

**CALENDAR ITEM  
C78**

A 35  
S 19

03/29/12  
WP 2881.9  
K. Foster

**GENERAL LEASE - PUBLIC AGENCY USE**

**APPLICANT:**

Ventura Port District  
1603 Anchors Way Drive  
Ventura, CA 93001

**LAND TYPE AND LOCATION:**

Filled and unfilled sovereign land in the Pacific Ocean and Pierpont Bay near Ventura Harbor, city of San Buenaventura, Ventura County.

**AUTHORIZED USE:**

Continued use and maintenance of a detached breakwater, three jetties, and a groin; and the maintenance dredging of a maximum of 600,000 cubic yards of sediment annually from the mouth of Ventura Harbor, for disposal in the surfzone and nearshore zone at multiple receiver sites adjacent to Ventura Harbor.

**LEASE TERM:**

20 years, beginning May 11, 2011.

**CONSIDERATION:**

The public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

**SPECIFIC LEASE PROVISIONS:**

- Disposal of dredge materials at any receiver site other than those described in Exhibit A is prohibited without prior Commission authorization.
- Lessee must maintain the authorization of the upland property owners for each receiver site. Should authorization for any site terminate, Lessee's use of that site shall also terminate.
- Dredged material may not be sold without prior Commission authorization.

CALENDAR ITEM NO. **C78** (CONT'D)

**OTHER PERTINENT INFORMATION:**

1. Applicant owns and has the right to use the uplands adjoining the lease premises.
2. On April 26, 1962, the Commission authorized the issuance of a 49-year Permit, beginning May 11, 1962, to the Ventura Port District (Lessee) for the construction and maintenance of jetties, and for the dredging of an entrance channel between the jetties for the as-yet unconstructed Ventura Harbor.
3. On September 26, 1968, the Commission authorized an amendment to allow the construction of a detached breakwater near the harbor entrance channel, and to realign the Lease Premises to include the breakwater and expand the dredging area.
4. On February 5, 1992, the Commission authorized an amendment to construct a rock groin at South Beach, and to extend the existing breakwater and north jetty to help control the flow of sediment around the harbor entrance channel.
5. The Permit expired on May 10, 2011. The Lessee submitted an application for a new lease for the existing improvements, for ongoing maintenance dredging, and for multiple receiver sites near the harbor as shown on Exhibit B to be used for disposal of the dredge spoils.
6. On February 14, 2007, the California Coastal Commission (CCC) granted Permit 4-06-086 for this project under its certified regulatory program (Cal. Code Regs., tit. 14, § 15251, subd. (c)).
7. Staff reviewed the document and determined that the conditions, as specified in the California Code of Regulations, Title 14, section 15253, subdivision (b), have been met for the Commission to use the environmental analysis document certified by CCC as a Negative Declaration equivalent in order to comply with the requirements of CEQA.
8. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

CALENDAR ITEM NO. **C78** (CONT'D)

**APPROVALS OBTAINED:**

California Coastal Commission

**FURTHER APPROVALS REQUIRED:**

City of San Buenaventura  
Los Angeles Regional Water Quality Control Board  
California Department of Parks and Recreation  
U.S. Army Corps of Engineers

**EXHIBITS:**

- A. Land Description
- B. Location and Site Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that an environmental analysis document, California Coastal Commission (CCC) Permit 4-06-086, was adopted for this Project by the CCC under its certified program (Cal. Code Regs., tit. 14, § 15251, subd. (c)), and that the California State Lands Commission has reviewed and considered the information therein and concurs in CCC's determination.

**SIGNIFICANT LANDS INVENTORY FINDING:**

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

**AUTHORIZATION:**

Authorize Issuance of a General Lease – Public Agency Use to the Ventura Port District beginning May 11, 2011, for a term of 20 years, for use and maintenance of a detached breakwater, three jetties, and a groin; and for the maintenance dredging of a maximum of 600,000 cubic yards of sediment annually from the mouth of Ventura Harbor, for disposal in the surfzone and nearshore zone at multiple receiver sites adjacent to Ventura Harbor as described in Exhibit A and as shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration to be the public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the best interest of the State.

## EXHIBIT A

PRC 2881.9

### LAND DESCRIPTION

Five parcels of tide and/or submerged land situate in the bed of Pierpont Bay, in the Pacific Ocean, Ventura County, California, more particularly described as follows:

#### **PARCEL 1** (Pierpont Beach Disposal Area)

A parcel, bounded on the north by the centerline of Pierpont Groin No. 4; bounded on the east by the ordinary high water mark of said bay; bounded on the south by the centerline of Pierpont Groin No. 1; bounded on the west by a line between the waterward terminus of said centerline of Pierpont Groin No. 1 and the waterward terminus of said centerline of Pierpont Groin No. 4.

#### **PARCEL 2** (South Beach Disposal Area)

A parcel bounded on the north by the centerline of the South Beach Groin; bounded on the east by the ordinary high water mark of said bay; bounded on the south by a line 650 feet in length, 300 feet north of the mouth of Santa Clara River and perpendicular to the ordinary high water mark of said bay; bounded on the west by a line 650 feet westerly of and running parallel to said ordinary high water mark between the waterward terminus of the southern boundary and waterward terminus of said centerline of the South Beach Groin.

#### **PARCEL 3** (McGrath Nearshore Disposal Area)

A 4000 feet wide parcel, being bounded on the north by a line 500 feet south of the mouth of the Santa Clara River and perpendicular to the ordinary high water mark of said bay; bounded on the east by the line of elevation 15 feet below mean lower low water; bounded on the south by a line parallel to and 4000 feet southerly of said north line; and bounded on the west by a line of elevation 30 feet below mean lower low water.

#### **PARCEL 4** (McGrath Beach Disposal Area)

A 4300 feet wide parcel, being bounded on the north by a line 300 feet south of

the mouth of the Santa Clara River and perpendicular to the ordinary high water mark of said bay; bounded on the east by said ordinary high water mark of said bay; bounded on the south by a line 4300 feet southerly of said north line and perpendicular to the ordinary high water mark of said bay; and bounded on the west by a line 650 feet westerly of and running parallel to said ordinary high water mark of said bay.

**PARCEL 5 (Breakwater, Jetties, Groin and Dredging Area)**

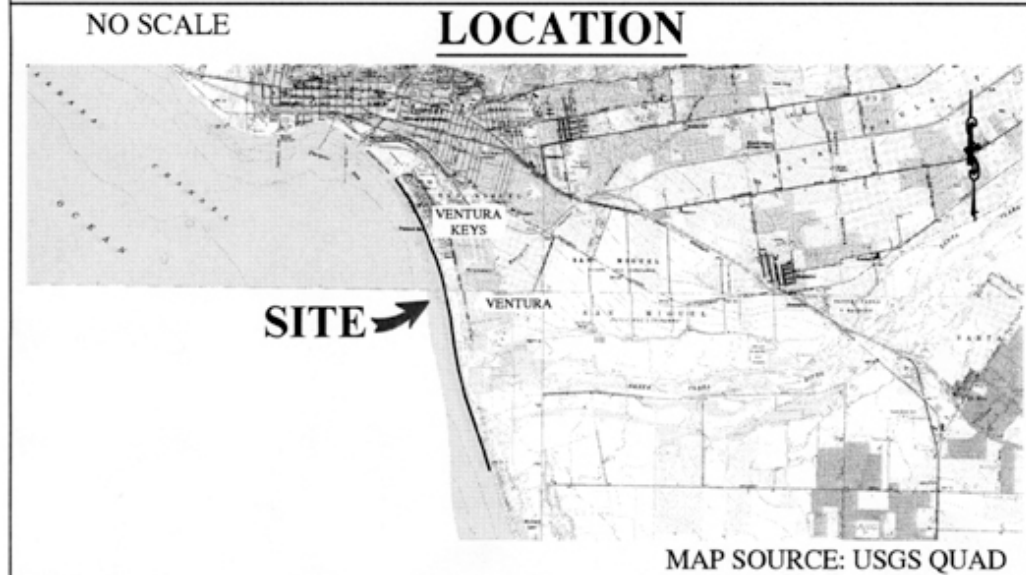
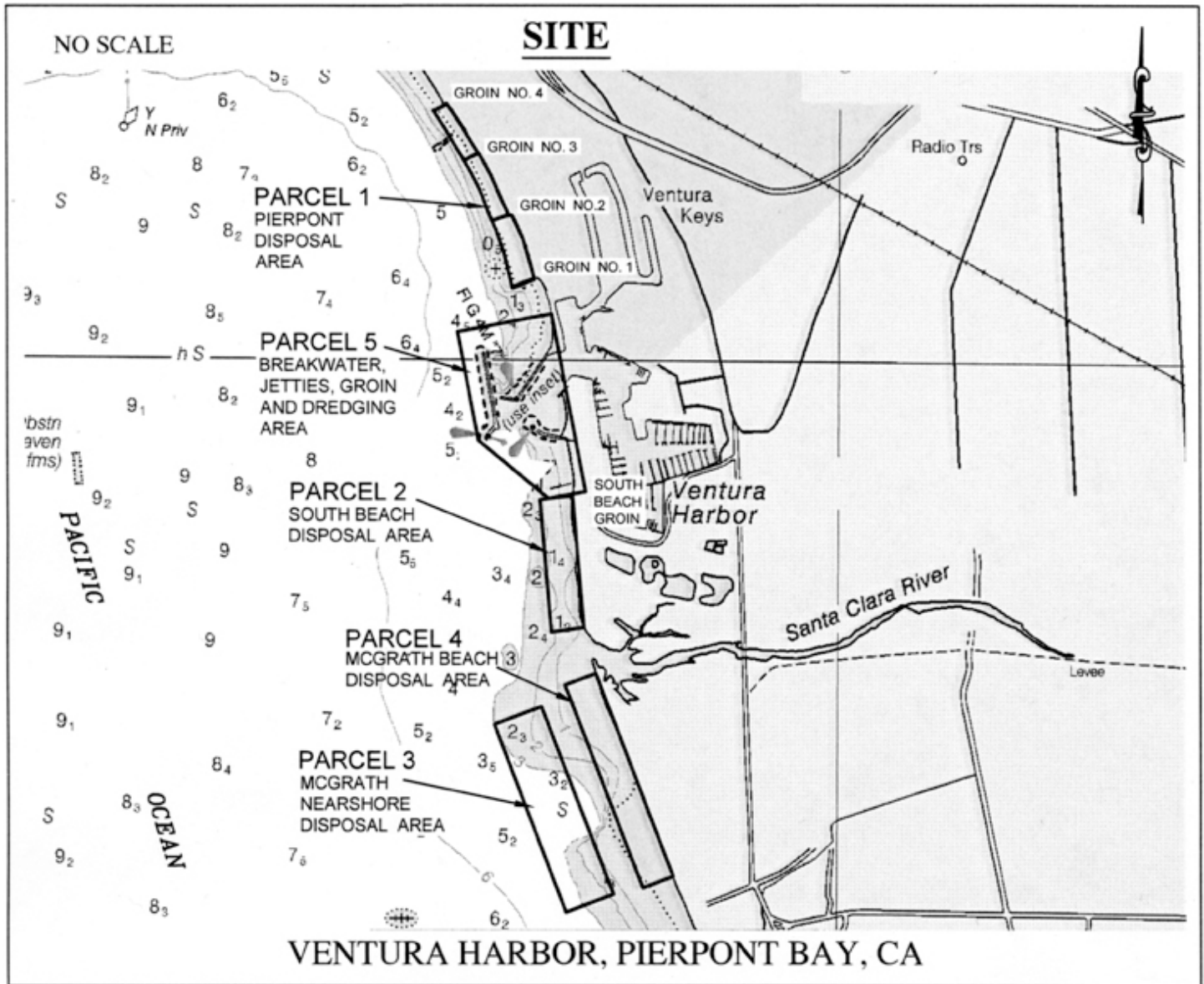
BEGINNING at a point on the westerly line of Parcel 1 shown as Line 1, on a map filed in Book 17, Page 4 of Parcel Maps in the office of County Recorder of said County, having a bearing and distance of N 10° 41' 30" W, 4132.22 feet. Said point of beginning being N 10° 41' 30" W, 412.23 feet from the most southerly terminus of said westerly line; thence N 10° 41' 30" W, 3587.74 feet; thence S 79° 18' 30" W, 1905.31 feet; thence S 10° 41' 30" E, 2190.34 feet; thence S 50° 25' 27" E, 1817.07 feet to a point on a line that bears S 79° 18' 30" W from the point of beginning; thence along said line N 79° 18' 30" E, 743.83 feet to the point of beginning.

EXCEPTING THEREFROM any portion located landward of said ordinary high water mark of said bay.

**END OF DESCRIPTION**

Prepared 03/13/12 by the California State Lands Commission Boundary Unit





**Exhibit B**

PRC 2881.9  
VENTURA PORT  
DISTRICT  
PUBLIC AGENCY LEASE  
VENTURA COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.