



VENTURA PORT DISTRICT

POWERS INTO NEW FISCAL YEAR

BRIAN PENDLETON
GENERAL MANAGER

HARBOR HISTORY

Ventura Port District (VPD) was established April 8, 1952 by election & majority vote of Ventura Citizens



VPD formed to manage & operate as an Independent Special District to deliver public services

HARBOR HISTORY

Ventura Harbor was constructed from 1961 - 1963



Ventura Harbor =
152 acres of land
+ 122 acres of water

MISSION STATEMENT



The Ventura Port District, home to the Channel Islands National Park, provides a safe and navigable harbor and a seaside destination that benefits residents, visitors, fisherman, and boaters to enjoy Ventura Harbor's exceptional facilities, events and services.

HARBOR COMMISSION

The Ventura Port District is governed by a five-member Board of Commissioners appointed by City Council to serve 4 year terms



Chris Stephens
Chairman



Brian Brennan
Vice-Chairman



Jackie Gardena
Secretary



Ev Ashworth
Commissioner



Mike Blumenberg
Commissioner

REVENUE

88%

of the Harbor's revenue is generated
through real estate transactions

12%

of the Harbor's revenue is
generated through property tax



VENTURA HARBOR MASTER TENANTS

- Dave's Marine Fuel
- Four Points by Sheraton Hotel
- Harbortown Point Resort
- Holiday Inn Express & Suites Ventura Harbor
- Portside Partners Ventura Harbor LLC
- Ventura Harbor Boatyard
- Ventura Harbor Marina Assoc. LLC
- Ventura Harbor Village
- Ventura Isle Marina
- Ventura Marina Mobile Home Park
- Ventura West Marina
- Ventura West II
- Ventura Yacht Club

HARBOR HOTELS

Holiday Inn Express & Suites

40 New Waterfront Hotel Rooms Opened
July 2019 = 109 Total Inventory

Brighton Management
estimates increase =
\$2.2 - \$2.5 million annual
revenue from 40 new rooms



HARBOR HOTELS

Four Points by Sheraton (106 rooms)

Hotel room refurbishments upwards of \$1.2 million at Four Points by Sheraton & remaining rooms at Holiday Inn Express & Suites in 2019



HARBOR VILLAGE REFRESH

Painting Project Fall 2019



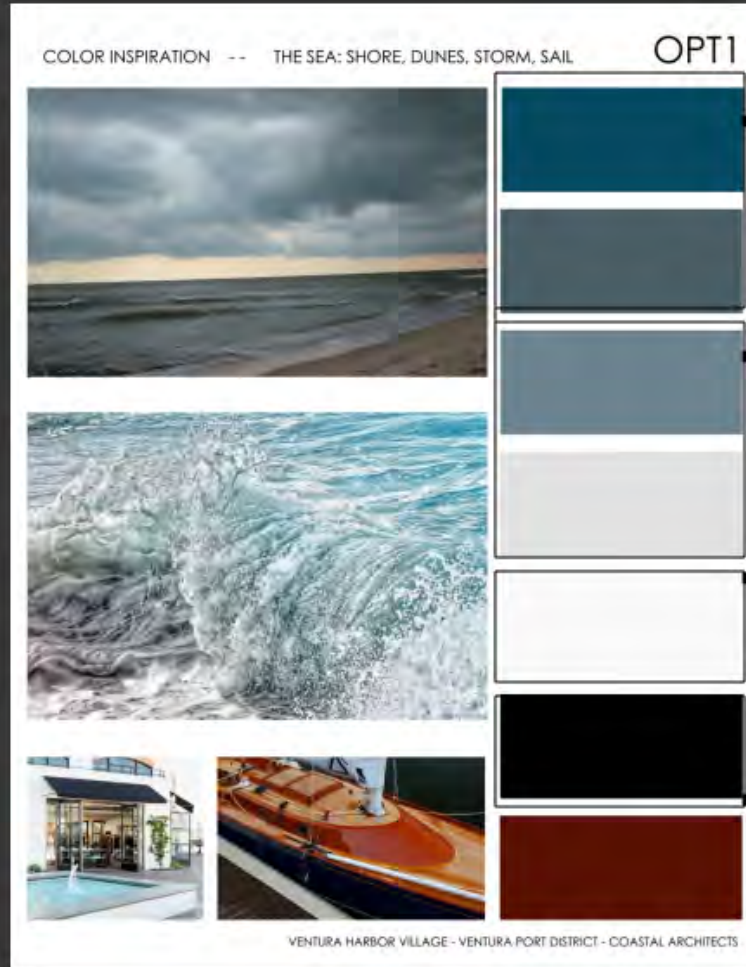
HARBOR VILLAGE PAINTING PROJECT



COLOR INSPIRATIONS

FROM THE LANDSCAPE & SEA

HARBOR VILLAGE PAINTING PROJECT



COLOR CONCEPTS

BUILDING / COLOR
ACCENT -
CRASHING WAVES

BUILDING ACCENT -
INDUSTRIAL AGE

MAIN BUILDING
MASSING -
DOVE'S WING

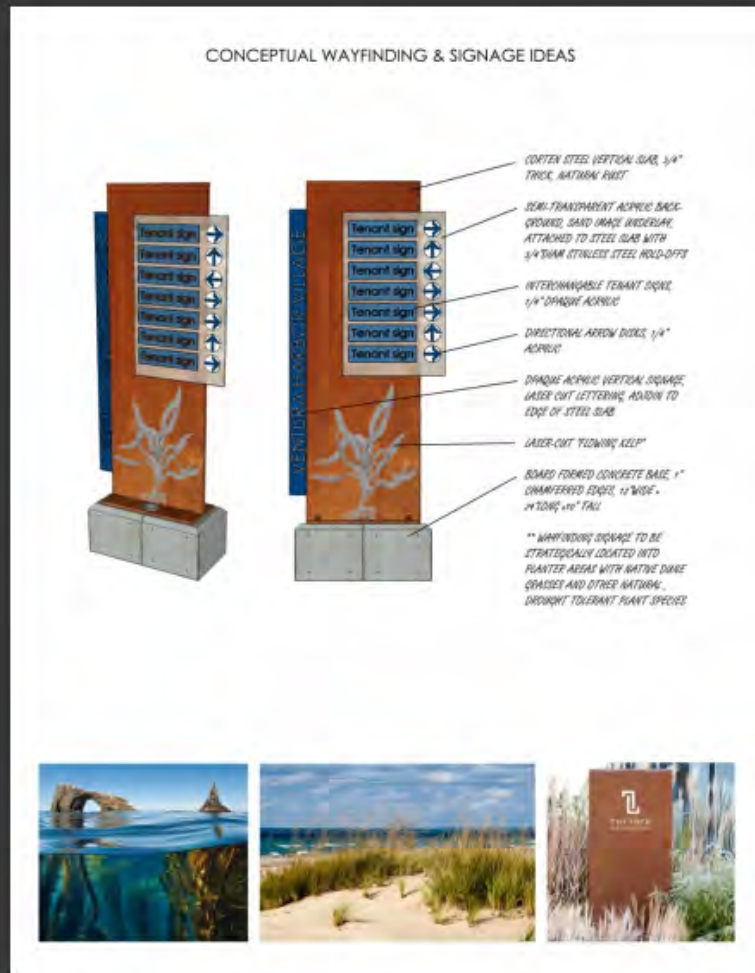
WINDOWS / DOORS &
FASCIA BOARD / TRIM -
COVER OF NIGHT

PROPOSED PALETTE

HARBOR VILLAGE PAINTING PROJECT



VILLAGE WAYFINDING SIGNAGE



CONCEPT OPTION
Way Finding Signage

HARBOR VILLAGE REFRESH

Sample: Carousel Building



EXISTING CONDITION

WEST



PROPOSED FACADE

HARBOR VILLAGE REFRESH



EXISTING CONDITION

NORTH



PROPOSED FACADE

THE CAROUSEL BUILDING - VENTURA HARBOR VILLAGE

HARBOR VILLAGE REFRESH



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PROPOSED FACADE - NORTH SIDE

THE CAROUSEL BUILDING - VENTURA HARBOR VILLAGE

HARBOR VILLAGE REFRESH



PASEO WAY
SOUTH

EXISTING CONDITION



THE CAROUSEL BUILDING - VENTURA HARBOR VILLAGE

HARBOR VILLAGE REFRESH

PASEO WAY SOUTH



PROPOSED IMPROVEMENT

THE CAROUSEL BUILDING - VENTURA HARBOR VILLAGE

HARBOR VILLAGE RETAIL

Vibrant Harbor Village Retail



HARBOR VILLAGE RETAIL

Top This Chocolate!

New experiential retailer & chocolatier opening in Summer 2019!



HARBOR VILLAGE RETAIL

Coastal Boutiques & Local Artisans



VILLAGE DINING & ENTERTAINMENT



PORTSIDE VENTURA HARBOR

THE BEGINNING



PORTSIDE VENTURA HARBOR

BUILDING COMMENCES



PORTSIDE VENTURA HARBOR

CURRENT PROGRESS



PORTSIDE VENTURA HARBOR

OPENING 2020!



10

BUNGALOWS

132

**APARTMENT
HOMES**

128

TOWNHOMES

30

**LIVE/WORK
UNITS**

15

**LAYOUTS FOR
RESIDENCES**

PORTSIDE VENTURA HARBOR



20,000 Sq. Ft. Commercial / 500 Ft. Wide Promenade

- 104 boat recreational marina
- 1 dog park + 1 public park
- 400 trees will be planted at Portside

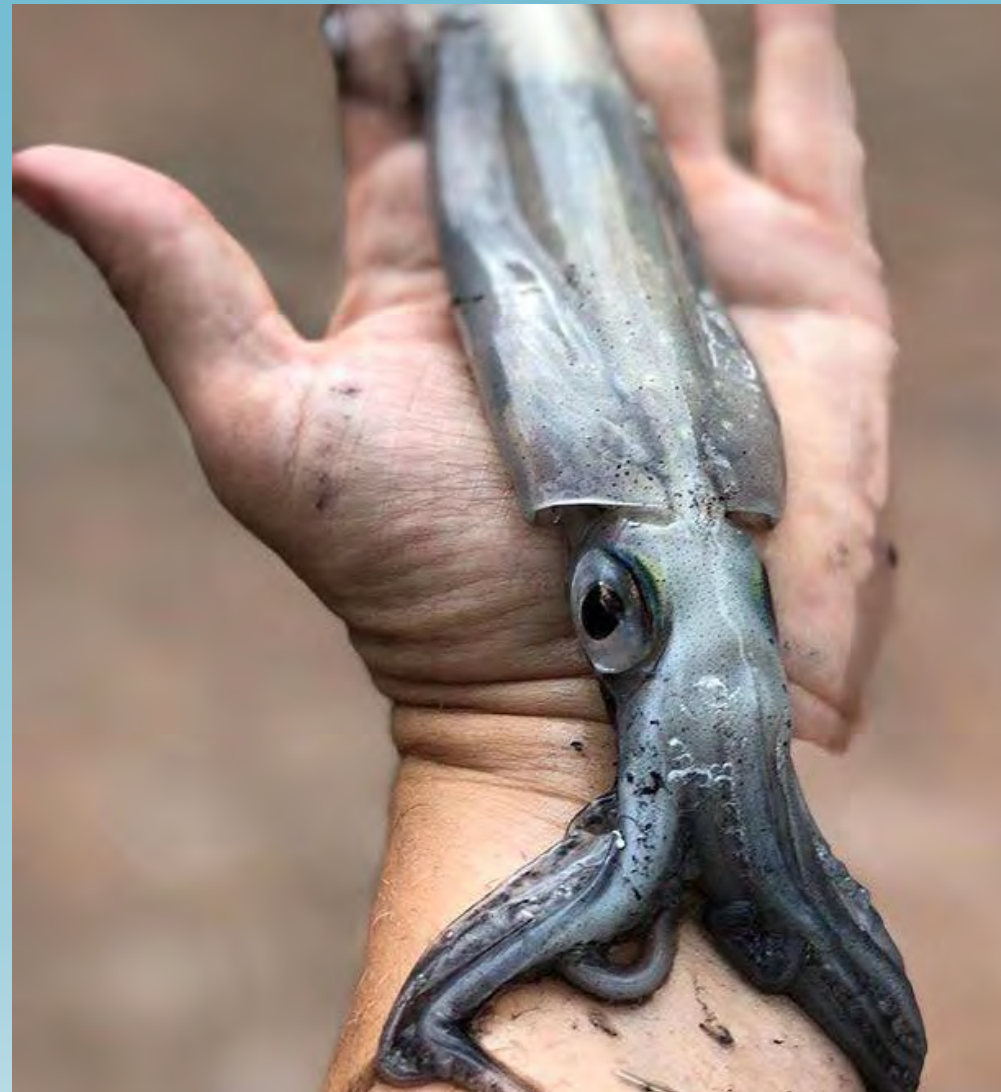
COMMERCIAL FISHING

Ventura Port District supports commercial fishing
as it creates jobs & feeds millions of dollars
into Ventura County economy



COMMERCIAL FISHING

In 2017, **Ventura Harbor** was rated **No. 1** in the state for poundage of fish offload & landing value.



COMMERCIAL FISHING

A total of **\$5.5 million** invested by Ventura Port District on commercial fishing improvements from 2018 - 2020, including:

- Fish Pier Renovations
- Fish Pier Crane
- Refurbish Fisherman's Gear Storage & Net Repair
- Ventura Harbor Village Marina Dock Improvement Project



DOCK IMPROVEMENT PROJECT



\$4.6 million renovation for dock replacements & modernization

106 dock slips for commercial fishing & tourism recreational

Currently in progress- completion September 2019

DOCK IMPROVEMENT PROJECT



VENTURA SHELLFISH ENTERPRISE



VENTURA SHELLFISH ENTERPRISE



- A proposed "blue economy" aquaculture project featuring Mediterranean mussels
- Multi-parties involved in process to farm sustainably cultivated mussels
- Permit for twenty 100 acre-plots in Santa Barbara Channel near Ventura Harbor
- Farmed by commercial fishermen & offloaded in Ventura Harbor
- Sustainable seafood a priority of State Legislature/NOAA/U.S. Department of Commerce

VENTURA SHELLFISH ENTERPRISE



Project Description

- Project Size:** Twenty 100-acre growing sites, 2,000 acres total
- Shellfish Species:** Mediterranean mussel (*Mytilus galloprovincialis*)
- Growing Method:** Open water long lines
- Growing Location:** Santa Barbara Channel, beginning 3.53 miles WSW of Ventura Harbor in federal waters
- Landing Location:** Ventura Harbor



VENTURA SHELLFISH ENTERPRISE



Mediterranean Mussel*

Mediterranean Mussel Fast Facts

- **Formal Name**
 - *Mytilus galloprovincialis*
- **Species Type**
 - Bivalve species
- **Non-Invasive Species**
 - Naturalized in California ocean waters
- **Food Source**
 - Mussel acts as a filter, taking in nutrients from existing algae and plankton
 - No added food or water is necessary



*Article by Chris O'Neal: <https://www.vcreporter.com/2017/02/mussel-up-ventura-harbor-concept-could-become-aquaculture-blueprint-for-california-and-beyond/>

VENTURA SHELLFISH ENTERPRISE



Project Purpose – Why VSE?

Aligns with Ventura Harbor's mission statement to serve as a commercial fishing harbor.

- Aquaculture creates jobs
- Supports waterfront communities



VENTURA SHELLFISH ENTERPRISE



Project Purpose – Why VSE?

Serves to diversify fisheries and provide an additional sustainable and consistent fishery

- Open ocean waters of the Ventura area are ideally suited for mussel cultivation
- VSE will produce high-quality shellfish for some of the largest markets in the world



VENTURA SHELLFISH ENTERPRISE



Project Purpose – Why VSE?

Bolsters the case for continued dredging of the Harbor by the U.S. Army Corps of Engineers.



VENTURA SHELLFISH ENTERPRISE



Project Purpose – Why VSE?

Project goals and objectives align with federal and state policy to enhance and increase healthy, sustainable seafood production from aquaculture.



VENTURA SHELLFISH ENTERPRISE



Global Impact of Protein Production*

Global Warming Potential



*VSE Workshop 1: Introduction to Shellfish Aquaculture and the Ventura Shellfish Enterprise
<http://venturashellfishenterprise.com/index.html#GetInvolved>

VENTURA SHELLFISH ENTERPRISE



Project Objectives



To increase the supply of safe, sustainably produced, and locally grown shellfish.

To enhance and sustain Ventura Harbor as a major west coast fishing port and support the local economy.

To provide economies of scale, pre-approved growing areas, and technical support to include small local producers who would not otherwise be able to participate in shellfish aquaculture.



VENTURA SHELLFISH ENTERPRISE



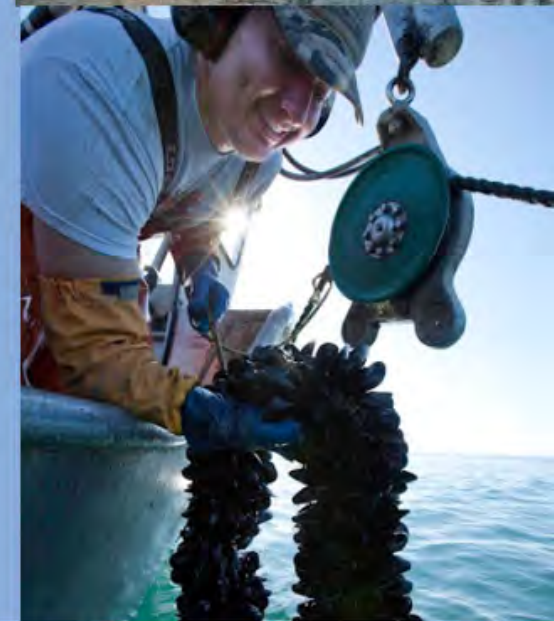
Project Objectives



To provide an entitlement and permitting template for aquaculture projects state-wide.

To enhance public knowledge and understanding of sustainable shellfish farming practices and promote community collaboration.

To advance scientific knowledge and state of the art aquaculture practices through research and innovation.



VENTURA SHELLFISH ENTERPRISE



Site Selection Process



VENTURA SHELLFISH ENTERPRISE



VENTURA SHELLFISH ENTERPRISE



Schedule and Next Steps



2019

- Respond to agency information requests
- Continue refining project BMPs, monitoring plans, and permit conditions
- Meetings with the agencies



Fall 2020

- Tentative timeline to obtain permits, assuming EA



Winter 2020/2021

- Begin sub-permitting agreements
- Initial project implementation

A LOOK AHEAD

Ventura Harbor Goals Workshop

Saturday, September 14 from 1-4pm*

Ventura Marriott

PUBLIC INVITED TO PARTICIPATE | * TENTATIVE

