

**CALENDAR ITEM
C70**

A 72
S 34

06/28/16
PRC 8881.1
S. Kreutzburg

ASSIGNMENT OF LEASE AND REVISION OF RENT

LESSEE/ASSIGNOR:

Robert G. Sebring and Gail Sebring

ASSIGNEE:

Robert G. Sebring and Gail Sebring, Trustees of the Sebring Family Trust, dated January 10, 2002

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Huntington Harbour, adjacent to 16402 Grimaud Lane, near Huntington Beach, Orange County.

AUTHORIZED USE:

Continued use and maintenance of an existing cantilevered deck.

LEASE TERM:

10 years, beginning June 28, 2010.

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 rent under this lease and recommends rent be revised from \$360 per year to \$432 per year, effective June 28, 2016.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance in an amount no less than \$1,000,000 per occurrence.

Other:

No permanent roof or other enclosure will be constructed on the Lease Premises. Applicants agree that any proposed use of the Lease Premises that includes a residential extension of the actual living quarters constitutes residential use and is prohibited.

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OTHER PERTINENT INFORMATION:

1. Assignee owns the upland adjoining the lease premises.
2. On June 28, 2010, the Commission authorized a General Lease – Recreational Use to Robert G. Sebring and Gail Sebring. That lease will expire on June 27, 2020. On December 8, 2009, the upland parcel was deeded to Robert G. Sebring and Gail Sebring, Trustees of the Sebring Family trust, dated January 10, 2002. The Applicant is now applying for an assignment of the lease.
3. The boat dock and public access ramp at this location are under lease to the Broadmoor Huntington Harbour Community Association, under PRC 5799.1, and are not affiliated with this lease.
4. This action is consistent with Strategy 2.1 of the Commission's Strategic Plan to optimize returns for the responsible development and use of State lands and resources, both onshore and offshore.
5. The assignment of the lease and revision of rent are not projects as defined by the California Environmental Quality Act because they are administrative actions that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378, subdivision (b)(5).

EXHIBITS:

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

RECOMMENDED ACTION:

It is recommended that the Commission:

AUTHORIZATION:

1. Authorize the assignment of Lease No. PRC 8881.1, a General Lease – Recreational Use, of sovereign land as described in Exhibit A and shown on Exhibit B (for reference purposes only), attached and by this reference made a part hereof, from Robert G. Sebring and Gail Sebring, to Robert G. Sebring and Gail Sebring, Trustees of the Sebring Family Trust, dated January 10, 2002; effective June 28, 2016.

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2. Approve the revision of rent for Lease No. 8881.1 from \$360 per year to \$432 per year, effective June 28, 2016.

EXHIBIT A

PRC 8881.1

LAND DESCRIPTION

A parcel of submerged land in Huntington Harbour, in the City of Huntington Beach, Orange County, California, described as follows:

BEGINNING at the most northerly corner of Lot 22, as said lot is shown and so designated on that certain map of Tract No.9738 filed in Book 415, Pages 48 through 50 of Official Records of said County; thence along the radial line northeasterly along the northeasterly extension of the northwesterly line of said lot, 5.58 feet; thence south 55°15'22" east 13.69 feet; thence south 40°49'28" east 11.00 feet; thence north 60°44'16" west 26.30 feet to the POINT OF BEGINNING.

END OF DESCRIPTION

Prepared 06/15/2016 by the California State Lands Commission Boundary Unit



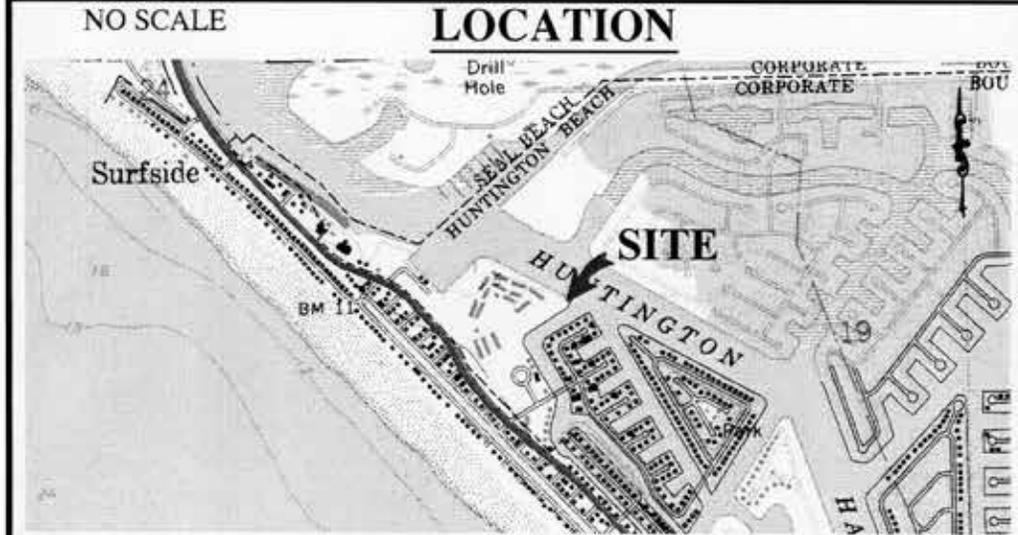
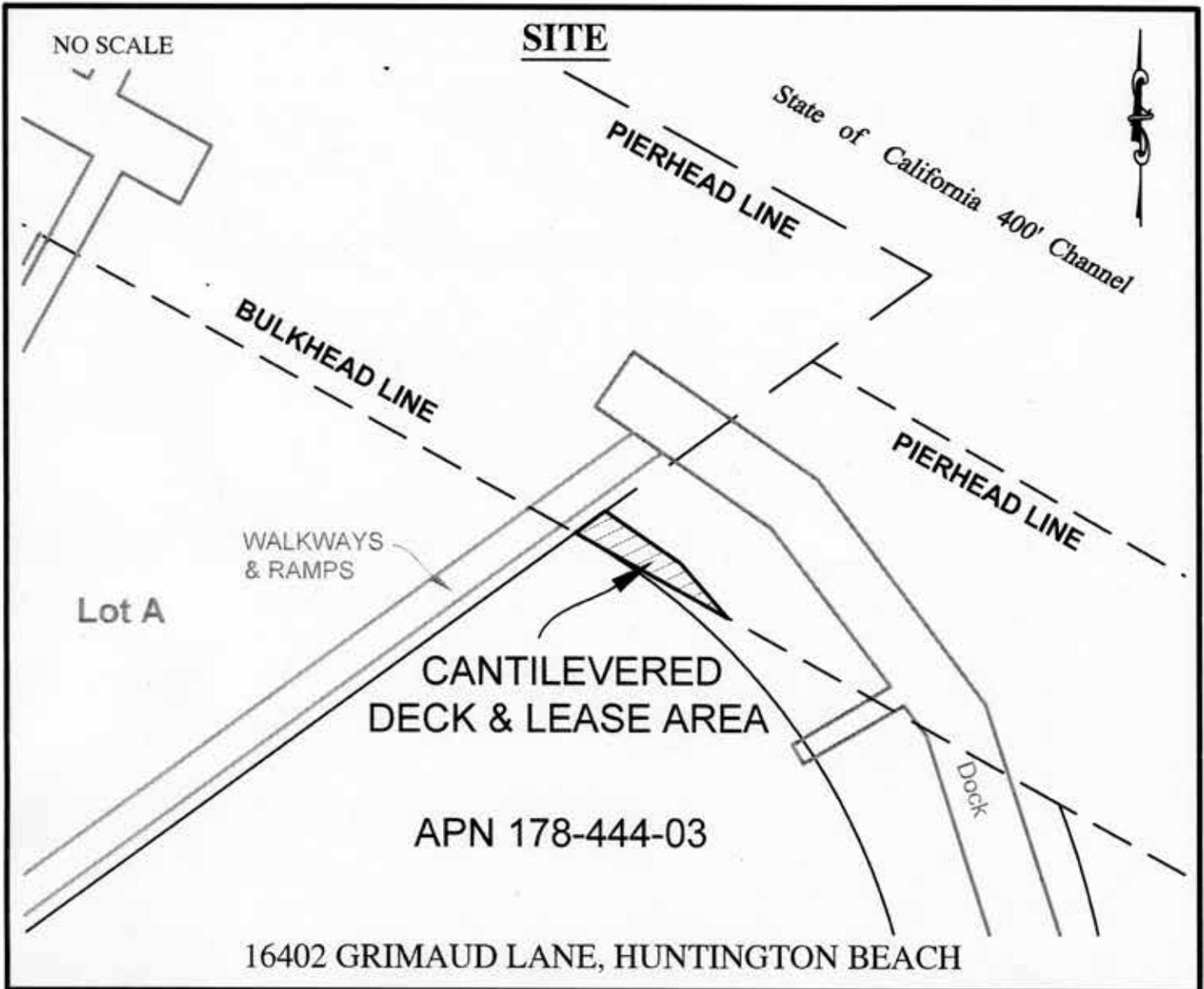


Exhibit B
 PRC 8881.1
 SEBRING TRUST
 APN 178-444-03
 GENERAL LEASE
 RECREATIONAL USE
 ORANGE COUNTY



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.