

**CALENDAR ITEM
C78**

A 29
S 17

06/29/15
PRC 2714.1
D. Simpkin

REVISION OF RENT

LESSEE:

Pebble Beach Company

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in Stillwater Cove, Carmel Bay, Monterey County.

AUTHORIZED USE:

The continued use and maintenance of an existing multi-use pier.

LEASE TERM:

10 years, beginning November 1, 2009.

CONSIDERATION:

This 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 rent be revised from \$2,184 per year to \$2,379 per year, effective November 1, 2015.

OTHER PERTINENT INFORMATION:

1. On June 28, 2010, the Commission authorized a General Lease – Recreational Use to the Pebble Beach Company for the continued use and maintenance of a multi-use pier at Stillwater Cove adjacent to the Pebble Beach Golf Course.
2. This authorization is for a revision of rent only. Staff conducted the rent review called for in the Lease and recommends that the annual rent be increased.
3. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

CALENDAR ITEM NO. **C78** (CONT'D)

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

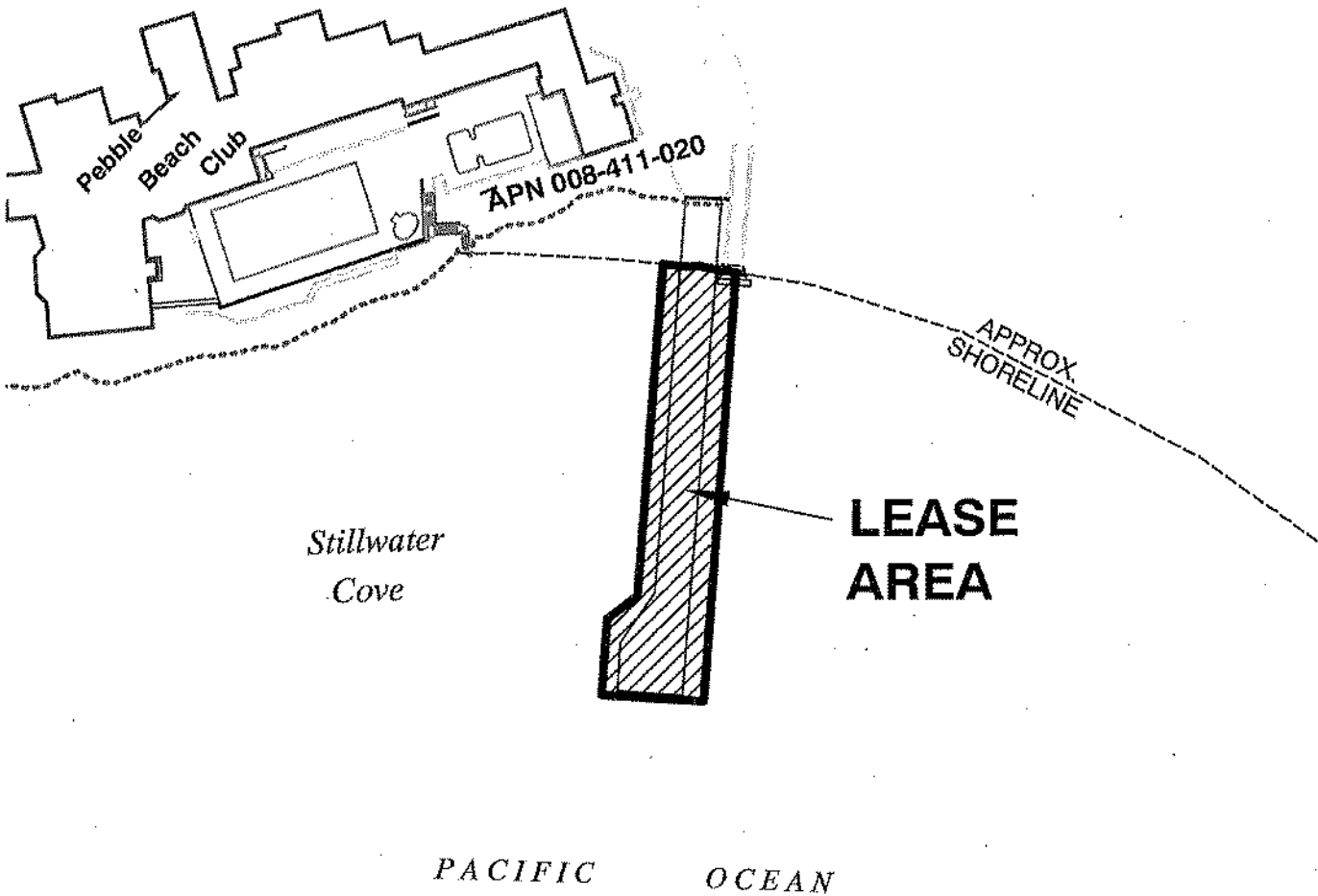
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 2714.1 from \$2,184 per year to \$2,379 per year, effective November 1, 2015.

NO SCALE

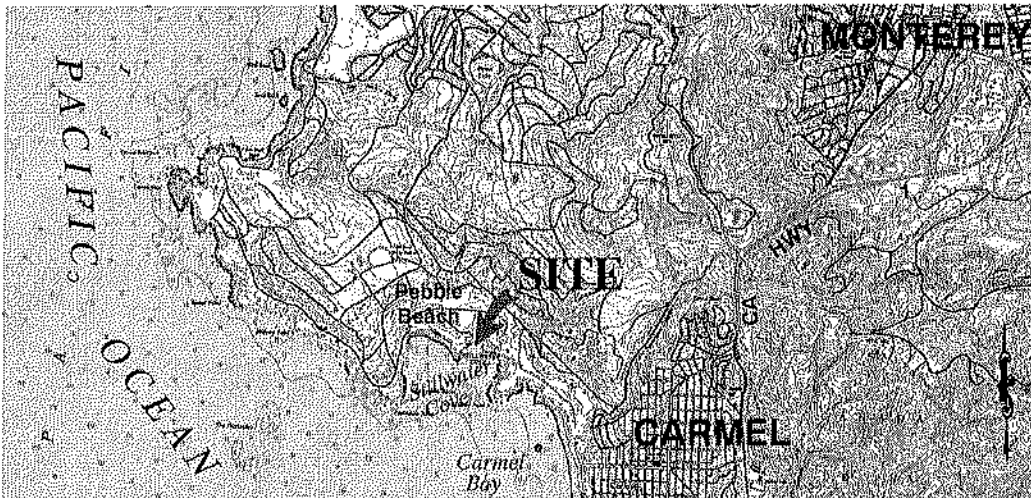
SITE



PEBBLE BEACH CLUB PIER, PEBBLE BEACH

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 2714.1
 PEBBLE BEACH COMPANY
 APN 008-411-020
 GENERAL LEASE-
 RECREATIONAL USE
 MONTEREY COUNTY



TS 05/11/15

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties 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.