



# BOARD OF PORT COMMISSIONERS JULY 16, 2025

# Ventura Harbor

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GATEWAY TO THE CHANNEL ISLANDS NATIONAL PARK

- Call to Order
- Pledge of Allegiance
- Roll Call

# ADMIN AGENDA

# **ADMIN AGENDA**

**Adoption of the  
July 16, 2025 Agenda**

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**Approval of Minutes  
July 2, 2025  
Regular Meetings**

# PUBLIC COMMUNICATION ADMIN AGENDA ITEMS NOT ON THE AGENDA

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TimeUp Reminder (Optional):

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

# ADMIN AGENDA

# CONSENT AGENDA ITEMS

- A) Approval of Amendment No. 1 to the Office Lease Agreement with Julianne Martin, Psy.D.
- B) Approval of Revisions to Exhibit A of the Ventura Port District Procurement and Purchasing Policy
- C) Adoption of Resolution No. 3535 Approving the update Ventura Port District Conflict of Interest and Disclosure Code Policy and Rescinding Resolution No. 3510
- D) Adoption of Resolution No. 3536 Approving the Ventura Port District Records Retention Policy and Schedules and Rescinding Resolution No. 3425

# PUBLIC COMMUNICATION CONSENT AGENDA

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TimeUp Reminder (Optional):

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**ADOPTION OF RESOLUTION NO. 3537ADOPTING THE  
FINAL IS-MND AND MITIGATION MONITORING AND  
REPORTING PROGRAM AND APPROVING THE VENTURA  
WEST DOCK REPLACEMENT PROJECT FOR PREMISES AT  
1198 NAVIGATOR DRIVE, PARCEL 17**

**RECOMMENDATION:**

That the Board of Port Commissioners adopt Resolution No. 3537:

- a) Adopting the Final Mitigated Negative Declaration.  
Adopting the Mitigation Monitoring and Reporting Program.
- b) Approving the Ventura West Dock Replacement Project.
- c) Authorize the General Manager to File the Notice of Determination with the State Office of Planning and Research and the Ventura County Clerk.

# STANDARD AGENDA ITEM 1

**Report by:**

**Brian D. Pendleton, General Manager  
Jessica Kirchner, Impact Sciences**





## VENTURA WEST MARINA REDEVELOPMENT PROJECT

# INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Wednesday, July 16, 2025

7:00 PM

# Agenda

10



PROJECT  
OVERVIEW



CEQA  
PROCESS



FINDINGS &  
MITIGATION



COMMENTS &  
REVISIONS

# Project Overview

11

- Parcel 17, 12.5 acres waterside, 6 acres landside
- 387 boat slips ranging between 20 to 80 feet in length
- 45 year old docks
- Average slip size will increase by one foot
- Total slips will decrease from 387 to 379
- 302 piles to be removed and replaced

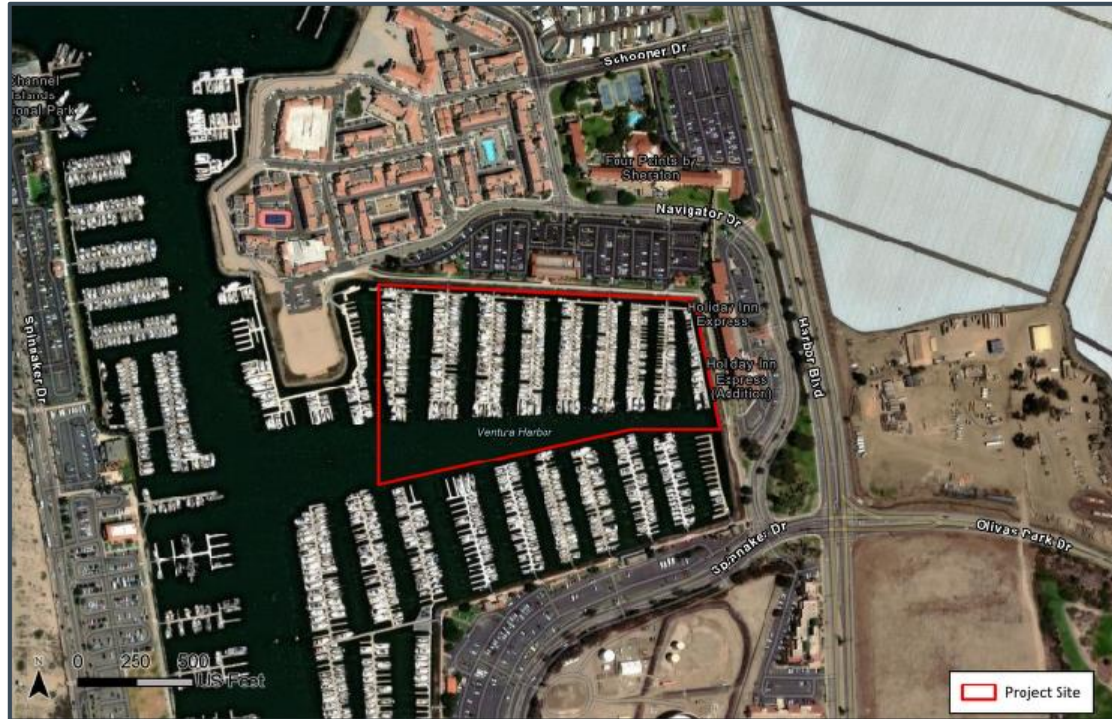
# Project Overview

12

- ❑ Demolition and Replacement of Existing Docks
- ❑ Installation of New Features
  - ▣ ADA-Accessible Gangway
  - ▣ Electrical Charging Infrastructure
  - ▣ Individual wastewater pump out systems for medium to large vessels
  - ▣ Public-facing wastewater pump out for other vessels in and out of the marina

# Existing Layout

13



# Proposed Layout

14



# Project Objectives

15

- ❑ Provide upgraded dock facilities to better accommodate, promote, and encourage recreational boating for the general public.
- ❑ Provide support facilities and amenities to meet demands of modern recreational boaters.
- ❑ Provide enhanced opportunities and facilities to promote opportunities for entry level recreational boaters.
- ❑ Create a recreational boating environment emphasizing customer service and family enjoyment. Improve coastal public access to the waterfront.
- ❑ Create a more energy efficient and more environmentally sustainable marina operation and property.
- ❑ Provide capital investment on tidelands that incrementally supports the local waterfront economy.

# CEQA Overview

16

- ❑ Enacted by the State Legislature in 1970
- ❑ Governed by:
  - The CEQA Statute
    - Public Resources Code Section 21000
  - The CEQA Guidelines
    - California Code of Regulations, Title 14, Section 15000
  - The Court
- ❑ Want to learn more? <https://www.lci.ca.gov/ceqa/>



# CEQA Overview

17

- ❑ No Impact: the project would not affect the resource area in any way
- ❑ Less than significant impact: impact does not exceed the CEQA defined threshold of significance
- ❑ Less than significant impact with mitigation: impact exceeds the threshold but can be reduced with the application of mitigation measures
- ❑ Significant and unavoidable impact: impact exceeds the CEQA defined threshold of significance and cannot be mitigated

# CEQA Process

18

June 2, 2025

- Release of the Draft IS/MND

June 2– July 2, 2025

- Public Review Period

July 16, 2025

- Adoption of the Final IS/MND and MMRP
- Approving the Project

2027

- Construction to begin (if approved)

# Summary of Findings

19

- ☐ Aesthetics
- ☐ Agriculture and Forestry Resources
- ☐ Air Quality
- ☒ Biological Resources
- ☒ Cultural Resources
- ☐ Energy
- ☒ Geology and Soils
- ☐ Greenhouse Gas Emissions
- ☐ Hazards and Hazardous Materials
- ☒ Hydrology/Water Quality
- ☐ Land Use/Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population and Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation
- ☒ Tribal Cultural Resources
- ☐ Utilities/Service Systems
- ☐ Wildfire
- ☒ Mandatory Findings of Significance

# IS/MND Findings

20

- No significant impacts that could not be mitigated
- Areas requiring mitigation:
  - ▣ Biological resources – potential impacts to marine mammals and avian species
  - ▣ Cultural/Tribal resources – potential for unanticipated discovery
  - ▣ Palaeontologic resources – potential for unanticipated discovery
  - ▣ Hydrology-potential temporary disturbance of the surface waters on-site and temporary degradation of water quality

# Mitigation Measures

21

## MM BIO-1: Marine Mammal Monitoring Plan

- ▣ Monitoring Protocol
- ▣ Shut Down Zones for vibratory and impact pile driving
  - Work must stop if a marine mammal is observed within a shut down zone
- ▣ Daily observations and reporting

## MM BIO-2: Avian Monitoring Plan

- ▣ 500-foot buffer zone
- ▣ Survey Protocol
  - pre-construction and weekly surveys
  - If nesting behavior is observed within 300 ft of construction, daily monitoring will occur

# Mitigation Measure

22

## MM- BIO-3

- Implementation of construction BMPs and the Clean Marina Plan

## MM-CUL-1:

- Relates to unanticipated discovery of archeological resources during project demolition or construction.
- Requires a qualified archaeologist be contacted immediately to evaluate the find.
- Outlines procedures to follow for properly handling the find

# Mitigation Measures

23

## MM GEO-1:

- Relates to unanticipated discovery of paleontological resources discovered during construction or grading
- Outlines procedures to follow in the event of a find

# Mitigation Measures

24

- Tribal Cultural Resources
  - ▣ MM TCR-1: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)



# Noticing

25

- ❑ Public comment period: June 2, 2025 – July 2, 2025
  - ❑ State Clearinghouse
  - ❑ County Clerk
  - ❑ Ventura County Star
  - ❑ Posting on the project site
  - ❑ Tribal outreach

# Comments Received

26

- The comment period closed July 2, 2025. A total of three local agencies and two state agencies provided comments and/or letters during the circulation period for the Draft IS/MND.
- Caltrans
  - Indicated a permit is required for carrying oversized loads on the freeway (standard requirement)
  - Comment related to discharge of clean water (standard requirement)

# Comments Received

27

- County of Ventura Resources Management Agency
  - Provided information related to treated wood disposal procedures
  - Provided information related to hazardous waste reporting
  - Provided information related to pump out requirements

# Comments Received

28

- California Department of Fish and Wildlife
  - Requested additional sound attenuation measures during construction (added to MM BIO-1)
  - Expressed appreciation for MM BIO-3 and requested additional language to be added (addressed)
  - Request to add green sea turtles to MM BIO-1 (added)
  - Suggested revisions to MM BIO-2 related to nesting season times (added)
  - Requested surveys for invasive alga (added)

# Comments Received

29

- Ventura County Air Pollution Control District
  - Requested revisions to reflect the updated AQMP (addressed)
  - Provided information about EV charging

# Comments Received

30

## □ Ventura County Public Works

- Reiterates there are LTS impacts on channels under their jurisdiction

# Next Steps

31

- Notice of Determination will be filed immediately after the adoption of the CEQA document








# VENTURA WEST MARINA REDEVELOPMENT

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MODERNIZING VENTURA HARBOR FOR TODAY'S  
BOATERS AND TOMORROW'S COMMUNITY



# OUR VISION



At Ventura West Marina, we envision a vibrant, community-centered boating destination that redefines the coastal experience in the Ventura Harbor. Through a thoughtful redevelopment plan, we are transforming our marina into a modern waterfront hub—where cutting-edge design meets timeless maritime culture. With upgraded infrastructure, enhanced boater services, and publicly accessible amenities, Ventura West will serve as both a sanctuary for recreational boaters and a welcoming gateway for the broader community to connect with the water.

# OUR DEVELOPMENT TEAM



**Dick Beauchamp** - President

**Eric Leslie** - CEO

**Justin Papa** - VP of Development

**Natasha Delamere** - COO

**Jesse Earl Graham** - Marina Manager





# VENTURA WEST MARINA



# CURRENT CONDITIONS AND NEED FOR REDEVELOPMENT



## AGING INFRASTRUCTURE

Outdated and declining dock  
systems



## LIMITED PUBLIC ACCESS POINTS

Need for greater public access  
to benefit our community



## OUTDATED FACILITIES

Increased demand for  
modernized slips and facilities



## LIMITED ADA ACCESS

Focus on needed ADA  
implementations for  
functionality and inclusivity

MODERNIZATION IS ESSENTIAL TO KEEP VENTURA WEST COMPETITIVE, ATTRACT BOATERS AND MEET THE EVOLVING NEEDS OF THE COMMUNITY.

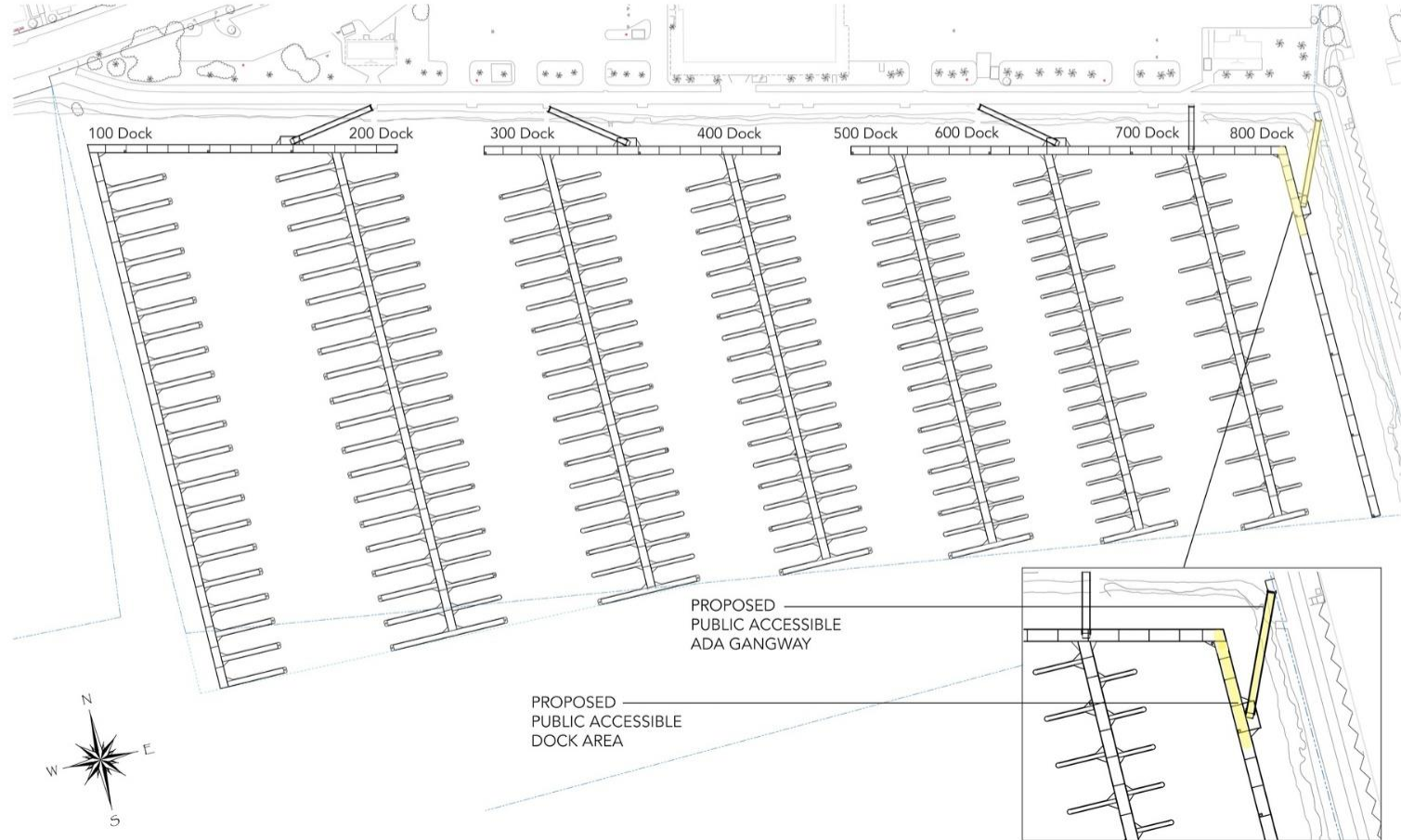


# EXISTING VENTURA WEST MARINA LAYOUT



# PROPOSED VENTURA WEST MARINA LAYOUT

The proposed dock layout and associated navigational channel study, conducted by Noble Consultants, demonstrate full conformance with the Port District's Navigational Requirements, ensuring safe and efficient vessel maneuverability throughout the marina basin.







# MARKET JUSTIFICATION FOR SLIP MIX

Ranging slip sizes to meet current and future demand, emphasizing focus on accommodating small and large vessels

Market research shows demand for various slip sizes, especially as modern, larger boats become more popular





# SLIP MIX CHART: EXISTING VS PROPOSED

	Slip	Existing		Proposed	
	Size	Slip Quantity	Linear Feet	Slip Quantity	Linear Feet
Side Ties	15	0	0	54	810
	21	0	0	26	546
Single Slips	25	121	3025	28	700
	33	97	3201	48	1584
	35	48	1680	42	1470
	40	47	1880	46	1840
	43	0	0	40	1720
	45	43	1935	0	0
	49	0	0	41	2009
	52	23	1196	0	0
	58	0	0	41	2378
	60	8	480	0	0
End Ties	25	0	0	1	25
	33	0	0	2	66
	35	0	0	2	70
	40	0	0	2	80
	43	0	0	2	86
	49	0	0	2	98
	58	0	0	1	58
	66	0	0	1	66
		387	13,397	379	13,606
		Average Slip Size: 34.62		Average Slip Size: 35.90	

# DISTRIBUTION OF SLIP SIZES: EXISTING VS PROPOSED

Slip	Existing		Proposed	
Size	Ventura West Marina Totals		Ventura West Marina Totals	
Total Small Slips ( $\leq 36$ ft)	266	68.7%	203	53.6%
Total Large Slips ( $> 36$ ft)	121	31.3%	176	46.4%
	387	100%	379	100%



# OUR COMMITMENT TO OUR BOATERS

As the current marina reaches the end of its service life, we recognize that the necessary redevelopment will bring temporary inconvenience to our boating community.

- **Disruption is inherent** to any significant infrastructure replacement of this scale
- We recognize the **challenges this may pose for current tenants**, and we are taking **proactive measures** to limit that impact wherever possible
- Our team is committed to **minimizing disruption** through phased planning, clear communication, and tenant-focused solutions
- Boater **safety, access, and confidence** are at the core of every redevelopment decision we make



# MINIMIZING DISRUPTION: OUR PLAN

## 1 | PHASED CONSTRUCTION APPROACH

- Only 2–3 dock sections redeveloped at a time
- Limits the number of boaters displaced in each phase

## 2 | COORDINATION WITH NEARBY MARINAS

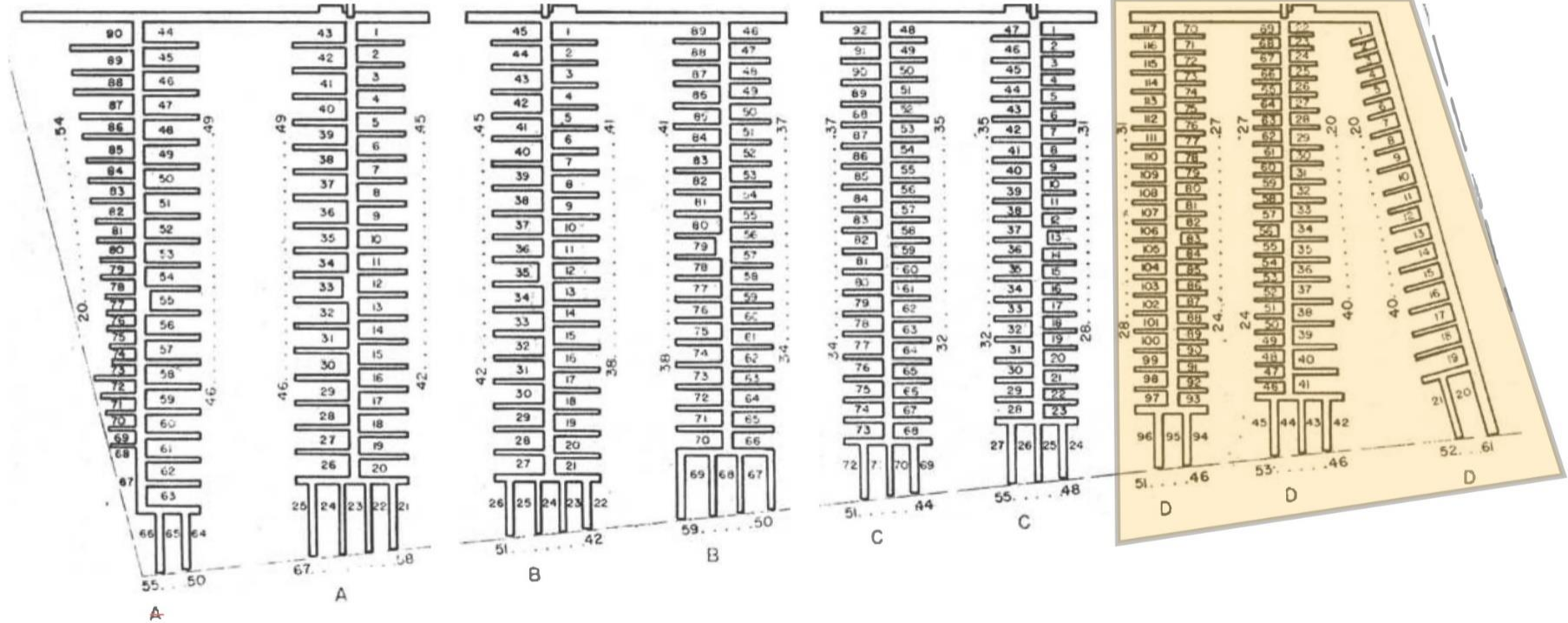
- Identifying vacant slips with other marina operators
- Temporary relocation options for affected vessels
- Utilize our sister marina in San Diego to accommodate boaters

## 3 | UTILIZATION OF D DOCK

- D Dock is currently underutilized
- Fingers will be removed to create open dock space
- Will serve as temporary mooring area during construction



# D DOCK TEMPORARY RECONFIGURATION DIAGRAM



# BOATER COMMUNICATION PLAN OBJECTIVE:

Maintain clear, consistent communication throughout the redevelopment process

- **REDEVELOPMENT CONTACTS**

Dedicated point of contact for all questions and concerns

- **REGULAR EMAIL UPDATES**

Timeline, upcoming phases, and dock access notices

- **IN-SLIP NOTICES & SIGNAGE**

Physical reminders for key construction dates

- **ONSITE BOATER MEETINGS & Q&A SESSIONS**

Optional monthly check-ins to hear boater feedback

- **WEBSITE & MARINA APP UPDATES**

Centralized hub for documents, notices, and FAQs

Our goal is to ensure boaters feel informed, supported, and heard every step of the way



# ENVISIONED DOCK DESIGN: *SAFETY, STABILITY AND LONGEVITY*



# SUSTAINABLE AND RESILIENT DOCK CONSTRUCTION

- ✓ **MATERIALS:**  
All-new concrete or aluminum floating docks built for long-term durability and stability
- ✓ **LAYOUT:**  
Modernized layout with wider fairways and generous slip spacing
- ✓ **RESILIENCE:**  
Upgraded piling systems designed to be resilient against sea level rise and storms
- ✓ **SECUREMENT:**  
Custom dock rub rail and cleat placement for secure mooring
- ✓ **ENVIRONMENTAL:**  
Sustainable design and thoughtful construction to support eco-friendly boating





# MARINA FEATURES



- Dedicated power pedestals at each slip
- In-slip pumpout stations
- Dock boxes for secure gear storage
- Portable water hookups at every slip
- Security gates with multiple access methods and CCTV surveillance



# ENHANCED PUBLIC ACCESS AND AMENITIES



## **PADDLEBOARD AND KAYAK LAUNCH:**

Publicly accessible area for paddle sports



## **ADA ACCESSIBILITY:**

Entire marina designed to enhance accessibility



## **PUMP-OUT FACILITIES:**

Proposed public pump-out system



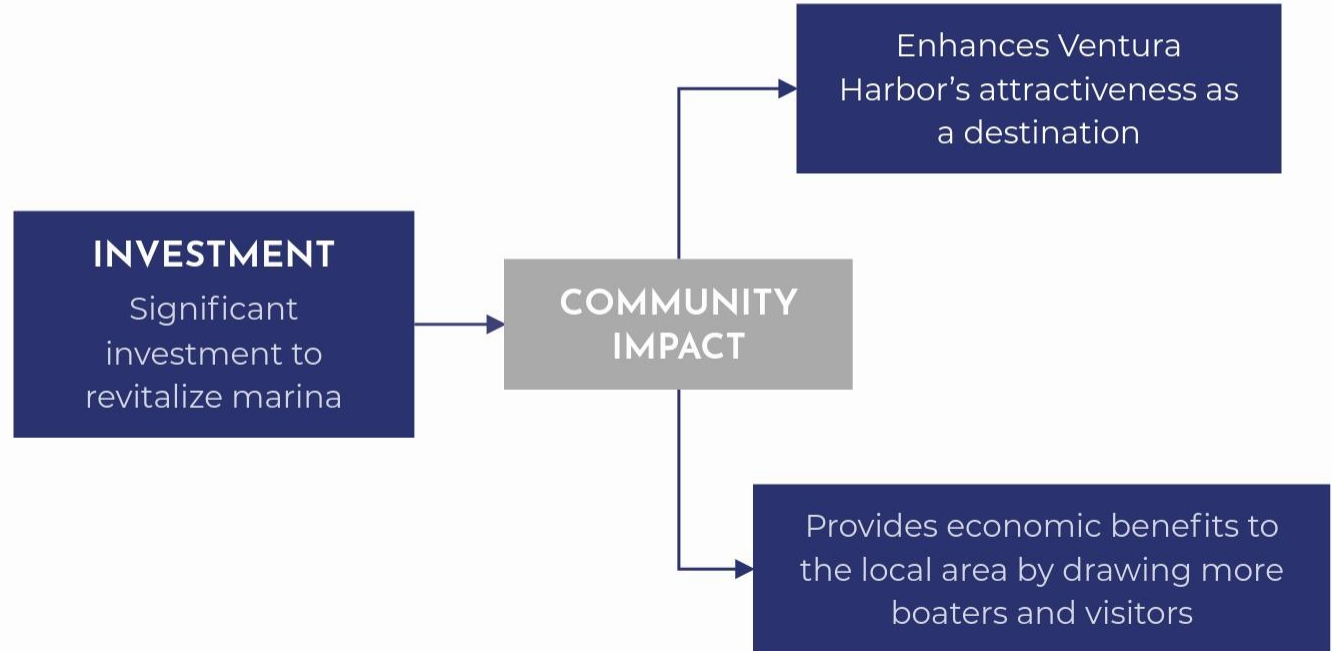
## **WATER TAXI ZONE:**

Dedicated area for easy access to water taxi services





# INVESTMENT IN VENTURA HARBOR'S FUTURE





# BUILDING A SUSTAINABLE FUTURE FOR VENTURA HARBOR



*BEAUCHAMP LESLIE DEVELOPMENT AND MANAGEMENT*

# PUBLIC COMMUNICATION STANDARD ITEM 1

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**ADOPTION OF RESOLUTION NO. 3537ADOPTING THE  
FINAL IS-MND AND MITIGATION MONITORING AND  
REPORTING PROGRAM AND APPROVING THE VENTURA  
WEST DOCK REPLACEMENT PROJECT FOR PREMISES AT  
1198 NAVIGATOR DRIVE, PARCEL 17**

**RECOMMENDATION:**

That the Board of Port Commissioners adopt Resolution No. 3537:

- a) Adopting the Final Mitigated Negative Declaration.
- b) Adopting the Mitigation Monitoring and Reporting Program.
- c) Approving the Ventura West Dock Replacement Project.
- d) Authorize the General Manager to File the Notice of Determination with the State Office of Planning and Research and the Ventura County Clerk.

# STANDARD AGENDA ITEM 1

**Report by:**

**Brian D. Pendleton, General Manager  
Jessica Kirchner, Impact Sciences**

That the Board of Port Commissioners adopt Resolution No. 3537:

- a) Adopting the Final Mitigated Negative Declaration.
- b) Adopting the Mitigation Monitoring and Reporting Program.
- c) Approving the Ventura West Dock Replacement Project, subject to the following project conditions and design modifications:
  - 1. Complete independent third-party assessment of the proposed Marina slip layout design to ensure it meets or exceeds navigational standards.
  - 2. Staff will revise Exhibit B Section 6 of the Project Approval Conditions as necessary for Board review and approval
- d) Authorize the General Manager to File the Notice of Determination with the State Office of Planning and Research and the Ventura County Clerk.

# STANDARD AGENDA ITEM 1

Report by:  
Brian D. Pendleton, General Manager  
Jessica Kirchner, Impact Sciences

**AWARD OF BID FOR THE FY2025-2026 SECURITY SERVICES  
AT VENTURA HARBOR VILLAGE AND MARINA**

**RECOMMENDATION:**

That the Board of Port Commissioners award a bid for the FY2025-2026 Security Services at Ventura Harbor Village and Marina to NobelGuard Security Inc. in the amount not to exceed \$256,000.

**STANDARD  
AGENDA  
ITEM  
2**

**Report by:  
John Higgins, Harbormaster**



# PUBLIC COMMUNICATION STANDARD ITEM 2

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**STANDARD  
AGENDA  
ITEM  
2**

**Report by:  
John Higgins, Harbormaster**

**APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT**  
**WITH LAGERLOF, LLP**

**RECOMMENDATION:**

That the Board of Port Commissioners approves a Professional Services Agreement with Lagerlof, LLP for General Counsel services in the amount of \$120,000 per year, plus hourly services based on the compensation schedule.

**STANDARD**  
**AGENDA**  
**ITEM**  
**3**

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

# PUBLIC COMMUNICATION STANDARD ITEM 3

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**STANDARD**  
**AGENDA**  
**ITEM**  
**3**

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



VENTURA  
PORT DISTRICT  
*Established 1952*

ADJOURNMENT  
NEXT MEETING SEPTEMBER 3, 2025

**Ventura Harbor**

GATEWAY TO THE CHANNEL ISLANDS NATIONAL PARK