

CALIFORNIA COASTAL COMMISSION

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F16a

PWP-4-CIH-21-0005-1 (Slip Mix)

May 19, 2022

EXHIBITS

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EXHIBIT 2.....	3



Exhibit 1
PWP-4-CIH-21-0005-1
Ventura County Harbor Department
Vicinity Map

3. No major aquatic events are permitted to start, finish or take place in the Harbor, except:
 - a. Summer race (i.e., such as the “Wet Wednesday” race series every Wednesday night) may finish inside the Harbor if wind speed is less than 12 knots and outside (i.e., inside the outer breakwater) if the wind speed is greater than 12 knots.
 - b. Youth Sabot winter racing (i.e., boats less than 8 feet) may be permitted in the center of the main Harbor basin from time to time by special activity permits.
4. Aquatic activities such as windsurfing are restricted to the area directly off of the recreational swim beach in the southern end of the Harbor.
5. No sailing past the turning basin into marina areas is permitted for vessels with motor power.

POLICIES

1. When either congestion occurs or the future critical number of berthed boats is reached, then the Harbor will consider and implement any of the following measures or other appropriate measures to eliminate the significant congestion problems:
 - a. creation of traffic lanes;
 - b. require all boats traveling beyond the identified sail area in the turning basin to use engine power;
 - c. increasing Harbor Patrol staff and number of patrolling boats and increasing the enforcement of and fines for infractions which contribute to congestion. This includes, but is not limited to, boating while intoxicated, exceeding the Harbor speed limit, not observing rules of the road, sailing with spinnakers in the Harbor entrance and disregarding traffic channel markers;
2. To provide for, protect and encourage increased recreational boating use of coastal waters, the following policies shall be implemented:
 - a. Harbor recreational boating facilities shall be protected and where possible upgraded in order to provide further opportunity to the recreational boater;
 - b. dry boat storage spaces shall be on Parcel P to accommodate a minimum of 400 vessels;
 - c. water storage space shall be provided for at least ~~2,450~~ 1,950 recreational boat slips;
 - d. no more than 30% of the Harbor land area shall be developed for visitor serving uses not directly related to boating;

- e. a target number of 5% of the recreational boat slips shall be available as guest slips;
 - f. to protect the recreational character of the Harbor areas, no more than 5% of the boating slip supply shall be provided for live-aboard use;
 - g. the existing open water areas in the inner Harbor, as depicted on the Land Use Map as “Waterways” (Figure IV) shall not be developed with surface structures of any kind, floating or otherwise, except in cases of emergency where temporary structures are required, or unless authorized pursuant to an amendment to the Public Works Plan certified by the California Coastal Commission.
3. Any further development adjacent to or near to Channel Islands Harbor which will create significant additional demand for boating access to the Harbor or its landside facilities will have adverse effects upon the circulation and congestion, particularly at the Harbor entrance. As a condition to the consideration of any such development, the project proponent(s) shall be required to have completed a study evaluating traffic circulation and all related impacts. This shall include examination of the adequacy of the Harbor waterway and entrance to accommodate such demand and what measures are appropriate to mitigate these issues. Project developers should be required to bear the burden of making such improvement as are needed. This policy is advisory only for those areas adjacent to the Harbor which are not within the jurisdiction of the County of Ventura.
4. Open water recreational uses are to be permitted within the Harbor include rowing, small vessel operation and fishing. Such uses shall be restricted to that point south of the terminus of Peninsula Road in order to minimize waterway congestion. Within the outer Harbor, other more varied recreational water uses may be considered which are not inconsistent with safe navigation patterns. Specifically, a Boating Instruction and Safety Center is to be located on the west side of the Harbor near parking lot W-4 as shown on Figure III, Figure IV, and Appendix B.
5. The Harbor Department will provide educational materials to those concessions in the harbor who provide kayaks and boat rentals, to educate harbor users on boater safety, rules of harbor navigation, and other information necessary to maintain safety within the harbor.
6. Replacement of all lost boat slips within CIH
- All recreational boat slips eliminated due to construction of the BISC project shall be replaced in kind (size and use) within the Channel Islands Harbor PWP jurisdiction. Replacement shall take place within 6 months of completion of BISC.
7. Vintage Marina Pierhead Line
- The Vintage Marina pierhead line shall conform to the pierhead line depicted on the “Waterways” Land Use Map (Figure IV) and on the Vintage Marina Plan (Appendix C).

8. Distribution of Slip Size for Vintage Marina

The Vintage Marina slip size distribution shall consist of the following and conform to the slip configuration on the Vintage Marina Plan (Appendix C):

A minimum of 25% of the total number of slips shall be 32 ft. or under in length.

A minimum of 25% of the total number of slips shall be 32 ft., 1 in. – 38 ft. in length.

9. Extension of Boat Slips

The maximum extent of new or reconstructed boat slips shall extend no farther than waterside parcel line as depicted on the Master Plan Marina Map, Appendix E.

10. Slip Size Distribution for New or Reconstructed Marinas

The following slip size distribution standards shall apply to the Channel Islands Harbor overall:

A. A minimum of 25% of the total number of slips shall be 32 ft. or under in length, and

B. ~~A minimum of 25% of the total number of slips shall be 32 ft., 1 in. – 38 ft. in length.~~ A minimum of 50% of the total number of slips shall be 38 ft. or under in length.

The County shall maintain an up-to-date harbor-wide accounting of the total number of slips existing and approved through NOIDs, with a breakdown by slip size category (including slips in Categories A and B, and slips over 38 ft. in length).

Any NOID for the development or redevelopment of marinas shall include an analysis of harbor-wide conformance, including the proposed development or redevelopment, with the slip size distribution standards. At no time shall a NOID for the development or redevelopment of marinas result in the provision of less than ~~23% of slips in Category A--or and less than 23%~~ 46% in Category A and B combined, 38 ft. or less, harbor-wide.

11. The development or redevelopment of marinas shall protect, encourage, and where feasible, provide lower cost visitor boating opportunities.

12. Low Cost Boating

- a. The development or redevelopment of marinas or boat slips (not including commercial fishing or commercial sport fishing slips) shall include the provision of an in-lieu fee to the County, or a non-profit organization acceptable to the Executive Director of the Coastal Commission, to be used for scholarships for youths to participate in boating programs, for purchase of sail training vessels, funding for transportation to bring youths to the Harbor, and for other similar

programs to enhance lower cost boating opportunities. A NOID submitted for the development or re-development of marinas or boat slips shall include a calculation of the applicable in-lieu fee and a detailed description of the lower cost boating program that the fee will be provided to.

- b. The in-lieu fee shall be the equivalent financial value of one 30-foot boat slip (based upon the listed per-foot rental rate posted at the marina on July 1 of each year for 30-foot slips) for each 100 slips of 32 feet 1 inch in length and over that are redeveloped. For marinas containing fewer than 100 slips over 32 feet 1 inch in length, the in-lieu fee shall be prorated based on the number of slips. The payment of the in-lieu fee to the County will commence upon completion of the marina redevelopment construction and continue annually, throughout the course of the ground lease.
- c. The Harbor Department shall provide (or shall cause the appropriate non-profit organization to provide) an annual report, for the review and approval of the Executive Director of the Coastal Commission, detailing the in-lieu fees that have been collected, the lower cost boating programs developed and operated, and the number of people participating in such programs. The report shall be provided annually, no later than January 15th of each year for the proceeding calendar year.

3.3 Commercial Fishing & Commercial Sport Fishing

Section 30234 of the California Coastal Act of 1976 mandates that facilities serving the commercial fishing industries be protected and, where feasible, upgraded. It also states that existing commercial fishing boating space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Finally, this section requires that recreational boating facilities be designed and located to not interfere with the needs of the commercial fishing industry.

Commercial Fishing is a coastal dependent use which has priority under the Coastal Act. The Channel Islands Harbor Public Works Plan provides both adequate slip space and landside facilities for the Commercial Fisherman in the Harbor.

COMMERCIAL FISHING AND COMMERCIAL SPORT FISHING POLICIES

1. The County will protect the Harbor's existing commercial fishing slips and facilities and lease them at reasonable rates to Commercial Fishermen.
2. Commercial and commercial sport fishing facilities shall not be reduced or changed from the parcel locations and slip numbers outlined in Appendix A unless the absence of need for such facilities can be demonstrated or equivalent substitute facilities are provided elsewhere and the PWP is amended accordingly.