



BOARD OF PORT COMMISSIONERS MEETING MARCH 15, 2023

Ventura Harbor
GATEWAY TO THE CHANNEL ISLANDS NATIONAL PARK

- Call to Order
- Pledge of Allegiance
- Roll Call

ADMIN AGENDA

ADMIN AGENDA

**Adoption of the
March 15, 2023 Agenda**

**Approval of the Minutes of
March 1, 2023
Regular Meetings**

**PUBLIC COMMUNICATION
ADMIN AGENDA
ITEMS NOT ON TODAY'S AGENDA**

00 : 03 : 00

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

ADMIN AGENDA

CONSENT AGENDA

- A) Approval of Out-of-Town Travel Requests
- B) Approval of Assignment and Assumption of Lease and Consent of Landlord for Ahmad Vahedian, PH.D to Jeff M. Moorhouse dba Moorhouse Financial Services, Inc.
- C) Approval of New Office Lease Agreement with Terraform Productions, Inc. dba Harbour Village Insurance Agency
- D) Approval of New Office Lease Agreement with Eagle Crest Enterprises, LLC.
- E) Approval of New Retail Lease Agreement with Katherine Sparks-Jones dba Ventura Fresh Fish
- F) Approval of Amendment No. 1 to the Professional Services Agreement with Liebert Cassidy Whitmore

PUBLIC COMMUNICATION CONSENT AGENDA ITEMS

00 : 03 : 00

COASTAL MARINE BIOLABS
CURRENT ACTIVITIES UPDATE

RECOMMENDATION:

That the Board of Port Commissioners receive an update from Coastal Marine Biolabs on current activities.

**STANDARD
AGENDA
ITEM
1**

Report by:

**Brian D. Pendleton, General Manager
Linda Santschi, Ph.D. & Ralph Imondi, Ph.D.
Coastal Marine Biolabs**



Integrative Biosciences Program

at Coastal Marine Biolabs

Informational Presentation

Prepared for Ventura Port District staff, the Ventura Port District Board of Port Commissioners,
and the Ventura Harbor Community



Linda Santschi, Ph.D.
Founding Executive Co-Director

www.coastalmarinebiolabs.org



Integrative Biosciences Program

at Coastal Marine Biolabs

Our 501(c)(3) mission

CMB was established in 2006 as a focal point for the exchange of knowledge and resources between the science research community and the science education community

science
researcher



science
teacher



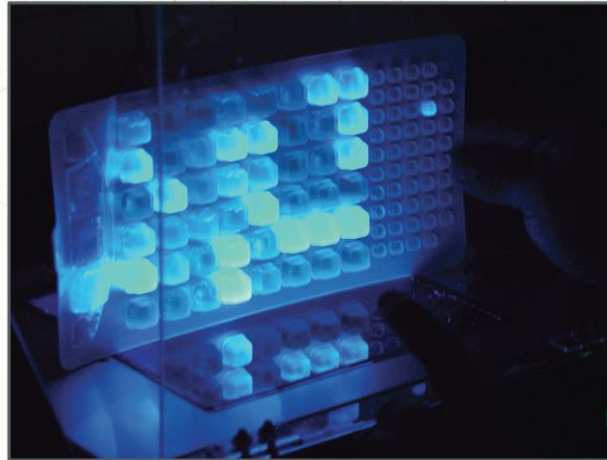
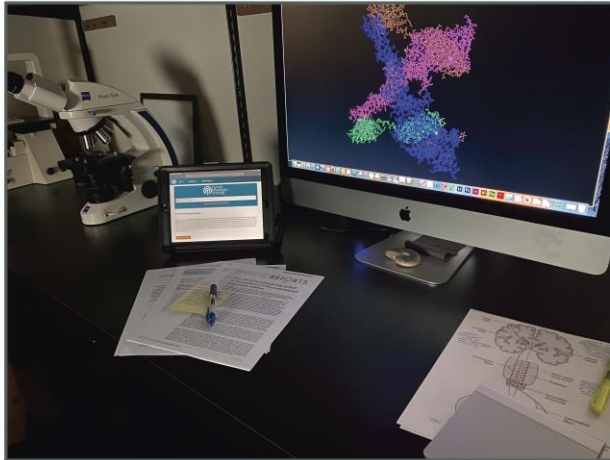


Integrative Biosciences Program

at Coastal Marine Biolabs

Brief Organizational History

Corporate and private donations enabled our team to establish a research-grade lab to support authentic life science experiences for teachers and students, which span a number of research focus areas



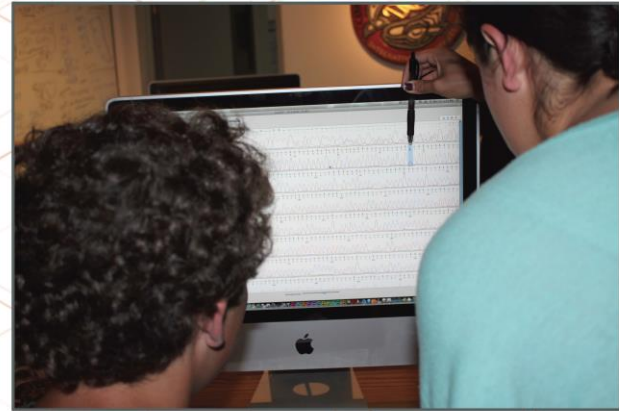


Integrative Biosciences Program

at Coastal Marine Biolabs

Brief Organizational History

Our programming was formally launched in 2007 with summer research institutes for high school students (residential, tuition-based, and local/regional in scope)





Integrative Biosciences Program

at Coastal Marine Biolabs

Brief Organizational History

Federal funding from the National Science Foundation and the National Institutes of Health has enabled CMB to diversity its approach to student engagement

2011–2015



2014–present





Integrative Biosciences Program

at Coastal Marine Biolabs

Brief Organizational History

*Over the last several years, our focus has shifted outward to the science classroom and the creation of more **inclusive** experiences for students with mixed interests and academic performance histories*





Integrative Biosciences Program

at Coastal Marine Biolabs

What we do at CMB

CMB develops, implements, and evaluates programming that conforms to an overlapping set of design principles

*Early student
engagement in
research with
clear societal
implications*

*Early student
immersion in
interdisciplinary
learning
experiences*

*Early student
exposure to the
scientific model-
building
enterprise*

*Early
opportunities for
students to
explore science
as a social and
collaborative
enterprise*



Integrative Biosciences Program

at Coastal Marine Biolabs

What we do at CMB

We also develop resources to support implementation of our programming in the classroom

*Instructional
supports and
learning
assessment
tools*

*Web-based
multimedia*

*Data sharing
platforms,
field apps,
serious
games*



Integrative Biosciences Program

at Coastal Marine Biolabs

Current funding status | NIH Science Education Partnership Award

CMB is currently supported by a five-year Science Education Partnership Award from the National Institute of General Medical Sciences (NIGMS) at the National Institutes of Health (NIH)



NIGMS

NIGMS is organized into five divisions that support research, **research training**, and capacity building in a range of scientific fields

Project Period:
Approved Budget:

07/01/2019 - 06/30/2024
\$1,162,602



Integrative Biosciences Program

at Coastal Marine Biolabs

Current funding status | NIH Science Education Partnership Award

CMB is currently supported by a five-year Science Education Partnership Award from the National Institute of General Medical Sciences (NIGMS) at the National Institutes of Health (NIH)



The SEPA program supports educational activities that complement or enhance **workforce training** to meet the nation's biomedical, behavioral, and clinical research needs

Project Period:
Approved Budget:

07/01/2019 - 06/30/2024
\$1,162,602



Integrative Biosciences Program

at Coastal Marine Biolabs

Current funding status | NIH Science Education Partnership Award

Our SEPA project (NeuroLab 2.0) builds upon an earlier effort that engaged students in authentic, neuroscience-based research experiences hosted in the CMB lab.

NeuroLab 1.0

CMB lab
(2014-2019)

- Authentic
- Multidisciplinary
- Collaborative

Translation through collaboration



Inclusivity



Replicability



Scalability



Reliance on physical
resources

NeuroLab 2.0

High school science
classroom
(2019-2024)

- Authentic
- Multidisciplinary
- Collaborative

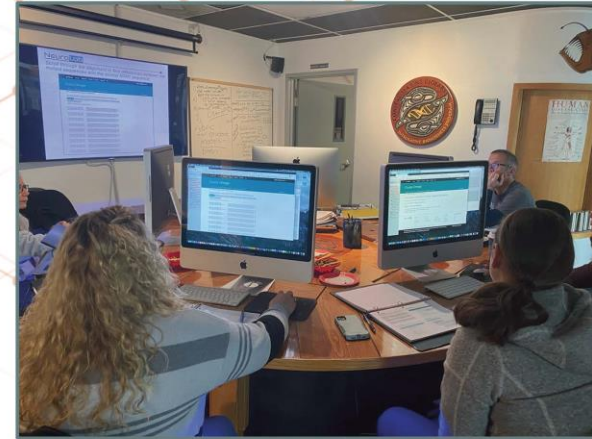


Integrative Biosciences Program

at Coastal Marine Biolabs

Current funding status | NIH Science Education Partnership Award

NeuroLab 2.0 involves extensive collaborations with local high school science teachers, who provide input on unit design, implementation strategies, and assessment



Curriculum unit development workshops hosted at the CMB lab



Integrative Biosciences Program

at Coastal Marine Biolabs

Current funding status | New NIEHS funding

CMB recently received an award from the National Institute of Environmental Health Sciences at NIH



National Institute of
Environmental Health Sciences

NIEHS research emphasizes the interplay of environmental exposures, human biology, genetics, and common diseases to improve human health

Project Period: 12/09/2022 – 12/08/2027
Approved Budget: \$651,447



Integrative Biosciences Program

at Coastal Marine Biolabs

Current funding status | New NIEHS funding

The project funded under this award will leverage our work on the public health safety component of the NOAA-funded aquaculture extension and technology transfer project



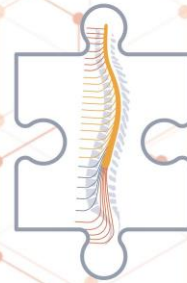
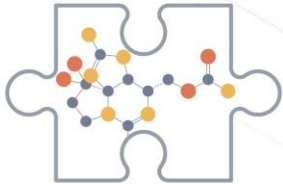
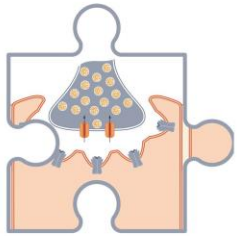


Integrative Biosciences Program

at Coastal Marine Biolabs

Current funding status | New NIEHS funding

Our goal is to create a new instructional unit for life science and Career Technical Education (CTE) courses that explores the interplay of shellfish aquaculture, marine biotoxins, public health, and neuroscience



PUBLIC COMMUNICATION STANDARD AGENDA ITEM 1

00 : 03 : 00

**PRESENTATION ON PARCEL 5 BETWEEN 1591 AND
1691 SPINNAKER DRIVE**

RECOMMENDATION:

That the Board of Port Commissioners receive a presentation of prior landscape design concepts prepared by RRM Design Group on behalf of the District for the grass lawn area of Parcel 5 and provide direction to the General Manager regarding future uses and design efforts.

STANDARD AGENDA ITEM 2

Report by:

Brian D. Pendleton, General Manager
Lief McKay, RRM Design Group
Nick Deitch, RRM Design Group

Ventura Harbor Village

Landscape Master Plan Update



2023

Existing Harbor Village Site



Parcel 5 Existing Conditions



Parcel 5 Existing Conditions



Parcel 5 Existing Conditions



Parcel 5 Existing Conditions



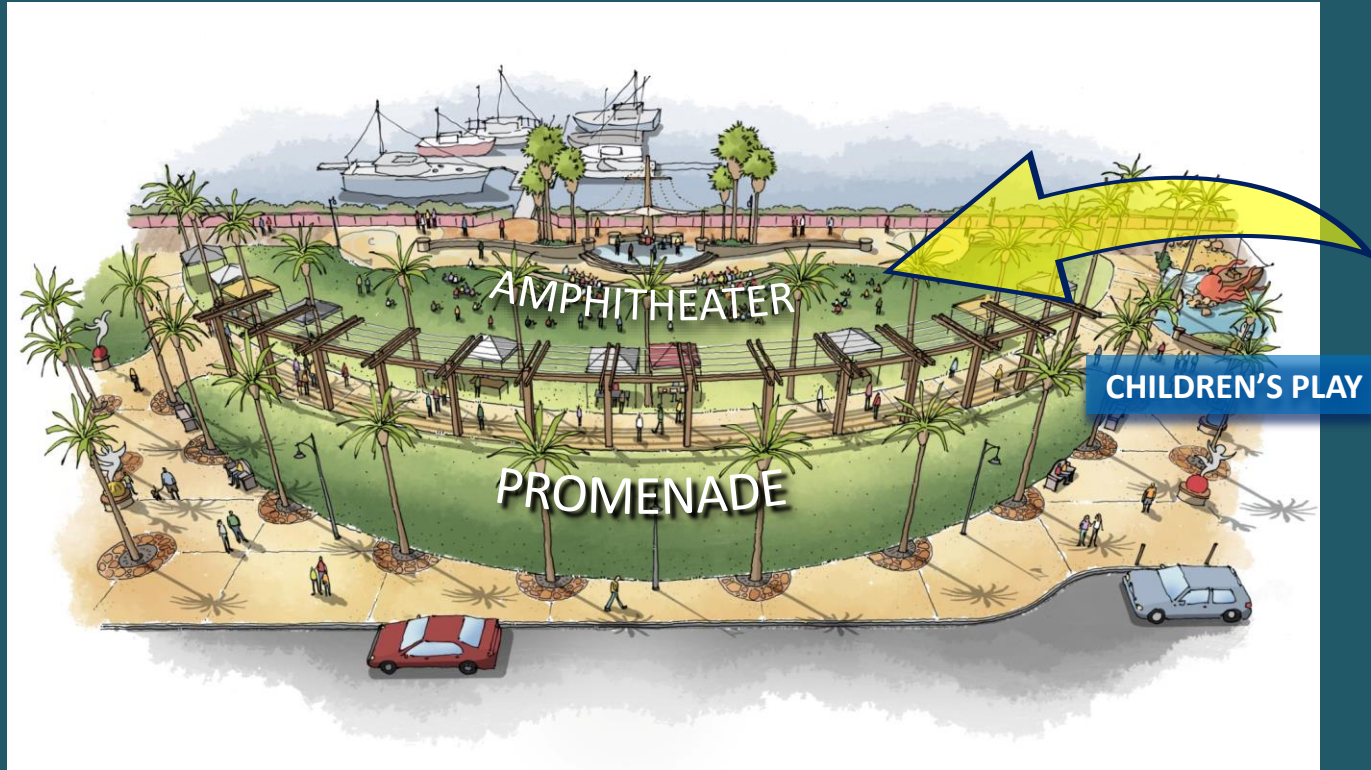
Parcel 5 Original Concept



Parcel 5 Original Concept



Event Lawn Amphitheater



Points of Consideration

- A. Open space allows for flexibility of use.
Some design improvements can reinforce the 'sense of place' and unique Harbor identity. Water makes a wonderful backdrop for concerts, performances.
- B. Can be programmed to accommodate structured and non-structured events.
Active gathering versus passive open space, for residents and visitors alike.
- C. Parcel 5 can serve as a destination walking west along the promenade.
Presently there is no sense of arrival or discovery at this location.
The promenade fizzles out, and people generally turn around and walk back.
- D. The provision of a **Children's Area** adds an important dimension to this area.
This could become a strong destination, which could support the Village.
- E. The connection from the adjacent courtyard could be strengthened to be more intentional.
- F. Public art can also contribute to the Harbor's unique 'sense of place.'
Possibly integrated with a stage or the children's area.

Event Lawn Amphitheater



PUBLIC COMMUNICATION STANDARD AGENDA ITEM 2

00 : 03 : 00

**PRESENTATION ON GENERAL PLAN ADVISORY
COMMITTEE LOCAL COASTAL PROGRAM UPDATE**

RECOMMENDATION:

That the Board of Port Commissioners receive a presentation on the General Program Advisory Committee Local Coastal Plan Update.

**STANDARD
AGENDA
ITEM
3**

Report by:

Brian D. Pendleton, General Manager

Neda Zayer, Interim Community

Development Director, City of Ventura

Matt Raimi, Raimi Associates

Land Use Discussion Harbor Board Meeting

March 15, 2023



Visit www.PlanVentura.com to register for emails, view documents, or events calendar



Purpose of this Meeting

- Provide an update on the General Plan process
- Review the existing land use designations for the Harbor
- Discuss potential land use designation changes and other ideas for the Harbor

Purpose of a General Plan

- Long-term policy document to **guide the future actions**
- Enables the community to come together to develop a **shared vision** for the next 25-30 years
- Updated every 10-15 years
- Preserves and enhances **community strengths**
- Addresses **topics of concern**
- **9 required elements**
 1. Land Use
 2. Circulation
 3. Housing
 4. Noise
 5. Conservation
 6. Safety
 7. Open Space
 8. Air Quality
 9. Environmental Justice

WHAT IS A GENERAL PLAN?

A General Plan is like a road map for the future of Ventura



1



General Plans describe the community's vision and identifies strategies for managing preservation and change.



The State of California requires every city and county to have a General Plan to guide growth.

2

3

General Plans typically include goals, policies, implementation strategies and supporting graphics.



These components work together to convey a long-term vision that will guide local decision making.



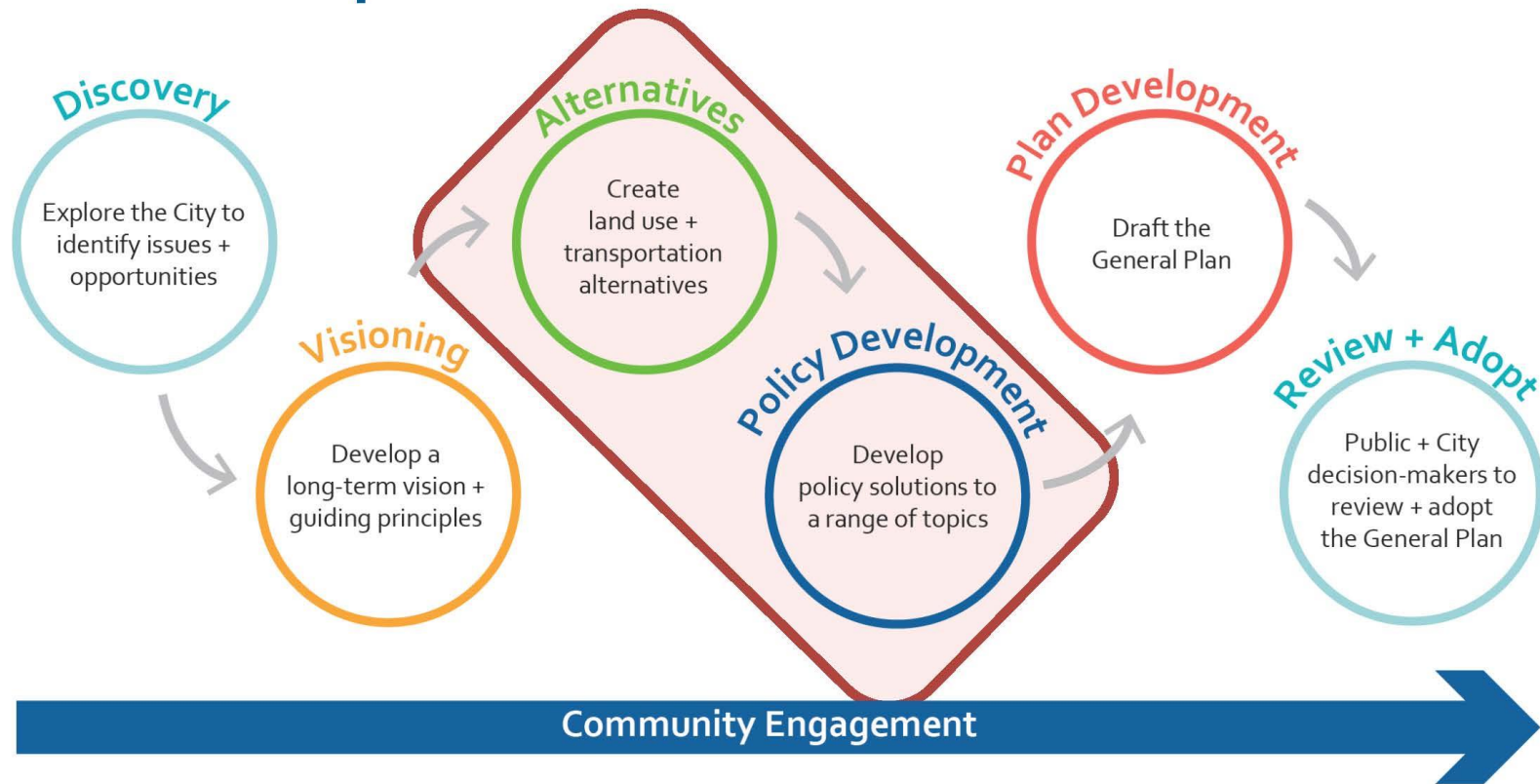
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5

The General Plan also plays an important role in regulating land use. Its policies and maps form the foundation for City ordinances, guidelines and plans.

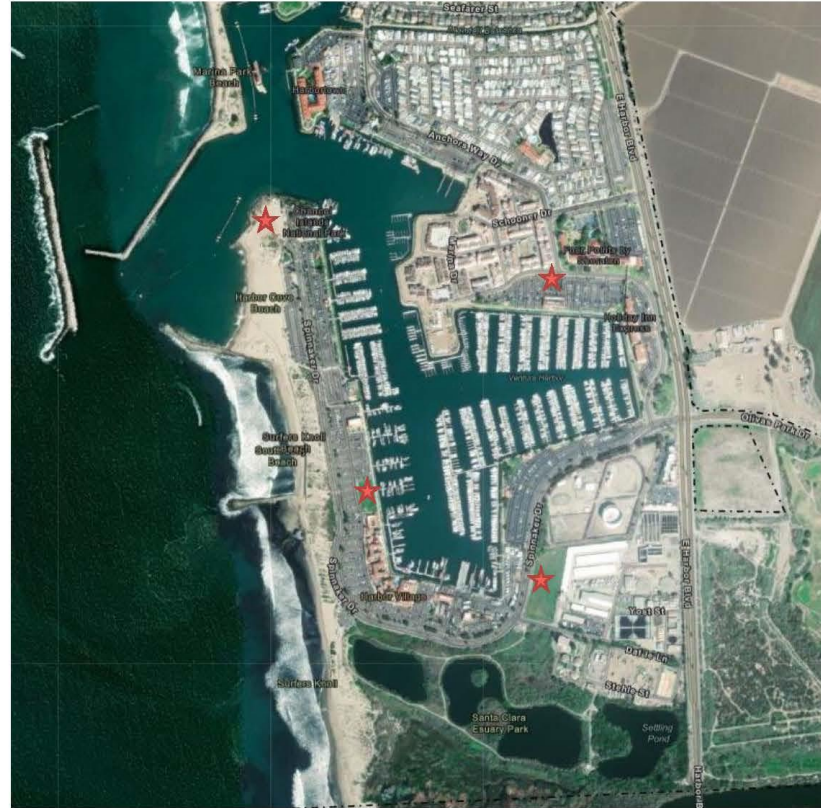


General Plan Update Process



Harbor Staff/Community Feedback

- Harbor is an underutilized asset for the community
- Maintain harbor operations (e.g., processing) with public access
- Improve access to the area – especially bike and transit
- Seek opportunities to revitalize the Harbor for tourism and local use
- Explore new development opportunities in key locations – retail, lodging, mixed use residential
- Increase beauty/access to natural open spaces – beach, Santa Clara Estuary Park, Channel Islands
- Expand the Channel Islands Visitor Center



What are “Land Use Designations”?

- Defines the future (allowable) type, distribution, and intensity of all parcels
- Includes a land use diagram
- Establishes standards for density
 - Residential (dwelling units per acre)
 - Non-residential (floor-area ratio)
- Must align with and reflect content from other elements

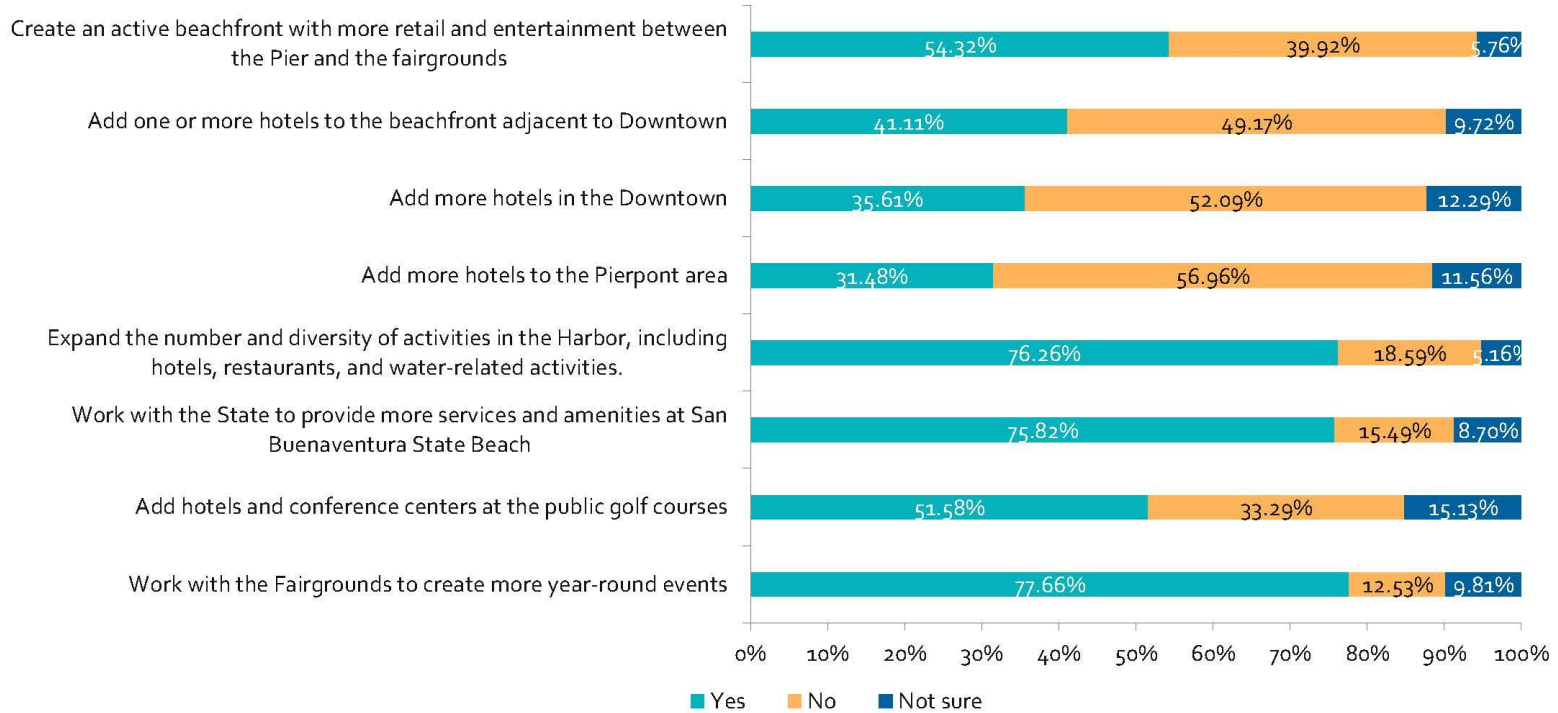


Land Use Designations for the Harbor

1. **Harbor Mixed Use:** Residential in conjunction with visitor-serving commercial and recreational uses. Includes mixed-use, retail shops, townhome live-work, recreation, etc. Commercial is required (30 du/ac and 45 feet)
2. **Harbor Commercial:** Visitor-serving retail, including restaurants, recreation, retail shops, and strip commercial, as well as boating and commercial fishing facilities. No residential allowed. (0.5 FAR and 30 feet)
3. **Parks:** Allows for a variety of active and passive parks and open spaces.
4. **Public (General):** Allows for a variety of public facilities and uses including City Hall, community centers, utilities, corp yards, and infrastructure.



Q13: Ventura is an attractive destination for visitors from the region, the State, and across the country. Tax revenues are generated from hotels, events, and visitors to the beach, which are used to provide public services for residents. Should Ventura do any of the following to increase the number of visitors and the length of stay of visitors?



Discussion Questions

- What is the land use vision for the Harbor?
- Are any land use designation changes needed?
- What other ideas or concepts should be included in the General Plan?

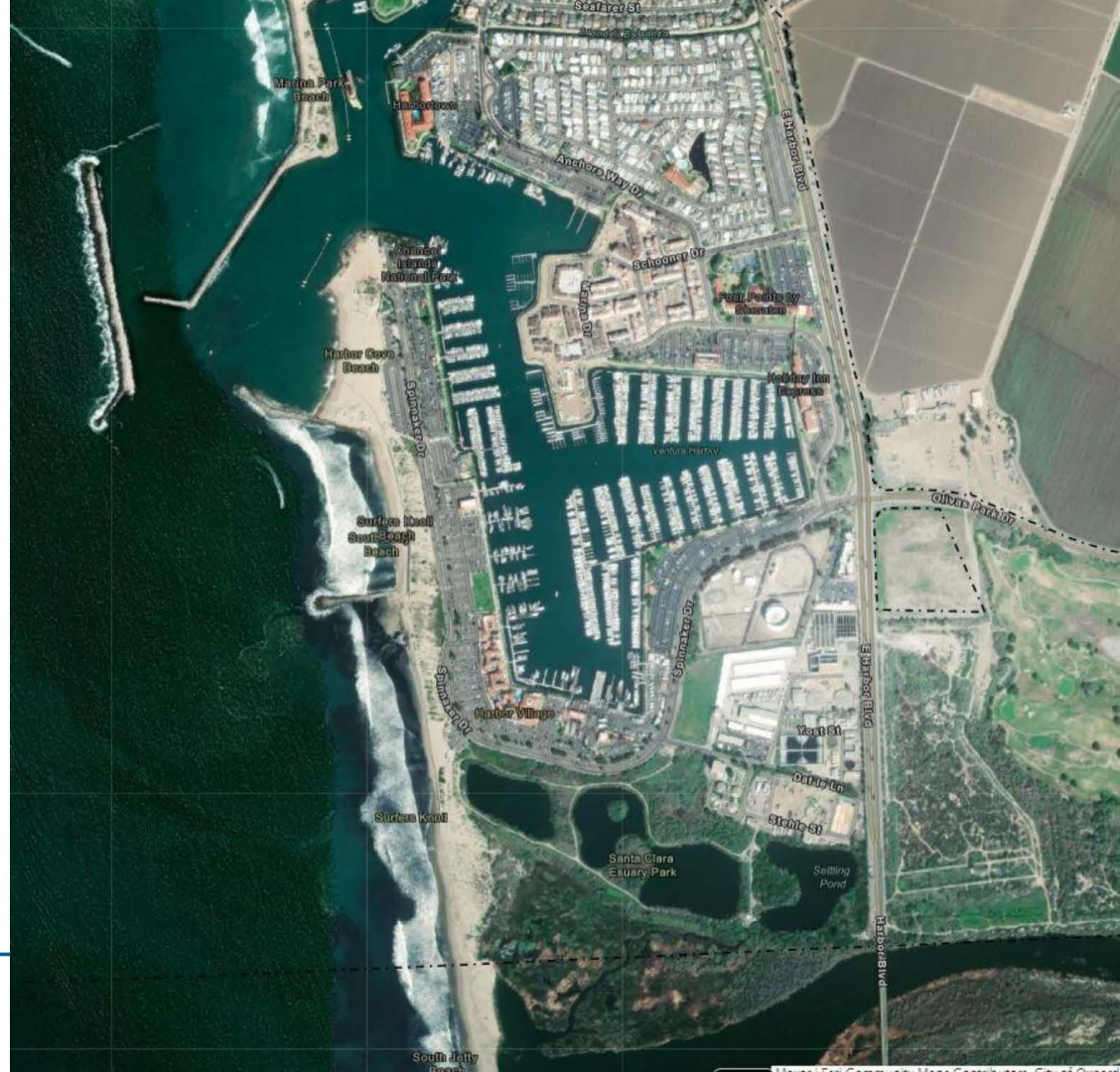
For More Information:

- *planventura.com*
- **Neda Zayer**, Interim Community Development Director, nzayer@cityofventura.ca.gov
- **Matt Raimi**, Principal, Raimi + Associates, matt@raimiassociates.com

Thank You!

Background Slides

Aerial – Harbor Area

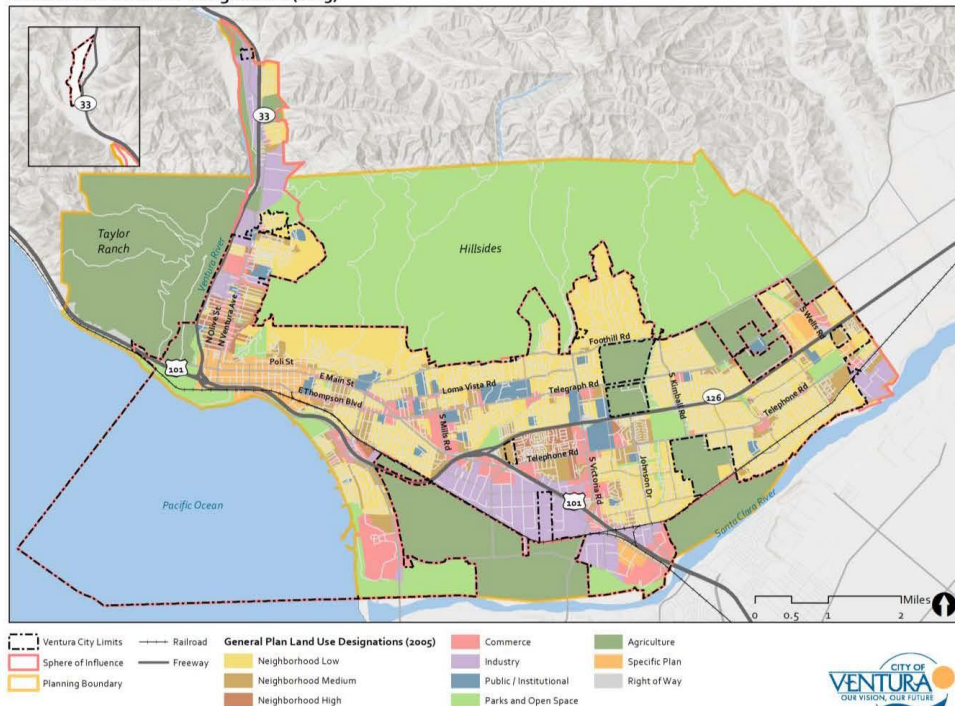


Existing Land Use – Harbor Area



Existing General Plan Land Use Designations

General Plan Land Use Designations (2005)

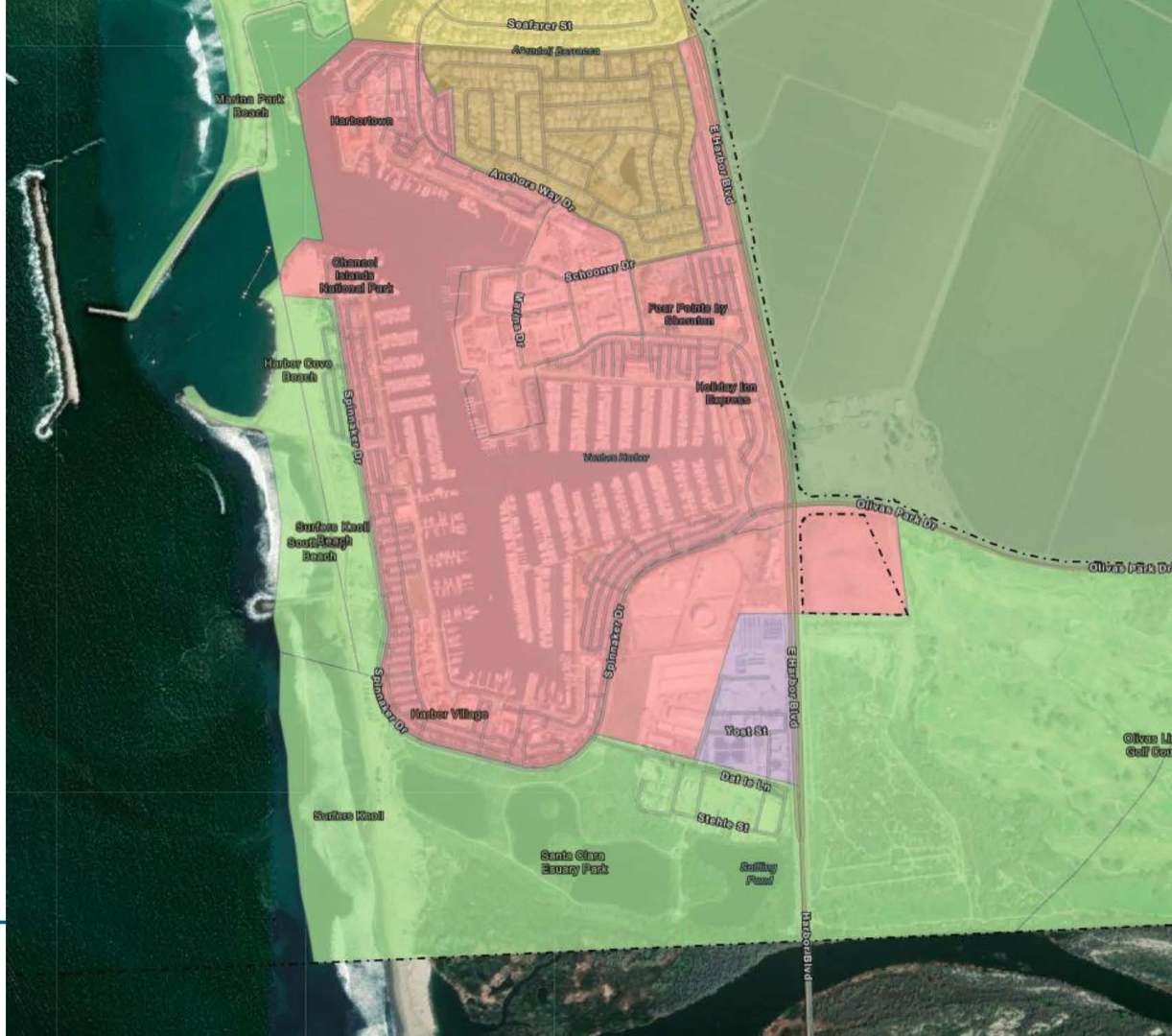


Data Sources: City of Ventura (2003), County of Ventura (2003), ESRI (2000)



Land Use Designation	Allowed Density (du/ac)
Agriculture (A). Predominantly accommodates the commercial cultivation of food crops and plants and raising of animals.	-
Commerce (C). Encourages a range of building types supporting a mix of functions, including commercial, entertainment, office, and housing.	-
Industry (I). Encourages intensive manufacturing, processing, warehousing, and light industries housed mainly in large-scale buildings.	-
Neighborhood Low (NL). Provides for a predominantly low-density residential character, emphasizing detached houses with some attached units. Includes opportunities for limited home-based occupations and neighborhood services in certain locations.	0-8
Neighborhood Medium (NM). Provides for a low-to-medium density residential character, including a mixture of detached and attached dwellings. Includes small-scale commercial at key locations, such as at intersections and along corridors.	9-20
Neighborhood High (NH). A broader mix of building types, including higher-density attached residential, commercial, office, entertainment, and mixed-use.	21-54
Public & Institutional (PI). Accommodates civic function including government offices, hospitals, libraries, schools, and public green space.	-
Parks & Open Space (POS). Dedicates land to public recreation and leisure, ranging from neighborhood playgrounds and mini parks to large regional parks and natural preserves.	-
Downtown Specific Plan (SP). Accommodates land uses and building types highlighted in the Downtown Specific Plan.	21-54
Note: The General Plan does not provide building intensity ranges for non-residential uses.	

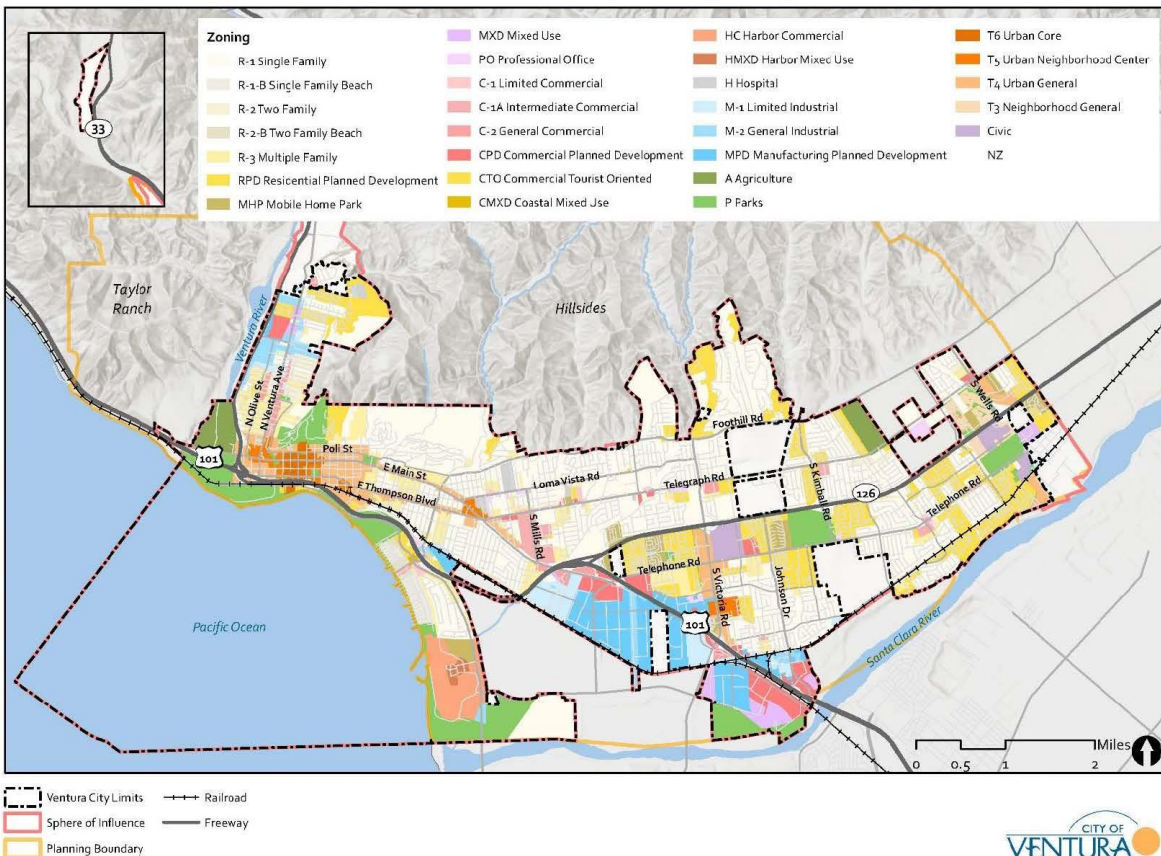
Existing General Plan – Harbor Area



Existing Zoning

- Implements policy direction through development standards and guidelines
- **Required by State law** to be consistent with the General Plan
- Typically contains these standards:
 - **Uses:** Detailed types of uses allowed
 - **Intensity:** Density (dwelling units per acre) or intensity (floor area ratio); Building height and bulk
 - **Site standards:** Setbacks, Required open space, Parking, Transitions

Ventura has almost 50 zoning districts



Existing Zoning – Harbor Area



[illegible]

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 3

00 : 03 : 00

**UPDATE ON STATE OF EMERGENCY DUE TO THE
ATMOSPHERIC RIVER RAIN EVENTS IN JANUARY
2023 AND EMERGENCY MEASURES TO RESPOND
TO IMPACTS TO THE DISTRICT**

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 18, 2023, set forth in Resolution No. 3462.

**STANDARD
AGENDA
ITEM
4**

**Report by:
Brian D. Pendleton, General Manager**

JANUARY 2023 STORMS STATE OF EMERGENCY



Actions since March 1st Board Meeting



- Annual dredging is delayed with the U.S. Army Corps of Engineers (Corps) contractor Manson Construction Co. (Manson) to begin dredging on March 11. With the level of beach erosion far exceeding normal pre-dredge conditions and the window for dredging limited, beach safety is of on-going concern.
- Staff have participated in several meetings with FEMA and the California Office of Emergency Services (OES) for disaster relief funding:
 - FEMA and CalOES met with Staff in person on March 7 at the District office.
 - FEMA and CalOES held a virtual Exploratory Call on March 9 and have scheduled follow up meetings later in March.
 - Staff are collecting required documentation which is being uploaded to the FEMA grant portal for their review.

Actions since February 15th Board Meeting

- The soundings taken on February 8th have identified additional sand that can be removed and relocated to the beaches, weather conditions, debris and schedule permitting.
- A follow-up meeting with the Corps was held on February 15th to discuss the sounding results. Met with DC Army Corp February 27th.
- Congressman Salud Carbajal submitted a February 16th letter to the Corps on behalf of the District regarding dredging needs.
- The Request for Public Assistance (RPA), the first step of the process to apply for public assistance on the declared event, was submitted to FEMA via its Grants Portal on February 23rd and is under review.
- Staff has requested an in-person visit by federal disaster relief official(s), which will be held March 7th.



ACTIONS SINCE FEBRUARY 1 BOARD MEETING

- Larger debris removal in waters in and around the Harbor and Ventura Keys is on-going as needed by Harbor Patrol.
- Heavy debris is being removed from Harbor area beaches, with the District having entered agreement(s) to prioritize larger debris removal (e.g. tree trunks, limbs, branches, etc.), and smaller debris at Harbor Cove Beach.
 - Refuse containers have been rented and placed strategically at beach parking lots and public launch ramp
- Annual dredging will begin late February or early March, but the level of beach erosion far exceeds normal pre-dredge conditions. Combined with the debris, beach safety is of on-going concern.
 - Warning signage has been ordered and will be installed.
 - On-site meeting(s) with the U.S. Army Corps of Engineers (Corps) and Manson (dredging contractor) took place on February 2nd.
 - Additional "soundings" were performed on February 8th by Manson to provide current data on sand volume in the sand trap, entrance channel, and inner-Harbor.
- Building and public launch ramp repairs are on-going.
- The General manager and Senior Business Operations Manager attended a State Office of Emergency Services (OES) half day training session for disaster relief funding on February 9th at the County Emergency Operations Center. The training focused on processes, eligibility, and procurement requirements associated with seeking reimbursement for disaster-related costs.



- Actions since January 18 Board Meeting
 - Tour of Port District Storm Damage - Congressman Salud Carbajal
 - District Official - Monday, January 23rd
 - Letter to Office of Emergency Services (OES) Requesting Disaster Aid
 - GM - Monday, January 30th
 - On-Going Debris Removal
 - Facilities - Outside contract for large debris - Beaches
 - Harbor Patrol removal of large debris - Harbor waters
 - Refuse dumpsters – launch ramp, beaches
 - Beach Safety Signage
 - Mid-Year Budget Adjustment



- Recent severe winter storms have caused damage within the Harbor area:
 - Village suites,
 - Public launch ramp,
 - Private boats and docks within the City's Ventura Keys,
 - City streets within the Harbor,
 - Significant coastal beach erosion, and
 - Debris flows into the Harbor and surrounding beaches
- Debris removal and repairs hampered by volume of material, continuing rain, wind, wave action and storm surge
 - These conditions present risks to the public
- The Harbor entrance has been the subject of on-going U.S. Coast Guard safety warnings in coordination with Harbor Patrol
 - These conditions present risks to boaters
- Attempts to determine changes in inner-Harbor water depths have been impeded by turbidity in the water column due to storm runoff

- On January 4, 2023, the CA Governor declared a state of emergency as a result of the winter storms related to a series of atmospheric river systems that occurred
- On January 6, 2023, the acting City Manager of the City of Ventura, as the designated Director of Disaster Services, proclaimed the existence of a local emergency pursuant to section 2.370.050 of the Municipal Code
 - City residents and property within the City suffered damage due to the severe storms.
- On January 9, 2023 the City Council ratified a resolution confirming the existence of a local emergency.
- On January 8, 2023, President Biden declared an emergency in California in response to the severe winter storms, flooding, and mudslides experienced in the State
 - Federal assistance to supplement the local response efforts
 - Authorizes Department of Homeland Security and Federal Emergency Management Agency to coordinate all disaster relief efforts.
- The County of Ventura declared a local emergency on January 17, 2023.
 - Damage from last week's storms expected to top \$30 million.

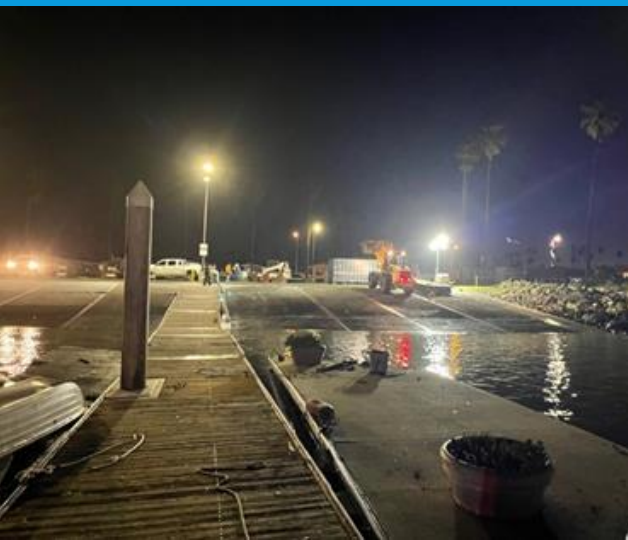
- Emergency declarations are contemplated in the District's Procurement and Purchasing Policy Section IV. Exceptions to Competitive Bidding, to enable the District to coordinate a timely and effective disaster response.

C. Emergencies: Pursuant to Public Contract Code Section 20751.1, in case of an emergency, the Board may, by resolution passed by a four-fifths vote of all of its members, declare and determine that public interest and necessity demand the immediate expenditure of public money to safeguard life, health, or property, and thereupon proceed to expend any sum or enter into a contract involving the expenditure of any sum needed in the emergency without observance of the provisions requiring contracts, bids, or notice for any purchasing of supplies used in connection with or consumed on any project or work not subject to the UPCCA. If notice for bid to let contracts will not be given, the Board shall also comply with Public Contract Code Section 22050. In the case of any emergency involving a public project or maintenance work under the UCCPA, the terms and conditions set forth in Public Contract Code Section 22035 shall control.

An "emergency" means a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services.

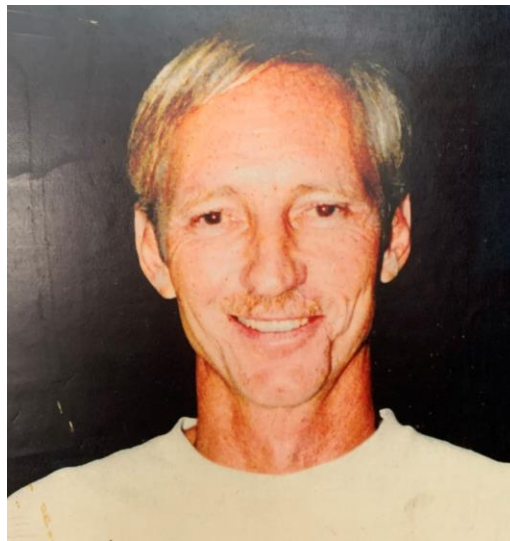
- Staff is recommending a Declaration of Emergency to delegate authority to the General Manager to ensure that the District's facilities, infrastructure and assets are made and remain safe and functional as well providing additional staffing as needed to provide supplemental Harbor Patrol, Facilities, Marina Dockmaster, and Administrative services including management and accounting throughout these ongoing atmospheric river storm systems.
- The Board will review the emergency status at subsequent meeting(s) to either terminate the emergency condition or to continue it, as circumstances dictate.





PUBLIC COMMUNICATION STANDARD AGENDA ITEM 1

00 : 03 : 00



**ADJOURNMENT IN HONOR OF
HARBOR PATROL OFFICER PAUL KORBER
NEXT MEETING APRIL 5, 2023**

Ventura Harbor

GATEWAY TO THE CHANNEL ISLANDS NATIONAL PARK