

**CALENDAR ITEM
C29**

A 74
S 38

06/23/11
PRC 8660.1
M. Andersen

REVISION OF RENT

LESSEE:

Seascape Shores Homeowners Association

AREA, LAND TYPE, AND LOCATION:

0.03 acres, more or less, of sovereign land in the Pacific Ocean, Solana Beach San Diego County.

AUTHORIZED USE:

Continued use and maintenance of an existing seawall, seacave notch infill, and access stairway as shown on Exhibit A.

LEASE TERM:

Ten years, beginning March 1, 2006.

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 the rent be revised from \$7,524 per year to \$9,852 per year, effective March 1, 2012.

OTHER PERTINENT INFORMATION:

1. The Lessee has the right to use the uplands adjoining the lease premises.
2. On February 9, 2006, the Commission authorized a General Lease - Recreational and Protective Structure Use to Seascape Shores Homeowners Association for a seawall, seacave notch infill and access stairway. That lease will expire on February 29, 2016. The protective structure was constructed to provide bluff support and prevent further marine erosion.

EXHIBIT:

- A. Site and Location Map

CALENDAR ITEM NO. **C29** (CONT'D)

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

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

AUTHORIZATION:

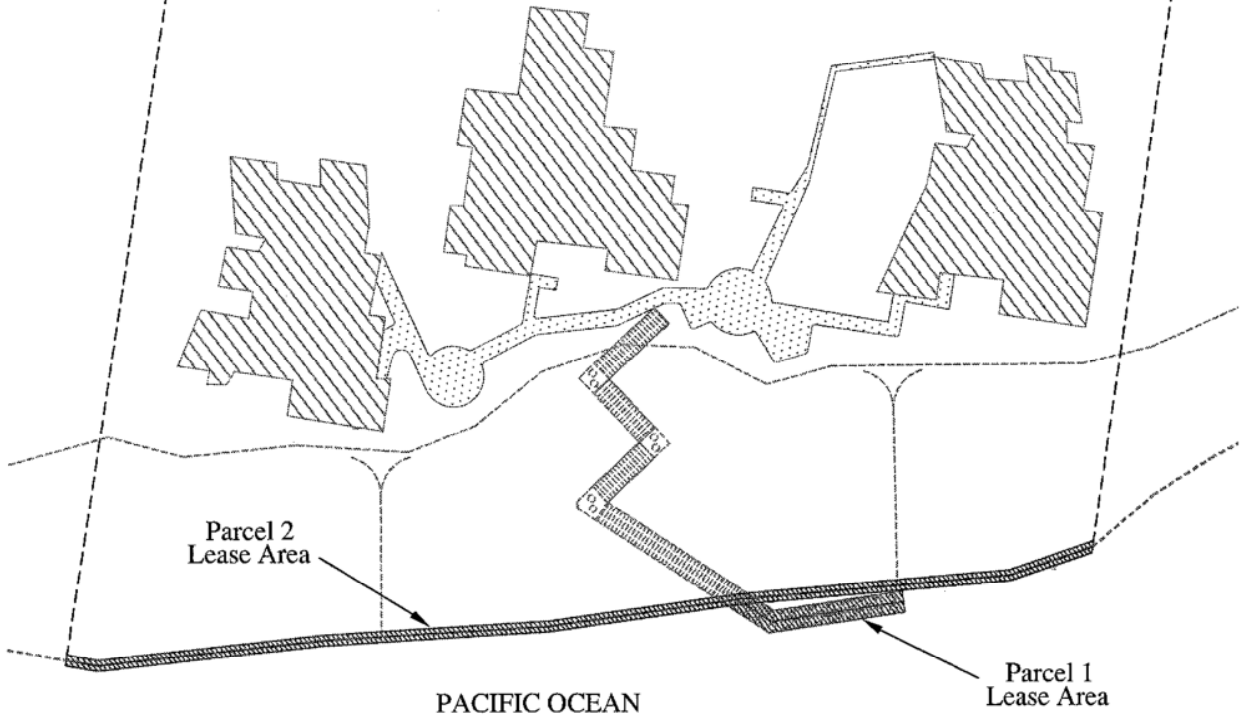
Approve the Revision of Rent for Lease No. PRC 8660.1 from \$7,524 per year to \$9,851 per year, effective March 1, 2012.

NO SCALE

SITE



SEASCAPE SHORES



SEASCAPE SHORES HOMEOWNERS ASSOCIATION,
325 SOUTH SIERRA AVENUE

NO SCALE

LOCATION



Exhibit A

PRC 8660.1
GENERAL LEASE -
RECREATIONAL &
PROTECTIVE STRUCTURE USE
SOLANA BEACH
SAN DIEGO COUNTY



RAB 01/06

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. MAP SOURCE: USGS QUAD