VENTURA
PORT DISTRICT
Established 1952

BOARD OF PORT COMMISSIONERS MEETING
FEBRUARY 2, 2022

Ventura Harbor
HOME OF THE CHANNEL ISLANDS NATIONAL PARK

ADMIN AGENDA

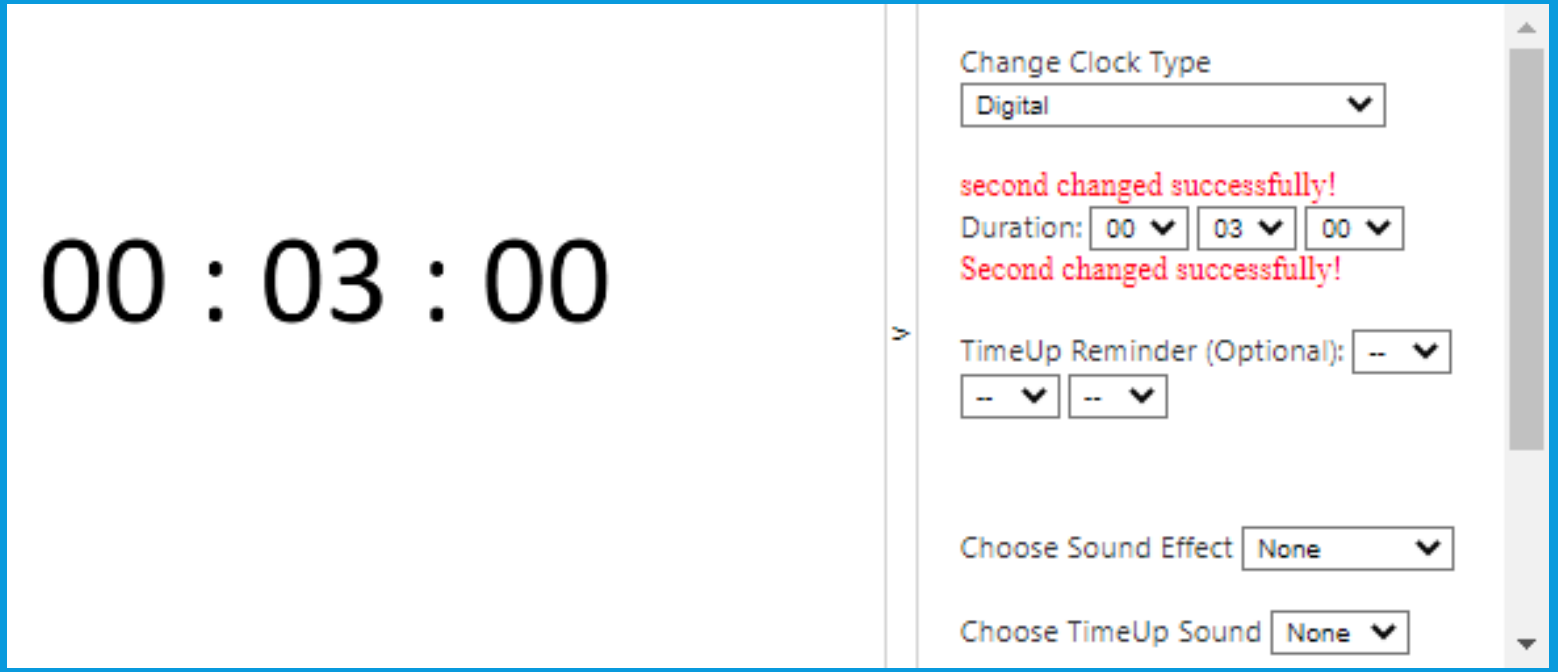
- Call to Order
- Pledge of Allegiance
- Roll Call

ADMIN AGENDA

Adoption of the February 2, 2022 Agenda

Approval of the Minutes of the January 19, 2022 Regular Meeting

PUBLIC COMMUNICATION
ADMIN AGENDA
ITEMS NOT ON TODAY'S AGENDA



ADMIN AGENDA

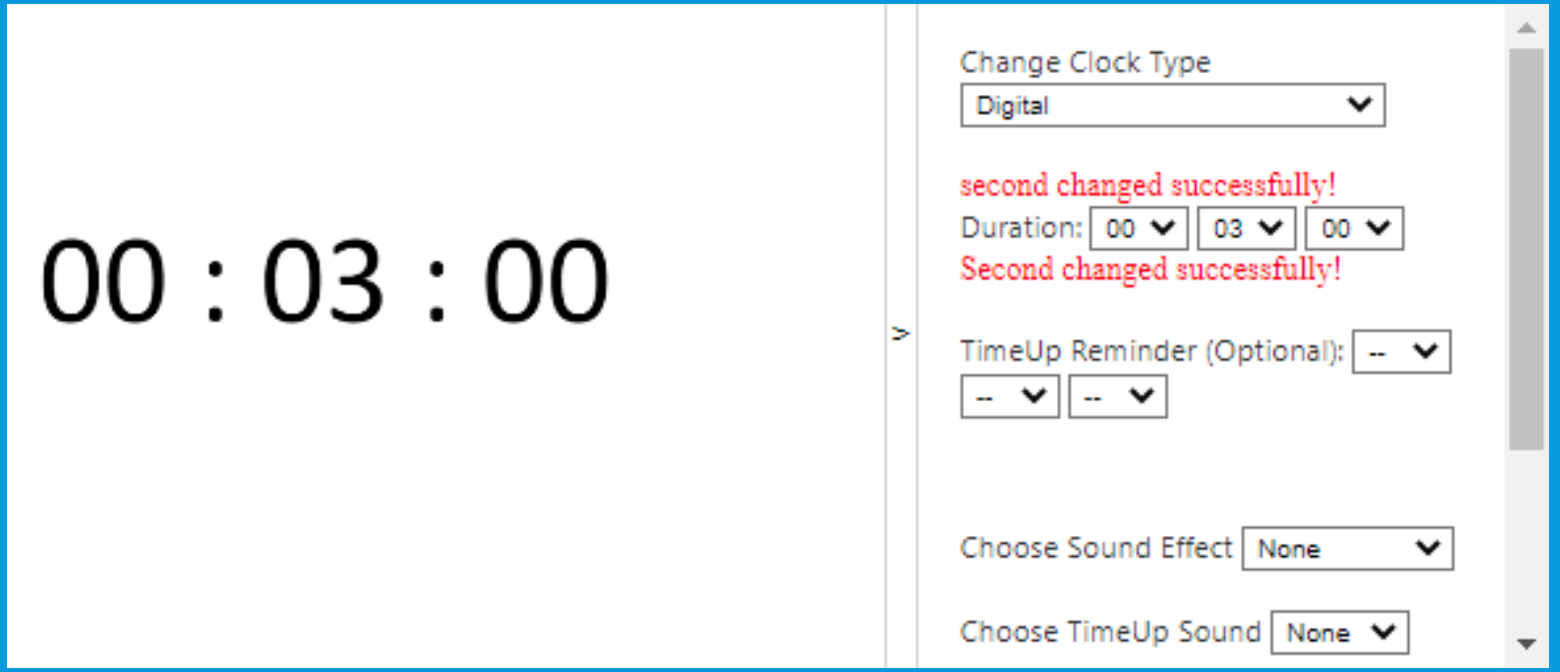
- Closed Session Report
- Board Communications
- Staff and General Manager Reports

CONSENT AGENDA

A) Adoption of Resolution No. 3442 Permitting the Board of Port Commissioners to Continue to Conduct Remote Teleconference Meetings Pursuant to AB 361

B) Approval of Amendment No. 4 to the Oceans West Development Master Lease

PUBLIC COMMUNICATION
CONSENT AGENDA



Approval of Amendment No. 4 to Oceans West Development Master Lease

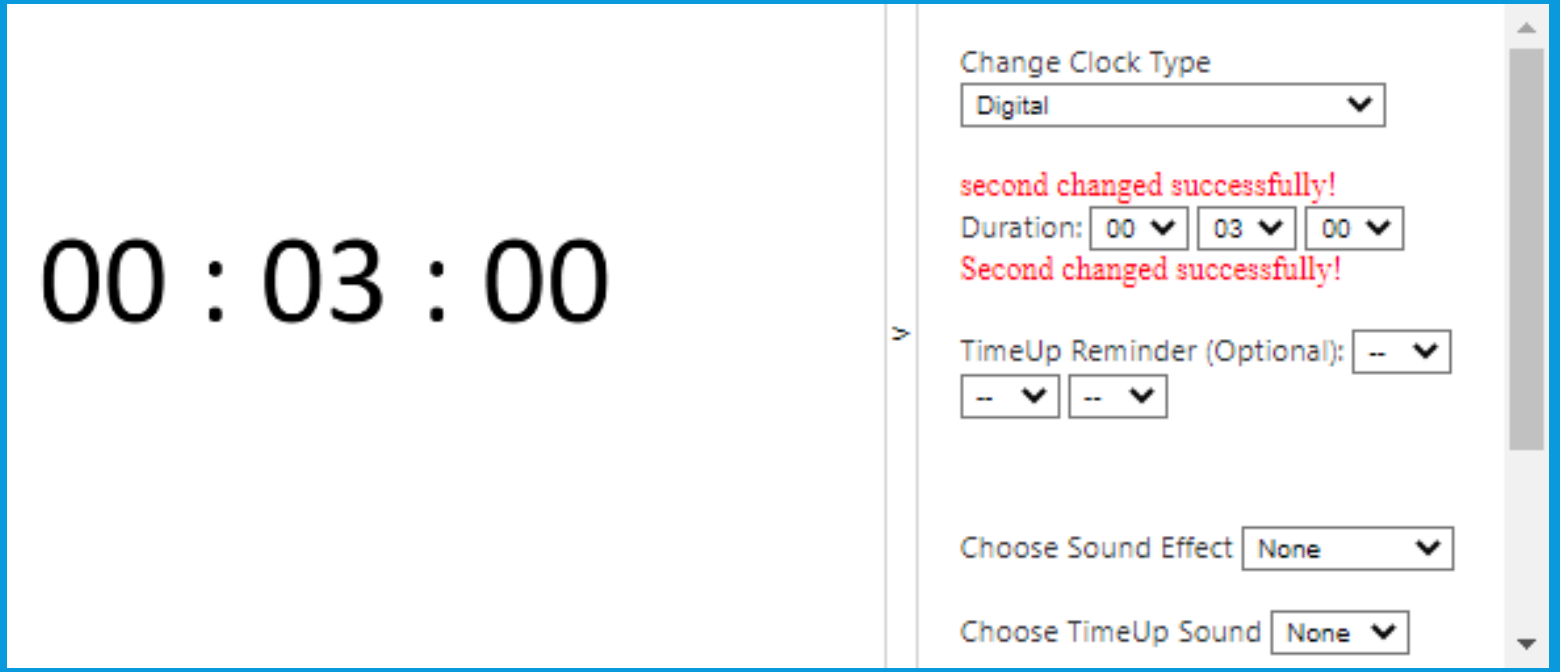
RECOMMENDATION

That the Board of Port Commissioners approve Amendment No. 4 to the Master Lease between the Ventura Port District and Oceans West Development.

CONSENT AGENDA ITEM B

Report by:
Brian D. Pendleton, General Manager
Todd Mitchell, Senior Business Operations Manager

PUBLIC COMMUNICATION
CONSENT AGENDA



VENTURA
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Oceans West
Lease Amendment #4

Revision (Renegotiation) of % Rent

- All Master Leases have a provision for the review and adjustment of percentage rent ("Revision of Percentage Rentals") typically starting 10 years after inception and every 5 years after that.
- Pursuant to Article 14 of the Oceans West Development Master Lease, the percentage rental shall be readjusted to Fair Market Rental as of each 5-Year Rental Adjustment Date.
- The adjustment of percentage rent can be done by either party (180 days prior to the effective date) and, if the parties cannot agree, there are mechanisms for selecting an appraiser(s) (in some Master Leases, an arbitrator).

Ocean West Marina – Changes to % Rent

Clean up of some of the categories was identified to simplify the category types as well as to improve consistency between Master Tenants:

- Combine the following list into a single category: “Boat Charters, Sportfishing, Sport Diving, Water Taxis, Excursions, Rentals and Offshore Transportation: 6%”
  - Boat Charters, Sportfishing, Sport Diving, Water Taxis, Excursions, Research Vessels
  - Boat Rentals
  - Offshore Transportation
  - All above categories currently include separate rates for “inspected and uninspected vessels” at 5% and 6% respectively.
- “Recreational Equipment Rental” revised to “Equipment Rental” (stays at 5%)
- Retail Sales be adjusted to 3%

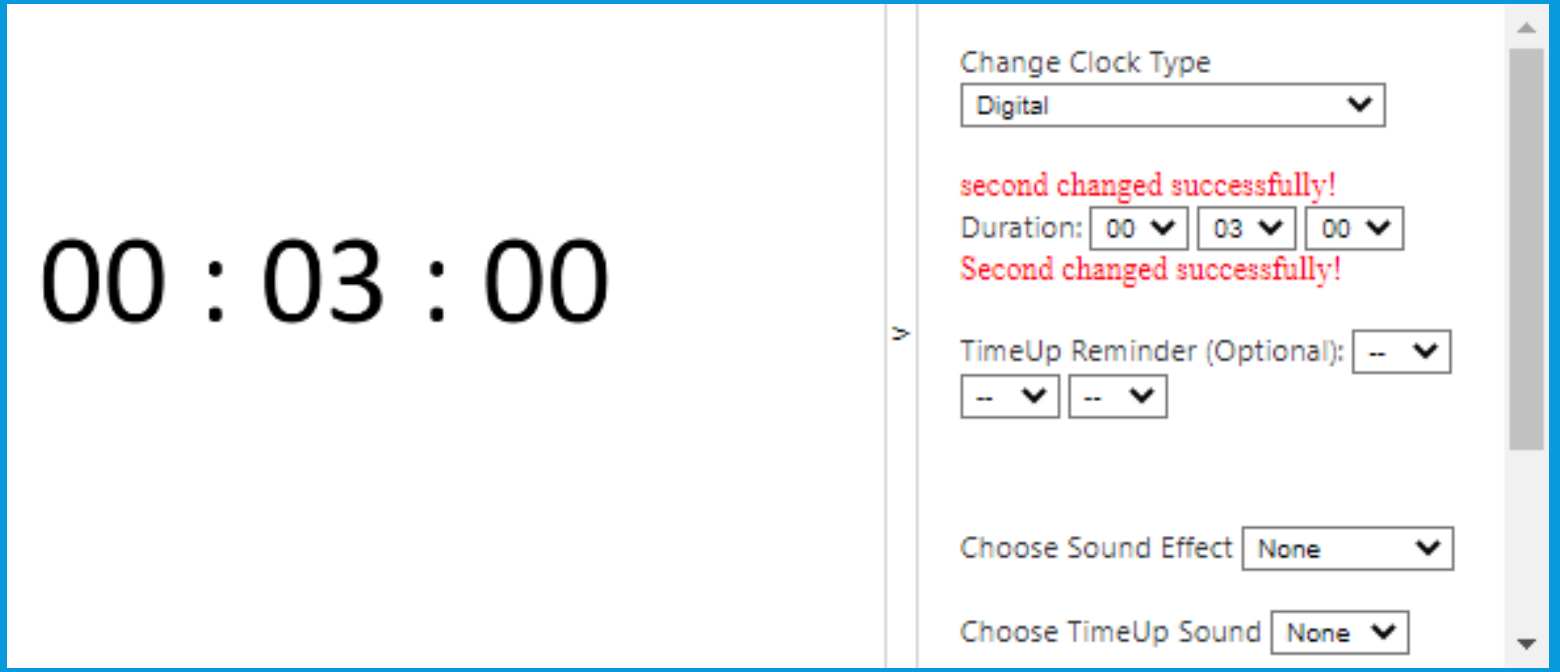
Ocean West Marina – New Categories

Some Percentage Rent categories that are not included in the Oceans West Master Lease are included in other Master Leases and could be permissible activities at the marina (now or in future).

Therefore, the following categories have been added:

- Boat Lessons: 10%
- Parking: 25%

PUBLIC COMMUNICATION
CONSENT AGENDA



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CONSENT AGENDA ITEM B

Report by:
Brian D. Pendleton, General Manager
Todd Mitchell, Senior Business Operations Manager

Consideration of Proposed Parking Management Program

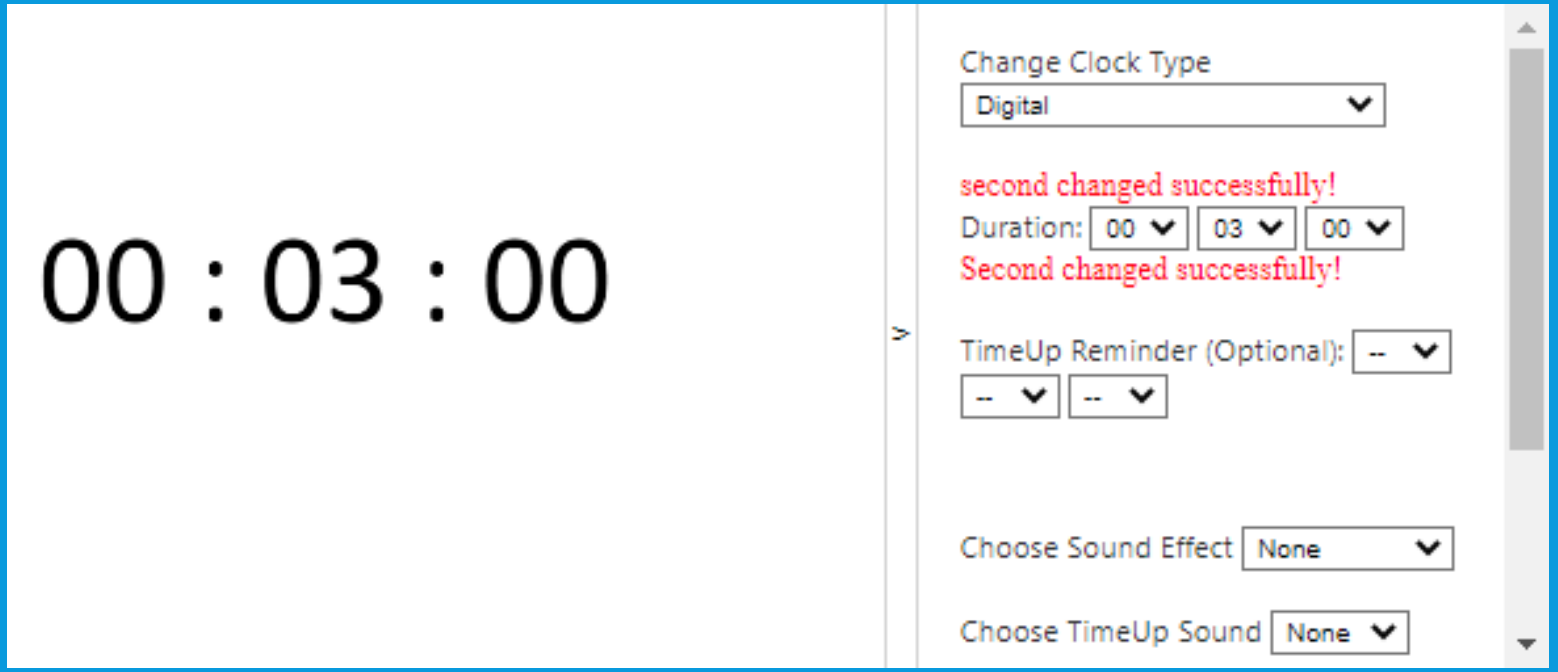
RECOMMENDATION

That the Board of Port Commissioners discuss and consider the proposed parking management program, including paid parking, as outlined by Associated Transportation Engineers.

STANDARD AGENDA ITEM 1

Report by:
Brian D. Pendleton, General Manager
Todd Mitchell, Senior Business Operations Manager

PUBLIC COMMUNICATION
STANDARD AGENDA ITEM 1



VENTURA PORT DISTRICT
PAID PARKING PROGRAM CONCEPT REVIEW

Scott Schell

Associated Transportation Engineers

Brian Pendleton

Ventura Port District

February 2, 2022

PROPOSED PAID PARKING LOCATIONS

Harbor Village

Squid Lot (Employees)
Harbor Village Lots

Beach Lots

Surfers Knoll
Harbor Cove

Spinnaker Drive

On-Street

Leased Lots

Ventura Isle Marina (Free)
Ventura West Marina II (Free Permits)

LEGEND

- HV LOTS: PAY
- BEACH LOTS: PAY
- MW: PERMITS
- VIM: FREE
- SPINNAKER DRIVE: PAY

Pay	1,541 Spaces
Free	152 Spaces
Permit	39 Spaces

HARBOR VILLAGE TENANTS PARKING SURVEY RESULTS

60% of customers stay ≤1 hour and 30% stay 1-2 hours.

90% of tenants felt that $0.50/hour was reasonable price for parking.

60% of tenants felt that paid parking on Monday-Thursday could impact business.

90% of tenants supported some form of limited free or validated parking.

For free parking, 40% indicated 90 minutes and 20% indicated 75 minutes.

40% of tenants supported higher parking prices during busier times.

90% of tenants were in favor of monthly or annual employee passes.

90% of tenants did not support overnight RV parking.

HARBOR VILLAGE VISITORS PARKING SURVEY RESULTS

42% of visitors stay 2-3 hours and 37% stay 3-4 hours

62% of visitors went to Harbor Village and 68% went to the beach

78% of visitors felt that $0.50/hour was reasonable and 18% chose $1.00/hour

83% of visitors indicated that they would use validated parking

For free parking, 51% indicated 90 minutes and 18% indicated 60 minutes

90% of visitors said paid parking would not change their travel mode

54% of visitors said Paid parking would be of value if proceeds went to safety enhancements (lifeguards, harbor patrol, etc.)

52% of visitors supported a pay-by-phone system

90% of visitors did not support any RV parking and 32% supported day RV Parking

Harbor Village Paid Parking Program Summary

Paid Parking Component	Monday-Thursday	Friday-Sunday
Paid Parking Period	10 AM – 8 PM	10 AM – 8 PM
Free Time	75 Minutes Free	75 Minutes Free
2-Hour Fee	$1.00	$2.00
4-Hour Fee	$2.00	$4.00
All Day Fee	$6.00	$10.00
ADA Placard or Plates	Free or Pay	Free or Pay

HARBOR VILLAGE PARKING PERMITS

Tenant & Employee Permit

1/Business owner plus 1/500 SF of leased area

Approximately 250 Permits

Boat Owner/Captain Permit

Approximately 206 Permits

Activity Permit

Offered to groups that regularly participate in organized recreational clubs in the Harbor Village Area

PAID PARKING OPTION 1

- Self-service machines
- Customers enter parking stall number and purchase time
- Customers are not required to return to their vehicle
- Payment can be made by Phone App
- Enforcement personnel can use pay station-generated report or compatible handheld enforcement device to retrieve space payment data

PAID PARKING OPTION 2

- Self-service machines
- Customers enter license plate number and purchase time
- Customers are not required to return to their vehicle
- Payment can be made by Phone App
- Does not require designated spaces
- Enforcement systems use handheld or vehicle-mounted cameras to scan license plate numbers

LICENSE PLATE RECOGNITION

SPINNAKER DRIVE CONSIDERATIONS

- Public street under the jurisdiction of the City of Ventura
- Coordination with the City will be required
- City staff indicated that it may be possible for the District to operate and enforce on Spinnaker Drive
- Further Discussions with the City will follow

NEXT STEPS

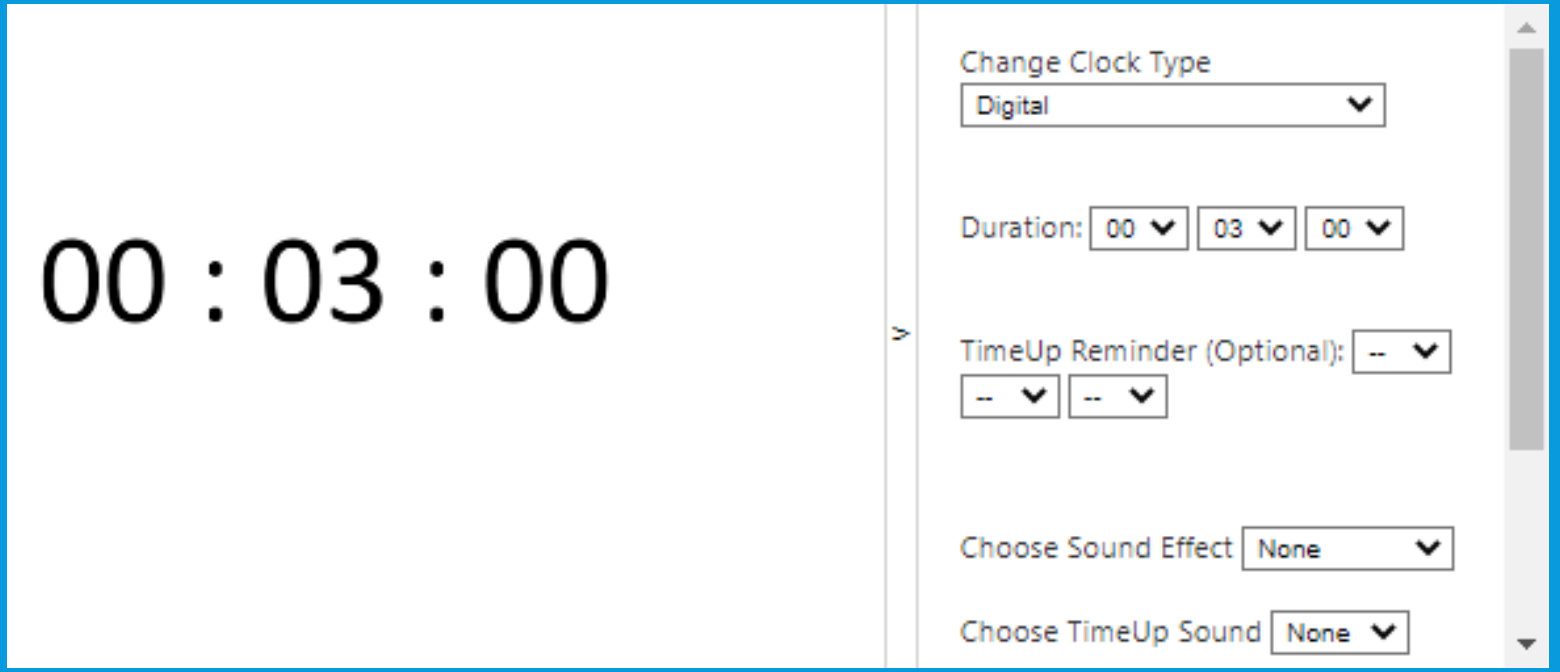
1. Present paid parking plan concept
   Plan and refine components
2. Work with vendor to determine equipment requirements and costs
3. Develop revenue projections for paid parking alternatives to determine yearly income estimate
4. Work with City staff to develop joint implementation strategy for Spinnaker Drive
5. Submit paid parking plan to the Coastal Commission
6. Develop implementation schedule

Questions & Discussion

Associated Transportation Engineers

Ventura Port District

PUBLIC COMMUNICATION
STANDARD AGENDA ITEM 1



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STANDARD AGENDA ITEM 1

Report by:
Brian D. Pendleton, General Manager
Todd Mitchell, Senior Business Operations Manager

Approval of a Professional Services Agreement with Rincon Consultants to Perform a CEQA Environmental Review for the Redevelopment of Parcels 14 and 20

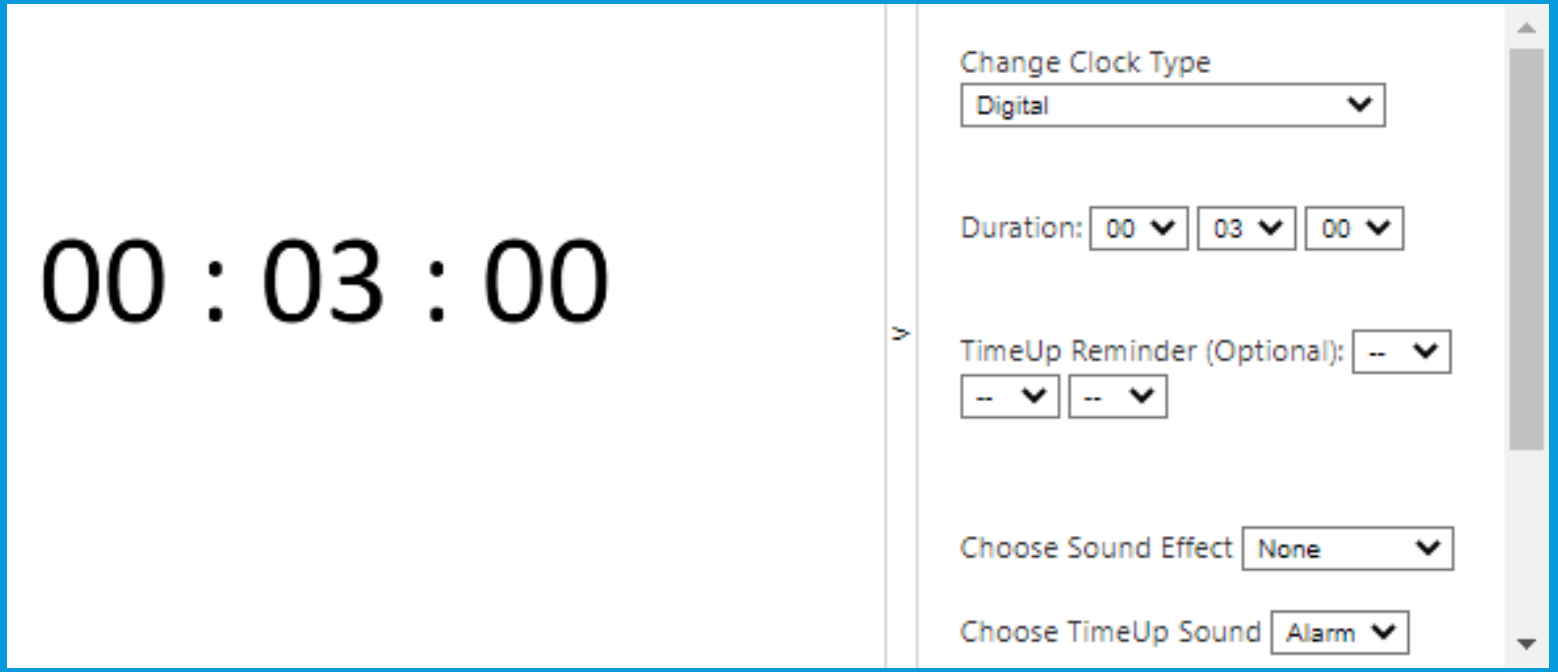
RECOMMENDATION

That the Board of Port Commissioners approve a Professional Services Agreement with Rincon Consultants, Inc. in the amount of up to $75,000 for the performance of a California Environmental Quality Act (CEQA) Environmental Review for the redevelopment of Parcels 14 and 20, as proposed by Derecktor Marine Holdings.

STANDARD AGENDA ITEM 2

Report by:
Todd Mitchell, Senior Business Operations Manager

PUBLIC COMMUNICATION
STANDARD AGENDA ITEM 2



Update on State of Emergency due to the Hunga Tonga Tsunami and Emergency Measures to Restore District Assets

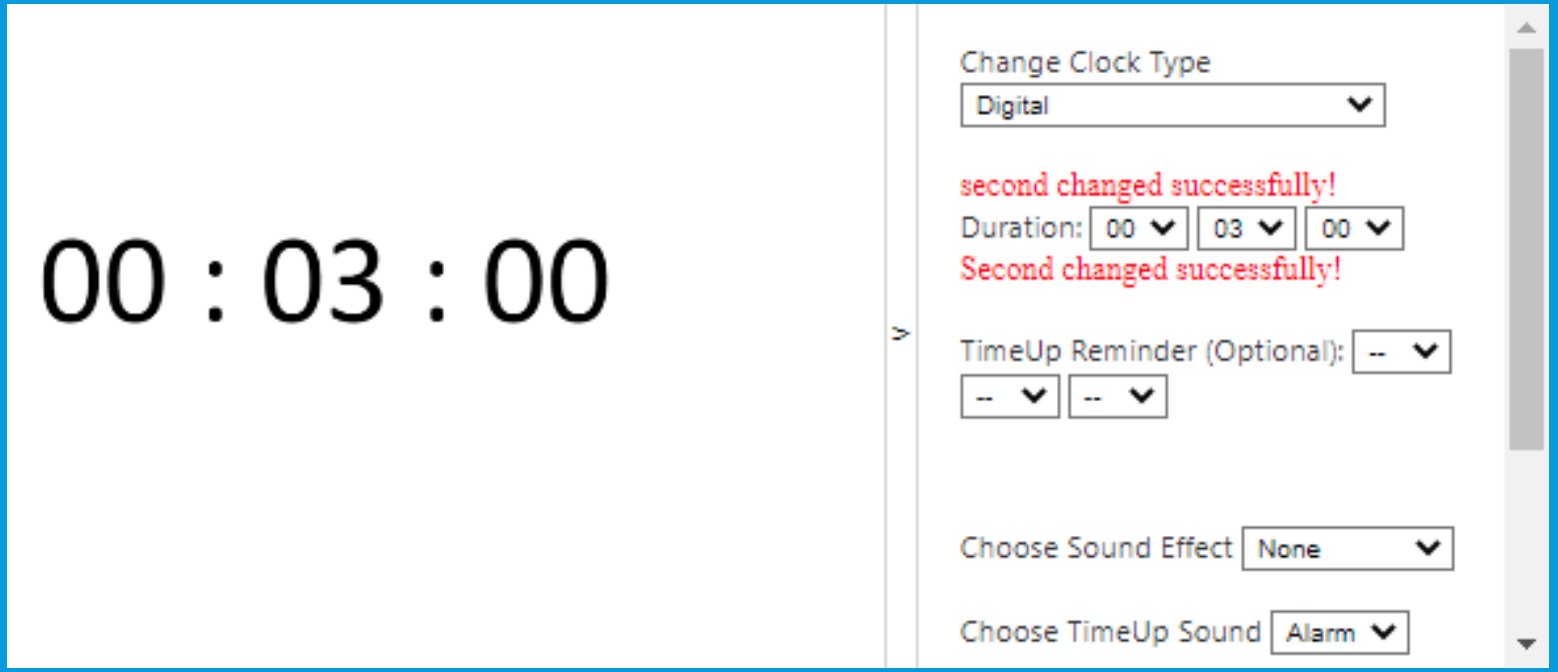
RECOMMENDATION

That the Board of Port Commissioners determine by a four-fifths vote that there is a need to continue the emergency action adopted by the Board on January 19, 2022, set forth in Resolution No. 3441.

STANDARD AGENDA ITEM 3

Report by:
Brian D. Pendleton, General Manager
John Bramble, Management Partners

PUBLIC COMMUNICATION
STANDARD AGENDA ITEM 3



Consideration of Updates to the Ventura Port District Mission Statement, Long-Term Goals and Five-Year Objectives

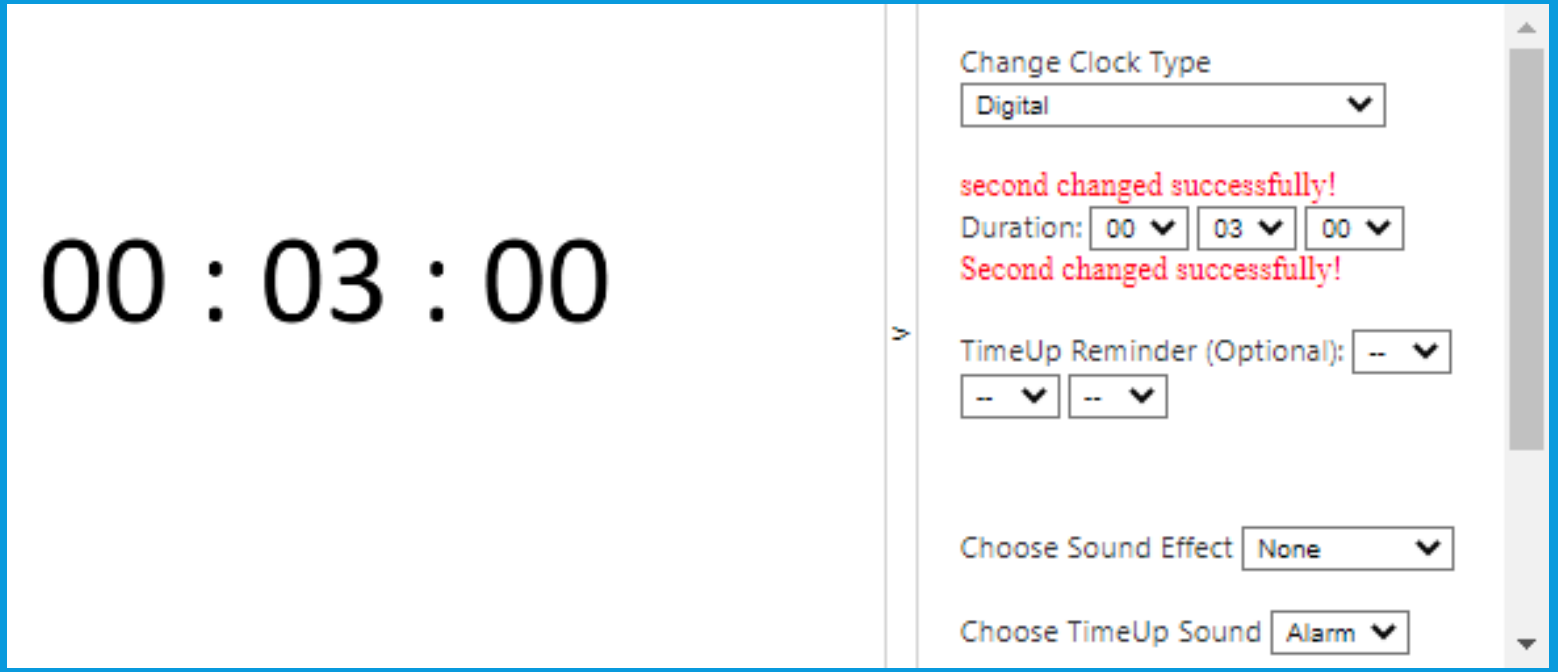
RECOMMENDATION

That the Board of Port Commissioners consider updates to the District Mission Statement, Long-Term Goals and Five-Year Objectives resulting from the December 4, 2021 Public Workshop.

STANDARD AGENDA ITEM 4

Report by:
Brian Pendleton, General Manager

PUBLIC COMMUNICATION
STANDARD AGENDA ITEM 4



MISSION STATEMENT

Current

The Ventura Port District, home to the Channel Islands National Park, is committed to providing a safe and navigable harbor and a seaside destination with exceptional facilities, events and services that benefits residents, visitors, fishermen and boaters.

Proposed

The Ventura Port District is committed to providing a safe harbor that is an inviting and inclusive seaside destination with exceptional facilities for fishers, boaters, residents, and visitors.

LONG-TERM GOALS - CURRENT

The District will provide a rewarding and vibrant coastal marine experience to our residents and visitors through efficient and timely execution of these District Goals.

1) Maintain and enhance a safe and navigable harbor by:
   A. Securing funding for dredging the Harbor entrance through the Army Corps of Engineers in coordination with agencies and our elected officials;
   B. Dredging the Inner Harbor and preserving infrastructure;
   C. Providing superior Harbor Patrol, Maintenance, and related District services;
   D. Preserving and enhancing infrastructure, equipment and facilities for a modernized, efficient and safe working harbor.
2) Support and promote commercial and recreational boating and fishing.
3) Increase economic development, vitality, and diversity of the District through effective leasing and marketing strategies.
4) Promote sustainable use of our natural environment through business practices and programs designed in concert with our tenants, educators, agencies, and interest groups.
5) Build respectful, productive, and mutually beneficial business relationships with our tenants, public agencies, elected officials and the community.
6) Provide exceptional public service and transparency at all levels within the organization through effective leadership, training, mentoring, and oversight. This promotes accountability, increased public trust, and a more efficient, effective and public focused organization.

LONG-TERM GOALS - PROPOSED

1) Maintain a safe, navigable, and resilient harbor.
2) Advance the harbor's vibrant, working waterfront in support of commercial and recreational fishing and boating.
3) Grow financial sustainability through a diverse, reliable, recurring revenue stream supplemented with grants and public-private partnership investment while maintaining responsible budget and expense management and reporting.
4) Establish and implement environmental sustainability policies and practices harbor-wide.
5) Build respectful, productive relationships with employees, tenants, residents, visitors, stakeholders, public officials, and elected representatives while promoting diversity, equity, and inclusion.
6) Provide exceptional public service and organizational transparency.

FIVE-YEAR OBJECTIVES

Current

- Harbor Dredging
- Commercial Fishing
- Harbor Village
- Harbor Parking & Circulation
- Channel Islands National Park Visitor Center
- Master Tenants & Development Parcels 5 & 8
- Public and Civic Engagement Plan

Proposed

- Harbor Dredging
- Commercial Fishing
- Harbor Village
- Harbor Parking, Circulation, & Transportation
- National and State Parks Partnerships
- Master Tenants
- Development Parcels 5 & 8
- Public and Civic Engagement Plan
- Environmental Sustainability

PUBLIC COMMUNICATION
STANDARD AGENDA ITEM 4

00 : 03 : 00

Consideration of Updates to the Ventura Port District Mission Statement, Long-Term Goals and Five-Year Objectives

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STANDARD AGENDA ITEM 4

Report by:
Brian Pendleton, General Manager

Ventura Port District Update as it Relates to COVID-19

RECOMMENDATION

That the Board of Port Commissioners receive an update on the status of COVID-19 in Ventura County.

STANDARD AGENDA ITEM 5

Report by:
Brian Pendleton, General Manager

PUBLIC COMMUNICATION
STANDARD AGENDA ITEM 5

00 : 03 : 00

VENTURA
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Established 1952

ADJOURNMENT
NEXT MEETING FEBRUARY 16, 2022

Ventura Harbor
HOME OF THE CHANNEL ISLANDS NATIONAL PARK