



June 27, 2023

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

SUBJECT: Approval of, and Authorization for the Harbor Director (Director) to Sign, the Second Amended and Restated Harbor Lease (Lease) with Vintage Marina Partners, L.P., a California Limited Partnership, for the Operation and Replacement of the Marina Located on Channel Islands Harbor Parcels X-2 and Y-1; Finding that the Lease is Categorically Exempt from the California Environment Quality Act; Authorization for the Director to Approve Minor Modifications to the Lease. (Recommendation No. 1 requires 4/5ths vote)

Recommendations:

- 1) Approve and authorize the Harbor Director (Director) to execute the attached Second Amended and Restated Harbor Lease (Lease) between the County of Ventura and Vintage Marina Partners, L.P. a California limited partnership, for the operation and replacement of the marina commonly known as Vintage Marina on Channel Islands Harbor Parcel X-2 and Y-1. (Requires 4/5ths vote)
- 2) Find that your Board's approval of the Lease is categorically exempt from the California Environment Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301 and 15302, and that no exceptions set forth in CEQA Guidelines section 15300.2 preclude use of these exemptions.
- 3) Authorize the Director to approve minor modifications to the Lease provided that any such modification is consistent with the original purpose of the Lease, does not result in additional costs to the County and is reviewed and approved as to form by the County Counsel's Office.

Fiscal/Mandates Impact:

Mandatory:	No
Source of Funding:	Lessee
Funding Match Required:	N/A
Impact on Other Departments:	None

Summary of Revenue and Costs:	FY 2022-23	FY 2023-24
Revenue:		
Direct	\$ 463,200	\$ 463,200
Total Revenue	\$ 463,200	\$ 463,200
Costs:		
Direct Costs	\$ 0	\$ 0
Indirect Costs	\$ 0	\$ 0
Total Costs	\$ 0	\$ 0
Net Income	\$ 463,200	\$ 463,200

Current Fiscal Year (FY) Budget Projections:

FY 2022-23 Budget Projection for Harbor Administration - Division 5100				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$11,053,658	\$11,467,629	\$10,962,871	\$ 504,758
Revenue	\$10,048,367	\$10,048,367	\$11,132,085	\$ 1,083,718
Gain/(Loss)	\$(1,005,291)	\$(1,419,262)	\$(169,214)	\$ 1,588,476

Execution of the Second Amended and Restated Lease will produce approximately \$2,460,000 in projected revenue for the Harbor Department during the five-year term from 2/1/2024 through 1/31/2029.

Background:

In January 1984 your board executed a 40-year lease on Parcels X-2 and Y-1 with Vintage Marina Partners L.P., a California limited partnership (Lessee), to build and operate a marina in the Channel Islands Harbor. On November 21, 2006, your Board approved an Amended and Restated Harbor Lease with Lessee. The Amended and Restated Lease added various lease clauses, such as favorable end of lease language, imputed rent, improved self-help and cost recovery provisions for minor lease violations. The Amended and Restated lease terminates on January 31, 2024.

The proposed Second Amended and Restated Lease (Lease) would allow the term to be extended for an additional five years until January 31, 2029, which would provide the Lessee necessary time to design, secure financing, secure permits and entitlements from the California Coastal Commission and to fully rebuild the marina and improve the landside facilities. Upon completion of the rebuild and timely satisfaction of the rebuilding terms in the Lease, Lessee would receive an additional 40-year extension of the Lease to January 31, 2069.

Lessee has been operating two marinas in the harbor for nearly 40 years and have proven themselves to be a high-quality partner. It successfully redeveloped a different marina, known as the Channel Islands Harbor Marina in 2006. Since 2018, Lessee has spent over \$375K in upgrades to the existing marina, including new gangways/landings, new transformer casings and upgrades to the landside facilities. The rebuilding of the new marina would be at Lessee's sole expense and is anticipated to cost a minimum of \$20,000,000.00.

Your Board's approval of the Lease will involve maintenance, repair and replacement of existing structures and facilities on the same site as they are currently located, will have substantially the same purpose and capacity, and involve negligible or no expansion of capacity. Therefore, staff has determined that the Lease is categorically exempt pursuant to CEQA Guidelines sections 15301 and 15302. Staff has also determined that no unusual circumstances or other factors set forth in CEQA Guidelines section 15300.2 preclude use of these categorical exemptions. The Harbor Department has worked with Lessee to ensure that the rebuilt marina will conform to the current Public Works Plan, and Lessee has provided the Harbor Department with its Notice of Intent to rebuild the existing marina. Once the Lease is approved, Lessee will finalize the design and secure the Notice of Impending Development from the California Coastal Commission and construction on the new marina will commence on or before January 31, 2026.

Therefore, Harbor staff recommends approval of the Lease (Exhibit One), extending the term of the Lease to January 31, 2029 to enable the Lessee to rebuild the marina. The extension of the Lease is permitted pursuant to Government Code section 25536(a) upon approval by a 4/5ths vote of your Board.

The County Executive Office, the Auditor Controller's Office and County Counsel have reviewed this letter and the Lease.

If you have any questions regarding this item, please contact me at (805) 973-5952.



Michael Tripp
Director

Exhibit 1: Second Amended and Restated Lease
Exhibit 2: Harbor Parcel Map