

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Ventura

800 S. Victoria Ave.

Ventura, CA 93009

From: (Public Agency): Ventura County Harbor Dept.
3900 Pelican Way
Oxnard, CA 93035

(Address)

Project Title: Karls, LLC lease option and lease for redevelopment at Fisherman's Wharf

Project Applicant: Ventura County Harbor Department

Project Location - Specific:

Corner of Channel Islands Blvd. and Victoria Ave., Channel Islands Harbor.

Project Location - City: Oxnard

Project Location - County: Ventura

Description of Nature, Purpose and Beneficiaries of Project:

Lease Option Agreement and Lease for the renovation and operation of a themed retail village on the site known as Fisherman's Wharf.

Name of Public Agency Approving Project: County of Ventura

Name of Person or Agency Carrying Out Project: Michael Tripp, Harbor Director

Exempt Status: (check one):

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number:

Existing Facilities - CEQA Guidelines section 15301 and Replacement or Reconstruction section 15302

Statutory Exemptions. State code number:

CEQA Guidelines section 15265 and Public Resources Code sections 21080.9 and 30000, et seq.

Reasons why project is exempt:

Exemption 15301 and 15302 project involves maintenance, repair and replacement of existing visitor-serving structures and facilities on the same site as they are currently located, will have substantially the same purpose and capacity, and involves negligible or no expansion of capacity. It has been determined that no unusual circumstances or other factors set forth in CEQA guidelines section 15300.2 preclude use of these categorical exemptions. Additionally, the project is statutorily exempt pursuant to section 15265, which exempts local agencies from CEQA environmental document preparation requirements and shifts CEQA compliance to the California Coastal Commission under its CEQA exemptions for certified regulatory programs.

Lead Agency

Contact Person: Michael Tripp

Area Code/Telephone/Extension: 8059735952

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Michael Tripp Date: 9/5/2024 Title: Harbor Director

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____