

**CALENDAR ITEM
C47**

A 37
S 19

02/21/14
PRC 7255.9
R. Collins

GENERAL LEASE – PUBLIC AGENCY USE

APPLICANT:

Ventura County Fire Protection District

AREA, LAND TYPE, AND LOCATION:

0.213 acre, more or less, of filled tide and submerged land located adjacent to 5674 Pacific Coast Highway, near the city of San Buenaventura, Ventura County.

AUTHORIZED USE:

Continued use, maintenance, and operation of a portion of an existing fire station, paved parking area with lighting, landscaping, and drainage appurtenances, a weather gauging and telemetry station, a 6-foot concrete block wall, and a 6-foot chain link fence previously authorized by the Commission.

LEASE TERM:

20 years, beginning November 1, 2013.

CONSIDERATION:

The public health and safety; with the State reserving the right at any time to set a monetary rental if the Commission finds such action to be in the State's best interest.

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. The sovereign land comprising the lease premises was filled during the construction of a portion of State Highway Route 101 in 1970.
3. On October 7, 1988, the Commission authorized a General Permit – Public Agency Use for a 25-year term beginning November 1, 1988, for the installation and maintenance of a paved parking and utility area adjacent to 5674 Pacific Coast Highway where the Applicant operates Fire Station No. 25. The permit expired on October 31, 2013. The Applicant has applied for a new General Lease – Public Agency Use.

CALENDAR ITEM NO. **C47** (CONT'D)

4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

5. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq.; however, the Commission has declared that all lands are “significant” by nature of their public ownership (as opposed to “environmentally significant”). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code section 6370 et seq., use classifications for such lands have not been designated. Therefore, the finding of the project’s consistency with the use classification as required by California Code of Regulations, Title 2, section 2954 is not applicable.

EXHIBITS:

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

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

AUTHORIZATION:

Authorize Issuance of a General Lease – Public Agency Use to Ventura County Fire Protection District, beginning November 1, 2013, for a term of 20 years, for the continued use, maintenance, and operation of a portion of an existing fire station, paved parking area with lighting, landscaping, and drainage appurtenances, a weather gauging and telemetry station, a 6-foot concrete block wall, and a 6-foot chain link fence as described in

CALENDAR ITEM NO. **C47** (CONT'D)

Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration being the public health and safety; 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.

EXHIBIT A

PRC 7255.9

LAND DESCRIPTION

That portion of tide and submerged land, in the County of Ventura, State of California, described as follows:

Beginning at a 1" iron pipe with a plastic plug per the California Department of Transportation field Notes No. SR74-149.4, Page 5, filed in the office of the District No. 7 of said Department in the City of Los Angeles, State of California, said pipe being the most northeast terminus of the 4th course described in deed to the State of California recorded in the office of the County Recorder of said County of Ventura on June 17, 1975, as Document No. 38415, in Book 4419, Page 311 of Official Records (said course recited as "N 50°31'05" E, 39.73 feet"), thence,

- 1st- South 50°31'05" West, 39.73 feet to the southwest terminus of said 4th course and to the beginning of a curve concave northerly and having a radius of 200.00 feet; thence along said curve,
- 2nd Westerly 263.56 feet, through a central angle of 75°30'15", to a line parallel with and distant northwesterly 10.00 feet from the northwest line of the parcel of land described in deed to the County of Ventura recorded in the office of said County Recorder on June 17, 1975 in Book 4419, Page 306 of Official Records; thence along said parallel line,
- 3rd- North 50°32'05" East, 233.41 feet to the southwest line of State Highway 1, 60.00 feet wide, described in deed recorded in the office of said County Recorder on February 19, 1915 in Book 145, Page 266 of Deeds; thence along said southwest line
- 4th- South 39°27'55" East, 149.87 feet to the **Point of Beginning**.

Except that portion lying landward of the ordinary high water mark of the Pacific Ocean as described in Boundary Line Agreement Number 117 recorded in the office of said County Recorder on August 29, 1973 in Book 4159, Page 961 of Official Records:

END OF DESCRIPTION



JVD
8/2/2013

NO SCALE

SITE

LEASE
PARCEL

APN
060-0-100-385

PACIFIC COAST HWY

VENTURA HWY

OHWM per BLA 117
(BK. 4159, PG 967)

5674 W. PACIFIC COAST HWY., VENTURA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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.

Exhibit B

PRC 7255.9
VENTURA COUNTY FIRE
PROTECTION DISTRICT
APN 060-0-100-385
GENERAL LEASE -
PUBLIC AGENCY USE
VENTURA COUNTY



TS 01/14/14