



NOTICE OF AVAILABILITY/PUBLIC HEARING NOTICE

Proposed Eighth Amendment to the Channel Islands Harbor Public Works Plan to Correct Historical Inaccuracies and Enable Redevelopment of Harbor Leasehold Parcels V, V-1, V-2, V-3, V-4, and N-2.

All interested persons are invited to attend and be heard at a public hearing to be held by the Ventura County Board of Supervisors on **Tuesday, March 11, 2025 at 1:00 p.m.**, in the Board of Supervisors Hearing Room of the County Government Center, Hall of Administration, 800 South Victoria Avenue, Ventura, California, on the proposed Eighth Amendment to the Channel Islands Harbor Public Works Plan (PWP).

ENVIRONMENTAL REVIEW: The County has considered environmental factors when preparing this Eighth Amendment to the PWP ("PWPA") for review by the California Coastal Commission under its certified regulatory program. Pursuant to state law, the Commission makes the final environmental determination. (See CEQA Guidelines Section 15265)

DESCRIPTION: The Harbor Department proposes the PWPA (Exhibit 1), for leasehold parcels V, V-1, V-2, V-3, V-4, and N-2. This amendment would enable the redevelopment of the deteriorating Fisherman's Wharf site by correcting historical inaccuracies that do not reflect current site conditions. This minor amendment would allow the site to be redeveloped as Karls ("Project").

Visual Access Policy Amendments:

1. The current Exhibit E map incorrectly shows a 100-foot view corridor on Victoria Ave. just south of Channel Islands Blvd., which is obstructed by buildings and landscaping. The proposed PWPA would remove this corridor from Exhibit E. This action would adjust the harbor-wide view corridor percentage from 31.83% to 31.18%, which is still compliant with PWP Policy 1.c.
2. *Height Limit Adjustment:* Originally noticed, the height limit for Parcel V was proposed to increase to 51 feet to accommodate the existing lighthouse. After discussions with Coastal Commission staff, it was clarified that such a change is unnecessary as the lighthouse is not undergoing major modifications. The revised PWPA will maintain the existing height limit of 35 feet for Parcel V as a whole.

Appendix A Amendment:

1. Table 1 outlines the Inventory of Existing Uses/Intensities by Parcel. It shows 15,926 square feet for parcels V, V-1, V-2, V-3, V-4, but the actual square footage is 48,218 square feet. The PWP also lists a gas station as existing on the site, which is also inaccurate. Since the development existed when the PWP was certified, it is not known why there is such a large discrepancy in the PWP. This action would consolidate all the V parcels into one unit and reflect the Project's proposed square footage of 60,765.

Lastly, the PWPA would add Appendix F to include the Project's approved Notice of Impending Development (NOID) documents, ensuring easy reference.

Copies of the proposed PWPA are available from the Harbor Department offices, or on the County of Ventura website at www.channelislandsharbor.org.

If you have any questions regarding this matter or want to be notified of the California Coastal Commission's final decision, please contact the Harbor Department at 805/973-5950 or Danielle.Tarr@ventura.org. You can also sign up to receive automatic email notifications on all development matters in the Harbor at www.channelislandsharbor.org.

If you challenge the action resulting from this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the Ventura County Harbor Department or the Ventura County Clerk of the Board, at or prior to the public hearing.

NOTE: *From time to time, hearings are cancelled or rescheduled; therefore, if you plan to attend this hearing and reside some distance from the Government Center, we advise that you call the Harbor Department the day before to confirm that the hearing will go forward.*