

UNIT 515

SAN BUENAVENTURA STATE BEACH

GENERAL PLAN

July 1979

Sanja Barbara/Ventura Coastal State Park System General Plan

IN AVENTURA

Department of Parks & Recreation

Coastal Marine Resources Agency

Sanja Barbara/Ventura Coastal State Park System

PRELIMINARY MAY 1979



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Santa Barbara/Ventura Coastal State Park System General Plan

VOLUME 7

preliminary

GENERAL PLAN

**SAN
BUENAVENTURA**

STATE BEACH

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MAY 1979



This is the seventh in an eight-part document which is the General Plan for seven coastal State Park System units in Santa Barbara and Ventura counties. To obtain complete information for any one of the units, two booklets are needed -- the Summary, Introduction, and General Information booklet and the booklet that pertains specifically to the unit. Below is a list of all the booklets that make up the General Plan.

<u>Volume Number</u>	<u>Name</u>
1	Summary, Introduction, and General Information
2	Point Sal State Beach
3	Gaviota State Park
4	Refugio State Beach
5	El Capitan State Beach
6	Carpinteria State Beach
7	San Buenaventura State Beach
8	McGrath State Beach and Natural Preserve

San Buenaventura State Beach -- Volume 7

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DEPARTMENT OF PARKS AND RECREATION

STATE PARK AND RECREATION COMMISSION

O. BOX 2390, SACRAMENTO 95811

Resolution 36 - 79
Resolution adopted by the
CALIFORNIA STATE PARK AND RECREATION COMMISSION
at its regular meeting in Santa Barbara
July 13, 1979

WHEREAS, The Director of the Department of Parks and Recreation has presented to this Commission for approval the proposed General Plan for the Santa Barbara/Ventura Coastal State Park System; and

WHEREAS, This reflects the long-range development plan as to provide for the optimum use and enjoyment of the unit as well as the protection of its quality;

NOW, THEREFORE, BE IT RESOLVED that the State Park and Recreation Commission approves the Department of Parks and Recreation's General Plan for the Santa Barbara/Ventura Coastal State Park System, preliminary dated May 1979, subject to the following amendments:

1. Delete from Carpinteria State Beach Preliminary General Plan the final sentence of Paragraph 2 at Page 23 which presently reads as follows: "Provide parking for concession patrons."
2. Insert at Page 35 in the Gaviota State Park Preliminary General Plan after the heading "Access Roads" the following footnote:

* "See correspondence dated May 31, 1979 between Director of Parks and Recreation and the Public Utilities Commission on the subject which is attached hereto as part of the Appendix."
(Attachment H).
3. At Page 73 in Summary General Data and Environment Impact Plan under the heading "San Buenaventura State Beach" delete the entire third paragraph beginning "The demolition...."

At Page 23 in San Buenaventura State Beach Preliminary General Plan under heading "Pier Area" delete the entire fourth and fifth sentences commencing with "A new restaurant..." and ending with the words "surfboard shop".

At Page 29 in San Buenaventura State Beach Preliminary General Plan under heading "Concessions Element: Existing" delete the entire paragraph.

General Data

And substitute in all the above three instances: "There is at present a small restaurant on the pier which needs upgrading. Approval of the Director and the Park and Recreation Commission will be required if a major enlargement of the restaurant is contemplated. Concessions for bait and tackle shop, bicycle and surfing equipment are recognized as appropriate to the pier area."

And such environmental changes as the Director of Parks and Recreation shall determine advisable and necessary to implement carrying out the provisions and objectives of said plan.

REVISIONS TO GENERAL PLAN

ADDENDA: SANTA BARBARA/VENTURA COASTAL STATE PARK SYSTEM GENERAL PLAN

SAN BUENAVENTURA STATE BEACH GENERAL PLAN

page 20: Second paragraph, second to last sentence should be replaced with the following sentence:

"The staff of this office administers San Buenaventura State Beach, McGrath State Beach, Emma Wood State Beach, and Carpinteria State Beach."

page 23: Note correction made in Commission resolution.

page 26: Last paragraph (#2) in first sentence, replace the word "bicycle" with "multi-purpose".

page 27: Under "Summary of Proposed Public Facilities", replace "511" with "546" and replace "1039" with "1004".

page 29: Note correction made in Commission resolution.

Plan 7-2: General Plan:

- a) Under "Legend", replace the word "bicycle" (which appears twice) with "MULTI-PURPOSE".
- b) In box labeled "FUNDED PIER AREA DEVELOPMENT", replace "BICYCLE TRAIL" with "MULTI-PURPOSE TRAIL" and add "Children's play area".
- c) In box labeled "UPGRADE PARKING AREA", replace the word "stripping" with "striping".

[Note: This 2-page attachment is an excerpt from the Feb 1980 Addendum to the Preliminary General Plan, Volume 1. That Addendum is 26 pages. It includes comments and the Department response, none of which are specific to San Buenaventura SB.]

SAN BUENAVENTURA STATE BEACH
GENERAL DATA

Location: On the Ventura County coastline in the City of Ventura.

Size: 47 hectares (116 acres) with 3,545 meters (11,630 feet) of beach frontage.

Facilities: 165 picnic sites, concession stand, 6 restrooms, parking for 1,171 vehicles, beach equipment rental shop, and 6 acres of turf. A 520-meter (1,700-foot) pier accommodates a restaurant, snack bar, and bait shop. Administrative facilities include a service yard with buildings, 2 employee residences (one of which is now being used as the area office), and a unit office.

Vegetation: The natural coastal strand flora of San Buenaventura State Beach is restricted as a result of recreational facilities development and heavy visitor use. The area consists of turf grasses and a variety of ornamental trees and shrubs.

Wildlife: Both wildlife diversity and numbers are limited in the unit due to the highly modified nature of most of the area. San Buenaventura State Beach is not expected to provide important habitat to any known rare or endangered species.

Outstanding Natural Features: Dunes between San Pedro Street and Sanjon Boulevard; the wide gently sloping sandy beach; and Allesandro Lagoon, which is a pond and freshwater marsh.

Historic and Archeological Values: A portion of the Chumash village of Shisholop was located along the northernmost border of the state beach. Much of the site was destroyed by a combination of development and beach erosion. The remaining portion of the site was excavated by archeologists in 1965. Excavation results indicate that the site was a major Native American village which may have functioned as a regional capital. The general area around this unit is rich in significant historical as well as archeological sites. The majority of historical sites reflect the area's early settlement and development under Spanish and Mexican influence and include the Mission San Buenaventura and the homes of several prominent citizens in the city's early history. There are no known historical resources at the state beach.

Interpretive: At present there are no interpretive facilities at San Buenaventura State Beach. However, the junior lifeguard program in first-aid training and rescue techniques is given, plus general lifeguard demonstrations. School groups and other organizations also use the beach as a recreational resource.

Ownership: Initial acquisition of San Buenaventura State Beach began in 1948 with the purchase of small subdivision parcels in the area of what is now the downcoast day-use area. Only several developed parcels existed because this area was prone to sea inundation and flooding during severe storms. Streets, curbs, sidewalks, and underground utilities are still in place. Since the subdivision was not a success, some areas were used as a dumping site. The existing stabilized Allesandro Lagoon is the only remnant of the larger, often inundated area that once existed. About 5 to 8 feet of fill was placed over this area before and after acquisition was completed. Because of the nature of the fill (broken concrete rubble, etc.) and underlying streets, vegetative growth has been seriously affected in small, localized areas.

The existing fishing pier was also included in the initial acquisition. The pier is now exclusively used as a recreation facility. It is currently the longest pier along the California coastline.

Total acquisition of about 116 acres was completed by 1960. Since then, there have been numerous land trades with the City of Ventura and easements for utilities (water, sewage, electricity, etc.), city streets, Highway 101, and city redevelopment. However, the basic shape and size of the unit has remained about the same.

In 1962, the unit was classified as a state beach. In that same year, a General Development Plan was completed for San Buenaventura State Beach. In 1963, the plan was further refined.

The development of initial facilities, access, and parking around the pier was completed soon after acquisition by the California Department of Parks and Recreation. Development in the downcoast day-use area began in 1962 and, after several phases of construction, was completed in 1967. Except for minor development, the unit remains the same today.

Resource Element

RESOURCE ELEMENT

This section has been prepared pursuant to Section 5002.2 (amended September, 1978) of the Public Resources Code, which requires that a Resource Element be prepared following classification or reclassification of a State Park System unit. In meeting this requirement, this element contains: the declared purpose of the unit in terms of its classification as a state beach; a summary and evaluation of natural and cultural resources; a statement of allowable use intensity; and resource management policies necessary to protect important resource values.

Unit Identification and Classification

San Buenaventura State Beach is located on the Pierpont Bay coastline in the City of Ventura, Ventura County. The unit consists of about 47 hectares (116 acres) and lies primarily between the Ventura Freeway (Highway 101) and the Pacific Ocean. Some 3,545 meters (11,630 feet) of ocean frontage are located in the unit. San Buenaventura is a day-use only beach. Popular visitor activities include picnicking, swimming, surfing, fishing, and sunbathing. There are 165 picnic sites and parking for over 1,171 vehicles. A 520-meter (1,700-foot) pier in the northern part of the unit accommodates a concessionaire-operated restaurant, snack bar, and bait shop. The pier is used extensively by the fishing public.

The unit's entire shoreline is a wide, gently sloping sandy beach. It is about 30 meters (100 feet) wide along the upcoast border, widening to nearly 150 meters (500 feet) at the pier, and gradually narrows to about 90 meters (300 feet) along the downcoast end of the unit. A low dune ridge extends from about the end of Sanjon Road to the end of San Pedro Street.

The main parking lot and picnic area behind the dune ridge is level and low, less than 6 meters (20 feet) above mean sea level. No coastal terrace or bluffs are in this unit.

Part of San Buenaventura State Beach borders Allesandro Drive on the eastern side of the Ventura Freeway. The area, commonly referred to as Allesandro Lagoon, consists of about a 2-hectare (5-acre) pond and a freshwater marsh. The entire area is enclosed by a chain link fence. Public use is currently limited to viewing and feeding domestic and native waterfowl and other water-associated birds which frequent the enclosure.

In June 1972 San Buenaventura State Beach was classified as a state beach by the then State Park Commission. A state beach is now a category of state recreation unit. The Public Resources Code (Section 5019.56) currently defines these units as follows:

State recreation units consist of areas selected, developed, and operated to provide outdoor recreational opportunities. Such units shall be designated by the State Park and Recreation Commission by naming, in accordance with the provisions of Article 1 (commencing with Section 5001) and this article relating to classification.

In the planning of improvements to be undertaken within state recreation units, consideration shall be given to compatibility of design with the surrounding scenic and environmental characteristics.

State recreation units may be established in the terrestrial or underwater environments of the State and shall be further classified as one of the following types:...

- (d). State beaches, consisting of areas with frontage on the ocean or bays designed to provide swimming, boating, fishing, and other beach-oriented recreational activities. Coastal areas containing ecological, geological, or scenic resources of significant value shall be preserved within state wildernesses, state reserves, state parks, or natural or cultural preserves.

Resource Summary and Evaluation

San Buenaventura State Beach is in the Coastal Strip Landscape Province. This province includes lands along the immediate coastline of California and the offshore islands, where flora and fauna are directly influenced by the maritime climate.

The following resource information is summarized from the Inventory of Features prepared for San Buenaventura State Beach.

Scenic Values

The principal scenic value at San Buenaventura State Beach is a wide expanse of sandy beach. The fishing pier provides good vantage points for viewing the entire area. The Ventura area and mountains can be seen from the pier.

The two easterly islands in the Channel Island group can be easily seen from the pier and beach. The nearest island is Anacapa, about 31 kilometers (19 miles) to the south. Santa Cruz Island lies just west of Anacapa Island. The more distant islands to the west are Santa Rosa and San Miguel, which can be viewed from the downcoast portion of the unit.

The main picnic area has an urban park-like atmosphere, with a large turf grass area and scattered trees and shrubs.

Vehicle noise and the general intruding nature of Highway 101 and the railroad are principal negative factors in the visitor experience.

Climate

The climate of the Ventura area is typical of coastal southern California with mild winters and slightly warmer summer temperatures. It rains primarily during the winter and spring.

The nearest full-range weather station to San Buenaventura State Beach is located at Oxnard, although precipitation data are available for the City of Ventura. High temperatures recorded in Oxnard from late spring to fall (May through November) average between 21°C (70°F) and 24°C (75°F). Low temperatures during this period average between 9°C (48°F) and 13°C (55°F). January is the coldest month of the year, with average maximum temperatures of 18°C (65°F) and average nighttime temperatures of 6°C (42°F).



Allesandro Lagoon is the remnant of a much larger wetland which was filled during highway construction.

Winds in the Ventura area during much of the year consist of moderate daytime sea breezes flowing in off the ocean. At night the breezes reverse to a gentle offshore wind as a result of differential heating and cooling of ocean and land. The strong, hot, and dry Santa Ana winds, originating in the interior and blowing toward the coast, occur infrequently in the fall and winter.

Annual precipitation in the Ventura area is about 38 centimeters (15 inches), of which 95 percent falls between November and April. Average monthly rainfall during the summer months of July and August is negligible.

Geology, Seismicity, And Soils

The data so far compiled on this unit are adequate for general planning purposes but must not be considered sufficient for actual construction decisions.

Beneath the sands of the beach and dunes and under the inland area of the unit are older alluvial deposits from the nearby streams and the Santa Clara River system.

The beach and dunes are composed of sand deposited more recently by wind and waves. The sand particles in the surf zone are continuously being shifted with each wave. During the winter, highly turbulent seas and wave action caused by storms result in an offshore movement of sand and the formation of subtidal berms, resulting in a less extensive beach by early spring. Offshore sand is gradually deposited on the shoreline by the more gentle wave action in summer. By the end of summer the beaches are at their maximum yearly size.

As the sand is shifted by the waves, the longshore current (or littoral drift) gradually transports the particles southward, resulting in a net downcoast movement of beach sand. Beach sand must, therefore, be replenished from upcoast sources. In the San Buenaventura area, the Ventura River provides much of the new sand. Material washed down the river by winter storm runoff is deposited near the mouth and contributes to sediments in the longshore current.

The Ventura fault lies along the base of the Ventura Hills about 0.8 kilometers (1/2 mile) north of the state beach, and is considered active by state standards. Other major faults which are located nearby include the Red Mountain, San Cayetano, Carpinteria, Oak Ridge, and Arroyo Parrida. Additional offshore faults may be active as well. Earthquakes caused by movement along these and other active faults in southern California may trigger potential hazards, like groundshaking, liquefaction, differential settlement, and tsunamis (seismic seawaves). The potential for quake-caused liquefaction in the area is estimated from moderate to high. Settlement of from 0.3 to 0.6 meters (1 to 2 feet) in Holocene sediments can be expected during an earthquake.

Nearly all surface material in the unit is classified as coastal beach. The exception is the Camarillo soil series at the eastern half of the main parking and picnic area, which includes the maintenance shops and area office. These soils are poorly drained sandy loam and loam formed on alluvial fans.

Biotic Features

Terrestrial Plant Life. The natural flora of San Buenaventura State Beach are limited, due to recreation facility development and heavy visitor use.

The vegetation established in the main picnic area are turf grasses and a variety of ornamental trees and shrubs. Various trees and shrubs have also been planted at the main parking lot.

The low dune ridge extending along the downcoast portion of the unit from Sanjon Road to the end of San Pedro Street supports a highly modified coastal dune plant community. Some native plants occur sparsely on the dunes. The introduced Hottentot fig (Carpobrotus edulis), commonly called ice plant, is also found on the dunes. Extensive stands of Hottentot fig are found in the unit around the parking area near the pier and along Harbor Boulevard at Vista Del Mar Drive.

Allesandro Lagoon, located between Allesandro Drive and the freeway, is bordered partially with marsh vegetation, including cattail (Typha sp.) and tule (Scirpus sp.). The easternmost end of the lagoon has dense stands of this marsh vegetation.

Terrestrial Animal Life. Wildlife are few in numbers and types because the area has been greatly changed by people. Wildlife habitats that are present include intertidal shoreline (or littoral), coastal dune, freshwater lagoon, and planted vegetation.

The rocky groins and sandy beach along the shoreline provide habitats for a variety of intertidal invertebrates which, in turn, support a number of shorebirds, including sanderling, whimbrel, willet, spotted sandpiper, killdeer, and western gull.

Allesandro Lagoon provides primarily a resting habitat for waterfowl but is also frequented by grebes, egrets, rails, and gallinules. Waterfowl commonly seen on the open water include green-winged teal, mallard, widgeon, and shoveler. Mallard and cinnamon teal may nest in the emergent vegetation along the lagoon's southern border. The lagoon area is also being used extensively by domestic and mixed breeds of fowl. Present feeding by the public and the release of domestic waterfowl is encouraging the concentration of these birds, increasing the potential for the spread of waterfowl diseases into the wild populations.

The unit's landscaped areas, primarily around the main picnic area, provide habitats for birds commonly found in cities.

Marine Environment. The marine environment supports many varieties of organisms. Major nearshore species of fish include white seabass (Cynoscion nobilis), surfperch (Family Embiotocidae), turbot (Pleuronichthys sp.), halibut (Paralichthys californicus), shark (Family Carcharhinidae), and grunion (Leuresthes tennes). Several species of clams live in the area of San Buenaventura State Beach, probably on the beach or below the low-tide mark.

San Buenaventura State Beach is not expected to provide important habitat for any known rare or endangered species. However, the endangered brown pelican (Pelecanus occidentalis californicus) feeds in the nearshore waters off most of the southern California coast, including the San Buenaventura area.

Cultural Resources

(Detailed regional information can be found in Volume 1 of this General Plan.)

There are no known historic resources in the unit. A portion of the Chumash village of Shisholop existed until recently in the northernmost part of the unit. The site had been 75-90 percent destroyed by a combination of development and beach erosion before the California Department of Parks and Recreation arranged to excavate its remains. Excavation took place in 1965. It is doubtful that any portion of the site remains.

Excavation results indicate that Shisholop was a major village and may have functioned as a regional capital. It was almost certainly the village described by the Spanish as Pueblo de las Canoas. It is possible that the entire complex was a late village with no intermediate or early occupation.

Recreation Potential

Recreation at San Buenaventura State Beach is oriented toward beach and ocean enjoyment. The wide expanse of sandy beach is ideal for sunbathing, picnicking, and general beach play. The gently sloping beach and protected nature of the bay combine to make swimming in the surf relatively safe, particularly near the pier. Surfing is popular along the less-protected shoreline near the upcoast part of the unit.

The pier provides nearshore fishing opportunities and is very popular. The most common species taken from the pier are bonita (Sarda lineolata), surfperch (Family Embiotocidae), shark (Family Carcharhinidae), and corbina (Menticirrhus undulatus). From March through September, grunion may be caught along the beach.

Allesandro Lagoon provides the public an opportunity to view waterfowl and other water-associated birds. Although most of the birds in this area are mixed breeds of domestic fowl, wild birds can be regularly observed, especially during migration.

Interpretive Potential

Recreation and the enjoyment of the ocean and beach have good interpretive potential at San Buenaventura State Beach. The sandy beach and mild surf invite visitors to sunbathe, swim, surffish, surf, jog, and walk along the oceanfront.

Aside from the recreational values, the most significant values for interpretation here are: 1) the story of Native American occupation on the site; 2) the natural values of Allesandro Lagoon; and 3) the offshore islands.

This state beach does not appear to be suitable for highly developed or formal interpretive programs. However, a junior lifeguard program, along with rescue and safety demonstrations, would be appropriate.

The pier, which is used primarily for fishing and strolling, is an appropriate spot to interpret seasonal phenomenon such as whale or bird migrations and grunion runs, as well as fishing techniques and information on the natural and cultural history of San Buenaventura. The pier itself also has significance and is designated as a historical landmark by the city. Allesandro Lagoon has interpretive value for wildlife observation and photography.

Declaration of Purpose

San Buenaventura State Beach was established to make possible the public outdoor recreational enjoyment of its sandy ocean beach and adjacent lands. All overnight and day-use recreational activities which are compatible with the scenic and natural integrity of the beach may be provided. Great care shall be exercised to assure that the facilities of the state beach are compatible with a high-quality environment for visitors and for the City of Ventura and that the development conforms with department guidelines for public safety.

The relationship of the state beach to the City of Ventura and to the local surroundings shall be recognized in all activities planned, authorized, developed, and operated in the unit.

Declaration of Resource Management Policy

At San Buenaventura State Beach, it shall be the resource management policy of the State Department of Parks and Recreation to:

1. Provide and perpetuate recreational opportunities in proper relation to the unit's beach and ocean orientation.
2. Encourage recreational and interpretive uses of the area that do not detract from, diminish, or harm the values present. In planning facilities for visitor use, the department should consider the use that it will encourage, public safety, and the potential impact on the unit's natural or cultural values. In this regard, the department shall strive to ensure that developments in the unit and public use are in proper relation with the resiliency of the environment.
3. Protect the scenic values of the unit, including both interior views and views from adjacent lands, by carefully siting and landscaping all developments.
4. Control animal populations, such as ground squirrels, when necessary to minimize potential public health hazards. The reduction or elimination of preferred habitat of nuisance species shall be considered first when control becomes necessary.
5. Manage Allesandro Lagoon to perpetuate its wildlife values and control the population of exotic and mixed breeds of waterfowl, which will minimize competition with native species and reduce the spread of disease to wild populations. An optimum population of exotic species shall be determined by evaluating how many can be supported without supplemental feeding, and assessing the impact of those animals on the wild population. Feeding of any wildlife in the lagoon area shall be strongly discouraged.

6. Have an archeologist monitor development in the unit on the chance that a portion of the recorded archeological site still remains buried in the beach fill. The placement of an interpretive facility, recognizing and telling the story of the Chumash Village of Shisholop is also recommended.
7. Administer other values of the unit, not specifically mentioned in this section, under guidelines in the department's Policies, Rules, Regulations, and Orders, and Resource Management Directives.

Allowable Use Intensity

California state law (Section 5019.5, Public Resources Code) requires that the department cause to be prepared a land carrying-capacity survey before any recreation development plan is completed. As a step in determining carrying capacity, the department is using "allowable use intensity," which is a more recreation resource-oriented concept.

The determination of allowable use intensity has three basic interwoven components: (1) management objectives, (2) visitor perceptions and attitudes, and (3) impact of any development or use on natural and cultural resources (the determination of ecological and cultural resource sensitivity).

Management objectives for San Buenaventura State Beach are generally set forth in the statutes defining a state beach in the unit identification and classification section of this Resource Element.

Visitor perceptions and attitudes are sometimes referred to in relation to "social carrying capacity" and involve assessing what the recreationist perceives as an acceptable recreational environment; what degree of isolation or crowding is acceptable; what amount of site deterioration is acceptable; and other perceptions and attitudes pertaining to the quality of the visitors' recreational experience. Due to the unit's urban setting and both on-site and adjacent facilities, the level of allowable use at this unit will be higher than that which would be acceptable at more natural and remote beaches in the State Park System.

The third component in determining allowable use intensity involves an analysis of the natural and cultural resources to determine the area's physical limitation for development of facilities and the ability of the ecosystem to withstand human impact (ecological sensitivity). This analysis is based on a number of considerations including archeological and historical sites and features; scenic values; soils, their erodability and compaction potential; geologic factors, such as slope stability and relief; hydrologic considerations, including potential for pollution of surface waters, flooding, or for depleting surface and ground waters through water use; vegetation characteristics, such as durability, fragility, and regeneration rates; and wildlife considerations, such as tolerance to human activity, wildlife population levels, and stability. Additional considerations in determining ecological sensitivities are rare and/or endangered plants and animals; unique biotic features or ecosystems; or examples of ecosystems of regional or statewide significance (marshes, riparian areas, and vernal pools). (Cultural resource sensitivities are discussed in detail on page 11.)

Based on an analysis of the preceding factors, two categories or levels of allowable use intensity have been identified as acceptable at San Buenaventura State Beach. The most restrictive area of use in the unit shall be lands in and around Allesandro Lagoon, located north of the Ventura Freeway. Use of this area shall be limited to nature observation

and other passive activities directly related to the natural values of the lagoon and marshland. Development in this area shall be directed to wetlands enhancement and interpretation.

Allowable use intensity for the balance of the unit shall be in the high category. This rating is least restrictive in terms of density and allowable use. Acceptable development in these areas may include such facilities as day-use parking, overnight camping, and beach-oriented concessions. Types of facilities and recreational uses mentioned here are given for conceptual guidance only.

Cultural Resources Sensitivity

San Buenaventura State Beach once contained the large Chumash village of Shisholop. The remains of this once-large village were excavated by Roberta Greenwood, for the department, in the early 1960s. At that time, she determined that surface remnants of site had been destroyed; this was confirmed by department investigations in 1978.

If any subsurface activities are undertaken at San Buenaventura State Beach, the services of a qualified archeologist should be obtained.

Land Use and Facilities Element

LAND USE AND FACILITIES ELEMENT

Existing Conditions - Assumptions

Recreation Values

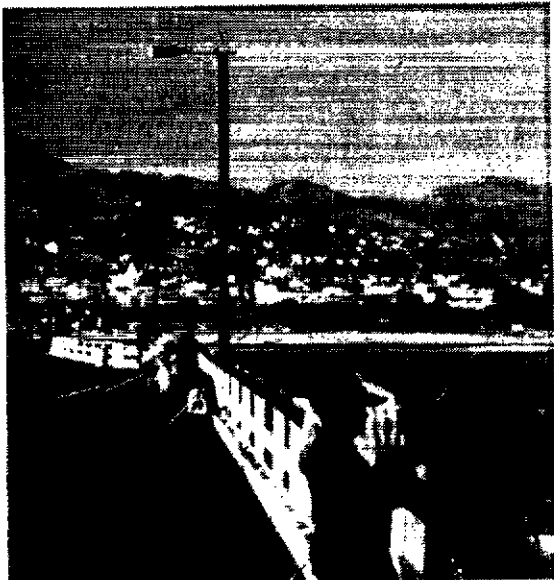
Due to its location in the City of Ventura, this unit is considered urban in character. Its most important recreational values are day-use facilities in the ocean-related environment. Other recreation values include:

- About 3 kilometers (2 miles) of wide sandy beach
- An existing fishing pier with concession facilities
- City redevelopment area, containing housing, commercial shops, hotel, restaurants, and a promenade, which draw people to this area

Recreation Use

Principal recreation activities include:

- Beachcombing/hiking/jogging
- Day-use picnicking
- Surf and pier fishing
- Use of restaurant on pier
- Swimming and sunbathing
- Nature/history study
- Bicycling
- Promenade activities (shops, restaurants, etc.)
- Photography
- Sports and games
- Use of playground equipment (swings, bars, etc.)

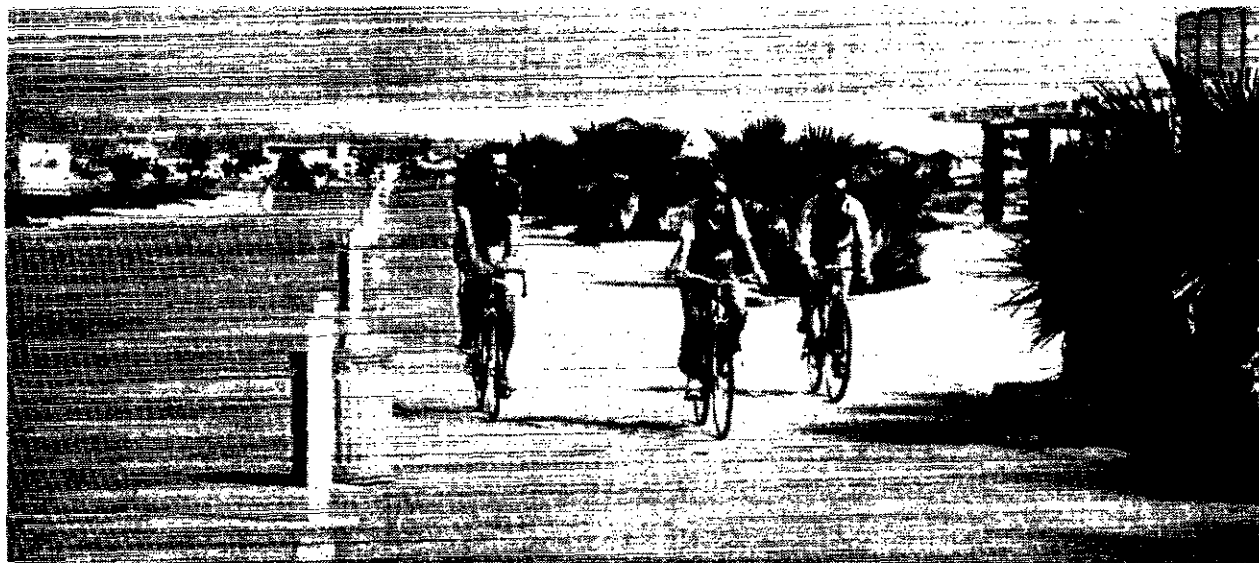


Some of the popular recreational activities at San Buenaventura State Beach are beachcombing and pier fishing.

- At present, there is uneven use between the upcoast area, which is free, and the downcoast area, a controlled-fee area which is little used.
- There is a problem at Allesandro Lagoon where local people feed and care for domesticated waterfowl, which could cause the spread of disease into the wild population that also uses the area.
- There is a problem with domesticated animals (mostly dogs) disturbing the wildlife habitat at Allesandro Lagoon.
- At present there are no overnight facilities at San Buenaventura State Beach.

Physical Factors

- The primary recreation season (April through September) coincides with the hot summer months.
- Allesandro Lagoon is separated from the rest of the park by the Ventura Freeway (Highway 101).
- This unit is surrounded by the City of Ventura. People are constantly coming to and from or passing through San Buenaventura State Beach. It is a very busy area with vehicular, bicycle, and pedestrian traffic.
- Vehicular access is available via Harbor Boulevard and San Pedro Street. Free vehicular access is provided by Harbor Boulevard. A controlled fee entrance into the downcoast day-use area is at the end of Pierpont Boulevard and San Pedro Street. There are also several streets in the Pierpont housing development that dead-end at the beach. A pedestrian bridge crossing Highway 101 links the downtown area to the pier. A bicycle/hiking trail also runs through the unit.
- There is very little area left in the unit for further development.



Bicycling

Planning Issues

From our communication with interested people and organizations, in letters, interviews, questionnaires, and public workshops, we were able to identify a number of planning issues concerning San Buenaventura State Beach.

Identification of Issues

These significant issues were identified:

- The need for overflow overnight camping on an overflow basis only
- The need for group picnic areas
- The need for a new comfort station near the upcoast pier area to replace an old substandard structure
- Safer off-street parking where the old comfort station is to be replaced
- Relocation of ranger residences
- Additional picnic sites closer to the beach
- The development of a fitness trail
- Childrens' play area with appropriate equipment in the downcoast day-use picnic area
- Removal of underlying rubble on the Pierpont Beach area, for safer beach conditions and easier maintenance
- Divide the large parking area in the downcoast day-use area into several smaller areas with more landscape planting, resulting in a reduction of parking spaces
- Provide more parking closer to picnic sites

The public identified the following areas of significant agreement:

- A top priority is the improvement of existing facilities and use areas to bring them up to standards justified by their use
- Access for disabled to beaches and all facilities
- Preservation of Allesandro Lagoon

Facility Recommendations

The Downcoast Day-Use Area

Discussion

- This area is located downcoast from the pier. It is a triangular shaped area bordered by Harbor Boulevard and San Pedro Street, and has circuitous access. Controlled entrance to the park is off San Pedro Street which is not a through street. San Pedro Street runs perpendicular to Harbor Boulevard, which is the major access route that parallels the park unit and Highway 101.
- Existing recreation facilities include a supervised swimming beach, 165 picnic units (with picnic tables and barbecue stoves on concrete pads), an irrigated turf area, 4 comfort stations (2 with outdoor showers), a concession building containing a snack bar and beach equipment rental, and parking for 971 cars. Administrative facilities include 2 ranger residences on Harbor Boulevard, one of which has been converted into the District 5 Channel Islands Area Office. The staff of this office administers San Buenaventura State Beach, McGrath State Beach, and Emma Wood State Beach. There also is a service yard with buildings and a unit office.
- The day-use area is not used enough to fill the existing parking area. As designed, the parking area has a wide asphalt pavement. It is visible from both Highway 101 and the bluff behind it.
- The two residence buildings near the corner of Harbor Boulevard and San Pedro Street are in a low area with poor drainage. During periods of intensive rain, flooding occurs.
- There is a need for group picnic facilities, turf and picnic sites closer to the beach, and a childrens play area at the downcoast day-use area.
- There is a need for a fitness trail.

Recommendations

1. Because of the need to generate revenue to offset operating costs, a controlled entrance will remain to collect fees in the downcoast day-use area. The present entrance is adequate; development of a new entrance would be expensive and unnecessary. However, since the access is in a relatively unknown area, signs will be put up to direct people to this area.
2. Each row of parking in the large parking lot should be changed from diagonal parking to perpendicular parking. This will allow two-way traffic and ease a confused and tight parking situation. The resurfacing, striping alignment, and landscaping will cut

spaces from 971 to about 425. But since the parking area has never been used to capacity, and since additional convenient parking areas will be developed, this cutback in parking spaces should not affect present use patterns.

3. Additional planting will be located in the large parking lot. New trees will be placed in existing planters, and additional areas will be landscaped to break up the wide expanse of paving. This will help soften the view from Highway 101 and the bluff behind it.
4. Two additional parking areas will be provided, following the 1963 General Development Plan guidelines. Both parking areas are along the park entrance road. These parking areas will help ease access for picnic use. One lot will hold 215 vehicles, while the other will hold 164 vehicles. This will provide a total of about 805 downcoast day-use parking spaces.
5. Two group picnic facilities are proposed for San Buenaventura State Beach, close to the beach and comfort station. They are to be located near the entrance at San Pedro Street. This location will provide easy access to the larger picnic area, which has a large, grassy turf area suitable for free play or organized games. A loading and unloading area for picnic supplies will be constructed on the existing turnaround near the contact station. Parking for group picnic users will be available when a new 164-space parking area is built. The group picnic facilities will accommodate about 90 people in one area, and 100 people in the other. These areas could also be combined. Two fire rings will be constructed, one for each area, and a food storage, preparation, and serving area consisting of cabinets, countertop, stove, sink, water, and electrical outlets.
6. Two turf areas will be developed between the beach and group picnic facilities, with 15 individual picnic sites (table and stove on a concrete pad). They will be located next to the beach promenade. The turf can be used as a play or sunbathing area.
7. The concession building will continue to be used as a snack bar and beach rental equipment facility. The concessionaire usually opens the buildings on weekends from Memorial Day to Labor Day.



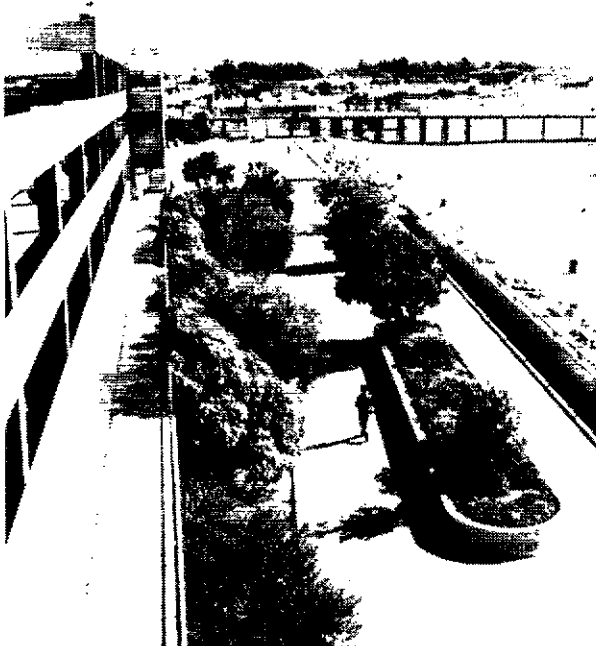
Fifteen additional picnic sites, similar to the above, will be placed closer to the beach.

8. A children's play area will be developed in the large day-use picnic area. This area will contain children's play equipment on a sand base. A small wall can be built around it, providing places to sit as well as a way of keeping the sand in place. Individual and group picnic users could use this facility.
9. A fitness trail is proposed for the downcoast day-use area. It will be developed by the operational staff. The fitness trail will consist of a 1/4-mile jogging loop with exercise stations and its appropriate equipment.
10. Overnight camping will be permitted in the proposed parking area that is directly east of the present day-use picnic area, with the following restrictions:
 - a. To be used only for emergency overflow when Carpinteria, Emma Wood, and McGrath state beaches have reached their capacities. This will allow maximum use of existing facilities and help to satisfy camping needs on peak-use days.
 - b. For self-contained recreational vehicles only. There will be no hookups or trailer sanitation station.
 - c. No new facilities will be constructed for this site.
 - d. No developed campsites (picnic table, stove, cupboard) will be constructed for camping.
 - e. Campers will be allowed access to this parking area at 7 p.m., but must vacate the area by 9 a.m. the next day.
 - f. The unit will not be on the reservation system.
 - g. Care will be taken to provide as much screening as possible in this area to block the view of this camping area from Highway 101 and the bluff behind it.
 - h. Campers will be allowed to use the existing day-use facilities only when this does not interfere with regular day-use activities.
11. Because of the flooding problems around the existing residences on Harbor Boulevard, it is proposed that these buildings be moved to the present downcoast day-use entrance area. Water, sewage, electrical, and telephone hookups are available. Entrance to these residences would be off a less busy street (San Pedro Road, as compared to Harbor Boulevard) and in a more residential setting. Relocation of these buildings would also open more room for service yard expansion if needed in the future.

The Pier Area

Discussion

- There is a funded development project around the pier that will be under construction in the near future. It will relocate Harbor Boulevard from its present route under the pier to a location around the pier near Highway 101. The development will extend the existing promenade, which ends at the city parking structure, to the pier. A new restaurant is being proposed in this area by the concessionaire. He has proposed to demolish the existing buildings on the pier and build a new structure next to the pier, containing the restaurant, snack bar, bait and tackle shop, and bicycle and surfboard shop. The development also includes repaving existing parking, extending the bike trail from the existing promenade to the downcoast day-use area (Area I), and landscaping with plants.
- The southernmost 80-car parking area is dangerous, as vehicles have to back out into Harbor Boulevard to leave.
- The restroom near the 80-car parking area is in very poor condition.
- The turf area around the existing comfort station is in very poor condition.



The funded pier area redevelopment project will extend the promenade to the pier and enhance the parking area with landscaping and a new access.

Recommendations

1. The 80-car southernmost parking area will be redeveloped to a double-bay parking area with entrances off Harbor Boulevard. This will allow people safer access to parking without having to back out into Harbor Boulevard traffic. It will also provide more parking and free access to the beach and concession facilities. Development will extend out only to where the existing turf ends and the sandy beach begins. The turf, which is a maintenance problem, will be eliminated. The proposed parking area will be heavily planted.
2. The existing comfort station will be demolished and replaced with a new one (low water use when funds are available) at the same location. This will cut the parking area into two sections, which will help circulation by stopping people from traveling the entire length of the parking area. We will also create four parking entrances/exits, two on each side of the proposed new comfort station.



The pier redevelopment project will realign Harbor Boulevard around the pier, solving traffic safety problems. Construction should begin in the near future.



The concessionaire has proposed to remove the existing buildings on the pier and develop a restaurant and shops next to the pier in the area shown above (as seen from the pier).

The Allesandro Lagoon Area

Discussion

- This area is located next to Allesandro Road on the inland side of Highway 101 (Ventura Freeway).
- Allesandro Lagoon is a management problem since it is separated from the rest of the unit by Highway 101. At present, the lagoon and area around it has been fenced off. This now helps control access and prevents accidents, litter, and intrusions on wildlife.
- San Buenaventura State Beach, including the Allesandro Lagoon area, is not expected to provide important habitat to any known rare or endangered species. Allesandro Lagoon provides primarily a resting habitat for migrating waterfowl. The lagoon area is also being used extensively by domesticated, mixed breeds of waterfowl. Present feeding by the public is encouraging the concentration of these birds which in turn increases the potential for the spread of waterfowl diseases into the wild populations.
- The Department of Parks and Recreation owns a small triangular area of about 1 acre across Allesandro Road from the lagoon area. This area consists of a steep embankment at the top of which is Vista del Mar Road.
- City-owned Allesandro Road is a dead-end street about 2,500 feet long. There is one access point to a residence near the end. There is no turnaround at the end.
- The Department of Parks and Recreation owns the land under Highway 101, connecting Allesandro Lagoon to the downcoast day-use area. The California Department of Transportation has an easement for the freeway separating these two areas.



The present interpretive viewing area at Allesandro Lagoon will be improved.

Recommendations

1. It is recommended that Allesandro Lagoon be improved to preserve the wildlife habitat. This would mean constructing an island in the middle of the lagoon for a waterfowl sanctuary and removing the domesticated waterfowl. The existing metal chainlink fence would be removed and a viewing area would be established. A better-looking 3 or 4-foot fence would be built to help keep out domesticated animals (primarily dogs and cats), while providing an unobstructed view into this area. An interpretive panel will be placed inside the fence to explain the existence of the lagoon as a remnant of a larger lagoon, identify vegetation and wildlife, ask people to stay out of the area, and explain why they should not feed the waterfowl. This should help prevent vandalism.
2. The small, triangular area across from Allesandro Road should be kept open, since it is a steep embankment and not usable for any recreational activity or development.

The Pierpont Area

Discussion

- This area is located in front of the Pierpont Subdivision development, from San Pedro Street to the city-owned Marina Park. There are no public facilities along this stretch of beach. There are several access points from streets in the Pierpont Subdivision development to the state-owned beach.
- The existing subdivision development which borders the unit has been threatened by the loss of sandy beach and by inundation and wave damage during severe storms. An attempt to save this area was made by placing broken concrete rubble and old metal pontoon floats, along with other fill material, on the beach to anchor the sand. In 1962, a construction of groins along the entire state beach began, which solved this problem. However, this fill material is now 2 to 3 feet below the existing sand surface. In some areas, the rubble is exposed and causes health, safety, and maintenance problems. Because of this material, beach cleaning operations have to be done by hand.

Recommendations

1. It is recommended that the underlying rubble be removed. This will improve health and safety conditions and allow the large beach cleaning equipment to maintain this area to a higher standard, while saving time and labor costs. This rubble removal should be monitored by an archeologist.
2. The preliminary draft of the Local Coastal Plan for the City of Ventura includes a recommendation that a bicycle trail be developed on Shore Drive between the ocean and the Pierpont housing development. This would connect San Buenaventura State Beach with Marina Park. The recommendation was also made by the State Department of Parks and Recreation in the Ventura County Beaches Study, 1976, and this General Plan is in agreement. Shore Drive is owned by the city and is currently covered with sand. The trail would significantly improve access to the Pierpont beach area.

SUMMARY OF PROPOSED PUBLIC FACILITIES

	<u>Existing</u>	<u>Removed</u>	<u>New</u>	<u>Total</u>
Group Picnic Areas	0	-	2- with 190-person capacity	2
Day-Use Parking	1,171	511	379	1,039
Day-Use Picnic Sites	165	0	15	180

Capacity of Facilities

Facilities at San Buenaventura State Beach served 1,232,564 visitors in 1977. Recommendations call for upgrading and enhancing existing facilities. Parking will be reduced by some 132 spaces, but two group picnic facilities will be added with a capacity of 190. Fifteen additional picnic sites will be added. However, it is impossible to calculate an increase in visitation to additional facilities when parts of this unit have free access and one area charges a fee for entrance. Visitation will increase as the general population in this area grows and the awareness of the enhanced facilities brings more people to this unit.

Transportation

Discussion

- Visitors come to San Buenaventura State Beach mostly by car or recreational vehicle. Many also walk or bicycle to the park, since it is located in an urban area.
- Free access now exists to all areas of the unit except for the downcoast day-use area which has a controlled entrance and contact station located off San Pedro Street. This area is not used much due to the proximity of free use areas and the entrance location.
- Free vehicular access to the pier area is via Harbor Boulevard, where there are about 200 free parking spaces.
- Free pedestrian access to the beach area is via the promenade and a pedestrian overcrossing over Highway 101 (Ventura freeway), connecting downtown to the park, near the pier and the railroad.
- Free access to the Pierpont Beach area is also via several streets in this residential area.
- A Southern Pacific railroad line runs next to San Buenaventura State Beach; however, there are no stops in the City of Ventura. This line stops only at Santa Barbara and Oxnard.

Recommendations

1. A better signing program directing people in the downcoast day-use area will be instituted to create more even use of the unit. At present, there are no bus lines serving San Buenaventura State Beach. The closest stops are along Thompson Boulevard, which runs parallel to the unit on the north side of Highway 101, and at Pierpont Boulevard and Monmouth Way. All these stops are several blocks from the unit. Southcoast Area Transit should be encouraged to make stops along Harbor Boulevard near the pier and on San Pedro Street near the entrance of the downcoast area. This would be helpful in creating more use, while decreasing vehicular traffic in the area.
2. A recreational train stop on the Southern Pacific railroad line at San Buenaventura State Beach would also help increase use and reduce reliance on private vehicles as a means to get to the unit.

Interpretation

The primary interpretive theme is:

- Ocean-Beach Recreation and Safety

The secondary interpretive theme is:

- Habitats of Allesandro Lagoon

Interpretive methods to include:

- Low-profile interpretive panels
- The use of "whale flags" during whale migration season to let visitors know that whales have been sighted
- Brightly colored panels in the children's play area, describing shorelife and recreational safety
- Junior Lifeguard program

Local Coastal Plan Recommendations

The department believes the local coastal plan should reflect the following recommendations:

San Buenaventura State Beach is recognized as an urban unit. Zoning around the unit includes both residential and commercial. The Department of Parks and Recreation thinks this unit is compatible with those land uses as they currently exist. Since expansion opportunities are limited, it is recommended that the present zoning be maintained.

The department recommends that Harbor Boulevard remain a two-lane road (one lane each way) the entire length of San Buenaventura State Beach.

Concessions Element

The role of the private sector in providing public facilities and services in units of the State Park System is discussed in Volume I of this General Plan.

Existing

In the pier area there is a small restaurant, snackbar, and bait and tackle shop with beach and fishing rentals available. Downcoast near the picnic area is another snackbar and beach rental facility. The present contract expires in 1984 but will be extended to 2003 as a result of expansion to provide a large concession facility housing a large restaurant, snackbar, bait and tackle shop, surf shop, and bicycle shop in the pier area.

Assumptions

The proposed new pier area concession will bring more people to the unit, especially during the lunch and evening hours.

Recommendations

The concessionaire should be encouraged to provide services at both the pier area and the downcoast day-use area. At this time it seems the downcoast day-use facilities are only marginally successful economically. These facilities are opened only on weekends during the summer months. It is hoped that with additional development in this area the concession service will prove to be economically feasible and expanded.

SAN BUENAVENTURA STATE BEACH
SUMMARY OF EXISTING STRUCTURES WITH RECOMMENDATIONS

<u>Item</u>	<u>Description</u>	<u>Recommendation</u>
SB-1	Contact Station	Maintain
SB-2	Administration Building	Maintain
SB-3	Area Office (residence)	Move to new location
SB-4	Employee Residence	Move to new location
SB-5	Maintenance Garage	Maintain
SB-6	Flammable Storage	Demolish and replace with a permanent facility and possibly incorporate with other storage requirements (see SB-5).
SB-7	Portable Storage Shed	Demolish and replace with a permanent facility and possibly incorporate with other storage requirements (see SB-5).
SB-8	Comfort Station	Maintain
SB-9	Central Lifeguard Tower	Maintain
SB-10	Comfort Station	Demolish and replace with a new facility.
SB-11	Combination Building	Maintain
SB-12	Trellis (next to concession facility)	Maintain
SB-13	Concession Facility	Maintain
SB-14	Combination Building	Maintain
SB-15	Comfort Station	Maintain
SB-16	Picnic Wind Screen Fences (38 units)	Maintain
SB-17	Lifeguard Tower	Maintain
SB-18	Lifeguard Tower	Maintain
SB-19	Lifeguard Tower	Maintain. Build the superstructure (foundation only exists).
SB-20	Lifeguard Tower	Maintain
SB-21	Lifeguard Tower	Maintain
SB-22	Lifeguard Tower	Maintain
SB-23	Two Portable Tops to Lifeguard Towers	Demolish and remove
SB-24	Pier	Maintain, replace boardwalks and any defective pilings after a survey of their conditions has been made.
SB-25	Restaurant	Maintain
SB-26	Bait and Tackle Shop	Demolish and replace
SB-27	Comfort Station	Demolish and replace

CITY OF VENTURA

MAINTENANCE AREA

HARBOR BOULEVARD

FREEWAY

SB-3 (AREA OFFICE)

SB-4

SB-23

SB-5

SB-7

SB-6

SB-15

PARK ENTRANCE

SB-2

PICNIC AREA
SB-16

SB-8

PARKING

SB-12

SB-13

SB-14

SB-18
(LG-2)

PACIFIC OCEAN

BEACH

SB-11

(CENTRAL LIFE GUARD)

SB-9

SB-19 (LG-3)

NEW COMFORT STATION SUGGESTED HERE

SB-25

(LG-8)

SB-21

(LG-6)

SB-22

SB-27

SB-26

SB-20
(LG-4)

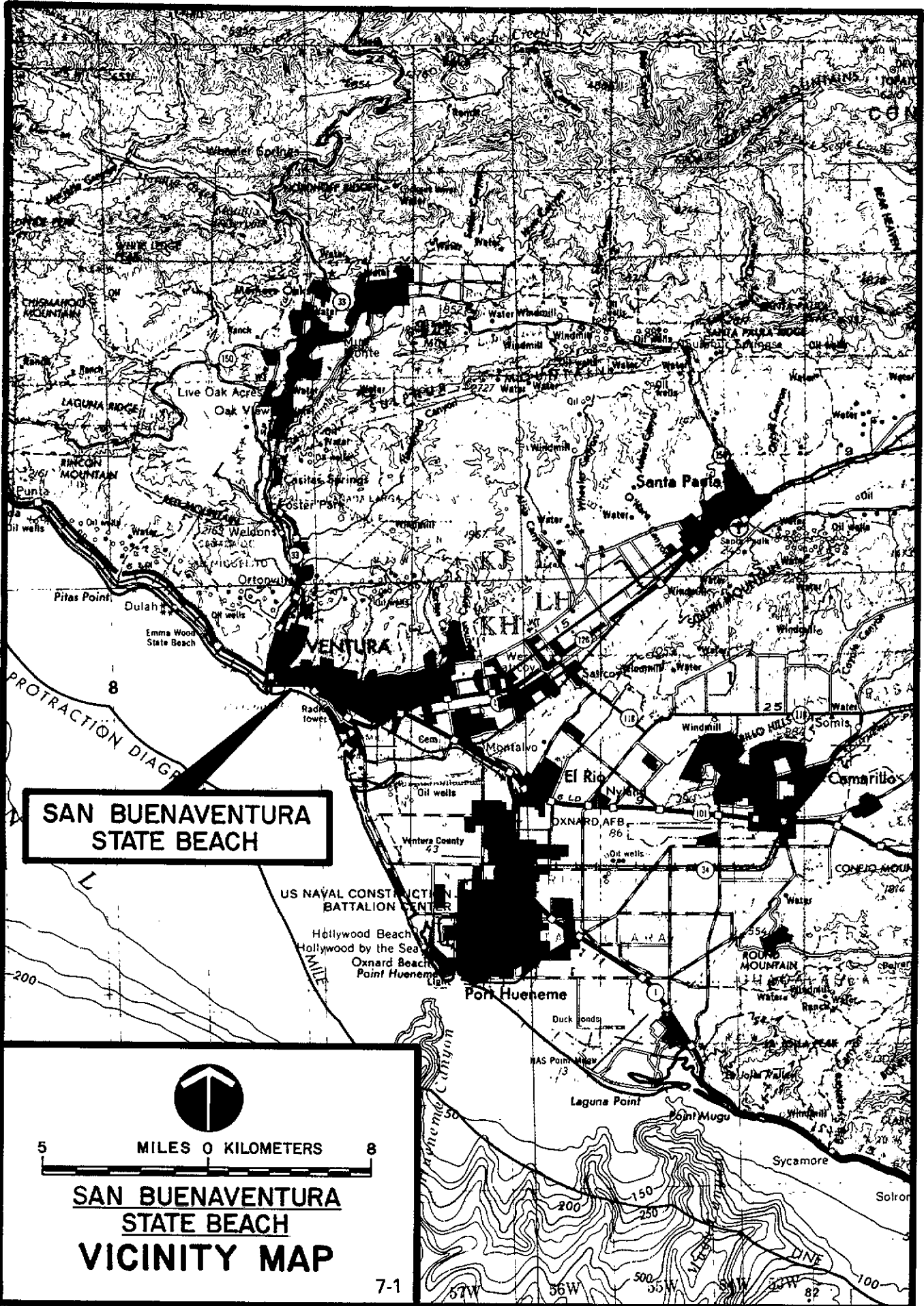
SB-10

SB-24
FISHING PIER

SAN BUENAVENTURA STATE BEACH



Appendix



**SAN BUENAVENTURA
STATE BEACH**

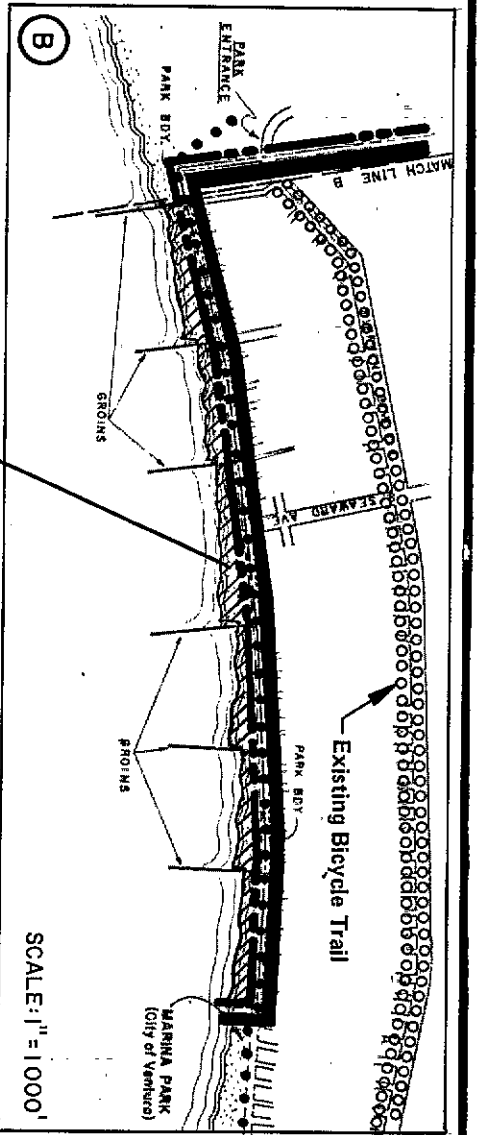
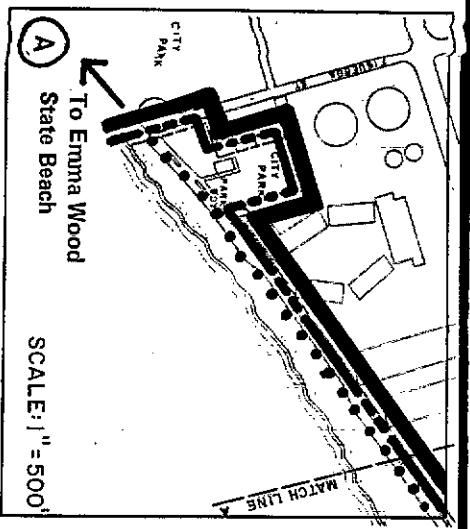
US NAVAL CONSTRUCTION
BATTALION CENTER

Hollywood Beach
Hollywood by the Sea
Oxnard Beach
Point Hueneme



5 MILES 0 KILOMETERS 8

**SAN BUENAVENTURA
STATE BEACH
VICINITY MAP**



- FUNDED PIER AREA DEVELOPMENT**
- Relocation of Harbor Blvd. behind existing pier.
 - Extension of the Promenade to the pier.
 - Bicycle Trail
 - Additional landscape planting.
 - Redevelopment of existing Concession Restaurant

- PIERPONT AREA**
- Remove Underlying Rubble on Beach

- ALLESANDRO LAGOON AREA**
- Waterfowl Sanctuary Island
 - Interpretive Panel

- UPGRADE PARKING AREA**
- Convert to off street parking
 - Demolish and construct new comfort station
 - Additional landscape planting

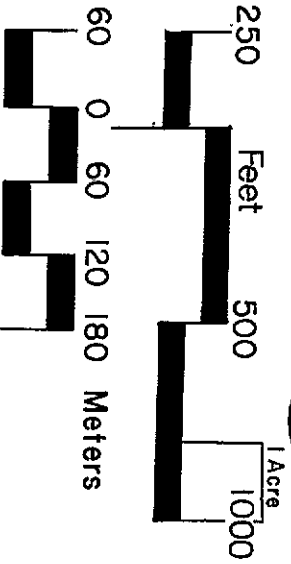
- DAY USE PICNIC AREA**
- 2 Group Picnic Areas
 - Turf Area With 15 Additional Picnic Sites
 - Additional Landscape Planting
 - Children's Play Area
 - Fitness Trail (to be developed by Operational Staff)

- UPGRADE PARKING AREA**
- Resurfacing and Stripping to Single Row Parking
 - Reduction From 971 Spaces to Approximately 425 Spaces.
 - Additional Landscape Planting

- ADDITIONAL PARKING AREA**
- Construction of two Additional Parking Areas for 380 Vehicles.
 - One parking area to be used for overflow camping

- RELOCATE TWO EXISTING RANGER RESIDENCES**

Pacific Ocean



Legend

- PROJECT BOUNDARY
- STATE BEACH BOUNDARY
- PROPOSED FACILITIES
- REMOVE EXISTING FACILITIES
- EXISTING BICYCLE TRAIL
- PROPOSED BICYCLE TRAIL



REVISIONS	DATE	DESIGNED