

**CALENDAR ITEM
C38**

A 19
S 8

12/16/02
W 25475
N. Smith

GENERAL LEASE - PUBLIC AGENCY USE

LESSEE:

City of Pacifica
Attn: Mr. Michael Crabtree
170 Santa Maria Avenue
Pacifica, California 94044-2506

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in and along the Pacific Ocean, 528 to 572 Esplanade Avenue, city of Pacifica, San Mateo County.

AUTHORIZED USE:

Existing rock revetment previously constructed under emergency conditions, approximately 700 feet long, 40 feet wide and 20 feet tall.

LEASE TERM:

Ten years, beginning December 1, 2002.

CONSIDERATION:

The public health and safety; 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.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance: Combined single limit coverage of \$5,000,000.

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.

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2. A 700-foot long, 40-foot wide, 20-foot tall rock revetment was constructed in 1998 under emergency conditions on the face and at the foot of a coastal bluff. The wall was constructed after storms caused 40 to 60 feet of bluff erosion at the project site and left remnants of the then existing rock revetment scattered across the public beach. The bluff retreat damaged several of the bluff-top residences on Esplande Drive. As a result, the City determined that ten residences on the seaward side of Esplande Drive were unsafe to occupy. The City, with FEMA funds, purchased the ten condemned residences. On May 6, 1998, the City demolished seven of the ten residences. The three remaining residences were removed a year-and-a-half later.

The existing revetment was constructed to prevent further erosion of a coastal bluff. By decreasing bluff retreat at the site, the revetment protects public access across bluff-top property to the beach, a public road, and public-serving utilities from damage or destruction; additionally two private residences are protected, lessening the need for the City to spend public monies for acquisition and demolition.

3. On August 8, 2002, the California Coastal Commission (CCC) granted Permit # CDP-130-98 for this project under its certified regulatory program (Title 14, California Code of Regulations, section 15251(c)).
4. 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 CCC as an equivalent in order to comply with the requirements of the CEQA.
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:

California Coastal Commission.

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EXHIBITS:

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

PERMIT STREAMLINING ACT DEADLINE:

2/22/03

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT AN ENVIRONMENTAL ANALYSIS DOCUMENT, CALIFORNIA COASTAL COMMISSION (CCC) PERMIT # CDP-130-98, WAS ADOPTED FOR THIS PROJECT BY THE CCC UNDER ITS CERTIFIED PROGRAM (TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15251 (c)), AND THAT THE CALIFORNIA STATE LANDS COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION THEREIN AND CONCURS IN THE CCC'S DETERMINATION.

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 THE CITY OF PACIFICA OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING DECEMBER 1, 2002, FOR A TERM OF TEN YEARS, FOR AN EXISTING ROCK REVETMENT APPROXIMATELY 700 FEET LONG, 40 FEET WIDE AND 20 FEET TALL ON THE LAND DESCRIBED ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION SHALL BE THE PUBLIC HEALTH AND SAFETY, 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 \$5,000,000.