



June 4, 2024

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

SUBJECT: Approval of, and Authorization for the Director of the Ventura County Harbor Department to Execute, Second Amendment to Lease (Second Amendment) Between the County of Ventura and Channel Islands Maritime Museum, a California Non-Profit Benefit Corporation, for the Channel Islands Harbor Lease Parcel K-2, Changing the Name of the Lessee from Ventura County Maritime Museum, a California Non-Profit Benefit Corporation, to Channel Islands Maritime Museum, a California Non-Profit Benefit Corporation; Find that the Second Amendment is not Subject to the California Environmental Quality Act (CEQA) or, Alternatively, Find that the Project is Exempt from CEQA; Recommendation No. 1 REQUIRES 4/5THS VOTE

Recommendations:

- 1) Approve and authorize the Director of the Ventura County Harbor Department (Harbor Director) to execute the attached Second Amendment to Lease (Second Amendment) between the County of Ventura and Channel Islands Maritime Museum (Parcel K-2), changing the name of the lessee from Ventura County Maritime Museum to Channel Islands Maritime Museum. (Requires 4/5ths vote)
- 2) Authorize the Harbor Director to make non-monetary corrections, clarifications, and technical modifications to the Second Amendment provided such changes are consistent with the stated intent of the Second Amendment, do not result in the loss of any income to the County or subject the County to additional costs, and are subject to review and approval by County Counsel and the County Executive Office.
- 3) Find that your Board's approval of the Second Amendment is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15352 and 15378 because the Second Amendment will not cause a direct or a reasonably foreseeable indirect physical change in the environment and will not authorize any specific development activity. Alternatively, find that

the Second Amendment, the project, is categorically exempt from 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.

Fiscal/Mandates Impact:

There is no fiscal impact associated with the recommended action.

Background:

On May 6, 2008, your Board approved a Lease Agreement (Lease) with Ventura County Maritime Museum (Original Lessee) for Parcel K-2. The Lease included an initial term of two years (the Predevelopment Term), a one-year term extension (the Construction Term), and a further 25-year term extension. The ability of Original Lessee to exercise each extension was contingent upon meeting certain goals for each term.

The Predevelopment Term was extended in the First Amendment to Lease on April 27, 2010, and Original Lessee received the 25-year lease extension upon the completion of the Construction Term on May 31, 2013. The Lease expires on May 31, 2037.

Original Lessee requests the proposed Second Amendment to Lease (Second Amendment) to change the name of the lessee on the Lease to conform with the recent change of its business entity name from the Ventura County Maritime Museum, a California non-profit benefit corporation, to the Channel Island Maritime Museum, a California non-profit organization. The Harbor Department supports this name change.

Your Board's approval of the proposed Second Amendment is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15352 and 15378 because the Second Amendment will not cause a direct or reasonably indirect physical change in the environment and will not authorize any specific development activity. Alternatively, staff has determined that your Board's approval of the Second Amendment, the Project, is categorically exempt from CEQA pursuant to CEQA Guidelines sections 15301 and 15302. Staff has also determined that no unusual circumstances or other factor set forth in CEQA Guidelines section 15300.2 preclude use of these exemptions.

Strategic Plan:

The Maritime Museum is a wonderful amenity to the Harbor by providing educational resources, entertainment and creative children's programs, fostering tourism near the Harbor's public waterways and jobs for the community, and improving 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.

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

If you have any questions regarding this item, please contact me at 805-382-3002.



Michael Tripp
Director

Exhibit 1: Second Amendment to Lease