

**CALENDAR ITEM  
C74**

A 72  
S 34

02/20/15  
PRC 5424.1  
D. Oetzel

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANT:**

Kumar Swamy Raja  
3562 Venture Drive  
Huntington Beach, CA 92649

**LAND TYPE AND LOCATION:**

Sovereign land located in Huntington Harbour, adjacent to 3562 Venture Drive, Huntington Beach, Orange County.

**AUTHORIZED USE:**

The use and maintenance of an existing boat dock, access ramp, and cantilevered deck not previously authorized by the Commission.

**LEASE TERM:**

10 years, beginning February 20, 2015.

**CONSIDERATION:**

\$2,459 per year, with an annual Consumer Price Index adjustment.

**SPECIFIC LEASE PROVISIONS:**

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

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the upland adjoining the lease premises.
2. On December 19, 1977, the Commission authorized a 10-year General Permit – Recreational Use to Richard L. and June Frandsen for the construction and maintenance of a floating dock. The dock was never constructed and that lease expired in January 1987. A dock, access ramp and cantilevered deck were later constructed without Commission authorization and have occupied State land for several years. The Applicant subsequently acquired the upland property and is now applying for a General Lease – Recreational Use.

CALENDAR ITEM NO. **C74** (CONT'D)

3. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. 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.

**EXHIBITS:**

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

**RECOMMENDED ACTION:**

**CEQA FINDING:**

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

**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 section 6370 et seq.

**AUTHORIZATION:**

Authorize the issuance of a General Lease – Recreational Use to Kumar Swamy Raja beginning February 20, 2015, for a term of 10 years, for the use and maintenance of an existing boat dock, access ramp, and cantilevered deck as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$2,459, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 5424.1**

**LAND DESCRIPTION**

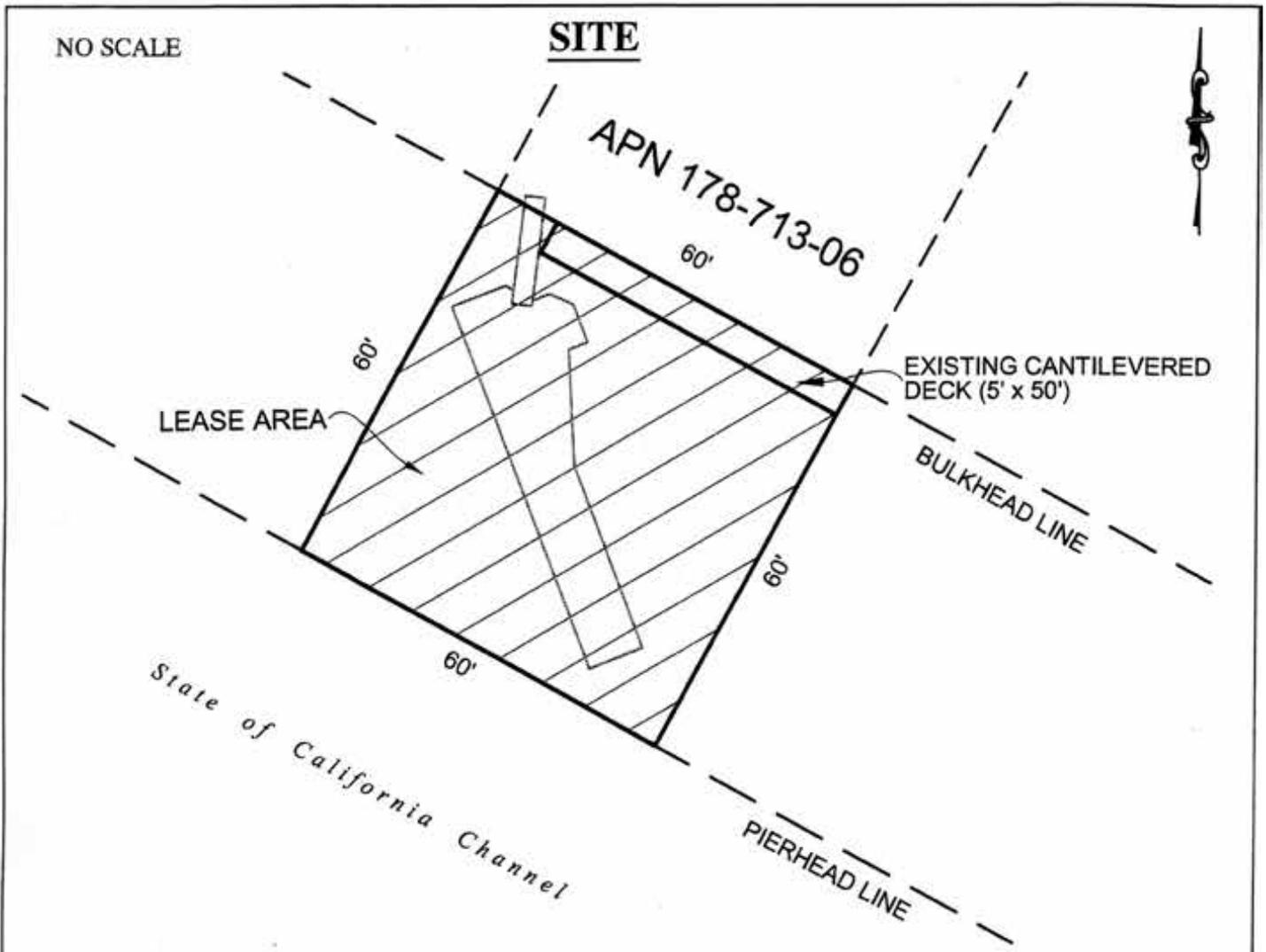
A parcel of submerged land in Huntington Harbour in the City of Huntington Beach, Orange County, California, described as follows:

Beginning at the most southerly corner of Lot 45 as said lot is shown and so designated on that certain map of Tract No. 9335 filed in Book 386, Pages 32 and 33 of Miscellaneous Maps, Official Records of said County; thence along the southwesterly extension of the southeasterly line of said lot 60.00 feet, more or less, to the pierhead line, as said pierhead line is shown on EXHIBIT 'A' of Resolution No. 5503, passed and adopted May 6, 1985 by the City Council of the City of Huntington Beach and recorded May 10, 1985 as Document 85-170510, Official Records of said County; thence northwesterly along said pierhead line to the southwesterly extension of the northwesterly line of said lot; thence along said extension 60.00 feet, more or less, to the most westerly corner of said lot; thence along the southwesterly line of said lot to the point of beginning.

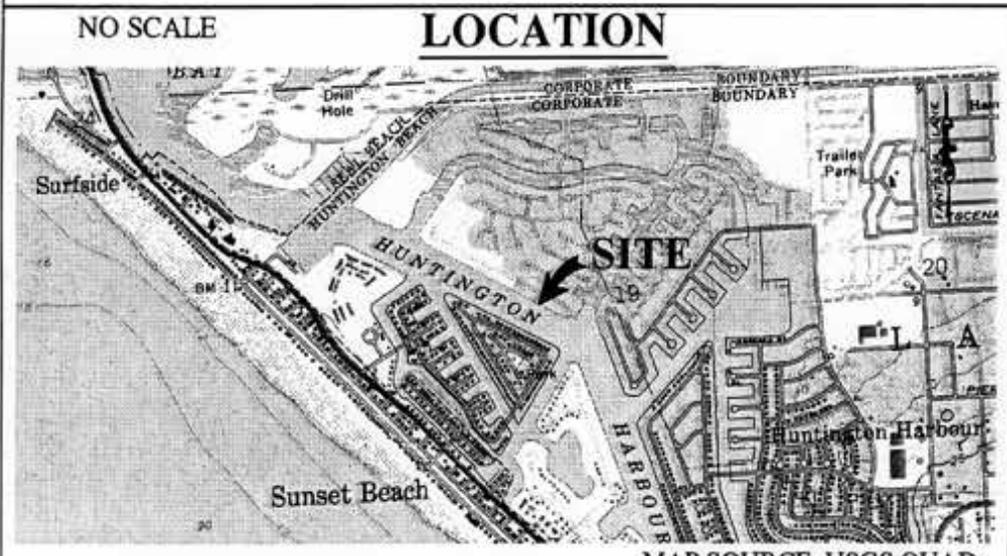
**END OF DESCRIPTION**

Prepared 12/08/2014 by the California State Lands Commission Boundary Unit





3562 VENTURE DRIVE, HUNTINGTON BEACH



**Exhibit B**  
 PRC 5424.1  
 KUMAR SWAMY RAJA  
 APN 178-713-06  
 GENERAL LEASE -  
 RECREATIONAL USE  
 ORANGE COUNTY



MIJ 11/09/2014

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.