

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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VENTURA, CA 93001
(805) 585-1800



Th 21d

DATE: July 14, 2008

TO: Commissioners and Interested Persons

FROM: Jack Ainsworth, Deputy Director
Steve Hudson, South Central Coast District Manager
Barbara Carey, Supervisor, Planning and Regulation
Amber Tysor, Coastal Program Analyst

SUBJECT: **Notice of Impending Development (NOID) 2-08**, for Pacific Corinthian Yacht Club Upper Level Expansion and Building Renovation for Public Hearing and Commission Action at the August 7, 2008, Commission Meeting in Oceanside.

SUMMARY AND STAFF RECOMMENDATION

The Ventura County Harbor Department proposes to renovate the second floor of the Pacific Corinthian Yacht Club (PCYC). The proposal includes adding 720 square feet of second floor unenclosed deck area, which extends the deck out no farther than the existing first floor footprint over the existing uncovered patio area. The proposal also includes enlarging the second floor lounge and restaurant area by enclosing the area under the roof of part of the existing deck, which adds 285 square feet to the interior restaurant space. The proposed project will relocate the bar area to the northwest corner of the building, relocate the fireplace feature to the southeastern corner, and remodel the restrooms on the second floor in compliance with ADA handicapped accessible standards. Changes to the first floor involve removal of a secondary staircase and installation of a dumb waiter on the interior of the floor plan, and removal and replacement of the first floor colonnades to accommodate the second level deck expansion. No expansion to the first floor is proposed. The new interior floor area on the second floor of 285 square feet is an increase of approximately 2.6%. The project is located at 2600 S. Harbor Boulevard, Channel Islands Harbor, Oxnard.

The Notice of Impending Development was received in the South Central Coast Office on June 20, 2008 and deemed filed on June 27, 2008. On June 27, 2008, the Channel Islands Harbor Department waived the right to a Commission determination on the proposed development within 30 days, as otherwise required by Section 13359(b) of the California Code of Regulations.

Staff is recommending that the Commission determine that the impending development **is consistent** with the certified Channel Islands Harbor Public Works Plan (PWP), as modified pursuant to **one (1) special condition** regarding biological resources. As conditioned, the project is consistent with all resource protection policies and provisions of the Public Works Plan. See associated Motion and Resolution beginning on **Page 2**. The standard of review for the proposed NOID is conformity with the policies of the certified PWP.

I. PROCEDURAL ISSUES

Sections 30605 and 30606 of the Coastal Act and Title 14, Sections 13357(a)(5), 13359, and 13353-54 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified PWP. Section 13354 requires the Executive Director or his designee to review the Notice of Impending Development (or development announcement) within five working days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified PWP. The notice is deemed filed when all necessary supporting information has been received.

Pursuant to Section 13359 of Title 14 of the California Code of Regulations, within thirty working days of filing the Notice of Impending Development, the Executive Director shall report to the Commission the pendency of the development and make a recommendation regarding the consistency of the proposed development with the certified PWP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified PWP and whether conditions are required to bring the development into conformance with the PWP. No construction shall commence until after the Commission votes to render the proposed development consistent with the certified PWP.

II. STAFF RECOMMENDATION:

MOTION: *I move that the Commission determine that the development described in the Ventura County Harbor Department Notice of Impending Development 2-08 (Pacific Corinthian Yacht Club Expansion and Renovation), as conditioned, is consistent with the certified Channel Islands Harbor Public Works Plan.*

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development 2-08, as conditioned, is consistent with the certified Channel Islands Harbor Public Works Plan, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO DETERMINE DEVELOPMENT IS CONSISTENT WITH PWP:

The Commission hereby determines that the development described in the Notice of Impending Development 2-08, as conditioned, is consistent with the certified Channel Islands Harbor Public Works Plan for the reasons discussed in the findings herein.

III. SPECIAL CONDITION:

1. Biological Surveys

By acceptance of this authorization for development, the Harbor Department agrees to retain the services of a qualified independent biologist or environmental resources specialist with appropriate qualifications acceptable to the Executive Director, to conduct biological surveys of trees on and adjacent to the project site (within 500 feet of any construction activities) just prior to any construction activities, and once a week upon commencement of construction activities that include grading or use of other heavy equipment that can cause excessive noise, odors, or vibrations and that will be carried out between February 1st and August 15th, inclusive. The Ventura Harbor Department shall direct the environmental resource specialist to: (1) conduct surveys in order to determine the presence of black-crowned night herons, great blue herons, snowy egrets, or other sensitive species in or near the project site, one day prior to commencement of grading or use of any heavy equipment that can cause excessive noise, odors, or vibrations and once a week after such construction begins and (2) immediately report the findings of the survey to the Ventura Harbor Department and the Executive Director.

In the event that the environmental specialist reports any black-crowned night herons, great blue herons, snowy egrets, or other sensitive species exhibiting reproductive or nesting behavior on and adjacent to the project site (within 500 feet of any construction activities), the following restrictions shall apply:

- A. Ventura Harbor Department shall cease work, and shall immediately notify the Executive Director.
- B. Project activities may commence only upon written approval of the Executive Director and only in areas more than 300 feet from any identified nesting site.
- C. Construction activities that are within 300 feet from any identified nesting site shall not commence until the environmental specialist has determined that black-crowned night herons, great blue herons, or snowy egrets near the project site have ceased to exhibit reproductive or nesting behavior and would not be impacted by any project activities.
- D. The Ventura Harbor Department shall have the environmental resource specialist conduct surveys to determine the presence of black-crowned night herons, great blue herons, snowy egrets, or other sensitive species

in or adjacent to the project site, at least once weekly, during the construction.

- E. Construction noise reduction measures such as sound shields made from plywood or sound-board or molded sound shields shall be used and measures shall be taken to minimize loud noise generation to the maximum feasible extent during construction. Permanent lighting shall be shielded and directed downward. Bright upward shining lights shall not be used during construction and construction employees shall not bring pets (e.g. dogs and cats) to the construction site.

IV. FINDINGS FOR APPROVAL OF THE NOTICE OF IMPENDING DEVELOPMENT, AS CONDITIONED

The following findings support the Commission's approval of the Notice of Impending Development, as conditioned. The Commission hereby finds and declares as follows:

A. PROJECT DESCRIPTION AND BACKGROUND

The Ventura County Harbor Department proposes to renovate the second floor of the Pacific Corinthian Yacht Club (PCYC). The proposal includes adding 720 square feet of second floor unenclosed deck area, which extends the deck out no farther than the existing first floor footprint of the existing uncovered patio area. The proposal also includes enlarging the second floor lounge and restaurant area by enclosing the area under the roof, which adds 285 square feet to the interior restaurant space. The proposed project will relocate the bar area to the northwest corner of the building, relocate the fireplace feature to the southeastern corner, and remodel the restrooms on the second floor to make them handicapped accessible. (**Exhibits1-5**) Changes to the first floor involve removal of a secondary staircase and installation of a dumb waiter on the interior of the floor plan, and removal and replacement of the first floor colonnades to accommodate the second level deck expansion. No expansion to the first floor is proposed. The new interior floor area on the second floor of 285 square feet is an increase of approximately 2.6%. The project is located at 2600 S. Harbor Boulevard, Channel Islands Harbor, Oxnard.

PCYC occupies about 20,000 square feet and the building is located on Harbor Boulevard just south of the Channel Islands Boulevard Bridge. The architectural design of the building will not change. It is a smooth stucco Spanish style, L-shaped building with a red tile roof. The dining rooms on the upper and lower decks have window views of the channel. A pool is located at the southeast corner of the site along the revetment. The pool and deck have metal railings and partial glass wind protection screening. PCYC facilities include an 11,178 square foot two-story building with a pool, a second story restaurant and bar, and a second floor unenclosed deck area overlooking the western channel of the Harbor. Other facilities at PCYC include a 229 foot visitor dock, an area for dry boat storage, and a 142 space parking area. PCYC is a membership

yacht club with 400 members, founded in 1976. The club operates a full-service clubhouse and marina with 153 boat slips.

The vegetation in the area consists of several large palm trees on and around the site. A landscaped strip exists to the north and contains several mature scrubs and trees. No construction will occur outside of the building footprint and no vegetation will be impacted by construction activities and no tree removal is proposed. The yacht club is located approximately 1,000 feet away from the nearest known heron nesting tree on the west side of the harbor, and is located approximately 1,690 feet from the nearest known heron nesting tree on the peninsula in the middle of the harbor (**Exhibit 6**).

A construction staging area will be located just to the west of the PCYC building within a small area of the existing parking lot. The staging area is proposed to be fenced, screened off, and secured.

Background

On September 19, 1986, the Channel Islands Public Works Plan (PWP) was effectively certified by the Commission. The purpose of the PWP, as certified, is to provide “a detailed and specific planning document to guide future Harbor development.” Jurisdiction within the Channel Islands Harbor is shared by both the County of Ventura and the City of Oxnard. Oxnard’s City limits extend to all Harbor land areas. Based on a previous agreement between the two governmental authorities and the Commission’s certification of the Public Works Plan, the County assumed planning and regulatory authority within the Harbor. Under the certified PWP, the County is responsible for approval of all development within the Harbor permitted by the plan. Under the PWP, the County must submit a Notice of Impending Development (NOID) describing any proposed development that is listed in the plan, for review and approval by the Commission. For a project contained in the certified PWP, the Commission’s review of a Notice of Impending Development is limited to determining whether the development is consistent with the PWP, or can be made consistent by imposing reasonable terms and conditions to ensure that the development conforms to the PWP.

Requirements for the level of information contained in a Public Works Plan are contained in Section 13353 of Title 14 of the California Code of Regulations, which states that a PWP “shall contain sufficient information regarding the kind, size, intensity and location of development activity intended to be undertaken pursuant to the plan.” Such information includes: 1) the specific type of activity or activities proposed to be undertaken; 2) the maximum and minimum intensity of activity or activities proposed to be undertaken; 3) maximum size of facilities proposed to be constructed pursuant to the plan; and 4) the proposed location or alternative locations considered for any development activity or activities to be undertaken pursuant to the proposed plan. The Coastal Act envisions that a Public Works Plan functions more as a Specific Plan or a master development permit in order for specific projects or activities described in the PWP to be approved quickly through the Notice of Impending Development Process at later dates with minimal review. Activities, projects, or facilities not specifically proposed in a Public Works Plan in the level of detail described above may require an amendment

to the certified PWP that must be approved by the Coastal Commission prior to approval and issuance of a Notice of Impending Development for said activity, project, or facility.

The standard of review for the Notice of Impending Development is the certified 1986 PWP. The PWP contains policies and provisions that identify areas for harbor development while protecting coastal resources including the marine environment, scenic and visual resources, and public access and recreation.

B. MARINE RESOURCES

The certified Channel Islands Harbor PWP incorporates by reference Sections 30240, 30230, and 30231 of the Coastal Act. Section 30240 provides for the protection of Environmentally Sensitive Habitat Areas. Sections 30230 and 30231 of the Coastal Act mandate that marine resources and coastal water quality shall be maintained and where feasible restored.

Section 30240 of the Coastal Act States:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum

populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

In addition, Policy 2 under Biological Resources in the Public Works Plan states:

Use of the marine environment shall be permitted to the extent that it does not adversely impact the biological productivity of Harbor and coastal waters.

Several bird species, such as great blue herons, black-crowned night herons, and snowy egrets utilize the trees in the Harbor for roosting and nesting. Although none of these species are listed as threatened or endangered, their presence is considered important because some species of herons and egrets are considered Sensitive Species and play an integral role in the ecosystem as top wetland predators.

The Channel Islands Harbor Public Works Plan contains policies to protect marine and biological resources and environmentally sensitive habitat areas in and around Harbor waters. The proposed PCYC addition and remodel includes the addition of 720 square feet of second floor unenclosed deck area, and the addition of 285 square feet of internal floor area. This development could have the potential to adversely impact marine and biological resources during the construction phase of the project. However, as noted above, no construction will occur outside of the building footprint and no vegetation will be impacted by construction activities. Additionally, no tree removal is proposed.

The Harbor biologist, Dr. Jeffery Froke, regularly conducts surveys of trees within the Channel Islands Harbor to identify the location of great blue heron and black-crowned night herons. Dr. Froke has never documented nesting trees on or directly adjacent to the project site. However, great blue herons and black-crowned night herons use various locations throughout the Channel Islands Harbor as nesting sites and these sites have been documented monthly from 2003 to the present by Dr. Froke. Dr. Froke's most recent report on herons in the harbor indicates that, as of May 13, 2008, five active Black-crowned night-heron nests and fourteen Great blue heron nests were found on the peninsula and the west side of the harbor (**Exhibit 6**).

The Pacific Corinthian Yacht Club is located on the northwestern side of the harbor, approximately 1,000 feet away from the nearest known heron nesting tree on the west side of the harbor, and is located approximately 1,690 feet from the nearest known heron nesting tree on the peninsula in the middle of the harbor. Because the yacht club is located far to the north of all known nesting bird sites, impacts to nesting of sensitive

bird species, such as herons and egrets, are less likely. However, if great blue or black-crowned night herons were to begin nesting near the project site, there is the potential that activities associated with the construction activities, such as excessive noise above the level of acoustic noise normally existing at the harbor, could adversely impact nesting herons. Therefore, to ensure that nesting herons are not adversely affected by construction activities, the Commission is requiring **Special Condition One (1)**. **Special Condition One (1)** requires a pre-construction survey by a qualified independent biologist or resource specialist, approved by the Executive Director, to conduct biological surveys of trees on and adjacent to the project site (within 500 feet of any construction activities) just prior to any construction activities, and once a week upon commencement of construction activities that include grading or the use of other heavy equipment that can cause excessive noise, odors, or vibrations and that will be carried out between February 1st and August 15th, inclusive. Should nesting activity within the project site (within 500 feet of any construction activities) be observed in the pre-construction survey or weekly surveys, then several restrictions will apply. First, if sensitive species of birds are exhibiting reproductive or nesting behavior within 500 feet of construction activities, work shall cease and the Ventura Harbor Department shall immediately notify the Executive Director of the Coastal Commission and project activities may only commence upon written approval of the Executive Director in areas more than 300 feet from any identified nesting site. Construction activities shall not commence until sensitive bird species are no longer exhibiting nesting or reproductive behavior. Additionally, construction noise reduction measures must be used and measures shall be taken to minimize loud noise generation to the maximum extent feasible. Finally, the designated biologist is required to submit written documentation to the Harbor Department and to the Executive Director of the Coastal Commission of the pre-construction survey and any required weekly survey(s) regarding the status of heron or egret nesting and foraging in the immediate vicinity of the construction site.

The proposed development at the Pacific Corinthian Yacht Club has the potential to impact marine and biological resources. **Special Condition One (1)** relating to nesting birds, which will minimize these impacts, has been required. The Commission, therefore, finds that the proposed Notice of Impending Development is consistent, as conditioned, with the biological policies of the certified PWP.

C. VISUAL RESOURCES

The certified Channel Islands Harbor PWP incorporates by reference Coastal Act Section 30251, which seeks to protect the visual and scenic qualities of coastal areas as a resource of public importance.

Coastal Act Section 30251 states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where

feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

In addition, Policy 2a under Public Access and Recreation in the certified PWP states (in part):

View corridors shall be landscaped in a manner that screen and softens the view across any parking and pavement areas in the corridor. This landscaping, however, shall be designed to frame and accentuate the view, and shall not significantly block the view corridor. All redevelopment shall provide maximum views.

Policy 2d states:

Future building or redevelopment in the Harbor shall not exceed 2 stories or 25 feet in height...Height shall be measured from the centerline of the frontage road.

Policy 1 under Section 4.0 of the PWP, Coastal Issues and Development policies states that all development in the Harbor shall be subject to the following policy:

Any expansion of the existing and permitted structures described in Table 1 shall be prohibited except for minor alterations which result in an increase of less than 10% of the internal floor area or an increase of 10% in height of the structure.

The PCYC expansion and remodel project includes adding 720 square feet of second floor unenclosed deck area, which extends the deck out no farther than the existing first floor footprint. The proposal also includes enlarging the second floor lounge and restaurant area by enclosing the area under the roof, which adds 285 square feet to the interior restaurant space. No expansion to the first floor is proposed. The new interior floor area on the second floor of 285 square feet is an increase of approximately 2.6%.

The proposed unenclosed deck expansion will not reduce existing public views of the harbor because the roof will line will not change and the deck will be unenclosed and will not extend farther than the existing first-floor footprint. Therefore, the Commission finds that Notice of Impending Development 2-08 is consistent with the applicable visual resource protection policies of the certified Public Works Plan.

D. WATER QUALITY

As previously explained in the Biological Resources section above, the certified Channel Islands Harbor PWP incorporates by reference Coastal Act Sections 30230

and 30231, mandating that marine resources and coastal water quality shall be maintained and where feasible restored. Additionally, Coastal Act Section 30232, also incorporated into the certified PWP, requires protection against spillage of hazardous substances into the marine environment relating to any development.

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30232 of the Coastal Act states:

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

In addition, Policy 2 under Biological Resources in the Public Works Plan states:

Use of the marine environment shall be permitted to the extent that it does not adversely impact the biological productivity of Harbor and coastal waters.

Policy 4 under Biological Resources states:

Adequate cleanup procedures and containment equipment shall be provided by the Harbor for all hazardous materials stored in the Harbor.

The proposed expansion and remodel of PCYC has the potential to adversely impact coastal water quality through introduction of pollutants associated with construction activities. The Harbor Department has incorporated County of Ventura Condition of Approval No. 21, which addresses construction and maintenance responsibilities and debris removal to minimize the potential for adverse impacts to water quality resulting from the use of construction materials and methods. Construction, debris removal and erosion and sediment control measures implemented during construction will serve to minimize the potential for adverse impacts to water quality resulting from the use of construction materials and methods. The Harbor Department proposes to implement construction phase best management practices (BMPs), including submittal of a final Construction, Debris Removal and Erosion and Sediment Control Plan. This plan will include measures such as storage of all construction materials or waste in a manner which prevents their movement via runoff, or any other means, into coastal waters, the removal of any and all construction equipment, materials and debris from the project site at the conclusion of construction, the disposal of all demolition and construction debris at an appropriate site, and the implementation of appropriate erosion and sediment control BMPs.

Further, the proposed development is not expected to result in additional adverse water quality impacts because the project will add 720 square feet of second floor unenclosed deck area over the footprint of an already existing unenclosed patio area. Thus, no additional impervious surfaces will be added to the development footprint of the already existing PCYC building.

Therefore, the Commission finds that the proposed Notice of Impending Development for the Pacific Corinthian Yacht Club upper level expansion and building renovation, as proposed, is consistent with the applicable water quality protection policies of the certified Public Works Plan.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Harbor Department, in its role as lead agency for the PWP and the NOID for purposes of the California Environmental Quality Act ("CEQA"),¹ has determined that the project is categorically exempt from the provisions of CEQA, under CEQA Guidelines Sections 15303 and 15332. 14 C.C.R. § 15303 (construction of small structures); 14 C.C.R. § 15332 (in-fill development project); see also CEQA section 21084 (authorizing promulgation of regulations listing categorical exemptions). For CEQA purposes, the Commission's role with respect to this project is that of a

¹ Cal. Pub. Res. Code ("PRC") §§ 21000 *et seq.* All further references to CEQA sections are to sections of the PRC.

responsible agency. Despite the lead agency's determination of categorical exemption for the project, the Commission has separately considered the potential environmental impacts of the project as it would be characterized under both CEQA and the Coastal Act. As an agency with a certified regulatory program under CEQA section 21080.5, the Commission regularly assesses whether its approval of a project, as modified by any conditions of approval, is consistent with the provisions in CEQA Section 21080.5(d)(2)(A) that a proposed project not be approved if there are feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse effect the activity may have on the environment. As in other contexts, the Commission has considered that question here.

The Commission has imposed conditions upon the Notice of Impending Development to include such feasible measures as will reduce environmental impacts of new development. The Commission incorporates its findings on Coastal Act and PWP consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed above, the proposed development approved by this NOID, as conditioned, is consistent with the policies of the certified PWP. Feasible mitigation measures that will minimize all adverse environmental impacts have been required as special conditions. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, that would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that Notice of Impending Development, as conditioned herein, is consistent with CEQA Section 21080.5(d)(2)(A), and the applicable provisions of the Public Works Plan.

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SEE 386 MAP

SEE 522 MAP

EXHIBIT 1
CI Harbor NOID 2-08 (PCYC)
Vicinity Map



Project Location

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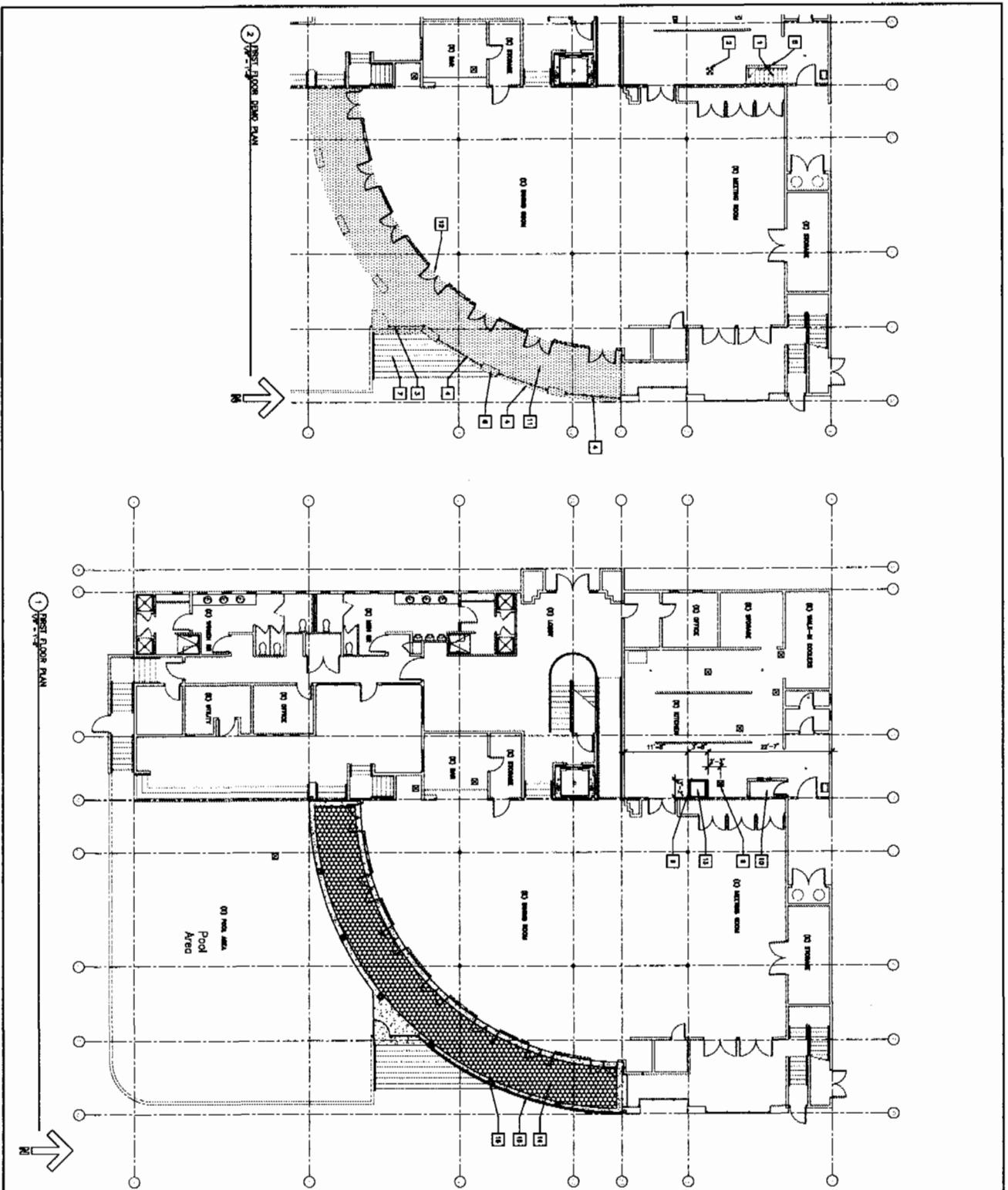
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KEY NOTES

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WALL LEGEND

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CALIFAUNA

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01 June 2008

To: Lyn Krieger

Cc: Andi Culbertson, Marilyn Miller

Re: **HERONRY REPORT FOR APRIL & MAY 2008**

The following information, including a current nest map, is based on my most recent observations and data for nesting herons within the Channel Islands Harbor environment. Reported observations were made on **20 April** and **13 May 2008**. My last report to you was dated 07 April 08 and represented observations of 01 April 2008. I will be onsite for a June survey on the 5th).

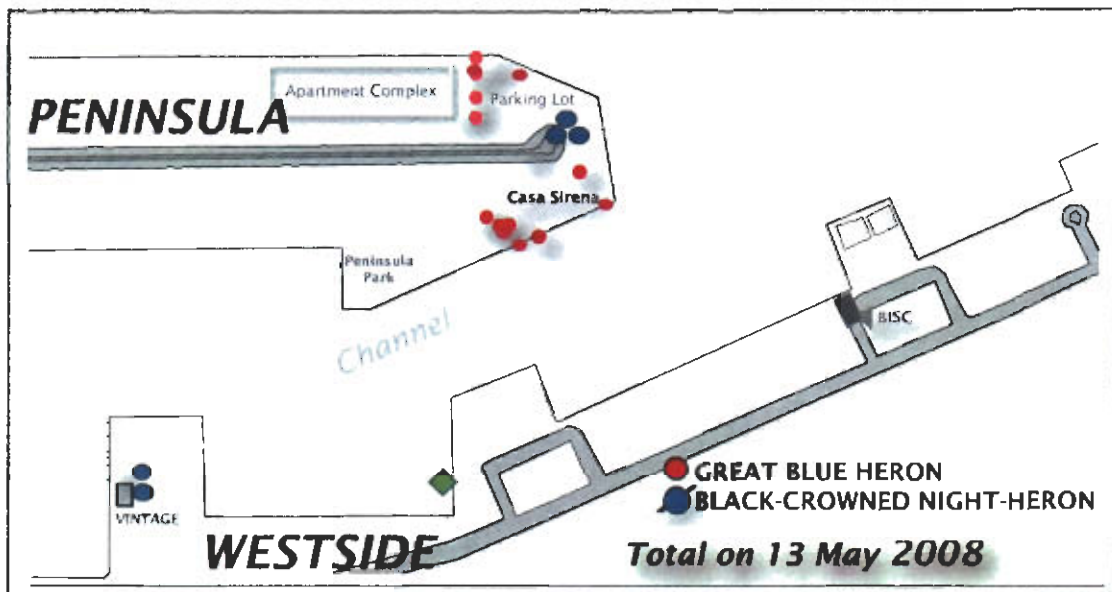
Westside (Harbor Blvd.) -- On 20 April, there were two BCNHs, one adult and one juvenile (2007 hatch) perched and walking about in the canopies of two adjacent cypress trees near the Vintage Marina Yacht Sales building, on the Westside. No direct evidence of nesting was seen in April; but in May, two additional (2nd & 3rd confirmed) adult BCNH were observed, one standing by the nest in the tree closest to the building and the other setting inside the nest in the second tree (both nests were caked with fresh guano, indicating ongoing nest use). Although not seen, it is reasonable to expect that one additional adult (female) may have been in the first nest, brooding. Total Westside nests = 2 (BCNH).

Peninsula -- Nine (9) heron nests in eight trees were confirmed to be active on the Peninsula, on 01 April. Nearly three weeks later, on 20 April, there were 10 active nests situated in nine trees. Of these, four were in and around Casa Sirena (palms and the central Monterey Pine), and the other six were in trees surrounding the anchorage parking lot (one cypress w/ BCNH; and five palms w/ GBH). By May, there were still the two active nests (BCNH) at Vintage Marina, plus three BCNH nests in the southern group of three cypresses next to the anchorage parking lot (total = 5 BCNH). Also in May, there was a total of 14 GBH nests, distributed as eight at Casa Sirena and six in the palms around the anchorage parking lot (*see attached map*).

The locations of all (19-20+)* active nests discovered during April and May are identified on the following CIH Heronry Map. ([*]) without knowing the specific identities of all nesting birds, it is not possible to determine the true number of nesting pairs, or nesting efforts within the heronry. Therefore, the number of nests (or, nestings), whether successful, could exceed the instant number of active nests at any one time. *Total active nests confirmed @ CIH, 13 May 08: BCNH (5); GBH (14).*

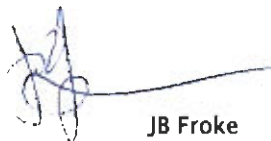
2008 HERON SEASON

HERON NEST ATLAS for CHANNEL ISLANDS HARBOR HERONRY, 2003-2008



Two parrots occasionally seen (and heard!) near the Marine Emporium Landing (◆ above) are Lilac-crowned Amazon (right) and Red-lored Amazon (left)




JB Froke