

**MINUTE ITEM**

This Calendar Item No. C63 was approved as Minute Item No. 63 by the California State Lands Commission by a vote of 3 to 0 at its 5/12/97 meeting.

**CALENDAR ITEM**

**C63**

A 27

05/12/97

S 15

W25380

N. Smith

**GENERAL LEASE - PROTECTIVE STRUCTURE USE**

**APPLICANT:**

Pebble Beach Corporation  
Attn: Ms. Cheryl Burrell  
P.O. 1767  
Pebble Beach, California 93953

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

Sovereign lands in the Pacific Ocean at Pebble Beach Golf Links, Pebble Beach, Monterey County.

**AUTHORIZED USE:**

Repair, replacement and extension of existing seawalls.

**LEASE TERM:**

Ten years beginning April 1, 1997.

**CONSIDERATION:**

The public health and safety; with the State reserving the right at any time to set a monetary rental if the Commission finds such action to be in the State's best interest.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Liability insurance: Combined single limit coverage of \$500,000.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the uplands adjoining the lease premises.
2. On January 21, 1997, the California Coastal Commission granted Permit #3-83-197 & 3-83-197-AZ for this project under its certified regulatory program (Title 14, California Code of Regulations, section 15251(c)).

CALENDAR PAGE	315
MINUTE PAGE	000809

**CALENDAR ITEM NO. C63 (CONT'D)**

3. Staff has reviewed the document and determined that the conditions, as specified in Title 14, California Code of Regulations, section 15253 (b), have been met for the Commission to use the environmental analysis document certified by the California Coastal Commission as an Negative Declaration equivalent in order to comply with the requirements of CEQA.
  
4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon 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:**

California Coastal Commission

**EXHIBITS:**

- A. Land Description
- B. Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

September 22, 1997

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT AN ENVIRONMENTAL ANALYSIS DOCUMENT (COASTAL COMMISSION PERMIT #3-83-197 & 3-83-197-AZ WAS ADOPTED FOR THIS PROJECT BY THE CALIFORNIA COASTAL COMMISSION (CCC) UNDER ITS CERTIFIED PROGRAM (TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15251 (c)), AND THAT THE STATE LANDS COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION THEREIN, AND CONCURS IN CCC'S DETERMINATION.

**SIGNIFICANT LANDS INVENTORY FINDING:**

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

**CALENDAR ITEM NO. C63 (CONT'D)**

**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO PEBBLE BEACH COMPANY OF A GENERAL LEASE - PROTECTIVE STRUCTURE USE, EFFECTIVE APRIL 1, 1997, FOR A TERM OF TEN YEARS; FOR THE REPAIR, REPLACEMENT AND EXTENSION OF EXISTING SEAWALLS ON THE LAND DESCRIBED ON EXHIBIT A ATTACHED AND BY REFERENCE MADE A PART HEREOF; THE CONSIDERATION BEING THE PUBLIC HEALTH AND SAFETY 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 FOR COMBINED SINGLE LIMIT COVERAGE OF \$500,000.

**Exhibit A  
Land Description**

**W 25380**

Two Parcels of State owned tide and submerged lands in the Pacific Ocean, adjacent to Pebble Beach Golf Course, Monterey County, California, as golf course is described in that Deed of Trust from the Pebble Beach Company to The Mitsubishe Trust and Banking Corporation, Recorded September 5, 1990, in Reel 2551 at Page 999, in the Office of the Monterey County Recorder, said parcels more particularly described as follows:

Parcel 1

All that portion of land lying directly beneath the 1996 coastal bluff restoration and stabilization project within the following described strip of land, a strip of land 80.00 feet in width being contiguous with and lying southerly of the following described line:

**BEGINNING** at a point having CCS83, Zone 4 coordinates of N 2102808.12 feet, E 5696329.59 feet, thence N 61° 50' 29" W, 465.62 feet, thence S 87° 37' 20" W, 427.05 feet to the end of said line.

Parcel 2

All that portion of land lying directly beneath the 1996 coastal bluff restoration and stabilization project within the following described strip of land, a strip of land 100.00 feet in width being contiguous with and lying southerly of the following described line:

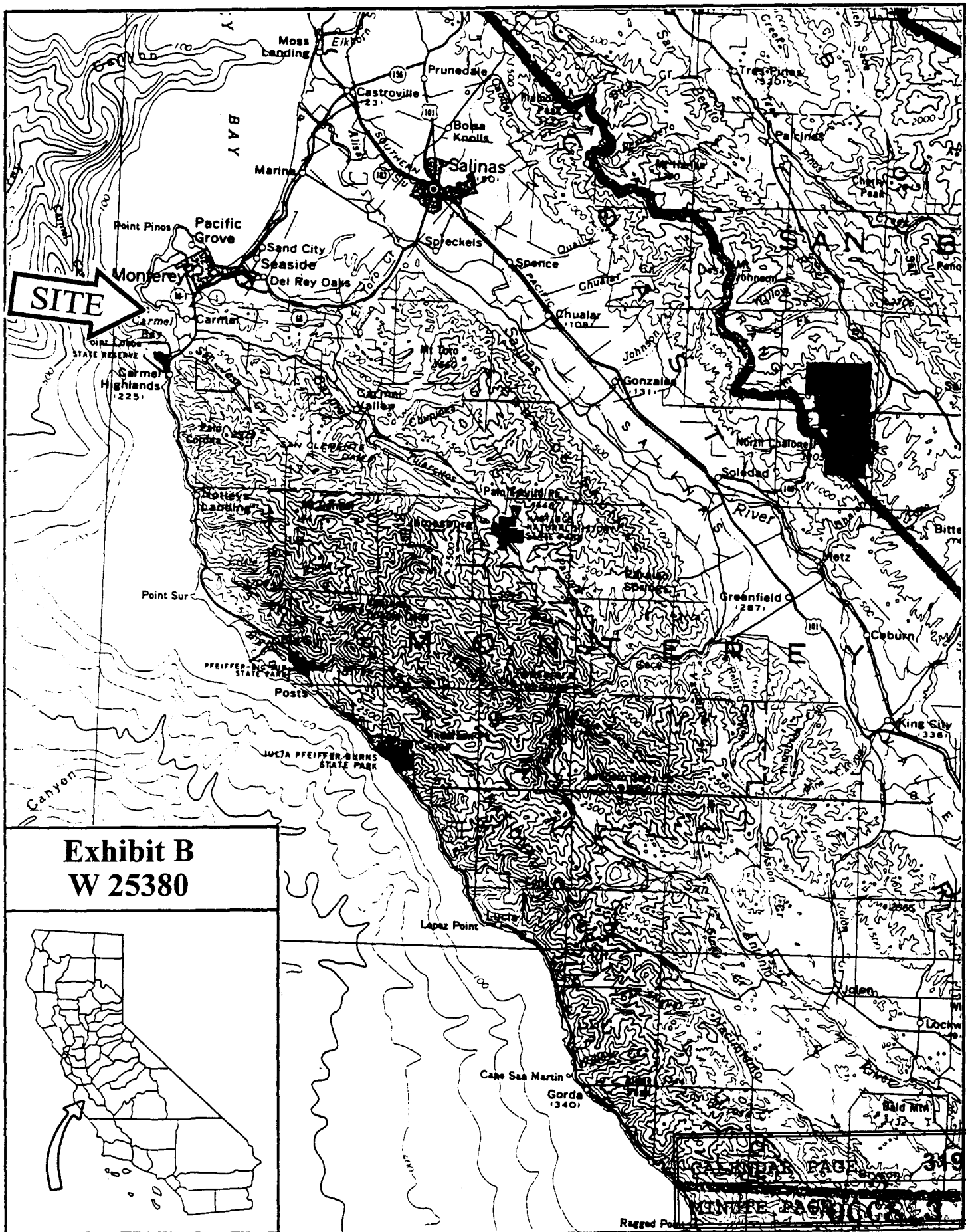
**COMMENCING** at a point having CCS83, Zone 4 coordinates of N 2102465.82 feet, E 5696881.94 feet, thence S 47° 45' 47" W, 80.00 feet to the **TRUE POINT OF BEGINNING**, thence S 39° 31' 43" E, 170.00, thence N 76° 40' 48" E, 140.00 feet to the end of said line.

Bearings and distances are based upon CCS83 Zone 4.

**EXCEPTING THEREFROM** any portion lying landward of the ordinary high water mark of the Pacific Ocean.

**END OF DESCRIPTION**

CALENDAR PAGE	<b>318</b>
MINUTE PAGE	<b>000812</b>



**Exhibit B  
W 25380**



**ALBERTA PAGE 349**  
**CONCRETE SERVICES**

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