

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Ventura West Marina Redevelopment Project

Lead Agency: Ventura Port District Contact Person: Jessica Rauch  
 Mailing Address: 1603 Anchors Way Drive Phone: (805) 864-2741  
 City: Ventura Zip: 93001 County: Ventura

**Project Location:** County: Ventura City/Nearest Community: Ventura  
 Cross Streets: Anchors Way Drive/Navigator Drive Zip Code: 93001  
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 14 ' 45.34 " N / 119 ° 15 ' 40.40 " W Total Acres: 12.5  
 Assessor's Parcel No.: 080-0-240-325 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: 101 Waterways: Pacific Ocean  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Pierpont Elementary School

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: Dock Replacement

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Commercial/Harbor Commercial

**Project Description:** *(please use a separate page if necessary)*

The Project is limited to waterside dock and slip replacements improvements on Parcel 17 of the Ventura Harbor. The new slip layout will largely retain the current dock footprint. As part of the proposed Project, the Applicant will remove the existing 45-year-old dock system including all floating elements, submerged piles, and related infrastructure, and install new, environmentally sustainable dock systems with a marina slip layout that allows a more diverse range of vessel sizes. The existing marina channels will be enhanced to improve navigational flow and to accommodate larger vessels. Overall, average slip size will increase by approximately one foot. The total number of slips will change from 387 to 379 and thereby allow for more public areas within the marina including launching of non-motorized vessels such as kayaks and stand-up paddleboards and a location where a future water taxi could embark passengers. Additional Project features include:  
 • Add an ADA-accessible gangway to the dock system.  
 • Add electrical charging infrastructure to support electric powered watercraft.  
 • Provide individual wastewater pump out systems for medium to large vessels at their slips and a public-facing wastewater pump out for other vessels in and out of the marina.  
 The current marina configuration has approximately 302 piles. It is estimated that all existing piles would be removed, and new piles would be installed. All new piles will be at or above the District's minimum pile elevation which was set in 2014 to address sea level rise and tsunami concerns. These enhancements would improve navigational flow and accommodate larger vessels.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input checked="" type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency                 | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 7                       | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # 4                        |
| <input checked="" type="checkbox"/> Caltrans Planning                           | <input checked="" type="checkbox"/> Resources Agency                         |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input checked="" type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                            | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                            | <input checked="" type="checkbox"/> SWRCB: Clean Water Grants                |
| <input type="checkbox"/> Education, Department of                               | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                                      | <input checked="" type="checkbox"/> SWRCB: Water Rights                      |
| <input checked="" type="checkbox"/> Fish & Game Region # 5                      | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                        | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                         | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Housing & Community Development             |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date June 2, 2025 Ending Date July 2, 2025

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Impact Sciences</u>	Applicant: <u>Ventura Port District</u>
Address: <u>811 W. 7th Street, Suite 200</u>	Address: <u>1603 Anchors Way</u>
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: <u>Ventura, CA 93001</u>
Contact: <u>Annalie Sarrieddine</u>	Phone: <u>(805) 654 - 7869</u>
Phone: <u>213.935.1901 Ext. 865</u>	

Signature of Lead Agency Representative:  Date: 6/2/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.