MINUTE ITEM
This Calendar Item No. C04
was approved as Minute Item
No. 4 by the State Lands
Commission by a vote of 3
0 at its 2/5/92
meeting.

CALENDAR ITEM

A 36

S 18

C 04

02/05/92
PRC 2881
A. Scott

AMENDMENT OF PUBLIC AGENCY LEASE PRC 2881

LESSEE:
Ventura Port District
Richard Parsons, General Manager
1603 Anchors Way Drive
Ventura, California 93001

AREA, TYPE LAND AND LOCATION:
A 138±-acre parcel of tide and submerged land located in the Pacific Ocean offshore of the City of San Buenaventura, Ventura County.

LAND USE:
Construction of a rock groin near the beach, an extension to an existing jetty and detached breakwater, and to provide for dredging of the entrance channel to the Ventura Harbor.

TERMS OF ORIGINAL PERMIT:
Initial period:
Forty-nine (49) years beginning May 11, 1962.

CONSIDERATION:
The public use and benefit; with the State reserving the right at any time to set a monetary rental if the Commission finds such action to be in the State's best interest.

TERNS OF PROPOSED AMENDED PERMIT:
Initial period:
Forty-nine (49) years beginning May 11, 1962.

CONSIDERATION:
The public use and benefit; with the State reserving the right at any time to set a monetary rental if the Commission finds such action to be in the State's best interest.

(ADDED pgs. 12-12.9)

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:
Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee and processing costs have been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

AB 884:
03/25/92

OTHER PERTINENT INFORMATION:

1. The United States Army Corps of Engineers, on behalf of the Ventura Port District, proposes to make major modifications to the entrance channel to the Ventura Harbor. The project calls for the construction of a beach groin on the down coast side of the entrance channel and the addition to the existing north jetty and the detached breakwater of extensions to control sand flow into the entrance channel. The project will also provide for the dredging of the entrance channel to a depth of minus 40 feet and the dredging of a sand trap area. Sand removed as part of this project will be dispersed of offshore of public beaches to assure continued supply of sand down coast of the harbor entrance.

2. The annual rental value of the site is estimated to be $ 410,000.

3. A Negative Declaration/Finding of No Significant Impact (FONSI), SCH No. 89040702, was prepared and adopted for this project by the Ventura Port District. The State Lands Commission's staff has reviewed such document.

4. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 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.

5. A mitigation Monitoring Program (Program) for the United States Army Corps of Engineers/Ventura Port District Ventura Harbor Improvement Project has been prepared and is attached as Exhibit "D". The State Lands Commission will not have any responsibilities or obligations to fulfill under the terms of the Program.

   Staff, however, has contacted each of the agencies identified within the Monitoring Program as responsible for monitoring specific measures which have been incorporated into the project. Staff have requested copies of all follow-up reports from each responsible agency to establish evidence of construction compliance with the identified project modifications which may have a direct or indirect effect upon lands administered by the State Lands Commission.

APPROVALS OBTAINED:

United States Army Corps of Engineers and the Coastal Commission.

FURTHER APPROVALS REQUIRED:

None.

EXHIBITS:

A. Land Description
B. Location Map
C. Notice of Determination
D. Mitigation Monitoring Program

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION/FONSI AND A MITIGATION MONITORING PROGRAM (EXHIBIT "D") WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE VENTURA PORT DISTRICT AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

2. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

3. AUTHORIZE ISSUANCE TO THE VENTURA PORT DISTRICT OF AN AMENDMENT TO LEASE PRC 2881 PROVIDING FOR THE REPLACEMENT OF THE LAND DESCRIPTION CONTAINED IN THE LEASES WITH THE LAND DESCRIPTION ATTACHED HERETO AS EXHIBIT "A". AUTHORIZE THE CONSTRUCTION OF EXTENSIONS TO THE EXISTING NORTH JETTY AND THE BREAKWATER AND TO CONSTRUCT A NEW SOUTH BEACH GROIN, ALL TO BE LOCATED ON THE LAND DESCRIBED IN EXHIBIT "A" ATTACHED, AND AUTHORIZE DREDGING OF THE ENTRANCE CHANNEL TO A DEPTH OF 40 FEET AND DISPOSAL OF THE DREDGED MATERIALS OFFSHORE FOR BEACH REPLENISHMENT PURPOSES. ALL OTHER TERMS AND CONDITIONS OF THE LEASES WILL REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

EXHIBIT "A"

PRC 2861

LAND DESCRIPTION

A parcel of tide and submerged land in the Santa Barbara Channel adjacent to the Ventura Marina, Ventura County, California, more particularly described as follows:

BEGINNING at a point on the westerly line of Parcel 1 shown as Line 1, on a map filed in Book 17, Page 4 of Parcel Maps in the office of County Recorder of said County, having a bearing and distance of N 10° 41' 30" W, 4132.22 feet. Said point of beginning being N 10° 41' 30" W, 412.23 feet from the most southerly terminus of said westerly line; thence N 10° 41' 30" W, 3587.74 feet; thence S 79° 18' 30" W, 1905.31; thence S 10° 41' 30" E, 2190.34 feet; thence S 50° 25' 27" E, 1817.07 feet to a point on a line that bears S 79° 18' 30" W from the point of beginning: thence along said line N 79° 18' 30" E, 743.83 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying landward of the mean high tide line of the Pacific Ocean.

END OF DESCRIPTION

PREPARED SEPTEMBER, 1991 BY LLB

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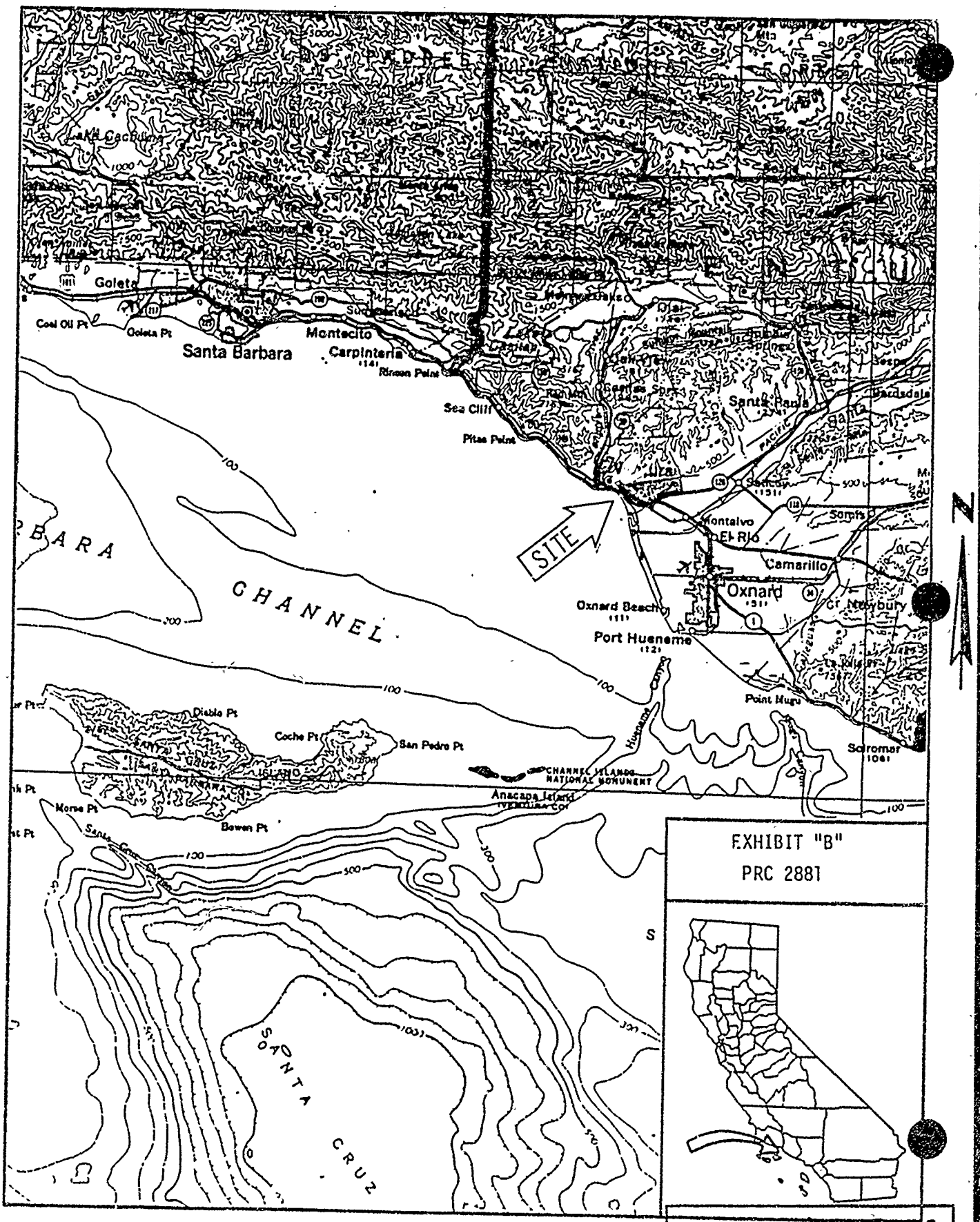

EXHIBIT "B"
PRC 2881

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NOTICE OF DETERMINATION

To: ___ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Ventura Port District
1603 Anchors Way Drive
Ventura, CA 93001

X County Clerk
County of Ventura
800 So. Victoria Ave.
Ventura, CA 93009

Subject:
Filing of Notice of Determination in compliance with Sections 21108 or 21152 of the Public Resources Code.

Ventura Harbor Entrance Improvements
Project Title

89-040702
State Clearinghouse Number
(If submitted to Clearinghouse)

Richard Parsons, General Manager (805) 642-8538
Lead Agency Contact Person
Area Code/Telephone/Extension

Ventura Harbor, Ventura County
Project Location (include county)

Project Description: Improvements to the Ventura Harbor Entrance including: 1) A 250-foot spur groi attached to the north jetty; 2) A rubble-mound groin extending approximately 600 feet offshore from south beach; 3) Entrance channel deepening; 4) Extension of sand traps; and, 5) 300-foot extension of breakwater.

This is to advise that the Ventura Port District has approved the above described project on Aug. 21, 19 and has made the following determinations regarding the above described project.

1. The project (~~will~~ will not) have a significant effect on the environment.
2. A FONSI was prepared for this project by the U. S. Army Corps of Engineers and adopted by the Ventura Port District as the CEQA equivalent of a Negative Declaration pursuant to the provisions of CEQA.
3. Mitigation measures (were ~~were not~~) made a condition of the approval of the project.
4. A statement of Overriding Considerations (~~was~~ was not) adopted for this project.
5. Findings (were ~~were not~~) made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Pu at:

Ventura Port District, 1603 Anchors Way Drive, Ventura, CA 91003

Signature (Public Agency) | August 22, 1991 (Date) | General Manager (Title)

Date received for filing at OPR:

EXHIBIT "C"

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MITIGATION MONITORING PROGRAM

This mitigation monitoring program for the Ventura Harbor Entrance Improvement project has been prepared in compliance with Assembly Bill 3180 (California Public Resources Code Section 21081.6) which became State Law on January 1, 1989. The program includes mitigation measures that have been incorporated into the project order to mitigate potentially significant effects on the environment.

Project mitigation measures, identified in the Ventura Harbor Navigation Improvements Final Report, revised March, 1990, to mitigate, avoid or substantially lessen significant effects on the environment will be incorporated into a checklist. Each mitigation measure will be listed separately on the checklist with appropriate spaces for monitoring the progress of implementation of the mitigation measure. This checklist is the basis for the monitoring program. Any information provided to the Port District by the Army Corps of Engineers for this development project must be kept with the checklist in the project file for the purpose of verification. A matrix showing each mitigation measure and details of monitoring is included at the end of this section.

EXHIBIT "D"

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U.S. ARMY CORPS OF ENGINEERS/VENTURA PORT DISTRICT

VENTURA HARBOR IMPROVEMENTS

MITIGATION MONITORING PROGRAM CHECKLIST

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	When Applied			Monitor/ Report Agency	Shown in conditions	Shown on Plans		Installed on Site		Const/Operating Frequency to		Sanctions for Non-Compliance
			One-Time	Const Only	Operating			Rqd	Verified Date/Init	Rqd	Verified Date/Init	Monitor	Report	
Water Resources		1. Sediments in areas to be dredged in previously undredged areas will be tested for grain-size and analysis for chemical contamination to determine suitability for beach disposal. Beach disposal will be in compliance with the CRWQCB.		X		Corps of Engineers	P					B	a	3
Air Quality		1. Renewal and modification of the Ventura Air Pollution Control District permit will be completed, emissions offset, if necessary, will be coordinated, and agreements reached prior to any construction activities subject to the Ventura County Air Pollution Control District permit.	X			Port District	AO					B	a	3
Recreation and Land Use		1. During disposal of dredged material, the contractor will be required to construct access ramps over the disposal pipeline at 500-foot intervals in those areas where access would not otherwise be restricted for safety or environmental reasons.		X		Corps of Engineers	AO	X		X		C	a	3
		2. Disposal will take place primarily in the fall and winter, when recreational use of the beaches is low, to minimize impacts to beach-related recreational activities. If disposal must take place at McGrath State Beach during the 9 days prior to and including Easter, the contractor will be required to coordinate with the State Parks Department to minimize impact to recreational use.		X		State Parks Department	AO					C	a	3

Shown in Conditions of Approval:
AO - Agency Option to Implement as Needed;
RC - Required by Code;
P - Plan, Program or Report Required;
AR - Agency to Require on All Projects.

Monitoring Frequency:
A - With Each New Development;
B - Prior to Construction;
C - Throughout Construction;
D - On Completion;
E - Operating;
F - On Violation.

Reporting Frequency
a - Once, On Completion;
b - On Violation;
c - Ongoing.

Sanctions
1 - Withhold Building Permit
2 - Withhold Cert. of Occupancy
3 - Stop Work Order
4 - Monetary

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U.S. ARMY CORPS OF ENGINEERS/VENTURA PORT DISTRICT
VENTURA HARBOR IMPROVEMENTS
MITIGATION MONITORING PROGRAM CHECKLIST

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	When Applied			Monitor/ Report Agency	Shown in conditions	Shown on Plans		Installed on Site		Const/Operating Frequency to		Sanctions for Non-Compliance
			One-Time	Const Only	Operating			Rqd	Verified Date/Init	Rqd	Verified Date/Init	Monitor	Report	
Recreation and Land Use (cont.)		3. The project sponsors will coordinate with the Surfrider's Foundation, the major organization dedicated to the maintenance of high quality surfing (including body surfing) beaches in California, in the final design of the beach groin, to maintain optimal body surfing and surfing conditions while providing maximumnavigational safety.	X			Corps of Engineers	AO	X		X		B	a	3
Noise		1. Construction of the beach groin will be scheduled to avoid the late spring through early fall season when recreational use of the beach is most popular.		X		Corps of Engineers	AO					C	a	3
Aesthetics		1. The contractor will be required to remove unsightly debris from the beach areas in a timely manner, normally within 24 hours. Timing of operations and clean-up requirements will be included in plans and specifications.		X		Corps of Engineers	P					C	a	3
Biological Resources		1. Impacts to the California least tern population will be avoided by not constructing the beach groin or dredging during the least tern nesting season.		X		Fish and Game	AR					C, D, F	a,b	3
		2. Impacts on the California grunion will be avoided by not constructing the beach groin or dredging during the grunion spawning season or minimized by implementingdiking or near-shore disposal if an emergency situation requires that this work continue into the grunion season.		X		Fish and Game	AR					C, D, F	a,b	3

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Monitoring Frequency:
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Sanctions
1 - Withhold Building Permit
2 - Withhold Cert. of Occupancy
3 - Stop Work Order
4 - Monetary

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