

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT OFFICE  
89 SOUTH CALIFORNIA STREET., SUITE 200  
VENTURA, CA 93001  
(805) 585-1800



# W12a/W12b

**Application Nos. 4-05-148-A1 and A-4-SBV-06-037-A1**

**(City of Ventura and 31st Agricultural District)**

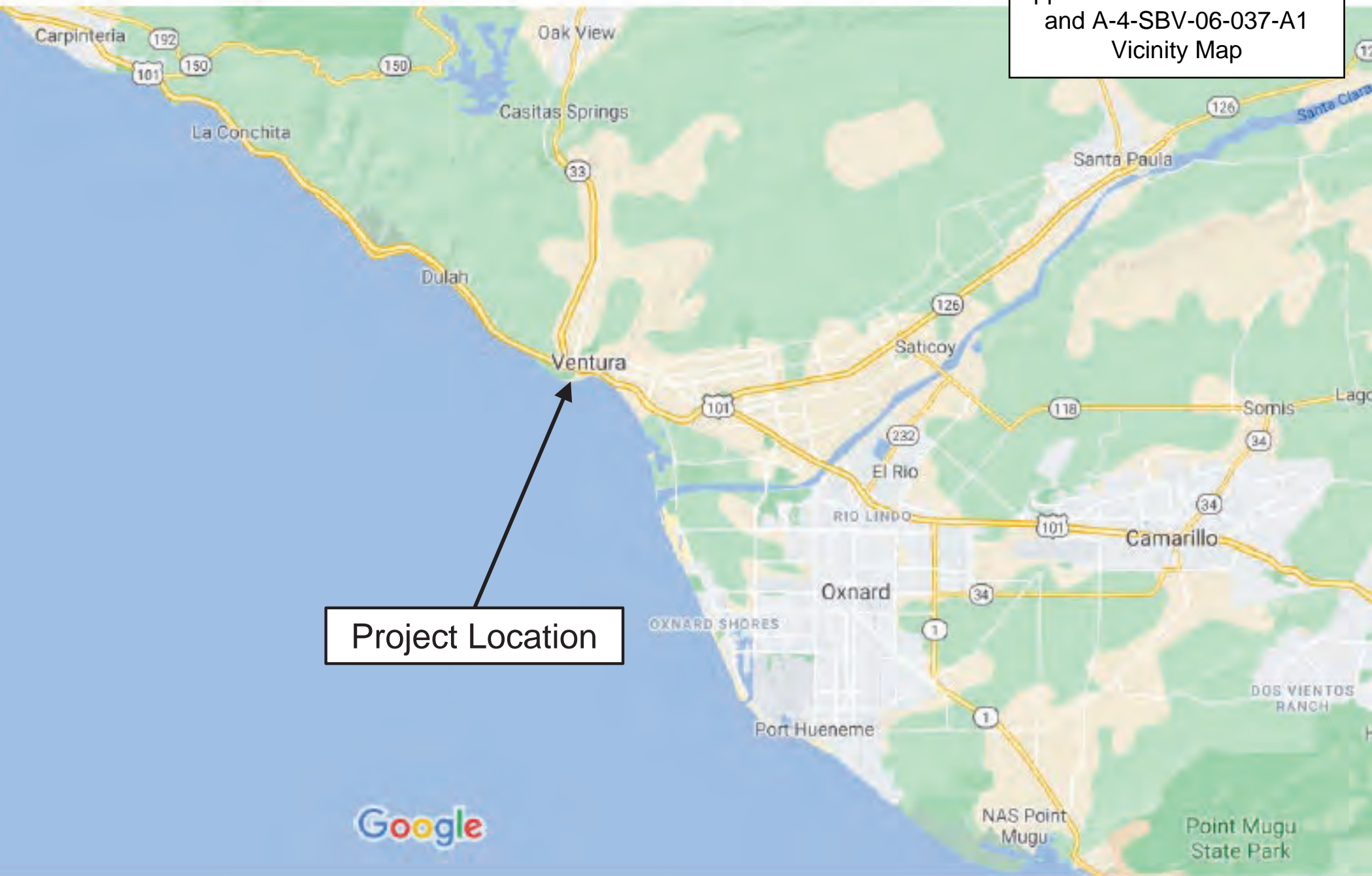
**APRIL 14, 2021**

## EXHIBITS

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Exhibit 1  
Application Nos. 4-05-148-A1  
and A-4-SBV-06-037-A1  
Vicinity Map



Project Location

### Phase Area Legend



**Approximate Phase 1 Area**



**Approximate Phase 2 Area**



Exhibit 2  
Application Nos. 4-05-148-A1  
and A-4-SBV-06-037-A1  
Site Aerial with Phases

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Google Earth




An aerial photograph showing a coastal area. In the foreground, there is a wide, sandy beach with some sparse vegetation. Behind the beach is a paved parking lot with several cars parked. Further back, there are some buildings and more parking areas. The ocean is visible in the bottom left corner, with waves breaking onto the shore.

Exhibit 3  
Application Nos. 4-05-148-A1  
and A-4-SBV-06-037-A1  
Phase 1 Site Aerial

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Imagery Date: 5/17/2019

Google Earth

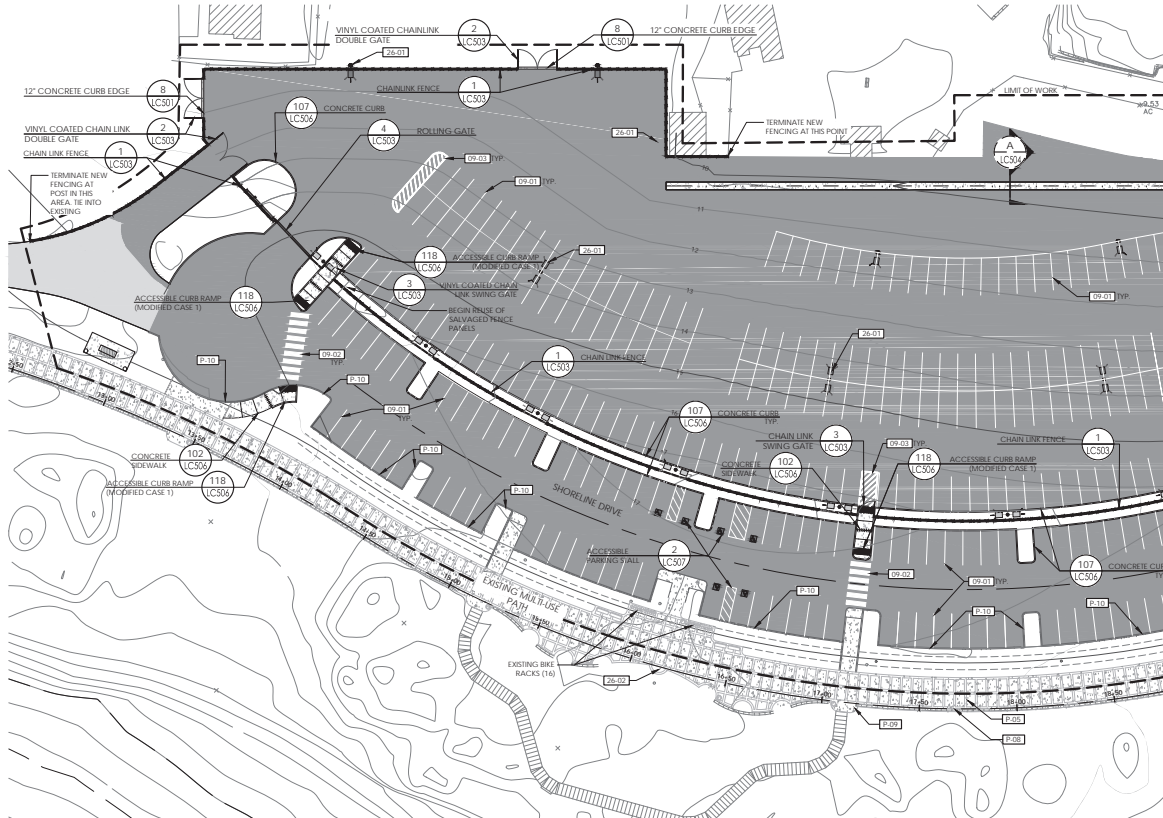


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## NOTES

1. LIMIT OF WORK DEPICTED IS APPROXIMATE. ACTUAL LIMIT OF WORK MAY VARY BASED ON FIELD CONDITIONS.
2. CONTRACTOR MAY SUBMIT APPROVED EQUAL OF ALL MATERIALS AND COLORS SPECIFIED.
3. DIFFERENT CONCRETE PAVING TYPES SHALL BE SEPARATED BY AN EXPANSION JOINT WITH APPROVED COLOR UNLESS OTHERWISE NOTED.
4. SKATE DETERRENTS TO BE INSTALLED ON SAND BARRIER SPACED IN INCREMENTS TO MATCH SPACING PROVIDED IN EXISTING PHASE 1. INSTALL PER MANUFACTURER RECOMMENDATIONS.

MATCHLINE, SEE SHEET LC102



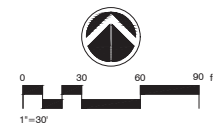
## REFERENCE NOTES SCHEDULE

<b>[09-01]</b>	4" WHITE PARKING STRIPING	<b>[P-07]</b>	EXISTING PALM TREE PLANTER BOX, PROTECT IN PLACE
<b>[09-02]</b>	12" WHITE CROSSWALK PAINTED BARS	<b>[P-08]</b>	EXISTING SEAT WALL TO REMAIN, PROTECT IN PLACE, TYP.
<b>[09-03]</b>	4" WHITE DIAGONAL STRIPING @ 36" O.C.	<b>[P-09]</b>	EXISTING CONCRETE PLATFORM TO REMAIN, PROTECT IN PLACE, TYP.
<b>[09-04]</b>	4" WHITE DASHED CENTERLINE STRIPE PER MUTCD STD.	<b>[P-10]</b>	EXISTING CONCRETE CURB TO REMAIN, PROTECT IN PLACE
<b>[09-05]</b>	4" WHITE PARALLEL PARKING TICKS		
<b>SYMBOL DESCRIPTION</b>			
<b>[26-01]</b>	POLE MOUNTED PARKING LOT LIGHT, PER ELECTRICAL PLANS, TYP. SYM.		
<b>[26-02]</b>	WALL LIGHT, PER ELECTRICAL PLANS, TYP. SYM.		
<b>SYMBOL DESCRIPTION</b>			
<b>[32-14]</b>	INSTALL PRE-CAST CONCRETE TRASH RECEPTACLE - SEE SPECIFICATIONS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.		
<b>[32-17]</b>	INSTALL DUNE PROTECTION FENCING PER FIELD LAYOUT BY PROJECT BIOLOGIST		
<b>SYMBOL PROTECT IN PLACE DESCRIPTION</b>			
<b>[P-01]</b>	EXISTING TREE, PROTECT IN PLACE		
<b>[P-03]</b>	EXISTING CONCRETE PAVING, PROTECT IN PLACE		
<b>[P-04]</b>	EXISTING A.C. PAVING TO REMAIN, PROTECT IN PLACE		
<b>[P-05]</b>	EXISTING MULTI-USE PATH, PROTECT IN PLACE		

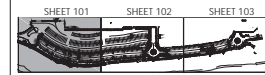
## MATERIAL LEGEND

SYMBOL	DESCRIPTION	DETAIL
	TYPE 1 ASPHALT CONCRETE PAVING	<b>[D LC505]</b>
	TYPE 2 ASPHALT CONCRETE PAVING	<b>[D LC507]</b>
	CONCRETE PAVING	<b>[102 LC504]</b>
	CONCRETE PAVERS (80MM)	<b>[S LC501]</b>
	CONTRACTION JOINT	
	EXPANSION JOINT	
	VINYL COATED CHAINLINK FENCE	

**Exhibit 4**  
**Application Nos. 4-05-148-A1**  
**and A-4-SBV-06-037-A1**  
**Phase 2 Project Plans**



## SITE KEY MAP



\*Hatched area represents current sheet

REV	DESCRIPTION	CHKD	APP	DATE

PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION  
**CITY OF SAN BUENAVENTURA**

**SURFERS POINT - PHASE 2**

DRN. BY:	DES. BY:	CKD. BY:
CITY ENGINEER BRAD STARRS	R.C.E. 59246	DATE
PRINCIPAL CIVIL ENGINEER ERNE FERRER	R.C.E. 78037	DATE
SPEC. NUMBER 2019-040	PROJECT NUMBER	
SHEET 13 OF 57	FILE NO.	

**SURFER'S POINT**  
**PHASE - TWO**  
Shoreline Drive, Ventura, CA 93001  
**SITE CONSTRUCTION PLAN**

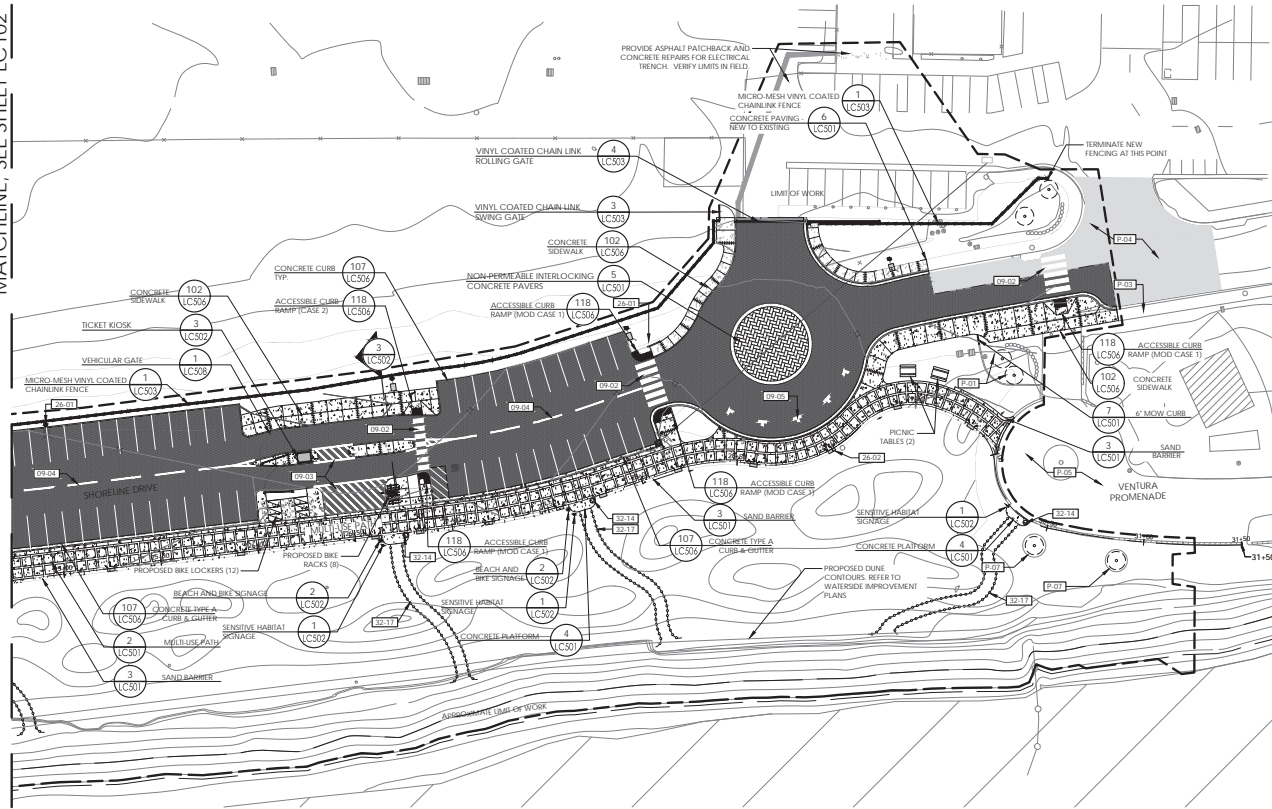
NO.	REVISION	DATE

<b>PROJECT MANAGER</b>	
CHRIS DUFLOU	CHECKED BY
	CD
<b>DATE</b>	
August 20, 2020	
<b>PROJECT NUMBER</b>	
1085-02-RC19	
<b>SHEET</b>	
LC101	





MATCHLINE, SEE SHEET LC102



## REFERENCE NOTES SCHEDULE

09-01	4" WHITE PARKING STRIPING	P-07	EXISTING PALM TREE PLANTER BOX, PROTECT IN PLACE
09-02	12" WHITE CROSSWALK PAINTED BARS	P-08	EXISTING SEAT WALL TO REMAIN, PROTECT IN PLACE, TYP.
09-03	4" WHITE DIAGONAL STRIPING @ 36" O.C.	P-09	EXISTING CONCRETE PLATFORM TO REMAIN, PROTECT IN PLACE, TYP.
09-04	4" WHITE DASHED CENTERLINE STRIPE PER MUTCD STD.	P-10	EXISTING CONCRETE CURB TO REMAIN, PROTECT IN PLACE
09-05	4" WHITE PARALLEL PARKING TICKS		

SYMBOL	DESCRIPTION
26-01	POLE MOUNTED PARKING LOT LIGHT. PER ELECTRICAL PLANS. TYP. SYM.
26-02	WALL LIGHT. PER ELECTRICAL PLANS. TYP. SYM.

SYMBOL	DESCRIPTION
32-14	INSTALL PRE-CAST CONCRETE TRASH RECEPTACLE - SEE SPECIFICATIONS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
32-17	INSTALL DUNE PROTECTION FENCING PER FIELD LAYOUT BY PROJECT BIOLOGIST

SYMBOL	DESCRIPTION
P-01	EXISTING TREE, PROTECT IN PLACE
P-03	EXISTING CONCRETE PAVING, PROTECT IN PLACE
P-04	EXISTING A.C. PAVING TO REMAIN, PROTECT IN PLACE
P-05	EXISTING MULTI-USE PATH, PROTECT IN PLACE

## MATERIAL LEGEND

SYMBOL	DESCRIPTION	DETAIL
[Pattern]	TYPE 1 ASPHALT CONCRETE PAVING	D (C50)
[Pattern]	TYPE 2 ASPHALT CONCRETE PAVING	D (C50)
[Pattern]	CONCRETE PAVING	102 (C50)
[Pattern]	CONCRETE PAVERS (80MM)	5 (C50)
[Pattern]	CONTRACTION JOINT	
[Pattern]	EXPANSION JOINT	
[Pattern]	VINYL COATED CHAINLINK FENCE	

## NOTES

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- DIFFERENT CONCRETE PAVING TYPES SHALL BE SEPARATED BY AN EXPANSION JOINT WITH APPROVED COLOR UNLESS OTHERWISE NOTED.
- SKATE DETERRENTS TO BE INSTALLED ON SAND BARRIER SPACED IN INCREMENTS TO MATCH SPACING PROVIDED IN EXISTING PHASE 1. INSTALL PER MANUFACTURER RECOMMENDATIONS.



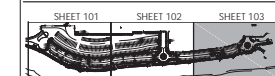
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## SURFER'S POINT PHASE - TWO Shoreline Drive, Ventura, CA 93001 SITE CONSTRUCTION PLAN

## SITE KEY MAP



REV	DESCRIPTION	CHKD	APP	DATE

PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION  
**CITY OF SAN BUENAVENTURA**  
**SURFERS POINT - PHASE 2**

DRN. BY:	DES. BY:	CKD. BY:
CITY ENGINEER BRAD STARRS	R.C.E. 59246	DATE
PRINCIPAL CIVIL ENGINEER ERNE FERRER	R.C.E. 78037	DATE
SPEC. NUMBER 2019-040	PROJECT NUMBER	
SHEET 15 OF 57	FILE NO.	

NO.	REVISION	DATE
1		
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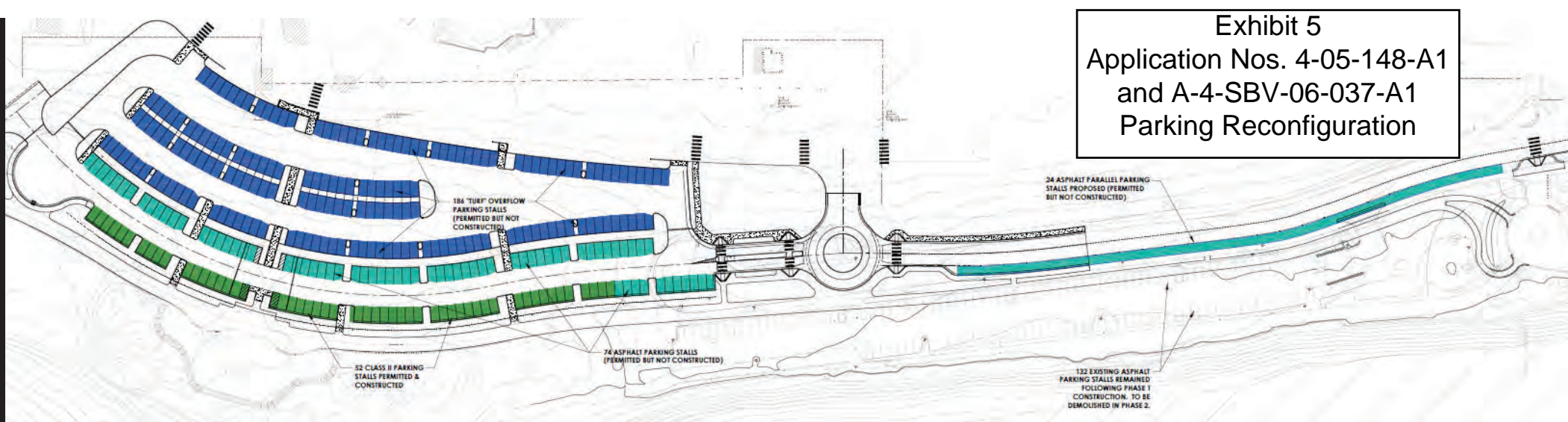
PROJECT MANAGER  
CHRIS DUFLOU  
DRAWN BY  
S.S./J.M.  
CHECKED BY  
C.D.

August 20, 2020  
PROJECT NUMBER  
1085-02-RC19

SHEET  
LC103

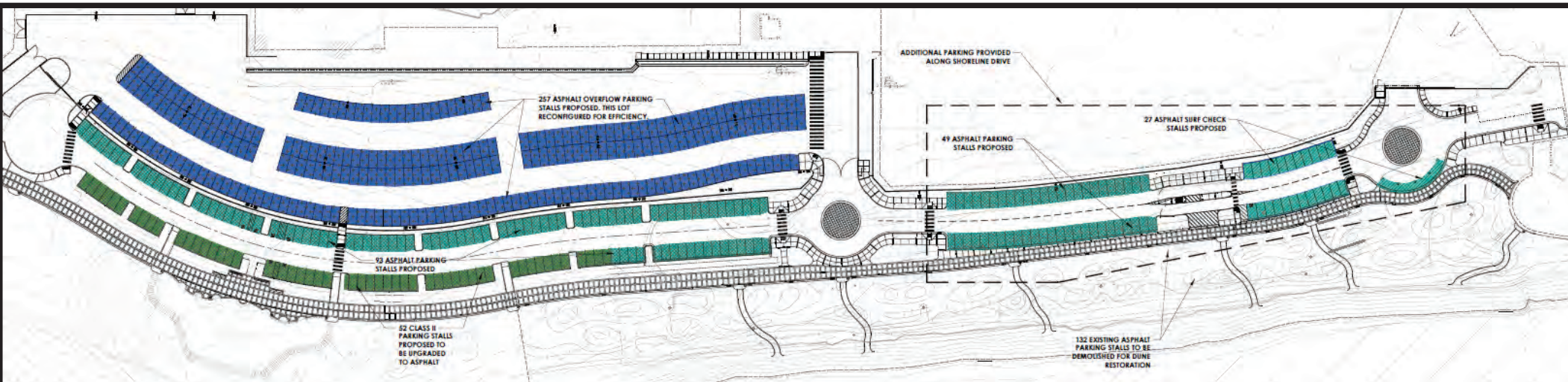


**Exhibit 5**  
**Application Nos. 4-05-148-A1**  
**and A-4-SBV-06-037-A1**  
**Parking Reconfiguration**



**Original Project Proposed**  
**Parking Layout**

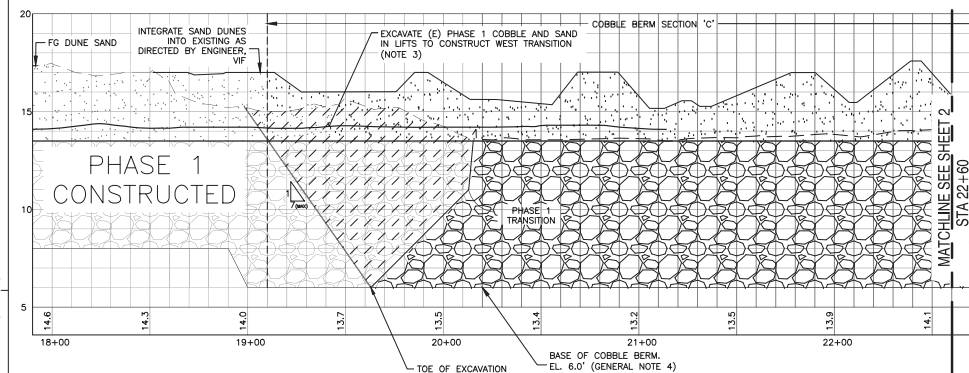
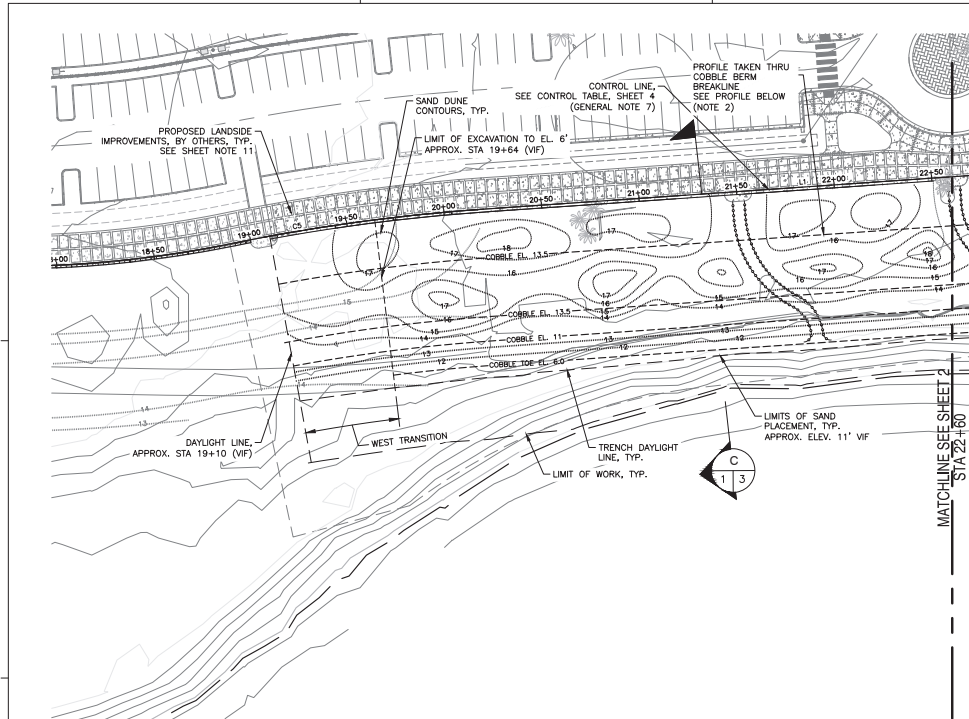
LEGEND		PARKING COUNTS
	CONSTRUCTED PARKING STALLS (BASE MATERIAL)	52 STALLS
	NOT CONSTRUCTED PARKING STALLS (ASPHALT)	98 STALLS
	NOT CONSTRUCTED PARKING STALLS (TURF)	186 STALLS
		<b>336 TOTAL STALLS</b>



**Phase 2 Proposed**  
**Parking Layout**

LEGEND		PARKING COUNTS
	EXISTING PARKING STALLS TO BE UPGRADED (ASPHALT)	52 STALLS
	PROPOSED PARKING STALLS (ASPHALT)	169 STALLS
	PROPOSED OVERFLOW PARKING STALLS (ASPHALT)	257 STALLS
	CDP SPECIAL CONDITION 7A REQUIRED PARKING STALLS (20-MINUTE SURF CHECK)	24 STALLS
	CDP SPECIAL CONDITION 7B REQUIRED PARKING STALLS (HIGH FREQUENCY)	130 STALLS
	CDP SPECIAL CONDITION 7C REQUIRED PARKING STALLS (REDUCED FREQUENCY)	170 STALLS





PROFILE THRU COBBLE  
BERM BREAKLINE (NOTE 2)  
SCALE: HORIZ. 1"=30'  
VERT. 1"=3'

#### GENERAL NOTES:

1. TOPOGRAPHIC MAPPING PREPARED BY GOLDEN STATE AERIAL SURVEYS USING PHOTOGRAMMETRIC SURVEY DATED 10-23-03.
2. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL CONTROL IS CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, IN FEET (NAD 83). ALL ELEVATIONS AND HORIZONTAL COORDINATES ARE IN FEET.
3. BENCHMARKS 151 & 158 SHOWN ON PWA (WATERSIDE) PLANS. OTHER BENCHMARKS SHOWN ON CIVIL SHEETS, HORIZONTAL CONTROL AND STRIPING PLANS.
4. EXISTING TOPOGRAPHY SHOWN ON WATERSIDE HAS BEEN SUBJECT TO COASTAL PROCESSIONS SINCE SURVEY WAS MADE. CURRENT EXISTING CONDITIONS MAY VARY FROM TOPOGRAPHY SHOWN IN THESE DRAWINGS. VERIFY IN FIELD.
5. CONCRETE SAND BARRIER BORDERS (N) MULTI-USE PATH. SEE CIVIL PLANS FOR LAYOUT & ELEVATION ALONG PATH.
6. FG OF DUNES AT SAND BARRIER TO MATCH FG OF (N) MULTI-USE PATH.
7. CONTROL LINE IS EXPECTED TO COINCIDE WITH EDGE OF (N) MULTI-USE PATH. VERIFY IN FIELD.
8. CONSTRUCTION TO BE PHASED AND COMPLETED IN 200-FOOT SEGMENTS ALONG CONTROL LINE, FROM WEST TO EAST. SEE SPECIFICATIONS.
9. BASE OF (N) COBBLE BERM TO LIE ON (E) COBBLE LAYER, AS DETERMINED IN FIELD BY ENGINEER. BASE ELEVATION OF (N) COBBLE BERM SHALL NOT BE ABOVE EL. 10. IF A CONTIGUOUS COBBLE LAYER IS NOT FOUND, THEN BASE OF COBBLE BERM SHALL BE AT EL. 6 (SECTIONS 'A' & 'C') OR EL. 8 (SECTION 'B').
10. LANDSIDE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. SEE LANDSIDE DRAWINGS (CIVIL PLANS).
11. SEE LANDSIDE DRAWINGS (CIVIL PLANS) FOR DEMOLITION PLANS.
12. CONTRACTOR MAY PLACE EXCAVATED MATERIAL AS BARRIER TO PROTECT WORK. BARRIER SHALL NOT EXTEND BELOW -4' NAVD. VERIFY IN FIELD. SEE SPECIFICATIONS.
13. THESE DRAWINGS SHOW PHASE 1 CONSTRUCTION - SAND DUNE FINE GRADING NOT IN CONTRACT. PLACE SAND TO ROUGH GRADE LINES SHOWN. END COBBLE PER PLAN SHEET WP-1.2.

#### LEGEND:

- (E) GRADE CONTOUR
- (N) ROUGH GRADING CONTOUR
- COBBLE BREAKLINE
- ADDITIVE BID SECTION
- DAYLIGHT LINE
- LIMITS OF TEMPORARY BARRIER/ STOCKPILE
- CONTROL POINT
- BENCHMARK
- SAND (PLAN)
- SAND (SECTION)
- COBBLE (SECTION)
- SUITABLE NATIVE MATERIAL
- LINE OF MINIMUM SECTION
- COBBLE BERM SLOPE

#### SHEET NOTES:

1. SEE GENERAL NOTES, THIS SHEET.
2. LONGITUDINAL PROFILE IS TAKEN AT 25' OFFSET FROM CONTROL LINE (COBBLE BERM BREAKLINE AT EL. 13.5).
3. EXCAVATION OF WEST TRANSITION SHALL BE COMPLETED AFTER EXCAVATION OF PHASE 2 SECTION BETWEEN STA 20+15 AND 21+00. EXCAVATION OF WEST TRAIL SHALL WORK WESTWARD, REMOVING PHASE 1 SAND AND COBBLES IN LIFTS AND STOCKPILING MATERIAL FOR REUSE. PROGRESS EXCAVATION TO WEST UNTIL COBBLE AND SAND IS ENCOUNTERED AT ELEV. 6. MAINTAIN SLOPE NO FLATTER THAN 7:1 (H:V). AFTER EXCAVATION LIMITS ARE APPROVED BY ENGINEER, PROCEED WITH FILL OF COBBLE AND SAND MATERIAL. KEEP SAND DUNE AND COBBLE SAND MATERIALS SEPARATE. DO NOT EXCAVATE EXISTING COMPACTED EMBANKMENT AT FULL SECTION. CONTRACTOR SHALL REMOVE MATERIALS NOT SUITABLE FOR REUSE AS COBBLE AND SAND FILL.

#### CONTROL LINE TABLE

SEGMENT	STATION	BEGIN NDRTHING	BEGIN EASTING	LINE DATA			CURVE DATA				PHASE
				LINE NUMBER	BEARING	DISTANCE	CURVE NUMBER	DISTANCE	RADIUS	DELTA	
C1	10+00.00	1924909.93	6166908.82				C1	185.23	242.00	43.85	1
C2	11+85.23	1924805.35	6167056.22				C2	260.12	784.00	19.01	1
C3	14+45.35	1924704.45	6167294.69				C3	227.92	580.00	22.52	1
C4	16+73.28	1924622.63	6167505.85				C4	217.42	580.00	21.48	1
C5	18+90.70	1924625.71	6167721.98				C5	129.63	977.50	7.60	1/2
L1	20+20.33	1924643.19	6167850.33	L1	N86° 02' 36"E	327.15					2
C6	23+47.48	1924665.76	6168176.70				C6	52.31	1000.00	3.00	2
L2	23+99.79	1924670.74	6168228.77	L2	N83° 02' 47"E	226.85					2
L3	26+26.64	1924698.20	6168453.96	L3	N83° 13' 36"E	54.73					2
L4	26+81.37	1924704.66	6168508.30	L4	N82° 26' 42"E	37.45					2
L5	27+18.82	1924709.58	6168545.43	L5	N79° 02' 52"E	26.32					2
L6	27+45.14	1924714.58	6168571.26	L6	N75° 19' 02"E	22.55					2
L7	27+67.69	1924720.30	6168593.08	L7	N71° 34' 17"E	29.01					2
L8	27+96.70	1924729.47	6168620.60	L8	N71° 34' 23"E	19.95					2
C7	28+16.65	1924735.77	6168639.53				C7	41.56	88.00	27.06	2
C8	28+58.21	1924739.29	6168680.56				C8	59.60	62.00	55.08	2
C9	29+17.81	1924757.86	6168734.80				C9	42.05	38.00	63.40	2
C10	29+59.87	1924768.03	6168773.42				C10	22.90	68.04	19.28	2
C11	29+82.76	1924757.82	6168793.79				C11	18.55	25.48	41.71	2
C12	30+01.31	1924742.64	6168803.73				C12	2.85	16.01	10.20	2
C13	30+04.16	1924739.82	6168804.09				C13	46.18	35.51	74.51	2
C14	30+50.34	1924706.41	6168831.16				C14	100.00	430.54	13.31	2

#### ABBREVIATIONS:

- APPROX C1 (E) EL. FG
- MAX MIN (N) STA TYP.
- APPROXIMATE CURVE 1 EXISTING ELEVATION FINISHED GRADE
- LINE 1 MAXIMUM MINIMUM NEW STATION TYPICAL

\*Hatched area represents current sheet

REV	DESCRIPTION	OK'D	APP	DATE	
	PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION				
	CITY OF SAN BUENAVENTURA				
	SURFERS POINT - PHASE 2				
	WATERSIDE IMPROVEMENTS				
DRN. BY:	SAS	DES. BY:	LAW	CHK. BY:	RTB
CITY ENGINEER	BROD STAFFS	R.C.E. 59246		DATE	
PRINCIPAL CIVIL ENGINEER	ERNE FERRER	R.C.E. 78037		DATE	
SPEC. NUMBER	2019-040	PROJECT NUMBER			
		SHEET 27 OF 57	FILE NO.		

Exhibit 6  
Application Nos. 4-05-148-A1  
and A-4-SBV-06-037-A1  
Phase 2 Waterside Plans

PRELIMINARY  
NOT FOR CONSTRUCTION



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3765 S. Higuera, San Luis Obispo, CA 93401



550 Kearny Street  
Suite 800  
San Francisco, CA 94108  
415.262.2300 phone



SURFER'S POINT  
PHASE - TWO  
Shoreline Drive, Ventura, CA 93001  
WATERSIDE IMPROVEMENTS  
PLAN 1

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT MANAGER  
L. WHITE  
DRAWN BY  
LAW, SAS  
CHECKED BY  
RTB  
DATE  
August 20, 2020  
PROJECT NUMBER  
1085-02-RC19

SHEET  
WS101

[illegible]





1. SEE GENERAL NOTES, SHEET WS101.
2. THE HIGHEST ALLOWED BASE ELEVATION SHALL BE 10' NAVD. A MINIMUM 2" THICK COBBLE LAYER SHALL BE MAINTAINED BELOW DESIGN GRADE. ALSO SEE GENERAL NOTE 9.
3. FILL VOIDS OF COBBLE WITH SAND WHERE INDICATED BENEATH SAND BACKFILL TO PREVENT SINK-HOLES IN SAND BACKFILL. SEE SPECIFICATIONS.
4. SEE SPECIFICATIONS FOR DESCRIPTION OF SUITABLE NATIVE MATERIAL.
5. SEE SHEET WS102 FOR WORKING POINTS THAT DEFINE THE CREST WIDTH OF COBBLE BERM.

\*Hatched area represents current sheet

REV.	DESCRIPTION	CKD	APP.	DIVISION
	PUBLIC WORKS DEPARTMENT			ENGINEERING DIVISION
CITY OF SAN BUENAVENTURA				
SURFERS POINT - PHASE 2				
WATERSIDE IMPROVEMENTS				
DRN. BY: SAS		DES. BY: LAW		CKD. BY: RTB
CITY ENGINEER BRAD STARR		R.C.E. 59246		DATE
PRINCIPAL CIVIL ENGINEER ERNIE FERRER		R.C.E. 78037		DATE
SPEC. NUMBER		2019-040		PROJECT NUMBER
SHEET 29 OF 87		FILE NO.		

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

[illegible]

PROJECT MANAGER L. WHITE	
DRAWN BY LAW, SAS	CHECKED BY RTB
DATE August 20, 2020	
PROJECT NUMBER 1085-02-RC19	

SHEET

WS501