

**CALENDAR ITEM
C51**

A 35

08/08/05

PRC 8633

W 26089

S 19

S. Young

GENERAL LEASE - PROTECTIVE STRUCTURE USE

APPLICANTS:

Robert G. Holmgren and Kathleen M. Holmgren, Trustees of the Holmgren Family Trust of 1996 DTD 12-23-96

AREA, LAND TYPE, AND LOCATION:

0.0221 acres, more or less, of sovereign lands in the Pacific Ocean, Ventura, Ventura County.

AUTHORIZED USE:

Reconstruction and maintenance of an existing rock revetment, not previously authorized by the Commission.

LEASE TERM:

Ten years, beginning August 8, 2005

CONSIDERATION:

\$100 per annum, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance for combined single limit coverage of no less than \$1,000,000.

OTHER PERTINENT INFORMATION:

1. Applicants have the right to use the uplands adjoining the lease premises.
2. Applicants have applied for a General Lease – Protective Structure Use for the reconstruction and maintenance of an existing rock revetment that is located adjacent to the Applicants' upland parcel at Solimar Beach in Ventura. This project is related to construction of a single-family residence on the Applicants' adjacent vacant beachfront lot. The

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Applicants propose to in-fill gaps in the revetment as well as reposition rock that has moved seaward of the original footprint of the revetment. A portion of the existing revetment lies within the uplands owned by the applicants and also within adjoining parcel owned by the Solimar Beach Colony, Inc., Homeowners Association. Under the Covenants, Conditions and Restrictions of the Solimar Beach Colony, Inc. the individual homeowners are required to maintain the revetment fronting the individual homeowner's lot within the development. Staff has determined that a rock revetment was permitted by the County of Ventura (County) on this stretch of beach in 1986 in connection with the residential development of four parcels on Solimar Beach. On October 17, 1986, the revetment was permitted and approved by the Ventura County Public Works Agency's Planning Division under Permit No. PD-1110. Staff's review of current survey data indicates that a portion of the existing revetment is located waterward of the mean high tide line on lands within the jurisdiction of the Commission.

3. Pursuant to the Commission's delegation of authority and the State CEQA Guideline (title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 4, Minor Alterations to Land; Title 14, California Code of Regulations, section 15304.

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300.

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. 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.

APPROVALS REQUIRED:

California Coastal Commission
U.S. Army Corps of Engineers
Regional Water Quality Control Board

EXHIBIT:

- A. Site and Location Map

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PERMIT STREAMLINING ACT DEADLINE:

August 15, 2005

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 4, MINOR ALTERATIONS TO LAND; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15304.

SIGNIFICANT LANDS INVENTORY FINDING:

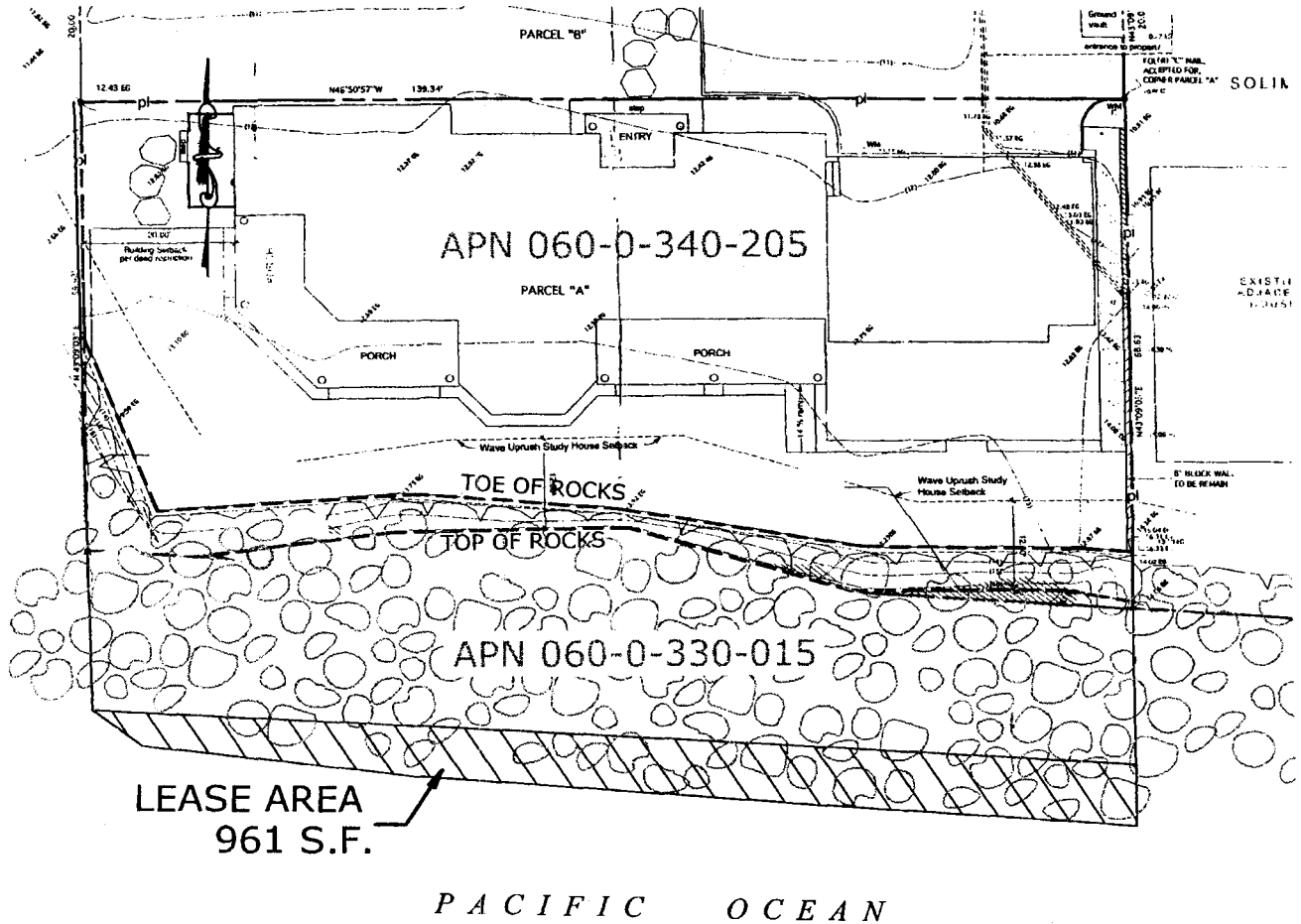
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO ROBERT G. HOLMGREN AND KATHLEEN M. HOLMGREN, TRUSTEES OF THE HOLMGREN FAMILY TRUST OF 1996 DTD 12-23-96, OF A GENERAL LEASE - PROTECTIVE STRUCTURE USE, BEGINNING AUGUST 8, 2005, FOR A TERM OF TEN YEARS, FOR THE RECONSTRUCTION AND MAINTENANCE OF THE EXISTING ROCK REVETMENT ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$100 WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM AS PROVIDED IN THE LEASE; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN \$1,000,000.

NO SCALE

SITE



PACIFIC OCEAN
3164 SOLIMAR BEACH, VENTURA

NO SCALE

LOCATION

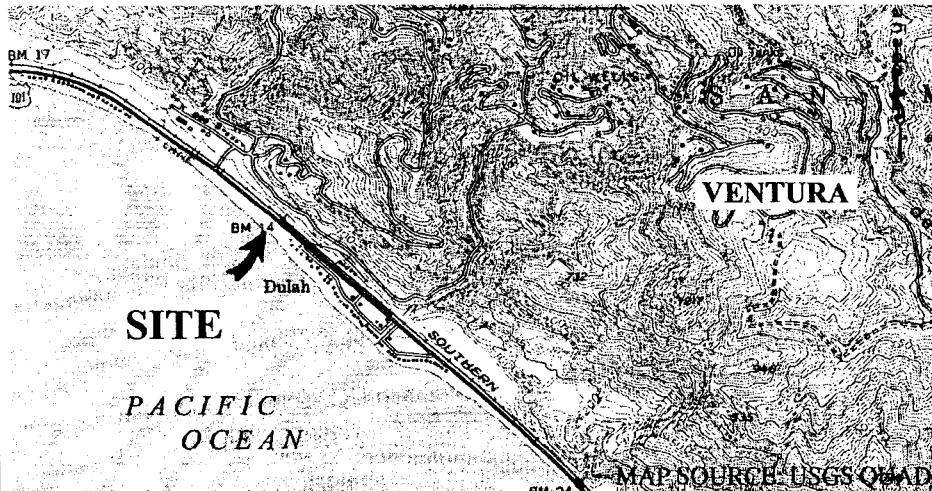


Exhibit A
 APN 060-0-340-205 &
 APN 060-0-330-015
 W 26089
 ROBERT & KATHLEEN HOLMGREN
 GENERAL LEASE
 VENTURA COUNTY



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.

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