



January 9, 2024

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

SUBJECT: Approval of, and Authorization for the Harbor Director to Sign, an Easement Deed Conveying an Easement for Public Access Allowing for the Continuation of Vehicular Circulation (Excluding the Right of Any Public Parking) from the County to the City of Oxnard (City) in Order to Modify and Reconfigure Peninsula Road to Accommodate the Design for the Entrance to the Replacement Hotel and Restaurant on Parcels F and F-1 in the Channel Islands Harbor; Approval, and Authorization for the Harbor Director to Accept on Behalf of the County, a Quitclaim Deed from the City of Oxnard Quitclaiming and Releasing to the County the City's Street Interests in the Southernmost 272 Feet of Peninsula Road in Channel Islands Harbor; Authorize and Direct the Harbor Director to Deliver, Accept and Arrange for Recording of Said Deeds and Take Other Related Actions as Necessary to Accomplish the Modification and Reconfiguration of Peninsula Road to Accommodate the Design of the Hotel and Restaurant Entrance; and Authorization for the Harbor Director to Approve Minor Modifications to the Deeds; Supervisorial District No. 5.

Recommendations:

- 1) Approve, and authorize the Harbor Director to sign, the attached Easement Deed conveying an Easement for Public Access allowing for the Continuation of Vehicular Circulation (excluding the right of any public parking) from the County to the City of Oxnard for the modification and reconfiguration of Peninsula Road to accommodate the design for the entrance of the Replacement Hotel and Restaurant (Exhibit 1).
- 2) Approve, and authorize the Harbor Director to accept on behalf of the County, the attached Quitclaim Deed from the City of Oxnard (City) quitclaiming and releasing to the County the City's street interests in the Southernmost 272 feet of Peninsula Road in Channel Islands Harbor (Exhibit 2).

- 3) Authorize and direct the Harbor Director to deliver, accept and arrange for the recording of the attached deeds and take other related actions necessary to accomplish the modification and reconfiguration of Peninsula Road in Channel Islands Harbor to accommodate the approved design of the replacement hotel and restaurant entrance.
- 4) Authorize the Harbor Director to approve minor modifications to the above deeds, provided that any such modifications are consistent with the original purposes of the deeds, do not result in additional costs to the County, and are reviewed and approved as to form by the County Counsel's Office.

Fiscal/Mandates Impact:

There is no fiscal impact associated with the recommended actions.

Integration of Strategic Plan Priorities:

The new replacement hotel and restaurant, together with its reconfigured entrance, will bring upgraded County amenities to the Harbor, providing lodging and dining near the Harbor's public waterways, new jobs to the community, revenues to the Harbor Department and improved public access to the Harbor and nearby County public beaches – all in furtherance of the County's Strategic Plan's Mission of providing superior services and the Plan's Goals of: 1) fostering a thriving business ecosystem to create jobs, increase wages, and strengthening the local economy; 2) maintaining and improving dependable public resources to serve the needs of our diverse communities and 3) attracting and investing in sustainable infrastructure and preservation of our natural resources.

Discussion:

The above recommended actions will accomplish the modification and reconfiguration of the southernmost 272 feet of Peninsula Road in Channel Islands Harbor and expedite the construction of the replacement hotel and restaurant, including the County-approved entrance design.

In 1970, the County granted an easement for street purposes to the City for the current configuration of Peninsula Road within Channel Islands Harbor.

In 2015, your Board awarded an Option to Bright Peninsula Road, LLC. (Bright) for a long-term lease agreement for a replacement hotel and restaurant to replace the closed Casa Sirena Hotel and Lobster Trap Restaurant. This Option was extended several times by your Board due to delays caused by the COVID-19 pandemic. On December 23, 2021, following Bright/Hyatt's fulfillment of all Option conditions and requirements, the County

entered into a 65-year lease agreement (Lease) with Bright for the construction and operation of a replacement hotel and restaurant as County Harbor amenities on Lease Parcels F and F-1 in Chanel Islands Harbor.

The Option and Lease called for Bright/Hyatt to submit schematic design plans for the hotel and restaurant construction and required the Harbor Director to approve the plans unless they "contained design or treatment elements to the exterior of buildings or common areas which would generally be deemed offensive to reasonable members of the community." Bright submitted schematic design plans which were approved by the Harbor Director applying the lease standards. The approved hotel and restaurant entrance and street improvement plans necessitated a modification to, and reconfiguration of, the southernmost 272 feet of Peninsula Road (Exhibit 4). The reconfiguration and modification would flip the current east facing circular terminus of Peninsula Road from east to west (Exhibit 3) and the City would need to release its street easement and accept in its place an easement for public access allowing for the continuation of vehicular circulation (excluding the right of any public parking).

Because of the City's current street easement interest in this portion of Peninsula Road, the City's cooperation is important to the entrance component. On May 18, 2021, the City and County entered into a Cooperation Agreement (Exhibit 5) which, among other matters, addressed the replacement hotel and restaurant and their entrance. In this Agreement, the City and County agreed to the necessary deed exchange to allow for the reconfiguration and modification of Peninsula Road, which will allow the approved entrance design to be accomplished. Also, on October 5, 2023, the City on its own application found that the street reconfiguration was in conformity with its general plan pursuant to Government Code section 65402, subd. (a) and vacated its interest in this portion of Peninsula Road, subject to the recommended deed exchange.

The County's Lessee, Bright, has reviewed and approved the deed documents (Exhibits 1 and 2) and will provide its consent to the conveyances as necessary.


The replacement hotel and restaurant project, which includes the entrance component, was previously determined by your Board to be exempt from the California Environmental Quality Act on October 6, 2015.

This item has been reviewed by the County Executive Office, the Auditor-Controller's Office, and County Counsel.

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If you have any questions concerning this item, please contact the undersigned at (805) 973-5952.

Sincerely,



Michael Tripp
Harbor Director
Channel Islands Harbor

Attachments:

- Exhibit 1 – Easement Deed
- Exhibit 2 – Quitclaim Deed
- Exhibit 3 – Easement Diagram/Configuration
- Exhibit 4 – Street Improvement Plans
- Exhibit 5 – Cooperation Agreement
- Exhibit 6 – Harbor Parcel Map