

**CALENDAR ITEM  
C34**

A 27  
S 15

03/25/08  
WP 7958.1  
M. Clark

**GENERAL LEASE - PROTECTIVE STRUCTURE USE**

**APPLICANT:**

Pebble Beach Company  
P.O. Box 1767  
Pebble Beach, California 93953

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

0.035 acres, more or less, of sovereign lands in the Pacific Ocean, adjacent to the Pebble Beach Golf Course, Pebble Beach, Monterey County.

**AUTHORIZED USE:**

Continued use and maintenance of two existing seawalls used for bluff protection as shown on Exhibit A.

**LEASE TERM:**

Ten years, beginning April 1, 2007.

**CONSIDERATION:**

\$2,752 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in the amount of no less than \$2,000,000.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the uplands adjoining the lease premises.
2. On May 12, 1997, the Commission authorized a ten-year General Lease – Protective Structure Use, to the Pebble Beach Company for the repair, replacement, and extension of the existing seawalls for bluff protection. That lease expired March 31, 2007. The Applicant is now applying for a new General Lease – Protective Structure Use.

CALENDAR ITEM NO. **C34** (CONT'D)

3. The seawalls are located beneath the 17<sup>th</sup> and 18<sup>th</sup> greens on the Pebble Beach Golf Course. The seawalls consist of grouted riprap and concrete that has been sculpted, textured, and colored to resemble the adjacent natural outcrops of sandstone bedrock.
4. 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 14, California Code of Regulations, section .

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

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.

**EXHIBITS:**

- A. Site and Location Map
- B. Land Description

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

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 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15301.

**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. **C34** (CONT'D)

**AUTHORIZATION:**

AUTHORIZE ISSUANCE OF A GENERAL LEASE – PROTECTIVE STRUCTURE USE TO THE PEBBLE BEACH COMPANY, BEGINNING APRIL 1, 2007, FOR A TERM OF TEN YEARS, FOR THE CONTINUED USE AND MAINTENANCE OF TWO EXISTING SEAWALLS FOR BLUFF PROTECTION AS SHOWN ON EXHIBIT A AND DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$2,752 WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM AS PROVIDED IN THE LEASE; AND LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN \$2,000,000.