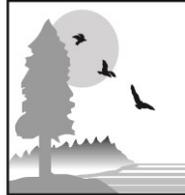


**CALIFORNIA STATE LANDS COMMISSION**

100 Howe Avenue, Suite 100-South  
Sacramento, CA 95825-8202



*Established in 1938*

JENNIFER LUCCHESI, *Executive Officer*  
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**NOTICE OF DETERMINATION  
(Public Resources Code section 21108)**

File Ref: Lease 3221; A2325  
SCH#: 2012121047  
Item: 46

Title: Moabi Regional Park-Lease of State Lands

Proponent: Turtle Cove Marina, LLC dba Pirate Cove Resort and Marina, LLC

Location: Sovereign land in the Colorado River, near Needles, San Bernardino County.

Description: New lease of State Land from the California State Lands Commission for portions of land within the area encompassing Moabi Regional Park; Pirate Cove Peninsula Master Plan, and the re-opening of the Off-Highway Vehicle Area and Trails. The State Lands Commission action is issuance of a 40-year General Lease – Commercial Use through August 19, 2060.

This is to advise that the California State Lands Commission, as  Lead Agency  Responsible Agency, approved the above described project on August 20, 2020, and made the following determinations regarding the project.

- 1) The project  will  will not have a significant effect on the environment.
- 2) A  Mitigated Negative Declaration (MND) was prepared for this project pursuant to the provisions of CEQA.
- 3) Mitigation measures  were  were not made a condition of the approval of the project.
- 4) A mitigation reporting or monitoring plan  was or  was not adopted for this project.
- 5) A Statement of Overriding Considerations  was  was not adopted for the project.
- 6) Findings  were  were not made pursuant to the provisions of CEQA.

The lead agency for the project, the County of San Bernardino (County), adopted the Mitigated Negative Declaration (MND) and Mitigation Monitoring Program and approved the project on April 23, 2013. The California State Lands Commission has considered the MND as prepared for this project by the County. At this time, the Commission's offices are closed to the public due to public health and safety concerns regarding the Novel Coronavirus (COVID-19). Please contact Commission staff for the most up-to-date information on the availability of the MND and the record of project approval.

**DATE RECEIVED FOR FILING AND POSTING BY THE  
GOVERNOR'S OFFICE OF PLANNING AND RESEARCH**

ERIC GILLIES, Acting Chief  
Environmental Planning and Management Division

Contact Person: Eric Gillies (916) 574-1900