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CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

RECORD PACKET COPY

Filed: 8/18/03
180th Day: 2/14/04
Extended: 4/30/04
Staff: MH-V
Staff Report: 1/22/04
Hearing Date: 2/18/04
Commission Action:



Handwritten initials

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-03-073

APPLICANT: Ventura Port District

AGENT: Richard W. Parsons

PROJECT LOCATION: 1583 Spinnaker Drive, Ventura CA 93001

PROJECT DESCRIPTION: Rehabilitation of Ventura Harbor Village Marina, including reconfiguration of docks and boat slips, including changes required to provide handicapped-access.

LOCAL APPROVALS RECEIVED: Ventura Port District

SUBSTANTIVE FILE DOCUMENTS: Army Corps of Engineers, Provisional Letter of Permission dated 9/3/2003; Regional Water Quality Control Board, Los Angeles Region, Conditional Certification dated 11/3/03; Negative Declaration, dated 3/03, prepared pursuant to California Environmental Quality Act, Ventura Port District; CDP 4-98-293 (City of Ventura); CDP 4-02-054 (BEACON); CDP 4-98-336 (City of Santa Barbara); CDP 4-02-033 (City of Santa Barbara).

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval of the proposed project with special conditions including: Best Management Practices, Disposal of Construction Debris, Waiver of Liability, Caulerpa Surveys and Monitoring, Operation Staging, Construction Schedule and Reporting.

I. STAFF RECOMMENDATION:

MOTION: *I move that the Commission approve Coastal Development Permit No. 4-03-073 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

1. Best Management Practices

PRIOR TO THE ISSUANCE OF Coastal Development Permit 4-03-073, the applicant shall implement a Best Management Practices Plan consistent with the following requirements, and the plan shall at a minimum, include the following components:

- (a) Construction debris shall be properly contained and secured on site with Best Management Practices (BMPs), or removed from construction areas, each day that construction occurs, to prevent the accumulation and/or unintended transport

of construction debris by wind, rain or tracking, which may discharge into coastal waters. Debris shall be disposed at an appropriate disposal location pursuant to Special Condition 2.

- (b) Best Management Practices (BMPs) designed to prevent spillage and/or run-off of construction related materials, sediment, or contaminants associated with construction activity, shall be implemented prior to the onset of such activity. Selected BMPs shall be maintained in a functional condition throughout the duration of the project.
- (c) No construction materials, debris, or waste shall be placed or stored where it may be subject to wave erosion and dispersion.
- (d) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of construction.

2. Disposal of Construction Debris

PRIOR TO THE ISSUANCE OF Coastal Development Permit 4-03-073, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all construction debris generated by the activities approved pursuant to this coastal development permit. Should the disposal site be located in the Coastal Zone, a coastal development permit shall be required for permanent disposal of the subject debris. The Executive Director may approve a temporary storage location for concrete rubble generated by the subject activities provided such storage is in an area already used for such purposes, and provided that the debris will not be stored for a period longer than six (6) months. The applicant shall be responsible for identifying a temporary storage site satisfactory to the Executive Director prior to the issuance of Coastal Development Permit 4-03-073.

3. Waiver of Liability

PRIOR TO THE ISSUANCE of Coastal Development Permit 4-03-073, the applicant shall submit a written document, in a form and a content acceptable to the Executive Director, which shall provide (a) that the applicant understands that the site may be subject to extraordinary hazards from storm waves, wave run-up, erosion and or flooding and the applicant assumes the risks that such hazards may pose to the development approved in this permit and (b) that the applicant unconditionally waives any claim of liability on the part of the Commission and agrees to indemnify and hold harmless the Commission, its officers, agents and employees relative to the Commission's approval of the project for any damage due to natural hazards.

4. Caulerpa Surveys and Monitoring

- (A) Not earlier than 90 days nor later than 30 days prior to commencement or re-commencement of any development authorized under this coastal development permit, the applicant shall undertake a survey of the project area and a buffer area at least 10 meters beyond the project area and a buffer area at least 10 meters

beyond the project area to determine the presence of the invasive alga *Caulerpa taxifolia*. The survey shall include a visual examination of the substrate and inspection of all vessels utilized for any activities authorized in Coastal Development Permit 4-03-073. Additionally, any pilings or other existing components of the subject project that may be re-utilized shall be completely inspected and determined free of *Caulerpa taxifolia*.

- (B) The survey protocol shall be prepared in consultation with the Regional Water Quality Board, the California Department of Fish and Game, and the National Marine Fisheries Service.
- (C) Within two (2) weeks of completion of the survey, the applicant shall submit the results of the survey:
 - (1) For the review and approval of the Executive Director; and
 - (2) To the Surveillance Subcommittee to the Southern California Caulerpa Action Team (SCCAT). The SCCAT Surveillance Subcommittee may be contacted through William Paznokas, California Department of Fish & Game (858/467-4218) or Robert Hoffman, National Marine Fisheries Service (562/980-4043).
- (D) Unless the Executive Director determines otherwise, if the survey identifies any *Caulerpa taxifolia* within the project area, the applicant shall submit to the Commission an application for an amendment to this permit authorizing measures formulated to avoid, minimize and otherwise mitigate impacts that the proposed development might have resulting from the dispersal of *Caulerpa taxifolia* in the project area. The applicant shall: 1) refrain from commencement of the project until the Commission acts on the amendment application, and 2) upon approval by the Commission of the amendment application, implement the approved mitigation measures in the manner and within the timeframe(s) specified in the Commission's approval.

5. Operation Staging

- A) PRIOR TO THE ISSUANCE OF Coastal Development Permit 4-03-073, the applicant shall submit to the Executive Director for review and approval, final staging plans that include the following:
 - (1) A map of the location of the project construction headquarter(s).
 - (2) Site plans for all construction staging areas and access routes, including stockpile areas for pilings and storage areas for debris.
 - (3) Special staging and parking needs for heavy equipment.
- B) The applicant shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No change to the program shall occur without a Commission-

approved amendment to the permit unless the Executive Director determines that no such amendment is required.

6. Waiver of Liability

PRIOR TO THE ISSUANCE of Coastal Development Permit 4-03-073, the applicant shall submit a written document, in a form and a content acceptable to the Executive Director, which shall provide (a) that the applicant understands that the site may be subject to extraordinary hazards from storm waves, wave run-up, erosion and/or flooding and the applicant assumes the risks that such hazards may pose to the development approved in this permit and to third parties utilizing the subject facilities in the Ventura Harbor Marina, and (b) that the applicant unconditionally waives any claim of liability on the part of the commission and agrees to indemnify and hold harmless the Commission, its officers, agents and employees relative to the Commission's approval of the project for any damage due to natural hazards.

7. Construction Schedule and Reporting

PRIOR TO THE ISSUANCE OF Coastal Development Permit 4-03-073, the applicant shall submit a proposed schedule for the staged completion of construction authorized herein. The applicant shall annually submit a report to the Executive Director, commencing one year after the date of Commission approval of CDP 4-03-073, describing the construction completed during the previous year. All proposed construction must be completed within five (5) years following the date of Commission approval of CDP 4-03-073, or within such additional time that the Executive Director may grant upon a showing of good cause.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The Ventura Port District proposes to repair and reconstruct a significant portion of docks in the Ventura Harbor Village Marina (See Exhibit 1). Ventura Harbor is located in the south portion of the City of Ventura, north of the mouth of the Santa Clara River. The harbor is bounded by Arundell Barranca on the north, Harbor Boulevard and Olivas Park Golf Course to the east, Spinnaker Drive to the south, and the Pacific Ocean to the west. Local access is provided from Harbor Boulevard and Olivas Park Golf Course to the east, Spinnaker Drive to the south, and the Pacific Ocean to the west. Local access is provided from Harbor Boulevard. Adjacent land uses to the Ventura Harbor include the City's Marina Park and the Ventura Keys residential area to the north, and agricultural uses and the Olivas Park golf course to the east. Commercial uses, an oil storage facility, and a municipal water treatment plant are located southeast of the harbor. Wildlife ponds, the Santa Clara River Channel, and McGrath State Beach lie to the southwest, State lands and the Pacific Ocean lie to the west.

The Ventura Harbor Village Marina occupies the southwestern portion of the Ventura Harbor. Surrounding uses include the Ventura Isle Marina, a recreational boat marina located across the

turning basin to the east and a resort hotel, the Ventura Yacht Club located directly north of the project site, and the Harbor Village commercial center adjacent to the Harbor Village Marina. Commercial fishing and processing operations are located at the southern end of the Ventura Harbor. The northern portion of the harbor generally consists of auxiliary marina services such as offices, fueling docks, boat storage, and a launch ramp, as well as a mobile home park. The National Park Service Channel Islands Headquarters is located on Spinnaker Drive and is accessed through the southwest harbor area.

The Ventura Harbor consists of 200 acres of land and 120 acres of water. Development of the harbor began in 1960. The entire harbor supports approximately 1,400 boat berths, a boat launching facility, public restrooms, a boat repair yard, fuel docks, charter fishing operations, commercial fishing support facilities, and the Harbor Patrol. The Ventura Harbor Village Marina was constructed in 1981 as one of four marinas in the Ventura Harbor. The entire village includes 200 slips ranging in length from 30 feet to 100 feet, a commercial fish-buying facility, 2 travel lifts for hoisting boats, and the Ventura Harbor Village, which consists of over 40 specialty shops and restaurants, offices, and public open spaces. The Harbor Village Marina is used predominantly for commercial fishing operations, but also contains mooring space for commercial tour operations and some recreational boat users.

The berthing system in the marina is composed of wood framed docks with reinforced concrete-covered flotation units and wooden decking. Concrete piles anchor the docks. Electric power and potable water service are provided to each slip. A 12-foot-wide concrete promenade rims the marina and separates the Ventura Harbor Village retail complex from the marina docks. According to the applicant, docks C, D, E, F, G, H, and I are 20 years old and in need of major rehabilitation and reconstruction to ensure sustained longevity (See Exhibit 2).

Substantial portions of the docks are deteriorated and worn. In addition, the Marina must be retrofitted to provide adequate handicapped access and to accommodate the changing needs of the commercial fishing fleet. The District has identified slip categories with a high vacancy rate (in excess of 30%) that will be reconfigured to provide slips for larger vessels (existing slips for this category presently experience a vacancy rate of approximately 5%). The reconstruction will reduce the total number of slips from 162 to 144 boat slips but due to the respective vacancy rates of the existing boat slip categories, the District believes that the demand for smaller commercial fishing boat slips will continue to be fully satisfied.

The existing and proposed support members will be composed of pre-cast concrete. No wood or treated wood or polyvinyl chloride (PVC) materials will be incorporated into any permanent part of the restored marina structures where contact with seawater would occur.

Reconstruction of the new dock facilities will involve the removal of existing walkways, fingers and pilings, as well as the reinstallation of pilings in the new configuration and construction of new walkways and fingers. Project construction will be divided into two phases over five years. Phase I will include the repair and reconfiguration of the south side of dock F. During construction, moored boats in the affected dock will be temporarily relocated. Construction activities will be spaced such that moored boats can be temporarily relocated to vacant slips throughout the Harbor Village Marina. Some boats could be permanently relocated to other sections of the harbor.

Construction activities will be limited to weekdays, when marina activity is lessened. Construction will result in minimal bottom disturbance when pilings are removed and replaced. The majority of construction work (such as the manufacture of new docks) will be performed at an offsite location. Construction work will be performed primarily from dinghies. A small barge will remove and install the pilings. A total of 60 pilings will be installed to replace the existing pilings (some existing pilings may be reused if determined to be in sound condition). Chainsaws and other hand tools will be used to remove the existing finger docks.

The proposed project will not cause permanent adverse changes to public coastal views in the scenic marina area. No adverse impact on recreational or commercial boat users is anticipated as the construction will be staged and alternative moorings provided for affected boats during construction. Additionally, the reconfiguration will only reduce the number of slips available in user categories with a high vacancy rate.

B. Commercial and Recreational Boating Facilities; Public Access & Recreation

The Coastal Act recognizes the importance of providing facilities for the commercial fishing and recreational boating industries. Specific policies include:

Section 30234.

Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.

Section 30234.5

The economic, commercial, and recreational importance of fishing activities shall be recognized and protected.

The purpose of the proposed project is to enhance and extend the life of the existing marina and to ensure that the marina is designed to adequately serve the contemporary needs of the commercial fishing industry as well as recreational boaters. Further, the proposed project will bring the marina configuration into conformance with standards for handicapped access. Charter boat services such as Island Packers operating from the Ventura Harbor take visitors on recreational and educational trips to the Channel Islands and may be expected to offer enhanced safe access to other-abled visitors who would benefit from improved universal-access facilities at the harbor.

In addition, the coastal protects public access to the sea and beaches, as well as oceanfront areas suitable for recreational use (See Coastal Act sections 30210, 30211, 30220, and 30221 above). The existing marina is public, and provides boat slips for a wide variety of commercial fishing and recreational boating vessels. The proposed project will enhance the facilities for contemporary patterns of commercial fishing use, provide universal access capabilities for the service of disabled coastal visitors, and

extend the life of the marina docks. The marina and the affected boat slips will remain public facilities upon completion of the proposed project. There will be no reduction in the number of existing recreational boating slips as the result of the proposed project.

For all of these reasons, the project as proposed is consistent with the applicable requirements of Coastal Act sections 30210, 30211, 30220, 30221, 30234 and 30234.5.

C. Coastal and Marine Resources

Sections 30230, 30231, 30233, and 30240 of the Coastal Act are applicable to the subject proposal and state that:

Section 30230 Marine resources; maintenance

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 Biological productivity; water quality

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 30233.

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, shall not exceed 25 percent of the degraded wetland.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

(5) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource dependent activities.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.

As stated previously, the applicant proposes to rehabilitate the Ventura Marina docks in a phased project that will result in the replacement of aging supports and docks. A total of 60 pilings will be installed to replace the existing pilings, and disturbance to the marine environment will be minimized through the use of pre-cast concrete pilings (no wet concrete will be used in any phase of construction), and use of dinghies to perform most work. No treated wood products (such as the old style of creosote-treated pilings) will be used in the proposed project. A small barge will remove and install the pilings.

Impacts to water quality may arise temporarily during construction due to the increased turbidity of bottom disturbance when pilings are removed or installed. This impact will be short-term. The new docks will not contain any polyvinyl-chloride (PVC) components that could rest in contact with the water. All components of the restored marina docks that remain in contact with the water will be comprised of cured concrete, and these structures will not be fabricated on site. Therefore, no significant impacts to water quality within the marina waters are anticipated as the result of the construction or permanent placement of the rehabilitate docks and pilings.

A number of species on federal and/or state lists are known to occur in the areas surrounding the Ventura Harbor. According to the Ventura Harbor Master Plan and stated in the applicant's Negative Declaration dated March, 2003 prepared by Cotton/Bridges/Associates for the Ventura Port District, there are no species identified as a candidate, sensitive, or special status species listed by the California Department of Fish and Game or the U.S. Fish and Wildlife Service known to exist within the Ventura Harbor.

Riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service are not located in Ventura Harbor.

As stated previously, replacement and reconfiguration activities will result in temporary, localized disturbance of the harbor floor during piling removal and replacement. This disturbance may result in the loss of marine plants at these specific locations. Shellfish and other benthic organisms within close proximity to the pilings will be destroyed or displaced during construction. However, this is a temporary loss and the disturbed populations will recover and will additionally colonize the increased surface area offered by the proposed new pilings.

The removal of approximately 45 old pilings and installation of 60 new pilings will result in a net increase of 15 pilings and will require 20.85 square feet of additional harbor bottom. The new pilings will add approximately 40 to 50 square feet of hard substrate (assuming a water depth of 10 to 12 feet), however, thereby providing a net increase in potential habitat for marine fauna.

The applicant has submitted a letter dated September 2, 2003, from Applied Environmental Technologies, Inc. (AET) evaluating the biological impacts of the change in pilings proposed by the applicant. The letter states in pertinent part:

"... Soft bottom habitats in harbors are the home for many types of marine fauna including coelenterates (anemones, hydroids, etc.), annelids (worms), echinoderms (starfish and urchins), mollusks (snails and clams), arthropods (crabs), and fish. Some minor algae may be present. No eel grass is expected. All of these species are considered abundant and are expected to readily repopulate. No rare, endangered or threatened species are present. The loss of the 20.85 square feet of soft bottom is considered insignificant.

The hard surface created by the concrete piles will provide habitat for different members of these marine faunal groups. Mussels, barnacles, crabs and other species will be expected to utilize this hard substrate, resulting in the attraction of other predator species. Based on our knowledge of the project, it is our opinion that the additional pilings will result in a net positive (beneficial) impact to the harbor."

The placement of new concrete pilings proposed by the applicant constitutes one of the authorized projects for fill of a wetland under Coastal Act Section 30233 (cited above). The rehabilitation of the existing marina boating facilities (docks) requires the placement of new pilings that will occupy 20.85 square feet of hard bottom habitat more than the present pilings occupy. The additional pilings will, however, provide at least 40 square feet of hard substrate for attachment/colonization by marine fauna, and some algae species.

The change in habitat area is not considered biologically significant, and the species present are common and demonstrate the ability to adapt to the temporary disturbance of project construction.

A number of special conditions (Special Conditions 1, 2, 5,7) are required to ensure good "housekeeping" practices during construction (best management practices, disposal of construction debris, operation staging, construction schedule & reporting). Fully implemented, these conditions will ensure that the project operating and construction practices are undertaken in a manner that does not result in discharges of construction materials or debris into the marine environment, that the project is concluded as scheduled, and that the Executive Director is apprised of progress at regular intervals. In addition, Special Condition 4 requires the applicant to survey the pilings that may be deemed worthy of continued use, and any barges or dinghies proposed for construction use within the marina waters, to be surveyed for the presence of the invasive non-native *Caulerpa taxifolia*. This condition is regularly imposed by the Commission on similar projects to protect the marine environment against the establishment of this invasive alga and the associated adverse impacts on coastal habitats.

For all of these reasons, the proposed project is consistent as conditioned, with the applicable requirements of Coastal Act sections 30230, 30231, and 30233.

D. Hazards

Coastal Act section 30253 provides, in pertinent part, that:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood and fire hazard.
- (2) Assure the stability and structural stability, and neither creates nor contributes significantly to erosion, geologic instability, or destruction of the site or surrounding area.

Because the project site is located in an area which is periodically subject to waves, which have the potential to cause damage to structures or injury to those frequenting the area, it is necessary to indemnify the Commission or any or its agents or representatives against any claims of liability arising from the permitted development. Special Condition #3 requires that the applicant submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents, and employees against any and all claims, demands, damages, costs, and expenses of liability arising out of the acquisition, design, construction operation, maintenance, existence, or failure of the permitted project.

The Commission finds that the proposed project, as conditioned, is consistent with and adequate to carry out the applicable provisions of Coastal Act section 30253.

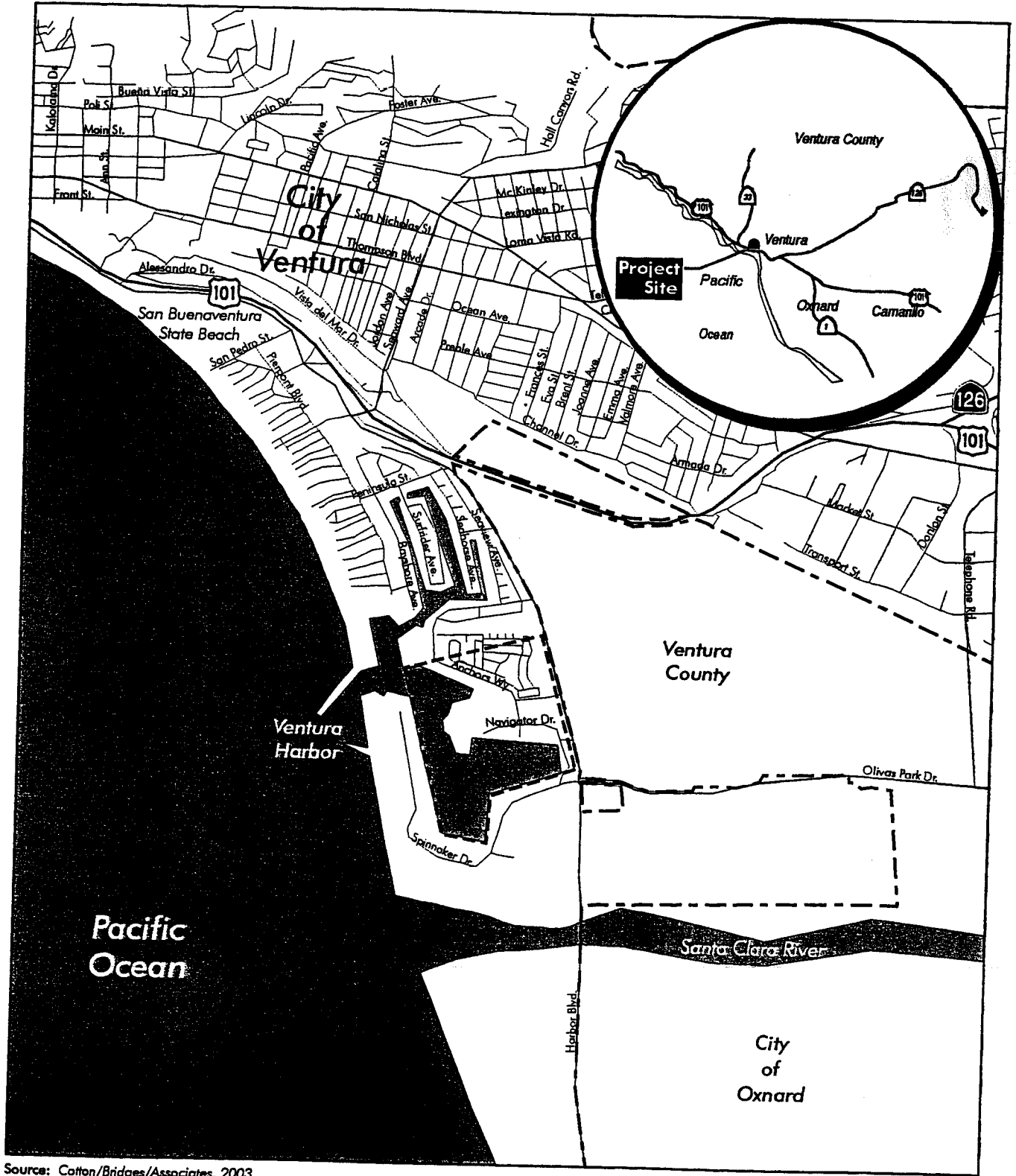
E. Local Coastal Program

The proposed site lies within the City of Ventura, specifically within the Ventura Harbor marina, but falls within the Commission's area of retained permit jurisdiction because it is located on potential state tide lands or is below the mean high tide line. The Commission has certified the City's Local Coastal Program, which contains policies for regulating development and protection of coastal resources, including the protection of environmentally sensitive habitats, recreational and visitor-serving facilities, coastal hazards, and public access.

F. California Environmental Quality Act

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect, which the activity may have on the environment.

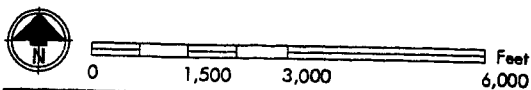
The Commission finds that, the proposed project, as conditioned will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project, as conditioned, has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.



Source: Cotton/Bridges/Associates, 2003.

Legend

- - - - - City of Ventura Boundary
- - - - - Project Area

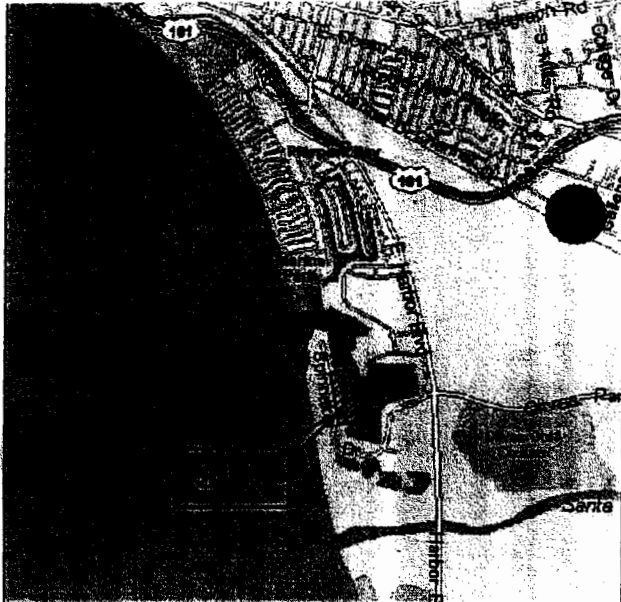
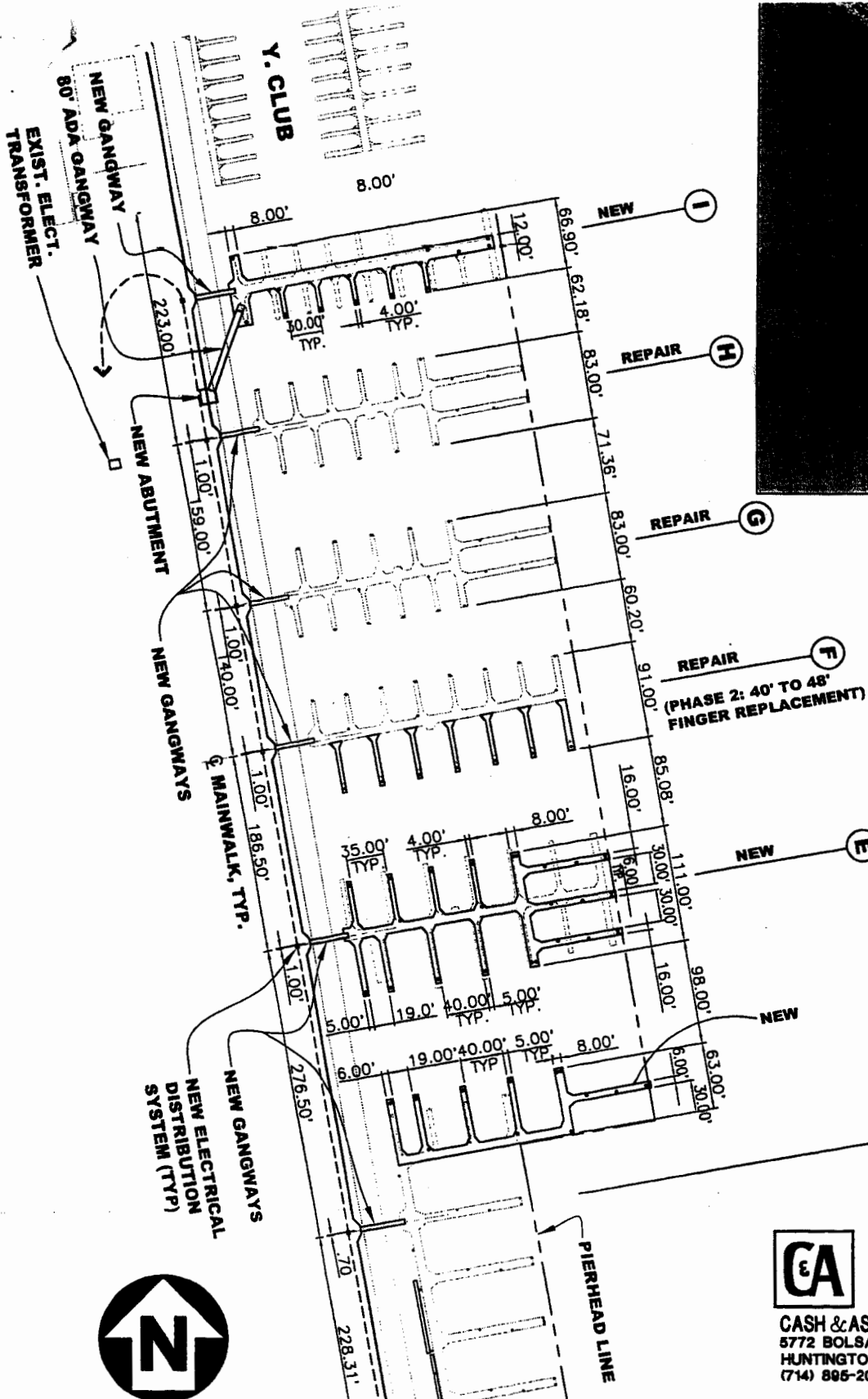


VENTURA PORT DISTRICT

Proj
NEGATIV
DOCK REPLACEMENT

EXHIBIT NO. /
APPLICATION NO. <i>Ventura Port District</i>
<i>4-03-073</i>
<i>Site Plan - Location</i>

M.A.P.



VICINITY MAP

ADDITIONAL WORK TO INCLUDE:

- A. POWER UP-GRADE TO DOCKS (NEW TRANSFORMER, PANEL, DISTRIBUTION & WIRING)
- B. FIRE SYSTEM UPGRADE

LEGEND

- REPLACEMENT (PHASE 1)
- NEW PILES
- EXISTING TO REMAIN REPAIR AS REQUIRED



CASH & ASSOCIATES ENGINEERING AND ARCHITECTURE
 5772 BOLSA AVENUE, SUITE 100
 HUNTINGTON BEACH, CA. 92649
 (714) 895-2072

PURPOSE: Dock Replacement

PLAN VIEW
 Scale: NTS

Remove & Replace
 Existin

- Datum: MLLW = 0
 Adj. Property Owners:
1. Not Applicable
 - 2.
 - 3.

Owner: VENTURA PORT DISTRICT
 Address: 1603 Anchors Way Drive
 Ventura, CA 93001-4229

IN: Ve
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 Applic
 Sheet

3 pages

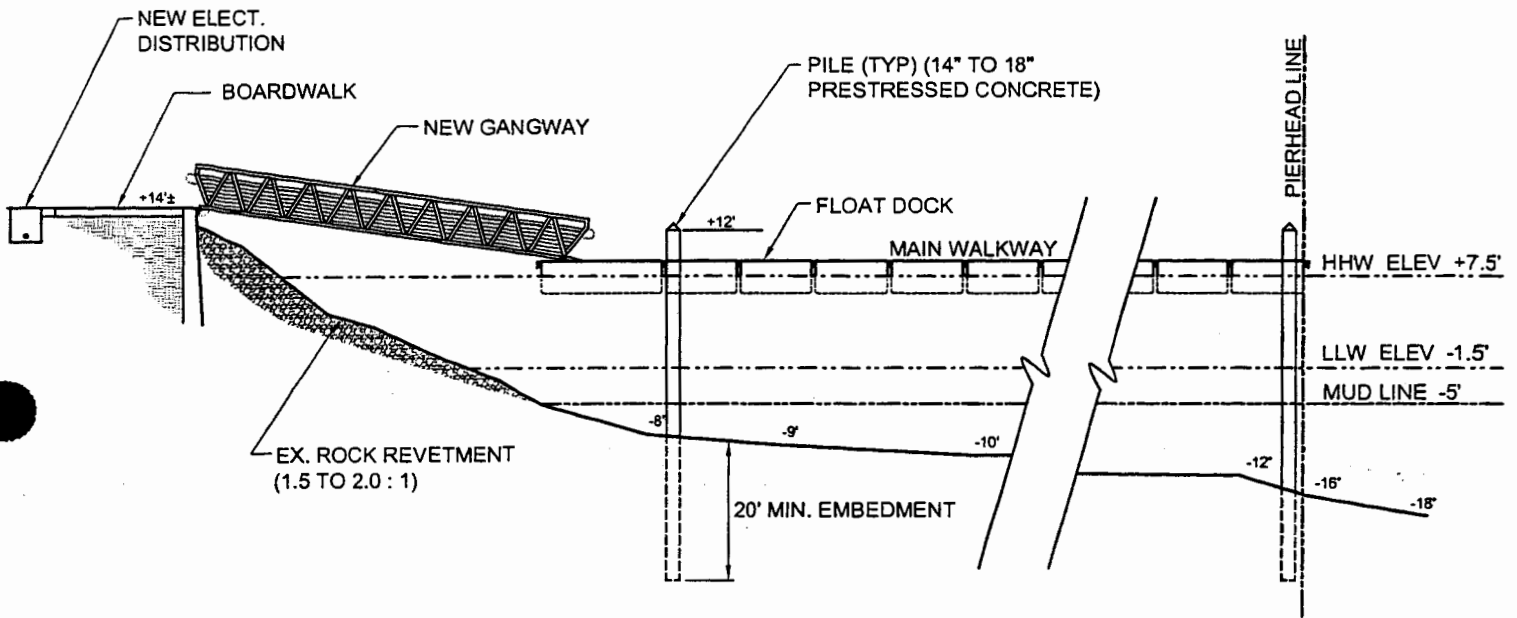
EXHIBIT NO. <i>2</i>
APPLICATION NO. <i>Ventura Port District</i>
<i>4-03-073</i>
<i>Site Plan & Elevations</i>

3



CASH & ASSOCIATES ENGINEERING AND ARCHITECTURE
 5772 BOLSA AVENUE, SUITE 100
 HUNTINGTON BEACH, CA. 92649
 (714) 895-2072

PIER RAILINGS AND
 GATE LOCATION ARE
 NOT SHOWN THIS VIEW



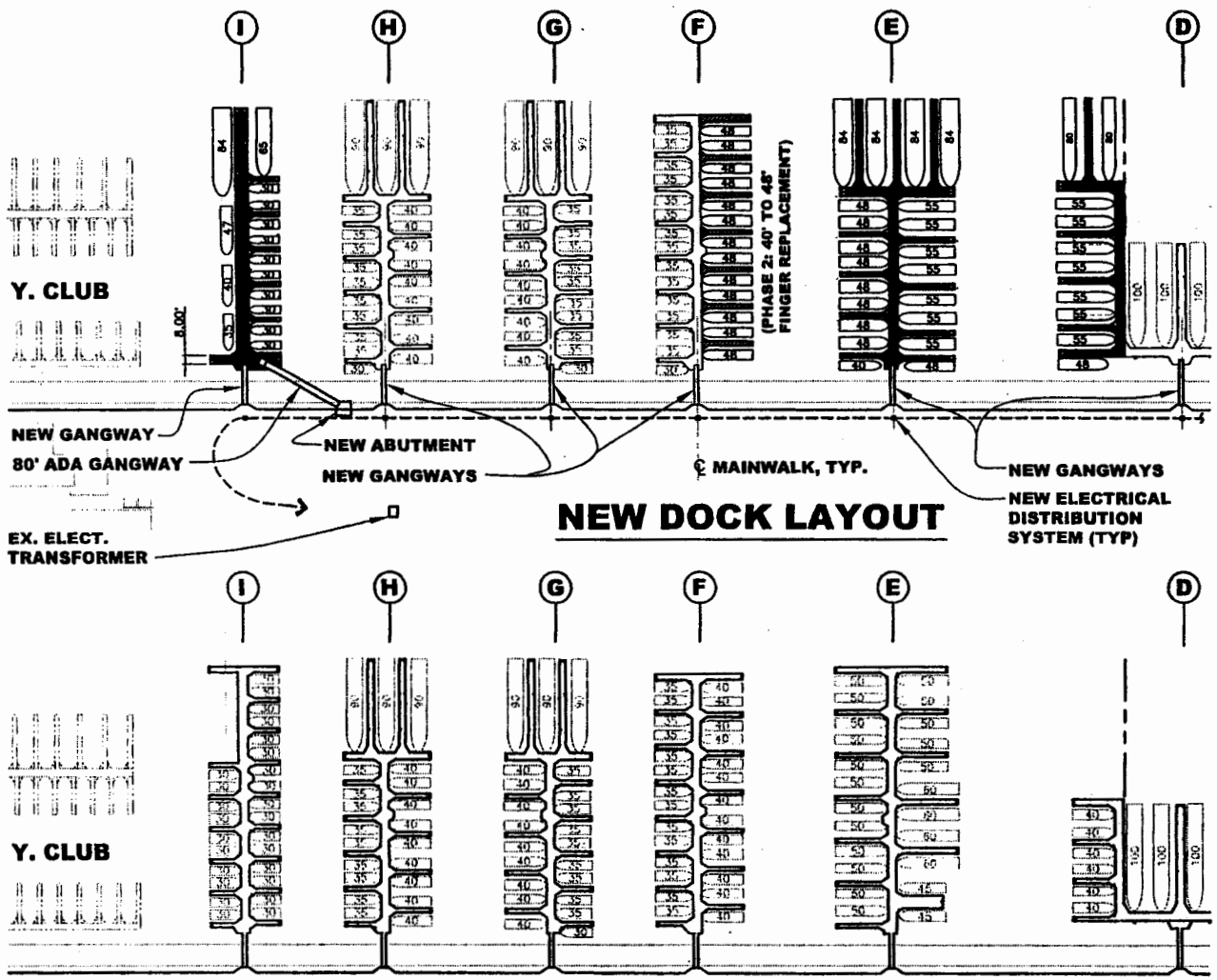
SECTION @ DOCK E

DATUM: MLLW = 0

<p>PURPOSE: Dock Replacement</p> <p>Datum: MLLW = 0 Adj. Property Owners: 1. Not Applicable 2. 3.</p>	<p>SECTION Scale: NTS</p> <p>Owner: VENTURA PORT DISTRICT</p> <p>Address: 1603 Anchors Way Drive Ventura, CA 93001-4229</p>	<p>Remove & Replace Existing Docks & Gangways</p> <p>IN: Ventura Harbor Village Marina AT: San Buenaventura County of Ventura State: CA. Application By: Ventura Port District Sheet <u>2</u> of <u>3</u> Date: <u> </u> / <u> </u> / <u>03</u></p>
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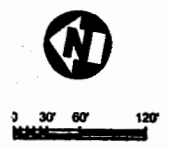


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NEW DOCK LAYOUT

EXISTING DOCK LAYOUT



- ADDITIONAL WORK TO INCLUDE:**
- A. POWER UP-GRADE TO DOCKS (NEW TRANSFORMER, PANEL, DISTRIBUTION & WIRING.)
 - B. FIRE SYSTEM UPGRADE

- LEGEND**
- REPLACEMENT (PHASE 1)
 - NEW PILES
 - NEXT REPLACEMENT PRIORITY
 - EXISTING TO REMAIN

PURPOSE: Dock Replacement

EXISTING & NEW LAYOUT
 Scale: NTS

Remove & Replace Existing Docks & Gangways

Datum: MLLW = 0
 Adj. Property Owners:
 1. Not Applicable
 2.
 3.

Owner: VENTURA PORT DISTRICT
 Address: 1603 Anchors Way Drive
 Ventura, CA 93001-4229

IN: Ventura Harbor Village Marina
 AT: San Buenaventura
 County of Ventura State: CA.
 Application By: Ventura Port District
 Sheet 3 of 3 Date: / / 03

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