the 1997 County parking survey with additional monitoring of parking demand throughout the 2000 season and present its recommendations to the ELIBD by the Winter of 2000.</p>	<p>The CSLC will incorporate this mitigation, accepted by the SCSD, as a condition of its lease.</p> <p>In preparing recommendations to the Board of Supervisors and the ELIBD by the winter of 2000, the SCSD will:</p> <p>Coordinate with the County Public Works Department to conduct the parking demand survey to determine appropriate options to address the dust, erosion and vegetation problems through the possible expansion of parking facilities.</p>	<p>The SCSD will consult with the SCLC and keep it informed of the design , schedule and progress on the implementation of this Mitigation Measure.</p>	<p>The CSLC will periodically verify progress made on these studies and the preparation of the recommendations to the Board of Supervisors and the ELIBD in accordance with the prescribed schedule.</p>	

CALENDAR PAGE 0000167
MINUTE PAGE 0007858

Mitigation Measure	Implementation	Monitoring Criteria	Compliance and Verification	Effectiveness
BIOLOGICAL RESOURCES				
<p>4.7.3.1 To prevent soil erosion, reduce dust, and protect vegetation, dock installation and removal shall be conducted to avoid scraping the ground. Starting April 1, 2000, the SCSD shall require that dock installation and removal be accomplished by any one of the following three methods: 1) utilizing rollers on the docks' underside, 2) hoisting dock sections or other components, or 3) using the concrete launch ramp and floating docks into and out of position.</p>	<p>The CSLC will incorporate this mitigation, accepted by the SCSD, as a condition of its lease.</p> <p>The SCSD will supervise these operations.</p>	<p>The CDFG will monitor the implementation of this Mitigation Measure</p>	<p>The CDFG will report to the CSLC on its monitoring activities on, at least, an annual basis.</p>	

CALENDAR PAGE 0000168
MINUTE PAGE 0007859

Mitigation Measure	Implementation	Monitoring Criteria	Compliance and Verification	Effectiveness
BIOLOGICAL RESOURCES (Cont.)				
<p>4.7.3.2 To prevent soil erosion, reduce dust, and protect vegetation, the SCSD shall seek ELIBD support and coordinate with the County to construct and maintain up to two cinder rock loop roads by April 1, 2001, at different elevations, lakeward of the Strand, and generally parallel to the shoreline, to allow vehicles to access the docks for installation and removal purposes and for boat loading and unloading of equipment and supplies only. The SCSD shall prohibit vehicle parking lakeward of the Strand, at the docks, with appropriate signs installed. Until such roads are constructed, the SCSD should mark vehicular paths using traffic markers. Areas not designated for traffic, should be mulched to help control soil erosion.</p>	<p>The CSLC will incorporate this mitigation, accepted by the SCSD, as a condition of its lease.</p> <p>The SCSD will take the lead in this matter upon acceptance of this lease.</p>	<p>The CSLC will monitor progress of the study and implementation of its recommendations through the ELIBD.</p>	<p>The SCSD will request the Board of Supervisors to identify a high priority and allocate funding for this project and keep the CSLC apprised on progress in this regard no later than December 31 of each year, beginning in 1998</p>	

CALENDAR PAGE 0000169
MINUTE PAGE 0007860

Mitigation Measure	Implementation	Monitoring Criteria	Compliance and Verification	Effectiveness
HAZARDS				
<p>4.9.3.1 To ensure that dock and boat owners using the Spalding docks are aware of their responsibilities to prevent and respond in the event of a fuel spill, oil spill or explosion on Eagle Lake or on land lakeward of the Strand, the SCSD shall:</p> <p>Install two weather resistant or protected signs, one at the parking lot and one at the head of the launching ramp, informing boaters of: steps they must take to prevent spills; equipment and materials they must carry to respond to spills on board and into the Lake; materials not to be used for spill response; proper disposal of contaminated materials; and names and telephone numbers to call in the event of a spill on board or into the Lake. The design and content of these signs shall be approved by the County Office of Emergency Services (OES), CDFG, LRWQCB, and the CSLC.</p>	<p>The CSLC will incorporate this mitigation, accepted by the SCSD, as a condition of its lease.</p> <p>The SCSD will, upon award of this lease by the CSLC, draft language to be included in each of the notifications required by this Mitigation Measure and seek approval of it from the required agencies.</p> <p>The SCSD will provide the CSLC information it has with regard to the required language.</p>	<p>The CDFG will monitor the presence and condition of the required signs.</p>	<p>The CDFG will report to the SCSD and the CSLC in the event that any of the signs have deteriorated or been damaged.</p>	

MINUTE PAGE 0007861

CALENDAR PAGE 0000170

Mitigation Measure	Implementation	Monitoring Criteria	Compliance and Verification	Effectiveness
UTILITIES AND SERVICE SYSTEMS				
<p>4.12.3.1 To ensure that adequate storage space is provided, the SCSD shall monitor the adequacy and condition of containers provided by the dock owners to accommodate the amount of garbage generated by the boaters and, where necessary, require dock owners to provide additional containers to ensure sufficient capacity and avoid creating a public health and litter problem.</p>	<p>The CSLC will incorporate this mitigation, accepted by the SCSD, as a condition of its lease.</p> <p>The SCSD will ensure that adequate garbage containers are provided, that they are properly utilized, and that dock owners dispose of their garbage properly. If dock owners do not comply with this directive, the SCSD shall provide such containers and may charge dock owners for them.</p>	<p>CDFG will monitor the adequacy of the garbage containers provided by dock owners.</p>	<p>The CDFG will report to the CSLC in the event that it considers that garbage storage and disposal practices at the docks should be reviewed.</p>	

MINUTE PAGE 0007862
CALENDAR PAGE 0000171

Mitigation Measure	Implementation	Monitoring Criteria	Compliance and Verification	Effectiveness
AESTHETICS				
<p>4.13.3.1 To reduce the onshore litter problem, the SCSD shall require dock owners to replace currently used exposed polystyrene floats with floats made of solid plastic or other suitable materials, no later than April 1, 2003.</p> <p>The CSLC will incorporate this mitigation, accepted by the SCSD, as a condition of its lease.</p> <p>The SCSD will inspect the physical condition of the docks at the start of each season, and periodically throughout the season, to ensure that they do not constitute a health and safety hazard to the public.</p>	<p>The CSLC will incorporate this mitigation, accepted by the SCSD, as a condition of its lease.</p> <p>The SCSD will notify all dock owners of this requirement within 30 days of award of this lease and confirm that each dock has complied by the time it is installed in the Lake for the 2003 season.</p> <p>The CDFG will monitor the SCSD's inspection of the docks prior to their installation in the Lake each spring and throughout the season.</p>	<p>The CDFG will monitor compliance of this Mitigation Measure in, 2003.</p> <p>The SCSD will report to the CSLC no later than April 30 of each year on the condition of each of the docks prior to their installation in the Lake.</p> <p>The CDFG will report to the CSLC in the event that it considers that condition of the docks should be reviewed by the CSLC.</p>	<p>The SCSD will report to the CSLC no later than April 30, 2003 on the dock owners compliance with this Mitigation Measure.</p>	

ENVIRONMENTAL
 MONITORING PAGE 00078663

CALENDAR PAGE 00000172

Mitigation Measure	Implementation	Monitoring Criteria	Compliance and Verification	Effectiveness
HAZARDS (Cont.)				
<p>Install weather resistant or protected signs, prominently displayed, at strategic locations throughout the docks area, informing dock and boat users of steps, they should take to prevent spills, equipment and materials they should carry to respond to spills on board, materials not to be used for spill response, and names and telephone numbers to call in the event of a spill on board or into the Lake. The design and content of these signs shall be approved by the OES, CDFG, LRWQCB, and the CSLC.</p>				

CALENDAR PAGE 0000173
MINUTE PAGE 0007864

Mitigation Measure	Implementation	Monitoring Criteria	Compliance and Verification	Effectiveness
HAZARDS (Cont.)				
<p>At the start of each season, require each dock owner and slip lessee to sign a statement confirming that he/she received, read and understood information prepared by the SCSD, regarding steps they must take to prevent spills; equipment and materials they must carry to respond to spills on board and into the Lake; materials not to be used for spill response; proper disposal of contaminated materials; and names and telephone numbers to call in the event of a spill on board or into the Lake. The content of these statements shall be approved by the OES, CDFG, LRWQCB, and the CSLC.</p>		<p>The SCSD will affirm to the CSLC, no later than June 30th of each year, that it has notified all dock owners and slip lessees of their responsibilities as required by this Mitigation Measure.</p>	<p>The CSLC will verify to the SCSD whether it has complied with the notification and other requirements of this Mitigation Measure within 30 days of receipt of the SCSD' s affirmation that it has notified dock owners and slip lessees of their responsibilities</p>	

MINUTE PAGE

0007865

CALENDAR PAGE 0000174