

CALIFORNIA COASTAL COMMISSION

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



W 13a

ADDENDUM

DATE: November 8, 2007
TO: Commissioners and Interested Parties
FROM: South Central Coast District Staff
SUBJECT: Agenda Item 13a, Ventura County- Channel Islands Harbor Public Works Plan Amendment No. 1-07 Time Extension, Wednesday, November 14, 2007

The purpose of this addendum is to attach written correspondence staff received regarding the time extension request for the Channel Islands Harbor Public Works Plan Amendment.

CHANNEL ISLANDS LANDING/BOATYARD

October 29, 2007

California Coastal Commission
South Central Coast District Office
89 South California Street, Suite 200
Ventura, CA 93001-2801



Honorable Commissioners:

I am writing regarding the request for extension of time for PWP Amendment Number 1-07 in Channel Islands Harbor, Ventura County.

The timing of the hearing on this amendment is of critical importance to us. In December 2006/January 2007 our entire marina was destroyed by the combination of high winds and heavy surge, taking 91 slips out of service. Your Commission has approved a portion of our proposed rebuilding plan through a Notice of Impending Development approved at your June 2007 hearing. We very much appreciate your action on our behalf.

However, this approval affected only the area of the marina within the existing pierhead line. We have proposed, and the Ventura County Board of Supervisors has approved and submitted to you as of March 2007, a plan for a pierhead extension. This extension, which the Coast Guard also finds acceptable, would allow us to rebuild to modern, handicapped accessible standards with no decrease in slip numbers. In fact, our slip numbers would increase. We cannot build in this extended area without your action on this proposed amendment to the Public Works Plan. Any delay in this approval will result in an increase of costs of hundreds of thousands of dollars, which cost will only increase our slip rates, and may affect the feasibility of the project.

3821 So. Victoria Ave,
(805) 985-9100

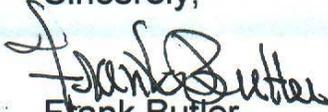
Channel Islands Harbor, CA 93035
(805) 985-9101 fax

CHANNEL ISLANDS LANDING/BOATYARD

On behalf of Channel Islands Boatyard and Landing, we request that you set the hearing for this matter no later than January 2008.

Thank you for your consideration.

Sincerely,



Frank Butler
President

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CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT



October 29, 2007

Honorable Commissioners:

I am the owner of Anacapa Marine Services, a family-owned and operated boatyard in Channel Islands Harbor. We have served the boaters of this Harbor and nearby areas for 30 years.

We are preparing to redevelop the portions of our leasehold that are dated and in need of replacement. We have already invested in a new travellift to serve our customers while we await much-needed permits and approvals.

The area we have identified as most needing replacement are the slips adjacent to our boatyard. We have prepared plans and have appeared before the Ventura County Board of Supervisors on several occasions. We have negotiated a new lease that accommodates our planned reconstruction, and have worked diligently with the County on the proposed Public Works Plan Amendment approved by the Board of Supervisors in March 2007 and submitted to you that same month.

As you know, once your Commission's approvals are in place, we must still prepare a Notice of Impending Development, appear before your Commission again, arrange financing in this newly unreliable market, and obtain building permits. Any delay on the Commission's part has a dramatic effect on our timeline.

We urge you to direct your staff to schedule a hearing on this matter as soon as possible.

Thank you.

A handwritten signature in dark ink, appearing to read "Richard M. Fairchild".

Richard Fairchild

3203 S. Victoria Ave.
Oxnard, CA 93035
Tel: (805) 985-1818
Fax: (805) 985-5357
www.amsboatyard.com



ALMAR MANAGEMENT, INC.

3001 Peninsula Road
Oxnard, California 93035-4071
Telephone (805) 985-6035
Fax (805) 382-8125
E-Mail short@ix.netcom.com



RANDY SHORT
President

November 1, 2007

Honorable Commissioners:

I am writing to respectfully request that you set a hearing date no later than January 2008 for the Ventura County-Channel Islands Harbor Public Works Plan Amendment No. 1-07.

The County of Ventura and we, along with all other marina lessees, have worked closely together to prepare a waterside amendment to the County's Public Works Plan. In this amendment, we have agreed to rebuild our marinas in a way to minimize the loss of smaller slips while rebuilding to meet today's market. The County has worked closely with us to identify additional water areas where slips can be built without creating a hazard to navigation in order to allow this innovative reconstruction to occur.

We are owners of two marinas in Channel Islands Harbor. Each of them is approximately forty years old. The slips are near the end of their useful life. Electrical services need to be upgraded and none of the docks are handicapped accessible.

We are prepared to rebuild these marinas. We would like to begin in 2008. In order to do this, the Public Works Plan Amendment presented to you by the Ventura County Board of Supervisors must be approved. We urge you not to delay this important project any further.

Sincerely Yours,

Randy Short

CALIFORNIA COASTAL COMMISSION

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

W 13a



DATE: October 24, 2007

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Deputy Director

SUBJECT: **Ventura County- Channel Islands Harbor Public Works Plan Amendment No. 1-07 Time Extension** to be heard at the November 14, 2007 Commission Hearing in San Diego.

On March 30, 2007, the Ventura County Harbor Department submitted a request to amend the certified the Channel Islands Harbor Public Works Plan (PWP). The amendment is for waterside uses to allow reconstruction, replacement, and maintenance of marinas and boater related amenities, allow pierhead expansions, consolidate commercial fishing services, and allow other changes in the policies of the PWP relating to waterside uses of the harbor.

On October 1, 2007, the Executive Director determined that the amendment submittal was in proper order and legally adequate to comply with the submittal requirements of Coastal Act Section 30510(b). Pursuant to Section 30605 of the Coastal Act, any proposed amendment to the certified PWP shall be submitted to, and processed by, the Commission in the same manner as prescribed for amendment of a local coastal program. Therefore, under Section 30513 of the Coastal Act, an amendment to the certified LCP must be scheduled for a public hearing and the Commission must take action within 60 days of a complete submittal. The 60th day after filing the complete submittal is November 30, 2007.

Coastal Act Section 30517 and California Code of Regulations Section 13535 (c) state that the Commission may extend for good cause the 60-day time limit for a period not to exceed one year. Commission staff is requesting an extension to the 60-day time limit to provide staff with adequate time to review the request. Therefore, staff recommends that the Commission extend the 60-day time limit to act on the Channel Islands Harbor Public Works Plan Amendment No. 1-07 for one year.

STAFF RECOMMENDATION

Staff recommends that the Commission vote to extend the deadline for Commission action for one year.

MOTION: *I move that the Commission extend the 60-day time limit to act on the Channel Islands Harbor PWP Amendment No. 1-07 for one year.*

RECOMMENDATION: Staff recommends a **YES** vote. An affirmative vote of a majority of the Commission present is needed to pass the motion.