

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT OFFICE  
89 SOUTH CALIFORNIA STREET, SUITE 200  
VENTURA, CA 93001-2801  
VOICE (805) 585-1800



# Th14a

**4-24-0874 (Ventura Pier Maintenance)**

**April 10, 2025**

## **EXHIBITS**

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**Project Location**

**Exhibit 1  
4-24-0874  
Vicinity Map**



Exhibit 2  
4-24-0874  
Aerial Map

Table 2 5-Year Schedule (2025-2030)

5-Year Schedule	Maintenance Activity	Bent/Pile
<b>2024-2025</b>	Annual Inspection	
	Replace Handrail Sections	
	Replace Deck Sections	
	Replace cracked stringer	
	Wrap pile	
	Wrap pile	39 B
	Wrap pile	39 C
	Wrap pile	39 D
	Wrap pile	40 A
	Wrap pile	40 B
	Wrap pile	40 C
	pile split	40 D
	Wrap pile	40 E
	Wrap pile	41 B
	Wrap pile	41 C
	Wrap pile	41 D
	Wrap pile	42 A
	Wrap pile	42 F
	Wrap pile	43 A
	pile split	43 B
	pile cavity	43 C
	pile cavity	43 E
	broken pile	44 B
pile cavity	44 E	
Wrap pile	45 C	
Wrap pile	45 D	
Wrap pile	45 E	
Wrap pile	46 A	

**Exhibit 3**  
**4-24-0874**  
**5 Year Maintenance Plan**

	Wrap pile	46 B
	Wrap pile	46 C
	Wrap pile	46 D
	Wrap pile	47 A
	pile split	47 B
	Wrap pile	47 C
	broken pipe brace	48 A
	Wrap pile	48 B
	Wrap pile	48 E
	Wrap pile	49 A
	Wrap pile	49 C
	broken pile	49 D
<b>2025-2026</b>	Annual Inspection	
	Electrical Repairs	
	Biomass Removal	
	Underwater Inspection	
	Wrap pile	50 A
	pile cavity	50 B
	Wrap pile	50 C
	Wrap pile	50 D
	Wrap pile	50 E
	Wrap entire pile replace mud seal	51 B
	Wrap pile	51 D
	Remove broken off pile stub	51 E
	Wrap pile	52 B
	Wrap pile	52 D
	Wrap pile	52 E
Replace mud seal	52 F	
Remove broken off pile stub	52 F	
Wrap pile	53 C	

	<p>pile cavity</p> <p>Wrap pile</p> <p>Wrap pile</p> <p>Wrap pile</p> <p>Wrap pile</p> <p>Wrap pile</p> <p>Missing Pile</p> <p>Wrap pile</p> <p>Wrap pile</p> <p>Wrap pile</p> <p>Wrap pile</p> <p>pile split</p> <p>pile split</p> <p>Wrap pile</p> <p>pile split</p> <p>pile split</p> <p>pile split</p> <p>Wrap entire pile replace mud seal</p>	<p>53 E</p> <p>53 G</p> <p>54 A</p> <p>54 B</p> <p>54 C</p> <p>54 D</p> <p>54 E</p> <p>55 A</p> <p>55 B</p> <p>55 C</p> <p>55 E</p> <p>56 A</p> <p>56 E</p> <p>57 B</p> <p>57 D</p> <p>57 E</p> <p>58 A</p> <p>58 A</p>
<b>2026 - 2027</b>	Annual Inspection	
	Replace Deck Sections	
	Wrap pile	60 B
	Wrap pile	60 C
	Wrap pile	60 D
	Wrap pile	60 E
	pile split	61 A
	Wrap entire pile replace mud seal	61 B
	Remove broken off pile stub	61 B
	Wrap entire pile replace mud seal	61 G
Wrap entire pile replace mud seal	62 B	
Wrap entire pile replace mud seal	62 D	

Wrap entire pile replace mud seal	62 E
Wrap entire pile replace mud seal	63 A
Remove broken off pile stub	63 A
Wrap entire pile replace mud seal	63 B
Wrap entire pile replace mud seal	63 C
Wrap entire pile replace mud seal	63 D
Wrap entire pile replace mud seal	63 E
Remove broken off pile stub	64 A
Wrap pile	65 A
Wrap pile	65 B
replace mud seal	65 C
Wrap pile	65 D
Remove broken off pile stub	65 E
pile deterioration	66 A
pile split	66 D
Wrap entire pile replace mud seal	67 A
Wrap entire pile replace mud seal	67 B
Wrap pile	67 C
Wrap pile	67 D
pile damage	67 E
Wrap pile	68 A
Wrap pile	68 B
Wrap pile	68 C
missing hardware	68 D
Wrap pile	68 E
Wrap entire pile replace mud seal	68 F
Remove broken off pile stub	68 F
Wrap entire pile replace mud seal	68 G
Wrap entire pile replace mud seal	69 A
Remove broken off pile stub	69 A

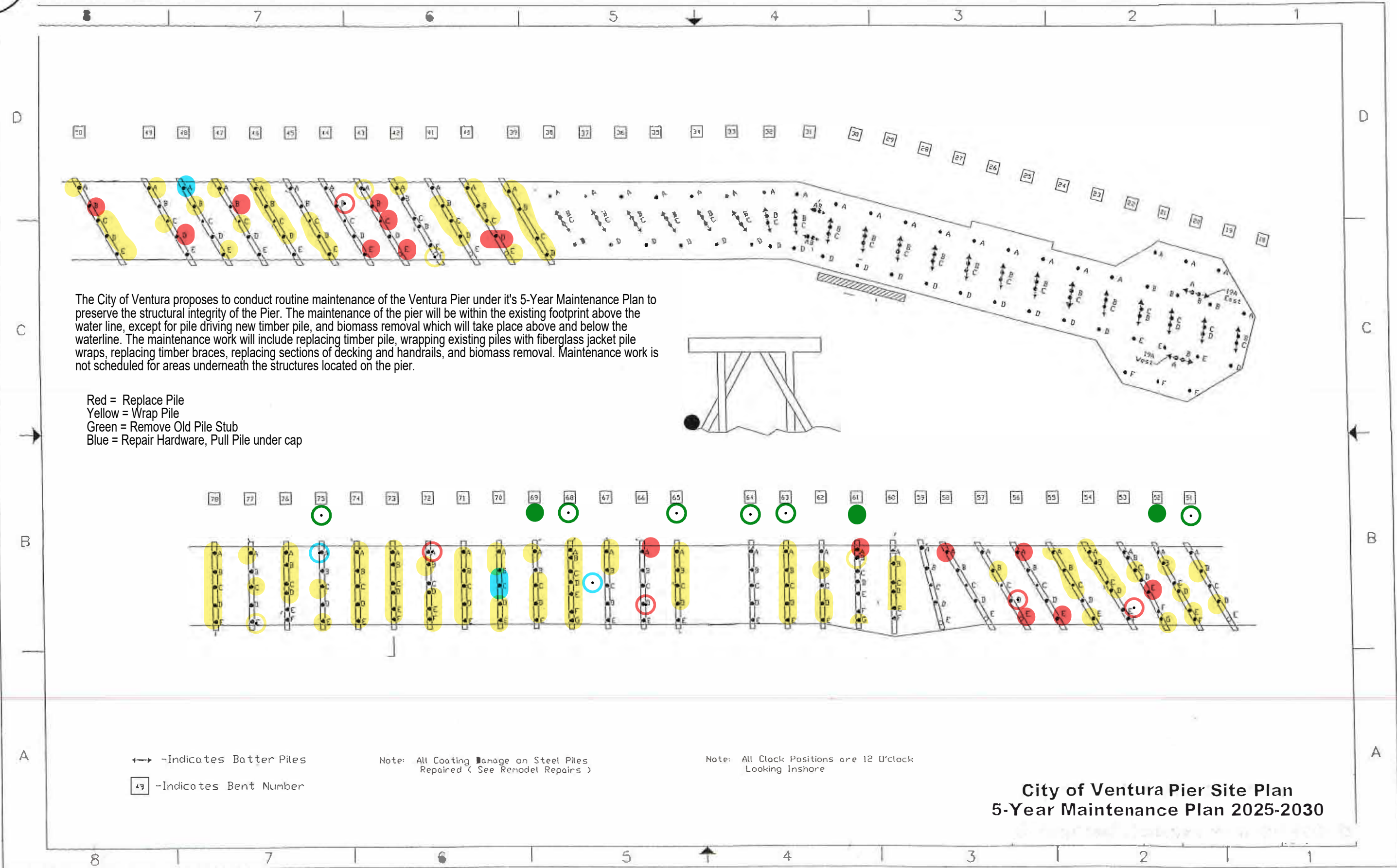
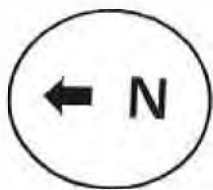
	Wrap pile	69 C
	Wrap pile	69 D
	Wrap pile	69 E
<b>2027 - 2028</b>	Annual Inspection	
	Replace Deck Sections	
	Wrap pile	70 A
	Wrap pile	70 B
	pull pile under cap	70 B
	missing hardware	70 C
	Wrap pile	70 D
	Wrap pile	70 E
	Wrap pile	71 A
	Wrap pile	71 B
	Wrap pile	71 C
	Wrap pile	71 D
	Wrap pile	71 E
	Wrap pile	71 F
	Replace pile and wrap	72 A
	Wrap pile	72 B
	Wrap pile	72 D
	Wrap pile	72 E
	Wrap pile	72 F
	Wrap pile	73 A
	Wrap pile	73 B
	Wrap pile	73 C
	Wrap pile	73 D
	Wrap pile	73 E
	Wrap pile	73 F
	Wrap pile	74 A
	Wrap pile	74 B

	Wrap pile	74 C
	Wrap pile	74 D
	Wrap pile	74 E
	Wrap pile	75 C
	remove pile stub	75 D
	Wrap pile	75 E
	missing hardware	75 E
	Wrap pile	76 A
	Wrap pile	76 B
	Wrap pile	76 C
	Wrap pile	76 D
	Wrap pile	77 A
	Wrap pile	77 C
	Wrap pile	77 E
	Install FX-763	78 A
	Install FX-763	78 B
	Install FX-763	78 C
	Install FX-763	78 D
	Install FX-763	78 E
	Install FX-763	79 A
	Install FX-763	79 B
	Install FX-763	79 C
	Install FX-763	79 D
	Install FX-763	79 E
<b>2028 - 2029</b>	Annual Inspection	
	Replace Deck Sections	
	Install FX-763	80 A
	Install FX-763	80 B
	Install FX-763	80 C
	Install FX-763	80 D

pile split	80 E
Install FX-763	81 A
Install FX-763	81 B
Install FX-763	81 C
Install FX-763	81 D
Install FX-763	81 E
Install FX-763	82 A
Install FX-763	82 B
Install FX-763	82 C
Install FX-763	82 D
pile split	82 E
Install FX-763	82 F
missing hardware	83 A
Install FX-763	83 B
Install FX-763	83 C
Install FX-763	83 D
Install FX-763	83 E
Install FX-763	83 F
Install FX-763	84 A
Install FX-763	84 B
Install FX-763	84 C
Install FX-763	84 D
Install FX-763	84 E
Install FX-763	84 F
Install FX-763	85 A
Install FX-763	85 B
pile hourglassing	85 C
Install FX-763	85 D
Install FX-763	85 E
Install FX-763	85 F

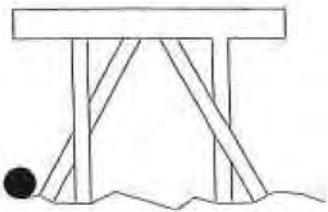
Install FX-763	86 A
Install FX-763	86 B
pile hourglassing	86 C
Install FX-763	86 D
pull pile under cap	86 E
Install FX-763	86 F
Install FX-763	87 A
Install FX-763	87 B
Install FX-763	87 C
Install FX-763	87 D
Install FX-763	87 E
Install FX-763	87 F
Install FX-763	88 A
Install FX-763	88 B
Install FX-763	88 C
Install FX-763	88 D
pile split	88 D
Install FX-763	88 E
Install FX-763	88 F
Install FX-763	89 A
Install FX-763	89 B
Install FX-763	89 C
Install FX-763	89 D
Install FX-763	89 E
Install FX-763	89 F
Install FX-763	90 A
Install FX-763	90 B
Install FX-763	90 C
Install FX-763	90 D
Install FX-763	90 E

	Install FX-763	90 F
	pile split	91 A
	Replace pile and wrap	91 E
	pile split	92 A
	pile split	93 A
	pile split	94 A
	broken tension rod	95 F
	pile split	102 B
	pile split	104 K
	pile split	105 B



The City of Ventura proposes to conduct routine maintenance of the Ventura Pier under its 5-Year Maintenance Plan to preserve the structural integrity of the Pier. The maintenance of the pier will be within the existing footprint above the water line, except for pile driving new timber pile, and biomass removal which will take place above and below the waterline. The maintenance work will include replacing timber pile, wrapping existing piles with fiberglass jacket pile wraps, replacing timber braces, replacing sections of decking and handrails, and biomass removal. Maintenance work is not scheduled for areas underneath the structures located on the pier.

- Red = Replace Pile
- Yellow = Wrap Pile
- Green = Remove Old Pile Stub
- Blue = Repair Hardware, Pull Pile under cap



↔ -Indicates Batter Piles  
 [47] -Indicates Bent Number

Note: All Coating Damage on Steel Piles Repaired ( See Remodel Repairs )

Note: All Clock Positions are 12 O'clock Looking Inshore

**City of Ventura Pier Site Plan  
 5-Year Maintenance Plan 2025-2030**