



# VENTURA PORT DISTRICT BOARD OF PORT COMMISSIONERS

Michael Blumenberg, Chair  
Elizabeth Howell, Vice-Chair  
Anthony Rainey, Secretary  
Chris Stephens, Commissioner  
William Anderson, Commissioner

Brian D. Pendleton, General Manager  
Todd Mitchell, Deputy General Manager  
Tom Bunn, Legal Counsel  
Jessica Rauch, Clerk of the Board

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## REGULAR MEETING WEDNESDAY, APRIL 15, 2026

VENTURA PORT DISTRICT OFFICE  
1603 ANCHORS WAY DRIVE  
VENTURA, CA 93001

CLOSED SESSION – 5:30PM  
OPEN SESSION – 6:00PM

### PUBLIC PARTICIPATION OPTIONS

MEETINGS WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION.

#### WATCH THE MEETING LIVE

<https://us02web.zoom.us/j/83276329300>

Webinar ID: 832 7632 9300

1-669-900-6833

1-253-215-8782

#### PUBLIC COMMENT VIA ZOOM

To request to speak on an item, use the “raise hand” button to notify the Clerk. The Clerk will announce public speakers and unmute participants to speak. Please be mindful that the meeting will be recorded, and all rules of procedure and decorum apply for in-person attendees and those participating virtually.

#### SUBMIT PUBLIC COMMENT VIA EMAIL

To submit written comments on a specific agenda item, please do so via email by 4:00PM on the day of the meeting. When sending an email, please indicate in the subject line, the agenda item number (i.e. General Public Comment or Consent Item A). Written comments should be no more than 1,000 characters in length. Written comments will be distributed to the Commission and will be posted as a supplemental packet on the District’s website at <https://venturaharbor.com/board-meeting-documents/>. Please submit your comment to the Clerk of the Board at [jrauch@venturaharbor.com](mailto:jrauch@venturaharbor.com).

**CLOSED SESSION  
5:30PM**

**CALL TO ORDER:** *By Chair Blumenberg.*

**ROLL CALL:** *By the Clerk of the Board.*

**PUBLIC COMMUNICATIONS (3 minutes)**

*The Public Communications period is set aside to allow public testimony on items only on the Closed Session Agenda. Each person may address the Commission for up to three minutes or at the discretion of the Chair. Attendees can dial \*9 or use the 'raise hand' function in Zoom if they would like to speak during public comment periods.*

**CONVENE IN CLOSED SESSION**

**CLOSED SESSION AGENDA**

**1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - PER GOVERNMENT CODE SECTION 54956.8:**

- |                       |  |
|-----------------------|--|
| a) Property:          | <b>Parcels 20 and 14 (1644 and 1404 Anchors Way)</b>   |
| District Negotiators: | Brian D. Pendleton, Todd Mitchell, Tom Bunn, Pablo De Leon, Gene Wu  |
| Negotiating Parties:  | Derecktor Marine Holdings, Inc.<br>Argo Marina Investors LLC<br>Suntex Marina Investors LLC<br>Argo SMI Kinship, LLC |
| Under Negotiation:    | <b>Price and Terms of Payment for Lease Assignment</b>   |

**ADJOURNMENT**

**OPEN SESSION  
6:00PM**

**CALL TO ORDER:** *By Chair Blumenberg.*

**PLEDGE OF ALLEGIANCE:** *By Chair Blumenberg.*

**ROLL CALL:** *By the Clerk of the Board.*

**ADOPTION OF AGENDA**

*Consider and approve, by majority vote, minor revisions to agenda items and/or attachments and any item added to or removed/continued from the Port Commission's agenda. Administrative Reports relating to this agenda and materials related to an item on this agenda submitted after distribution of the agenda packet are available for public review at the Port District's office located at 1603 Anchors Way Drive, Ventura, CA during business hours as well as on the District's website - [www.venturaharbor.com](http://www.venturaharbor.com).*

**APPROVAL OF MINUTES**

*The Minutes of April 1, 2026 Port Commission Regular Meeting will be considered for approval.*

**PUBLIC COMMUNICATIONS**

*The Public Communications period is set aside to allow public testimony on items not on today's agenda. Each person may address the Commission for up to three minutes or at the discretion of the Chair.*

**BOARD COMMUNICATIONS**

*Port Commissioner’s may present brief reports on port issues, such as seminars, meetings and literature that would be of interest to the public and/or Commission, as a whole. Port Commissioner’s must provide a brief summary and disclose any discussions he or she may have had with any Port District Tenants related to Port District business.*

**STAFF AND GENERAL MANAGER REPORTS**

*Ventura Port District Staff, Legal Counsel and General Manager will give the Commission updates on important topics or items of general interest if needed.*

**CONSENT AGENDA:**

*Matters appearing on the Consent Calendar are expected to be non-controversial and will be acted upon by the Board at one time, without discussion, unless a member of the Board or the public requests an opportunity to address any given item. Approval by the Board of Consent Items means that the recommendation is approved along with the terms set forth in the applicable staff reports.*

**A) Approval of Out-of-Town Travel Requests**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the out-of-town travel requests for Chair Michael Blumenberg to attend the CSDA 2026 Special District Leadership Academy on May 11 – 14, 2026 in San Diego, CA.

**B) Approval of Payments for March 2026**

Recommended Action: Voice Vote.

That the Board of Port Commissioners review and approve payments made by check, ACH, and EFT for the month of March 2026.

**C) Approval of Amendment No. 2 to the Retail Lease Agreement with Katherine Sparks-Jones and Valerie “Katie” Bordofsky dba Ventura Fresh Fish**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve Amendment No. 2 to the Retail Lease Agreement dated April 1, 2023 (the “Lease”) between the Ventura Port District dba “Ventura Harbor Village” and Katherine Sparks-Jones and Valerie “Katie” Bordofsky dba “Ventura Fresh Fish”, for the premises located at 1449 Spinnaker Drive, Suite #F (“Premises”), consisting of approximately 563 square feet.

**D) Approval of a New Retail Lease Agreement with Rowan Boutique LLC dba “Rowan Boutique”**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve a new Retail Lease Agreement between the Ventura Port District dba “Ventura Harbor Village” and with Rowan Boutique LLC dba “Rowan Boutique”, for the premises located at 1559 Spinnaker Drive, Suite #101A, Ventura, California 93001, consisting of approximately 800 square feet of commercial interior space and approximately 231 square feet of patio space.

**STANDARD AGENDA:**

**1) Status on the Establishment of Aquaculture Opportunity Areas by the National Oceanic and Atmospheric Administration**

Recommended Action: Informational.

That the Board of Port Commissioners receive a staff report regarding the establishment of Aquaculture Opportunity Areas (AOA) by the National Oceanic and Atmospheric Administration (NOAA).

**2) Presentation by Ocean Rainforest, Inc. regarding a Proposed Macro Algae Farm Proximate to Ventura Harbor**

Recommended Action: Informational.

That the Board of Port Commissioners receive a presentation from Ocean Rainforest, Inc. regarding their proposed project for a commercial macro algae (kelp) farm proximate to Ventura Harbor.

**3) Approval of Resolution No. 3554 Authorizing a Notice of Proposed Ordinance for the Assignment of the Existing Parcels 20 & 14 Master Lease Between the Ventura Port District and Derektor Marine Holdings to Argo SMI Kinship, LLC**

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3554 authorizing the Ventura Port District to publish a Notice of Proposed Ordinance for the Assignment of the Existing Parcels 20 & 14 (collectively, the “Premises”) Master Lease between Ventura Port District (District) and Derektor Marine Holdings, LLC (DMH) to Argo SMI Kinship, LLC in a newspaper of general circulation.

**ADJOURNMENT**

*This agenda was posted on Friday, April 10, 2026 by 5:30 p.m. at the Port District Office and online at <https://venturaharbor.com/board-meeting-documents/>*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Ventura Port District at (805) 642-8538 or the California Relay Service at 711 or (800) 855-7100. Notification 72 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)*



**VENTURA  
PORT DISTRICT**

*Established 1952*

**BOARD OF PORT COMMISSIONERS  
APRIL 15, 2026**

**APPROVAL OF MINUTES  
APRIL 1, 2026  
REGULAR MEETING**

# VENTURA PORT DISTRICT

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## BOARD OF PORT COMMISSIONERS REGULAR MEETING MINUTES OF APRIL 1, 2026

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### **OPEN SESSION**

#### **ADMINISTRATIVE AGENDA:**

##### **CALL TO ORDER:**

The Ventura Port District Board of Port Commissioners' Regular Open Session Meeting was called to order by Chair Blumenberg at 6:00PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

**PLEDGE OF ALLEGIANCE:** By Sarah Clancy, Administrative Services Manager.

##### **ROLL CALL:**

##### **Commissioners Present:**

Michael Blumenberg, Chair  
Elizabeth Howell, Vice-Chair  
Anthony Rainey, Secretary  
Chris Stephens  
William Anderson

##### **Commissioners Absent:**

None.

##### **Port District Staff:**

Brian D. Pendleton, General Manager  
Todd Mitchell, Deputy General Manager  
Jessica Rauch, Clerk of the Board  
Sarah Clancy, Administrative Services Manager  
Brendan Donohue, Senior Harbor Patrol Officer  
Justin Fleming, Capital Projects Manager  
John Higgins, Harbormaster  
Dave Werneburg, Marina Supervisor via Zoom  
Jacob Samberg, Courtesy Dockmaster  
Robert Weinerth, Courtesy Dockmaster  
Greg Williams, Harbor Patrol Officer II

##### **Legal Counsel:**

Tom Bunn, Lagerlof, LLP via Zoom

##### **City of Ventura Liaisons:**

Councilmember Duran, City Council Liaison – absent

##### **Number of interested persons:**

30 via zoom; 3 in person

## **ADOPTION OF AGENDA**

**ACTION:** Commissioner Stephens moved to adopt the April 1, 2026 agenda.

Commissioner Anderson seconded. The vote was unanimous.

## **APPROVAL OF MINUTES**

**ACTION:** Vice-Chair Howell moved to approve the March 4, 2026 regular meeting minutes.

Commissioner Rainey seconded. The vote was unanimous.

**PUBLIC COMMUNICATIONS:** Tom Derektor and Hampus Idsater spoke about the Derektor Ventura Lease Assignment. Frank Ursitti, Ken Frankie, Jaime Diamon, Tonie Bangos, Erick Ramer, Dan Hasbrouck, Tucker McCombs, Ryan Vernand, Anthony Perez, Whitney Wheta, Merit McCrea, Casey Capparelli, Sergio Vasquez, Ronald Watkins, John Nelson and Jay Hansen expressed their concern that in the future Ventura Harbor may not continue to have live bait sales and shared the potential impact to various stakeholder groups. Closed at 6:36PM.

**BOARD COMMUNICATIONS:** Vice-Chair Howell reported that she received two phone calls from Tom Derektor to discuss the Lease Assignment. Chair Blumenberg announced the formation of an Ad Hoc Committee consisting of himself and the Vice-Chair for the Derektor Lease Assignment. He also reported that he has become a full member of the Ventura Yacht Club and will recuse himself if any business comes to the Board. He recognized Sr. Harbor Patrol Officer, Brendan Donohue for training the new Marine Safety Officers and Marina Supervisor, Dave Werneburg, for helping find a transient dock in the Village. Closed at 6:41PM.

**STAFF AND GENERAL MANAGER REPORTS:** Mr. Pendleton reported on the International Council of Shopping Centers Conference and new promotional materials created.

## **STANDARD AGENDA:**

### **1) Annual Report on District Vacancies, Recruitment and Retention Efforts in Compliance with Assembly Bill 2561**

Recommended Action: Informational.

That the Board of Port Commissioners receive a report on the District's workforce vacancies, recruitment and retention efforts in compliance with Assembly Bill ("AB") 2561.

Report by Jessica Rauch, Clerk of the Board.

Public Comment: None. Closed at 6:53PM.

**ACTION:** The Board of Pot Commissioners received a report on the District's workforce vacancies, recruitment and retention efforts in compliance with Assembly Bill ("AB") 2561.

## **2) Ventura Port District Lifeguard Services for Ventura Harbor Beaches**

### Recommended Action: Informational.

That the Board of Port Commissioners provide direction to staff regarding the provision of lifeguard services beginning in spring 2027.

Report by John Higgins, Harbormaster and Sarah Clancy, Administrative Services Manager.

Public Comment: None.

### **ACTION: The Board of Port Commissioners provided the following direction:**

- **The District should seek to continue to provide lifeguard services.**
- **Advantageous to create an in-house program.**
- **Double check the true costs of the program including costs associated with additional management responsibilities.**
- **Wait on the Jr. Lifeguard Program.**

## **3) Approval of Change Order No. 3 for the 1559 Spinnaker Drive Suite 101 Exterior and Interior Improvements Project with Riviera Construction, Inc.**

### Recommended Action: Voice Vote.

That the Board of Port Commissioners:

- a) Authorize a transfer of \$150,000 from the Tenant Improvements (TI) budget to the CIP budget to cover the increase in project costs.
- b) Amend the Fiscal Year 25-26 Capital Improvements Program (FY25-26 CIP) Budget from \$650,000 to \$800,000 to reflect the revised total project cost associated with the approved change order.
- c) Approve Change Order No. 3 for the 1559 Spinnaker Drive, Suite 101 Exterior and Interior Improvements Project with Riviera Construction, Inc., to expand the scope of work to modernize the storefront and increase the construction contract current amount from \$603,362.54 to \$753,362.54.

Report by Justin Fleming, Capital Projects Manager.

Public Comment: None. Closed at 7:41PM.

### **ACTION: Commissioner Stephens moved to:**

- a) **Authorize a transfer of \$150,000 from the Tenant Improvements (TI) budget to the CIP budget to cover the increase in project costs.**
- b) **Amend the Fiscal Year 25-26 Capital Improvements Program (FY25-26 CIP) Budget from \$650,000 to \$800,000 to reflect the revised total project cost associated with the approved change order.**
- c) **Approve Change Order No. 3 for the 1559 Spinnaker Drive, Suite 101 Exterior and Interior Improvements Project with Riviera Construction, Inc., to expand the scope of work to modernize the storefront and increase the construction contract current amount from \$603,362.54 to \$753,362.54.**

**Vice-Chair Howell seconded. The vote was unanimous.**

**ADJOURNMENT:** The meeting was adjourned at 7:44PM.

The next regular meeting is Wednesday, April 15, 2026.

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Anthony Rainey, Secretary



**BOARD OF PORT COMMISSIONERS  
APRIL 15, 2026**

**DEPARTMENTAL STAFF REPORTS  
MARCH 2026  
&  
GUIDING PRINCIPLES  
FIVE-YEAR OBJECTIVES INDEX**

<b>GUIDING PRINCIPLES</b>	
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 reliable, recurring revenue stream supplemented with grants and public-private partnership investment while maintaining responsible budgeting practices.
4)	Establish and implement harbor-wide environmental sustainability policies and practices through collaboration with our business partners.
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.
7)	Provide high-quality Harbor and coastal visitor-serving amenities, services, facilities and infrastructure.
8)	Support the Channel Islands National Park in its efforts to provide a first-class visitor center, educational resources, and ferry boat services to the islands.

<b>5-YEAR OBJECTIVES</b>		<b>STRATEGY</b>	
D)	Ensure dredging occurs annually at the federal Harbor entrance and as needed in the inner Harbor.	1)	Support and advocate for congressional funding to the Army Corps of Engineers in support of the Harbor's annual dredging program
		2)	On-going leadership and participation with California Marine Affairs and Navigation Conference (CMANC) and other relevant organizations in support of federal and state assistance
		3)	Ventura Port District Dredging
E)	Encourage public and civic engagement; maintain high levels of organizational transparency; and promote Harbor-wide diversity, equity and inclusion through District policies, procedures and programs.	1)	Collaborate with business partners and stakeholders through increased engagement, communication, and participation.
		2)	Collaborate with City, regional, state, and federal agency officials in pursuit of mutually beneficial projects, programs
		3)	Public and Civic Engagement Planning
		4)	Updates to District policies to reflect improved transparency and DEI
F)	Support current and future commercial fishing and sustainable aquaculture industries. Maintain and improve working waterfront facilities and infrastructure.	1)	Engage with commercial fishing and sustainable aquaculture interests in Ventura Harbor
		2)	Continue improvements of District's Working Waterfront infrastructure
		3)	Continue to pursue opportunities for diversifying commercial fishing and sustainable aquaculture
M)	Collaborate with Master Tenants and National Park Service to plan, improve, and develop the Harbor in a financially and environmentally sustainable way.	1)	Engagement and support of Master Tenants for successful business operations at the Harbor
		2)	Evaluate opportunities for Parcel Development
		3)	Implement sustainability technologies at the Harbor
		4)	VenturaWaterPure
N)	Maintain and grow Channel Islands National Park Service (NPS) presence and customer visitation to the Harbor.	1)	Work with NPS and harbor visitors regarding enhancement of visitor experience.
		2)	Coordinate with NPS Superintendent to evaluate long-term goals and improvement needs for the Channel Islands National Park Visitor Center
		3)	Coordinate with National & California State Parks, and City to develop destination-based ecotourism offerings
P)	Implement parking management, traffic circulation, and multi-modal transportation strategies.	1)	Work with City to improve access between the City and Harbor
		2)	Evaluate alternative and active methods for people to travel to and within the Harbor and pursue needed improvements and strategies in partnership with the City
		3)	Pursue and implement parking management solutions to increase vehicle circulation
R)	Seek opportunities to grow revenues and secure grants; continue to improve the quality, efficiency, and transparency of financial reporting, monitoring, and property management.	1)	Utilize grant funding opportunities for sustainable Harbor infrastructure
		2)	Seek additional grant funding for improving/replacing District capital assets.
		3)	Leasing/Property Management
		4)	Update of Financial Management System
		5)	Financial Reporting
V)	Maintain and improve Harbor Village facilities, infrastructure, and amenities.	1)	Ongoing investment in Harbor Village Infrastructure
		2)	Develop and implement an Annual Visitation Plan for Ventura Harbor Village.

**VENTURA PORT DISTRICT**  
**DEPARTMENTAL STAFF REPORT**

Meeting Date: April 15, 2026

**TO:** Board of Port Commissioners  
**FROM:** Todd Mitchell, Deputy General Manager  
Justin Fleming, Capital Projects Manager  
**SUBJECT:** March 2026 Capital Projects Report

**SURFER’S KNOLL SHOWER AND RAMP ADA UPGRADES**

**Status: Completed**

**Budget: On Budget**

The project has been completed and had final permit sign off by the City of Ventura. Improvements include new sections of block wall, a compliant ADA access ramp, new stairs, a new shower pad, and two dual-headed ADA-compliant shower units.

In addition to the accessibility upgrades, the parking lot was resurfaced with a new Type II slurry seal and restriped.



**SPINNAKER MONUMENT SIGN**

**Status: Construction Nearing Completion**

**Budget: On Budget**

All existing walls and entry features have been repaired in accordance with the Port District’s approved color palette. In addition, the sign contractor has completed installation of all illuminated signage on the two radius walls, and all bronze cast lettering has been installed on the two entry pillars.

The only remaining component is the installation of blue cast lettering on the Harbor Boulevard pony wall. These letters are currently in fabrication and are anticipated to be installed by mid-April 2026.



## 1559 SPINNAKER DR #101, INTERIOR AND EXTERIOR RENOVATION

**Status: Construction Underway**

**Budget: On Budget**

Riviera Construction has completed all framing, resulting in the creation of two separate retail spaces. Drywall installation, taping, and texturing have been completed in both units. Flooring has been installed, and new energy-efficient heating and cooling systems are fully operational.

Installation of storefront glass and doors for the parking lot-facing unit (Suite 101A) has been completed. The adjacent planter area has also been graded in preparation for landscaping. Electrical and lighting work is ongoing, along with final painting touch-ups.



The remaining work on the Suite 101A unit is anticipated to be completed in early April, with final inspection and sign-off expected by mid-April 2026.

While the interior of the courtyard-facing unit (Suite 101B) is nearing completion, the existing doors and windows remain in their original condition. Feedback from prospective tenants has indicated that the current frontage appears dated.



In response, Staff are pursuing a potential change order to install new storefront glass and doors to match the improvements made to the adjacent unit. The contractor

has been asked to provide pricing, and staff anticipate presenting this change order for consideration at the April 1, 2026, Board meeting. If approved, the change order would extend the project schedule; however, it would provide modernized frontage, increase natural light, and enhance the unit's overall marketability to prospective tenants.

## **1575 SPINNAKER DR. FACADE RENOVATION**

**Status: Demolition Started**

**Budget: On Budget**

At its January meeting, the Board of Port Commissioners awarded the 1575 Building Exterior Façade Improvements Project contract to MCM Construction.

Demolition commenced on March 2, 2026. Staff and the contractor continue to coordinate closely to ensure public safety and minimize impacts to Harbor tenants through careful site management and construction phasing. District staff are also providing ongoing updates to tenants at 1575 Spinnaker Drive and adjacent buildings regarding demolition progress and the upcoming construction schedule to help manage expectations.



As of the end of March 2026, approximately 75% of demolition work for both the building and front patio area has been completed. Full demolition and debris removal are anticipated by mid-April 2026. Grading, compaction, and micro-pile installation are expected to begin immediately following debris removal, with micro-pile work anticipated to be completed by the end of April 2026.

**VENTURA PORT DISTRICT**  
**DEPARTMENTAL STAFF REPORT**

Meeting Date: April 15, 2026

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TO: Board of Port Commissioners  
FROM: Brian D. Pendleton, General Manager  
Todd Mitchell, Deputy General Manager  
SUBJECT: March 2026 Dredging Report

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**OUTER HARBOR DREDGING (FEDERAL NAVIGATION CHANNEL)**

**Political Advocacy for Federal Funding**

On April 3<sup>rd</sup>, the President's Office of Management and Budget (OMB) released the President's Budget for Fiscal Year 2027.

[https://www.usace.army.mil/Portals/2/docs/civilworks/budget/FY2027%20Army\\_CW\\_Budget\\_Pr essbook\\_3APR2026.pdf](https://www.usace.army.mil/Portals/2/docs/civilworks/budget/FY2027%20Army_CW_Budget_Pr essbook_3APR2026.pdf)

*(Specific to Corps of Engineers Projects – Ventura Harbor on Page 12).*

This budget is submitted to Congress for their consideration, adjustment, and approval (in theory, by September 30, 2026).

In an unanticipated turn of events, dredging of the Ventura Harbor Entrance Channel (and all navigation projects under the Los Angeles District of the Corps of Engineers) was unfunded.

While this does not mean the Corps cannot receive funding from Congress for dredging, it does mean that until a budget is passed, the Corps cannot act to dredge Ventura Harbor. Due to constraints of the environmental window, this has the potential to be highly disruptive to the annual dredge cycle.

**FY2026 Work Plan**

Once the FY26 Budget was passed by Congress, the Corps of Engineers is given 60 days to allocate additional funding to various Corps projects. This is referred to as the Work Plan. The Work Plan goes back to OMB and then to Congress. In years where Ventura Harbor has not received full funding in the President's Budget, the District's federal representatives have lobbied to ensure sufficient funding was available in the Work Plan. As dredging for 2026 was funded and completed, Ventura Harbor did not receive Work Plan funding for FY26.

**Next Steps**

In March, Staff worked with Carpi & Clay to submit congressionally directed spending (CDS) requests in the Senate and as a community funded project (CFP) request in the House FY27 Energy & Water Appropriations bills. These steps are done as a back-stop against the possibility of being left out of the President's Budget and withdrawn or reduced once that budget demonstrates full inclusion of dredging the harbor entrance channel. While Ventura Harbor was not included by Congressman Carbajal (due to his staff being informed Ventura Harbor would be included in the President's Budget), staff are working with the offices of both Senators to see that Ventura is included - the deadline for which is April 16.

**DETACHED BREAKWATER REPAIR**

District staff are awaiting the report from the recent comprehensive condition assessment of the breakwater and jetties (performed by the Corps in September and October). This assessment will

be used to determine the specifications and derive a cost estimate for performing the work (expected by summer of 2026). Once determined, staff will need to work with our elected officials to request funding.

**INNER HARBOR DREDGING**

Coincident with the federal dredging program, a hydrographic survey of the inner harbor was conducted to verify that the inner harbor navigation conditions remain excellent. At this time, no inner harbor dredging appears to be needed in 2026 or 2027 unless there is a very significant event that deposits extreme amounts of material within the harbor.

**ATTACHMENT:**

Attachment 1 – Carpi & Clay Federal Report (March)

## Federal Appropriations Update

The lapse in funding for the Department of Homeland Security (DHS), which began on February 13, remains unresolved and is now the longest partial shutdown in history. On March 27, the Senate passed by voice vote a bill to provide FY26 funding for most of DHS, excluding Immigration and Customs Enforcement (ICE) and Customs and Border Protection (CBP). House Republicans rejected the Senate bill, and the House instead passed a 60-day continuing resolution to fund all of DHS through May 22 by a vote of 213-203, with three Democrats joining Republicans in support, sending the measure back to the Senate. With both chambers now in recess through April 13, no immediate resolution is in sight. Amid deteriorating airport security conditions, President Trump signed a memorandum directing the use of previously appropriated funds to compensate Transportation Security Administration (TSA) personnel who have worked without pay during the shutdown. The White House has urged Congress to cancel its recess and return to Washington to resolve the impasse. Senate Republicans are separately exploring including multi-year DHS funding in a budget reconciliation package.

Meanwhile, the FY27 appropriations process is advancing on both sides of the Capitol. The House Appropriations Committee opened its member request portal in late February, and subcommittee deadlines for Community Project Funding, programmatic funding, and language submissions have now passed. Senate Appropriations Committee Chair Susan Collins (R-ME) and Vice Chair Patty Murray (D-WA) have also released their [Committee's FY27 guidance](#), with nearly all Congressionally Directed Spending, programmatic funding, and language submission deadlines in April. The Trump Administration is targeting release of its FY27 budget request in early April, with House appropriators planning to begin markups in mid-to-late April.

## GSA Proposes Revised Certifications for SAM.gov Registrants

The General Services Administration (GSA) has published a [notice](#) proposing to revise the Financial Assistance General Certifications and Representations required of all entities registered in the System for Award Management (SAM.gov), the federal database through which entities must register to receive federal grants, cooperative agreements, and loans. The proposed revision would add three new certifications that registrants must affirm at initial registration and each annual renewal: (1) that the organization complies with federal anti-discrimination laws as framed under Executive Order 14173 and DOJ guidance issued July 29, 2025, including with respect to programs labeled DEI or DEIA; (2) that the organization will not knowingly transport, conceal, harbor, or hire undocumented individuals; and (3) that the

organization will not fund or facilitate violence, terrorism, or activities threatening public safety or national security. Because SAM.gov registration is a prerequisite for all federal financial assistance, these certifications would function as universal eligibility conditions across federal programs. Some stakeholders have raised questions about the specificity and scope of the anti-discrimination certification, potential retroactive compliance implications for entities renewing SAM registration mid-grant, and expanded *False Claims Act* exposure given that a disputed certification could implicate multiple active federal awards simultaneously.

## LEGISLATIVE ACTIVITY

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**Senate Confirms Markwayne Mullin as DHS Secretary.** On March 23, the Senate [confirmed](#) Sen. Markwayne Mullin (R-OK) as Secretary of Homeland Security by a 54-45 vote. All Republicans except Sen. Rand Paul (R-KY) voted in favor, joined by two Democrats—Sens. John Fetterman (D-PA) and Martin Heinrich (D-NM). Mullin was sworn in the next day, replacing Kristi Noem. At his confirmation hearing, Mullin signaled a somewhat different approach than his predecessor on several issues, including stating that judicial warrants should generally be used to enter homes and places of business and that FEMA should be restructured rather than eliminated.

**House Committee Advances Bill Targeting Sanctuary Jurisdictions.** On March 5, the House Judiciary Committee advanced the *Shut Down Sanctuary Policies Act of 2026* ([H.R. 7640](#)), which would amend the *Immigration and Nationality Act* to preempt certain state and local policies restricting cooperation with federal immigration enforcement and make jurisdictions that decline to comply with federal immigration detainers ineligible for certain federal law enforcement grants. The bill would also provide liability protections for local officials cooperating with federal immigration enforcement and create a private right of action for victims of crimes committed by individuals released from custody after a detainer was declined.

**Senate Committee Approves Transportation-Related Nominations.** On March 12, the Senate Commerce, Science, and Transportation Committee approved the following transportation-related [nominations](#):

- Michael Graham, to be a Member of the National Transportation Safety Board (NTSB)
- Seval Oz, to be the Assistant Secretary of Transportation for Research and Technology
- Richard Kloster, to be a Member of the Surface Transportation Board (STB)

**House Subcommittee Holds Hearing with DOT and HUD IGs.** On March 5, the House Appropriations Subcommittee on Transportation, Housing and Urban Development, and Related Agencies held a [hearing](#) with the Inspectors General (IGs) of Department of Transportation (DOT) and the Department of Housing and Urban Development (HUD). During his opening statement, Subcommittee Chair Steve Womack (R-AR) emphasized the critical oversight role IGs play in helping Congress identify waste, fraud, and abuse across federal programs, particularly as Congress has recently provided record funding for transportation and housing initiatives. He noted that the insights from IG audits and investigations are essential for ensuring taxpayer dollars are used effectively and for informing future appropriations decisions, including oversight of major investments such as FAA air traffic control

modernization. In his testimony, DOT IG Behm highlighted three major oversight priorities: improving transportation safety; strengthening oversight to curb fraud, waste, and abuse in federal transportation spending; and ensuring effective management of modernization and innovation initiatives. He emphasized ongoing concerns about FAA safety oversight and air traffic controller staffing, risks in managing large infrastructure investments, and the need for stronger planning and oversight as DOT advances airspace modernization and emerging transportation technologies.

**House T&I Chairman Announces He Will Not Seek Reelection.** On March 27, Representative Sam Graves (R-MO), Chairman of the House Transportation and Infrastructure Committee, announced he will not seek reelection at the end of his current term, concluding 26 years in Congress. In a [statement](#), Graves emphasized his intention to remain fully engaged on the Committee's legislative agenda through the end of 2026, including a surface transportation reauthorization bill, the Water Resources Development Act of 2026, aviation safety, pipeline safety program reauthorization, Clean Water Act permitting reform, and FEMA reforms.

**Oklahoma Governor Appoints Energy Executive to Fill Senate Vacancy.** On March 24, Oklahoma Governor Kevin Stitt appointed Alan Armstrong, chairman and former CEO of Tulsa-based pipeline operator Williams Companies, to fill the U.S. Senate seat vacated by Markwayne Mullin, who was confirmed as Secretary of Homeland Security on March 23. Under Oklahoma law, Armstrong agreed not to seek a full term in the November election and will serve only through the end of the year when the election results are certified. Armstrong has indicated that permitting reform for large-scale infrastructure projects will be a top Senate priority. Rep. Kevin Hern (R-OK) has announced his candidacy for the full-term Senate seat and has received an endorsement from President Trump.

## FEDERAL FUNDING OPPORTUNITIES

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**DOT Publishes SS4A NOFO.** DOT has published a [NOFO](#) for the availability of \$993.5 million through the Safe Streets for All (SS4A) grant program. The program helps to fund regional, local, and tribal initiatives that prevent roadway fatalities and serious injuries. Applications are due May 26, 2026.

**FEMA Publishes BRIC NOFO.** On March 25, FEMA published the availability of \$1 billion through a combined FY24 and FY25 [NOFO](#) for the Building Resilient Infrastructure and Communities (BRIC) program. The BRIC program provides federal grants to states, territories, tribal governments, and local governments for pre-disaster natural hazard mitigation activities, with an emphasis on infrastructure and construction projects that deliver measurable risk reduction and adoption and enforcement of modern building codes, while limiting capability- and capacity-building activities to those directly tied to infrastructure resilience. Individual awards are capped at \$150 million. Local governments must apply through their state or territory. Applications are due July 23, 2026.

**MARAD Updates FY2026 Port Infrastructure Development Program NOFO.** The Maritime Administration (MARAD) has updated the FY26 Port Infrastructure Development Program

(PIDP) [NOFO](#), extending the application deadline to June 26, 2026. The NOFO was originally posted in December 2025 to meet statutory requirements. The program makes \$488.6 million available for grants that improve the safety, efficiency, or reliability of the movement of goods through ports or intermodal connections to ports. At least 25 percent of available funding is reserved for small projects at small ports.

## FEDERAL AGENCY ACTIONS AND PERSONNEL CHANGES

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**President Trump Signs Executive Order to Extend FEMA Review Council.** On March 24, President Trump signed an [executive order](#) further extending the Federal Emergency Management Agency Review Council, which was originally established by Executive Order 14180 on January 24, 2025, and previously continued by Executive Order 14378 on January 23, 2026. The order extends the Council until 10 days after the Council's final report is submitted to the President, or May 29, 2026, whichever occurs first.

**President Signs Memorandum Directing Funds for TSA Personnel Pay.** On March 27, President Trump signed a [memorandum](#) to DHS and the Office of Management and Budget (OMB) directing TSA personnel to be paid. The memorandum asks that DHS and OMB use previously appropriated funds that have a “reasonable and logical nexus” to compensate TSA officials who have worked without pay as the partial shutdown continues.

**White House Releases National AI Legislative Framework.** On March 20, the Trump Administration released a [national legislative framework](#) for artificial intelligence (AI), calling on Congress to establish a uniform federal standard to replace the existing patchwork of state AI laws. The framework is organized around protecting children online; safeguarding communities from AI-enabled fraud and managing data center energy costs; protecting intellectual property rights for creators and publishers; preventing government-directed censorship of AI platforms; removing regulatory barriers to accelerate AI development and deployment; and expanding AI workforce training and education programs. On federal preemption, the framework calls on Congress to preempt state AI laws that impose undue burdens on innovation while preserving state authority over areas such as child protection, consumer fraud, zoning, and state procurement. Prospects for legislation this year are uncertain. Some Republicans, including Sens. Josh Hawley (R-MO) and Marsha Blackburn (R-TN), have pushed for stricter requirements on technology companies, while many Democrats have signaled the framework lacks sufficient substance on issues such as national security threats and misinformation. The framework aims to build on President Trump's December 2025 executive order directing evaluation of state AI regulations and federal preemption options.

**OMB Reviewing DOJ Web Accessibility Rule for State and Local Governments.** The Office of Information and Regulatory Affairs, a component of the Office of Management and Budget (OMB), is reviewing the Department of Justice's (DOJ) [April 2024 rule](#) establishing technical standards for the accessibility of state and local government websites, applications, and digital content under Title II of the *Americans with Disabilities Act*. The rule sets compliance deadlines of April 2026 for most public entities with populations above 50,000 and April 2027 for smaller entities and special districts. DOJ's [fall 2025 regulatory agenda](#) indicated the Department may consider potential changes to aspects of the rule.

**OPM Proposes Changes to RIF Procedures.** On March 5, the Office of Personnel Management (OPM) issued a [proposed rule](#) revising how federal agencies conduct reductions in force (RIFs). The proposal would prioritize employee performance ratings over length of service when determining which workers are retained during layoffs, with tenure used primarily as a tiebreaker. According to OPM, the change is intended to create a more performance-based framework for workforce restructuring while preserving existing veterans' preference rules. Public comments on the proposed rule are due May 4, 2026.

**Corps Seeks Public Input on Nationwide Permit Program Improvements.** On March 16, the U.S. Army Corps of Engineers published a [notice](#) soliciting input from interested parties on ways to increase the efficiency of the nationwide permit program. The 2026 nationwide permits took effect on March 15 and are set to expire in 2031. Topics on which input is sought include eliminating unnecessary permitting review, improving pre-construction notification processes and verification timelines, identifying categories of activities warranting new nationwide permits, and strengthening terms and conditions to ensure no more than minimal adverse environmental effects. The notice does not propose specific modifications; comments will inform any future rulemaking, which would require separate notice and opportunity for public hearing. Written comments are due by May 15, 2026.

**DOT Publishes P3 Project Delivery Final Guidance.** The Build America Bureau and the Federal Highway Administration (FHWA) have issued [guidance](#) to help the public understand statutory requirements to evaluate the appropriateness of using public-private partnerships (P3s) to deliver infrastructure projects. This guidance intends to inform project sponsors of the Bureau's implementation of the evaluation requirements when seeking federal credit assistance through the Transportation Infrastructure Finance and Innovation Act (TIFIA) and the Railroad Rehabilitation and Improvement Financing (RRIF) credit assistance programs and FHWA's implementation of the major project financial plan requirement to perform detailed value for money analysis. The guidance does not contain any new criteria, does not impose any new legal requirements, and has no legal effect. This final guidance also addresses the comments received on the draft guidance published in the Federal Register on November 13, 2024.

**DOT Publishes Multimodal State Freight Plans and State Freight Advisory Committee Guidance.** The *Fixing America's Surface Transportation Act* included a provision requiring each State that receives funding under the National Highway Freight Program (NHFP) to develop a State Freight Plan that provides a comprehensive approach for the immediate and long-range planning activities and investments of the State with respect to freight, and meets all the required plan contents listed in the Act. The *Infrastructure Investment and Jobs Act* added several new required elements and updated procedures for State Freight Plans. This [guidance document](#) updates and replaces the prior guidance on State Freight Plans and State Freight Advisory Committees issued on January 12, 2023. It also updates the guidance to be consistent with recent Executive Orders issued by the President and DOT Orders issued by Secretary Duffy.

**DOT Launches Beautifying Transportation Infrastructure Challenge.** DOT has launched the “Beautifying Transportation Infrastructure Challenge,” a [competition](#) where individuals of all ages and experience levels can submit creative infrastructure design concepts that capture the spirit and greatness of America. Design categories include bridges, transit hubs and corridors, and rural transportation-related features. Participants and their designs will compete for cash prizes. The challenge will offer \$650,000 in total prize money across three categories: Professional Tier, Public Tier, and Student Tier. Submissions are due May 13, 2026.

**Court Orders FEMA to Restore BRIC Program.** On March 6, U.S. District Court Judge Richard G. Stearns issued an [order](#) requiring FEMA to take specific steps to restore the Building Resilient Infrastructure and Communities (BRIC) pre-disaster mitigation grant program. The order followed FEMA's incomplete compliance with the court's December 11, 2025 summary judgment ruling, which had declared the Trump administration's April 2025 termination of the program unlawful. The order requires FEMA to communicate the status of all BRIC projects to each plaintiff state's emergency management agency and to file a status report with the court on remaining steps and timelines to fully reverse the termination. On March 18, FEMA issued an [advisory](#) confirming it had notified states, Tribes, and territories of the status of their BRIC projects. On March 25, FEMA issued a combined [notice of funding opportunity](#) for Fiscal Years 2024 and 2025 for an estimated \$1 billion in available funding. The BRIC program has distributed more than \$5 billion in grants since its creation.

**GAO Publishes Report on Transportation Demonstration Grants.** On March 12, the Government Accountability Office (GAO) published a [report](#) titled “Transportation Demonstration Grants: DOT Should Develop and Implement a Lessons Learned Plan.” The report reviews the Department of Transportation’s Strengthening Mobility and Revolutionizing Transportation (SMART) Grants Program, which funds pilot projects that test advanced transportation technologies such as autonomous vehicles, drones, and smart traffic systems. Between fiscal years 2022 and 2024, DOT received more than 1,000 applications and awarded about \$289 million for 135 projects, with recipients reporting that the funding helped accelerate technology testing but also noting procurement and implementation challenges. GAO found that while DOT collects information about these projects, it has not yet developed a structured process to analyze and share lessons learned as required by statute. GAO recommends that DOT develop and implement a formal plan to evaluate project outcomes and disseminate best practices to help communities adopt successful transportation technologies.

## ## ##

**VENTURA PORT DISTRICT  
DEPARTMENTAL STAFF REPORT**

Meeting Date: April 15, 2026

TO: Board of Port Commissioners  
FROM: Todd Mitchell, Deputy General Manager  
Sergio Gonzalez Facilities Manager,  
Matt Tevere Maintenance Supervisor  
SUBJECT: March 2026 Facilities Report

**MAINTENANCE ACTIVITIES**

**1431 NATIONAL PARK SERVICE WATER HEATER REPLACEMENT**

**Status: Completed**

**Budgeted: (Building Maintenance)**

National Park Service informed us that the water heater in their leased unit was leaking. After assessment, it was determined that the tank had failed. Under the lease with NPS, maintenance of this utility is the District's responsibility to maintain. Our facilities team replaced and re-plumbed the 40-gallon water heater the same day, putting them back in service with hot water.



***New Water heater***

**1575 BUILDING RENOVATION DEMO PREPARENESS**

**Status: In progress**

**Budgeted: (Capitol Projects)**

1575 Building is undergoing a major renovation. Facilities assisted the Capital Project Manager by removing exterior light fixtures to use on other buildings, removing



benches, planters, and hardware on waterside patio to relocate. Facilities also coordinated with the contractor in keeping vital infrastructure utilities in place while demolition takes place.

### 1559 COURTYARD PLANTERS REAHB

Status: Ongoing

Budgeted: (Ground Maintenance)

Three 1559 courtyard planters are undergoing an updated look to enhance the courtyard by Boba By The Sea, Ventura Dive & Sport, and suite #101B which is under construction. This will also address issues of insects that have been common in the courtyard. 1 of 3 has been completed. Low voltage lighting will be updated on completed planter and will be added to the two still in progress.



*Planter Improvement in Process*



*Planter Improvement Completed*

### PARCEL 19A PARKING LOT LED POST LIGHTS HEAD REPLACEMENT

Status: Completed

Budget (Ground Maintenance)

Parcel 19A had 2 remaining light poles that needed updating to LED to save on the electrical cost from the existing metal halide fixtures. Facilities replaced the lighting heads with efficient LED fixtures. Also added sensors to enable them to illuminate at dusk and go off at dawn.



**BEFORE**



**AFTER**

## **VENTURA HARBOR VILLAGE FLAG POLE REPAIR**

**Status: Completed**

**Budget: (Contingency)**

The Ventura Harbor Village flag pole top pulley corroded and broke. District vendor had to climb the pole using the proper safety harness for pole climbing due to its location being unreachable by crane/lift. He removed the top and replaced the pulley/ball system and reinstalled the American flag.

### ***Vendor climbing to repair the top pulley/ball***



### ***Completed top pulley and flag installation***

#### **FACILITIES:**

Staff continue to perform everyday maintenance and on the spot repairs throughout Ventura Harbor Village, other District properties, equipment, vehicles, and vessels. Facilities also assist other Departments on special projects.

**VENTURA PORT DISTRICT**  
**DEPARTMENTAL STAFF REPORT**

Meeting Date: April 15, 2026

TO: Board of Port Commissioners  
FROM: Brian D. Pendleton, General Manager  
John Higgins, Harbormaster  
SUBJECT: March 2026 Harbor Patrol Report

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**PUBLIC SAFETY**

**Overview:**

March was noted as being one of the hottest in Ventura County in over a century. The warm weather brought larger crowds throughout the week and an above-average number of recreational boaters. The Santa Clara River continues to flow, and the sand bar that developed after the December 2025 storm has remained one of the best waves in the County. Harbor Patrol has responded to at least one medical emergency as a result of a surfer injuring his knee. In those incidents, Harbor Patrol staff will provide basic first aid and transport the victim back to the parking lot, where the Paramedics will provide further assessment and determine whether transport to a local hospital is needed.



We continue to work on our overall parking management. There have been productive meetings with the parking enforcement staff, and reviews have been conducted on issues submitted to [parking@venturaharbor.com](mailto:parking@venturaharbor.com). Deputy General Manager, Todd Mitchell has remained very hands-on and focused on delivering the best program possible. To further their knowledge, both DGM Mitchell & HM Higgins attended a 1-day parking enforcement training session hosted by an association of parking subject-matter experts. This was a productive training session also attended by LAZ personnel and has provided us with additional best-practice training.

**EQUIPMENT**

**Harborwatch 5:**

We are near the end of the repair work on our Lifeguard boat. We expect the boat to undergo sea trials and be back in service by the April 15<sup>th</sup> meeting. While most repairs will not be noticeable, preventive maintenance should reduce future downtime and be a strong performer within our fleet.

**Pacific Boat Trailer:**

We have received the new trailer and will conduct additional testing in the coming weeks. As noted in the past report, the trailer will provide more flexibility with our boat maintenance. We are currently wrapping up an engine bid process, and upon award, we may be able to transport the boat directly to the awarded vendor. This will, in most cases, allow more bodies to be available during the work and reduce ancillary costs, such as travel time to and from local boatyards.



**Rescue Water Craft (RWC):**

The rescue water craft parts arrived, and Harbor Patrol and Marine Safety Officers began the project. Assembly was, fortunately, much simpler than disassembly. All components were thoroughly coated with silicone grease and other corrosion inhibitors. The craft is prepared for sea trials, after which it will be returned to service.

## **BEACHES**

### **Harbor Cove:**

High school and college beach volleyball seasons are in full swing, and the girls are practicing daily. The Ventura County Handcrew, also known as wildland firefighters, has made Harbor Cove a weekly visit. VCFD Handcrew has participated in the larger annual Hotshot Volleyball Tournament and is looking to improve its team before the competition scheduled for April 18, 2026. Another daily site is the cold water swimmers. The morning numbers are over 20 swimmers, as several are training for the upcoming sprint triathlon to be held here at Ventura Harbor in May.

Maintenance is preparing to deploy the beach access trail in the middle of the beach. This will be a temporary location until the volleyball court move takes place. A second access trail will be deployed by the Southernmost beach access and extend out to the South Jetty.

### **South Beach:**

There have been no significant surf events that have caused erosion. The beach is generally healthy, though larger-than-average crowds are expected due to the March heat wave. Taking a look at it before drafting this report, we may have the largest beach pre-summer than we have had in the past 10+ years.



The Lifeguard towers have already been deployed and we started the coverage early during the Ventura Unified School Districts spring break which coincided with the heat wave. The added coverage was well received and there were no significant issues as a result of the extra eyes on the water. Since we still have some time before beginning the traditional weekend coverage, the electronic street sign which is staged on Spinnaker near the entrance is showing “Beach Hazards” “No Lifeguards” as an added safety measure.

### **Dirt Parcel:**

The old containers for Hokuloa have been removed from the beach. Both club members have been settling in with their equipment and enjoying the new spaces.

The location was deliberately chosen to ensure they could remain active during the dredge site setup. It lies on the perimeter and seaward of the usual dredge area. We anticipate no conflicts when both groups are active.



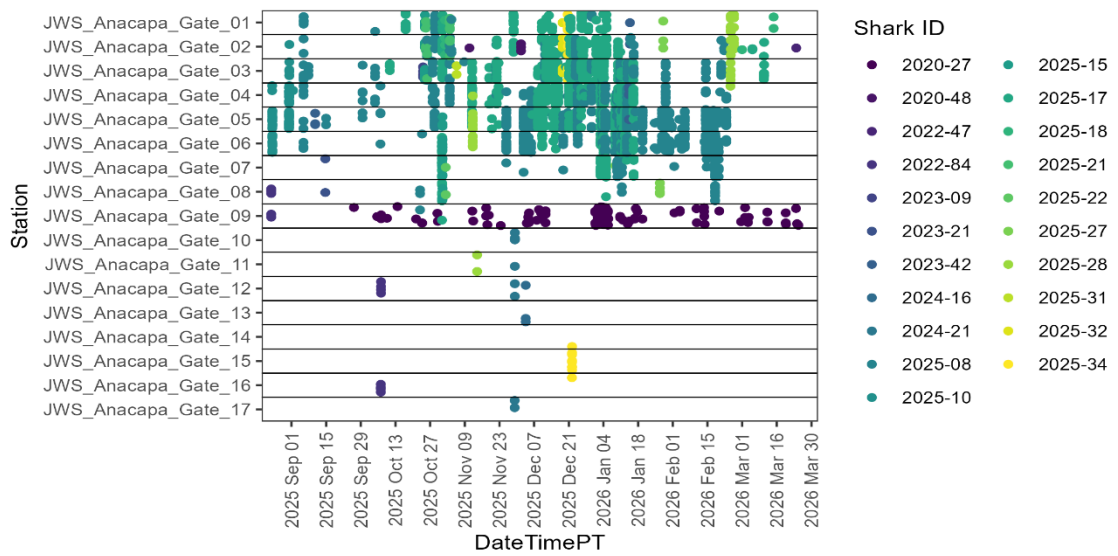
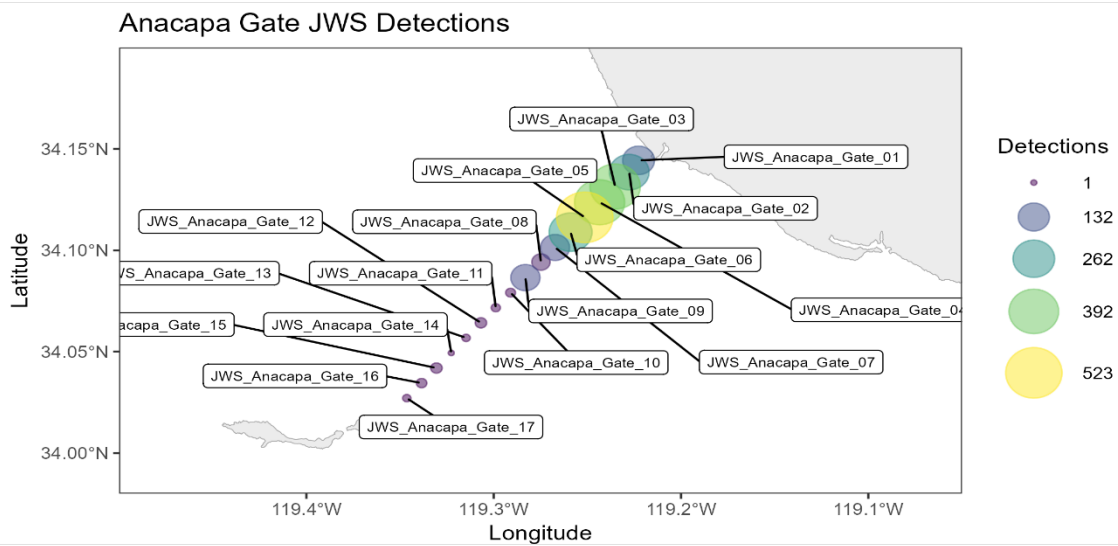
## **MARINE SAFETY OFFICERS**

The new Marine Safety Officer recruits have finished their 40-hour introduction group training. Each will now complete a 12-hour shift, both day and night, before being assigned 1-2 shifts per week. It's our goal to provide 2 shifts per week to improve their experience and ensure they are safe and effective on the job. Congratulations to MSO Daphne Neilan, MSO Tyler Larese, MSO Ben Tran, MSO Brody Stevenson, and MSO Roman Higgins (No relationship to Harbormaster).

## WHITE SHARK PROJECT

Cal State Long Beach remains a leader in White Shark research. Students and program directors continue to be valuable partners in expanding our understanding of the species and keeping us informed about its trends. As detailed in prior reports, several receivers, including the real-time buoy, are positioned off our coast. These receivers are components of the broader Southern and Central California deployments.

One of their newer programs is the Anacapa-to-Channel Islands Harbor virtual gate, which utilizes multiple sensors to document shark migrations along the East Santa Barbara Channel. Students recently shared information highlighting the initiative. Included is a representative visual of the data collected through this virtual gate. As we are not administering the program or acting as subject matter experts, we do not report statistics. Only general interest information and visuals will be provided.



## HARBOR PATROL 911 CALLS MARCH (19 CALLS)

Incident	Case Numbers	Units	Priority	Problem	Agency	Address	City	Response Date
<a href="#">26-0018254</a>		HARB1, ME2	F5	OUTSIDE FIRE (MISC)	Ventura County Fire Department	1414 Angler Ct	Ventura	3/1/2026 1:39:30 AM
<a href="#">26-0018572</a>		HARB1, ME2, MED473, MED662	M5	ABDOMINAL PAIN	Ventura County Fire Department	1228 Anchors Way	Ventura	3/2/2026 9:28:06 AM
<a href="#">26-0018638</a>		HARB1, ME1, ME2	F10	PUBLIC SERVICE - LASR	Ventura County Fire Department	1153 Navigator Dr	Ventura	3/2/2026 1:17:29 PM
<a href="#">26-0019075</a>		HARB1, MED473, MED474, SQ2	M3	BREATHING PROBLEMS HIGH	Ventura County Fire Department	1198 Navigator Dr	Ventura	3/3/2026 7:50:38 PM
<a href="#">26-0020375</a>		HARB1, ME2	F7	ELECTRICAL HAZARD NO CODE	Ventura County Fire Department	1400-1999 Spinnaker Dr	Ventura	3/8/2026 9:24:31 AM
<a href="#">26-0020781</a>		HARB1, ME2	F5	VEHICLE FIRE	Ventura County Fire Department	1567 Spinnaker Dr	Ventura	3/9/2026 2:01:54 PM
<a href="#">26-0021957</a>		HARB1, ME2, ME5	F7	FIRE ALARM	Ventura County Fire Department	1050 Schooner Dr	Ventura	3/13/2026 10:57:36 AM
<a href="#">26-0022148</a>		HARB1, ME2	F7	INVESTIGATION	Ventura County Fire Department	1901 Spinnaker Dr	Ventura	3/13/2026 9:52:03 PM
<a href="#">26-0022773</a>		HARB1, MED473, SQ2	M7	FALL NO CODE	Ventura County Fire Department	1215 Anchors Way	Ventura	3/16/2026 3:25:26 AM
<a href="#">26-0023263</a>		HARB1, ME2, MED473	M5	STROKE (CVA)	Ventura County Fire Department	1559 Spinnaker Dr	Ventura	3/17/2026 3:37:38 PM
<a href="#">26-0023376</a>		HARB1, MED474, SQ2	M1	TC (INVOLVING PED)	Ventura County Fire Department	Portside Dr / Puerto PI	Ventura	3/17/2026 8:59:28 PM
<a href="#">26-0023454</a>		HARB1, ME1, MED473	M5	CHEST PAIN NON TRAUMA	Ventura County Fire Department	1755 Spinnaker Dr	Ventura	3/18/2026 4:29:33 AM
<a href="#">26-0023635</a>		HARB1, MED471, SQ2	M7	TRAUMATIC INJURIES NO CODE	Ventura County Fire Department	1860 Spinnaker Dr	Ventura	3/18/2026 3:29:46 PM
<a href="#">26-0023965</a>		B4, EMS63, HARB1, ME2, ME4, MED472, MT5, SQ2	F3	TC (HEAVY RESCUE)	Ventura County Fire Department	1559 Spinnaker Dr	Ventura	3/19/2026 2:33:18 PM
<a href="#">26-0025027</a>		HARB1, ME2	F7	GAS LEAK/ODOR	Ventura County Fire Department	1075 Portside Dr	Ventura	3/22/2026 8:25:25 PM
<a href="#">26-0026076</a>		HARB1, ME2, MED473, SQ2	M7	TRAUMATIC INJURIES NO CODE	Ventura County Fire Department	1600 Spinnaker Dr	Ventura	3/26/2026 8:16:42 AM
<a href="#">26-0026445</a>		HARB1	F9	TEST CALL	Ventura County Fire Department	1603 Anchors Way	Ventura	3/27/2026 11:13:51 AM
<a href="#">26-0027189</a>		HARB1, MED474, SQ2	M7	FALL NO CODE	Ventura County Fire Department	1215 Anchors Way	Ventura	3/29/2026 8:47:19 PM
<a href="#">26-0027239</a>		HARB1, MED473, SQ2	M7	FALL NO CODE	Ventura County Fire Department	1215 Anchors Way	Ventura	3/30/2026 1:13:57 AM

## HARBOR ENTRANCE SOUNDINGS

The harbor entrance and sand trap are well within their desired depths. The past dredge was effective and focused only on these areas. With no storms or significant rainfall, we will spot-check for issues. We will resume monthly sounding if any develop.

**VENTURA PORT DISTRICT  
DEPARTMENTAL STAFF REPORT**

Meeting Date: April 15, 2026

TO: Board of Port Commissioners  
 FROM: Todd Mitchell, Deputy General Manager  
 Dave Werneburg, Marina Supervisor  
 SUBJECT: March 2026 Marina Report

**MARINA DEPARTMENT ACTIVITIES**

**Ventura Harbor Village Marina**

Total Slip Count	102	100%
Slips Assigned	100	98%
Slips Occupied	70	69%
Slips Available	2	2%

**Port District Dry Storage – 19A**

Total Spaces	88	100%
Active Contracts	56	64%
Available	32	36%

**COMMERCIAL FISHING**

**California Market Squid Harvest – Ventura Harbor**

2026-27 Squid Season opened April 1, 2026

<b>California Market Squid Statistics</b>		
<b>State-wide Seasonal Squid Limit:</b>	118,000 tons	236,000,000 lbs.
<b>Ventura Landings</b> (No February Landings)	0 tons	0 lbs.
<b>Ventura Season-to-date:</b>	0 tons	0 lbs.

**2025-2026 Squid Landings**

Fish and Wildlife official numbers are in for the season that closed March 31, 2026. Collectively, Ventura and Port of Hueneme landings represented 46% of the state’s total landings. Ventura landings were up by 10% over the prior year (See Attachment 1). However, this year San Pedro landed the greatest quantity of squid in California. That was a contributing factor for the District’s slip revenue reduction (per the Mid-Year Budget); none of the vessels based in San Pedro ever made it up to Ventura to offload fish leaving the marina at a lower level of occupancy than typical.

**2025 Ventura Squid Landings**

Pounds: 48,819,044    Tons: 24,410    Value: \$23,248,534    28%  
 Estimated Truck Traffic: 2,034

**2025 Port of Hueneme Squid Landings**

Pounds: 29,573,228    Tons: 14,787    Value: \$14,253,649    17%  
 Estimated Truck Traffic: 1,232

**2025 State-Wide Squid Landings**

Pounds: 174,304,758    Tons: 87,152    Value: \$82,883,818  
 State-Wide Quota: 118,000 – 87,152 = 30,848 short of quota

Data source:

<https://wildlife.ca.gov/Conservation/Marine/Data-Management-Research/MFDE/Landings-Value-Participation>

### **19A Dry Storage Operations**

Staff continue to explore and evaluate security and access options. Initial security camera proposals had cameras mounted on newly installed light poles. However, the new poles are 100% solar with the solar wrapping around the poles. Affixing an additional solar panel on top to power the cameras would void the new poles warranty. Plan B is to install three 4" galvanized 16' poles to mount camera and solar panels. Staff will have recommendations by end of April.

In the absence of Edison power, staff is also evaluating solar options for secure access control.

### **Ventura Fuel Tank Replacement Project**

Shoring is completed. Final sign-off plans are under review with the Fire Department before new tanks can be in place. Target for completion is late June or early July.



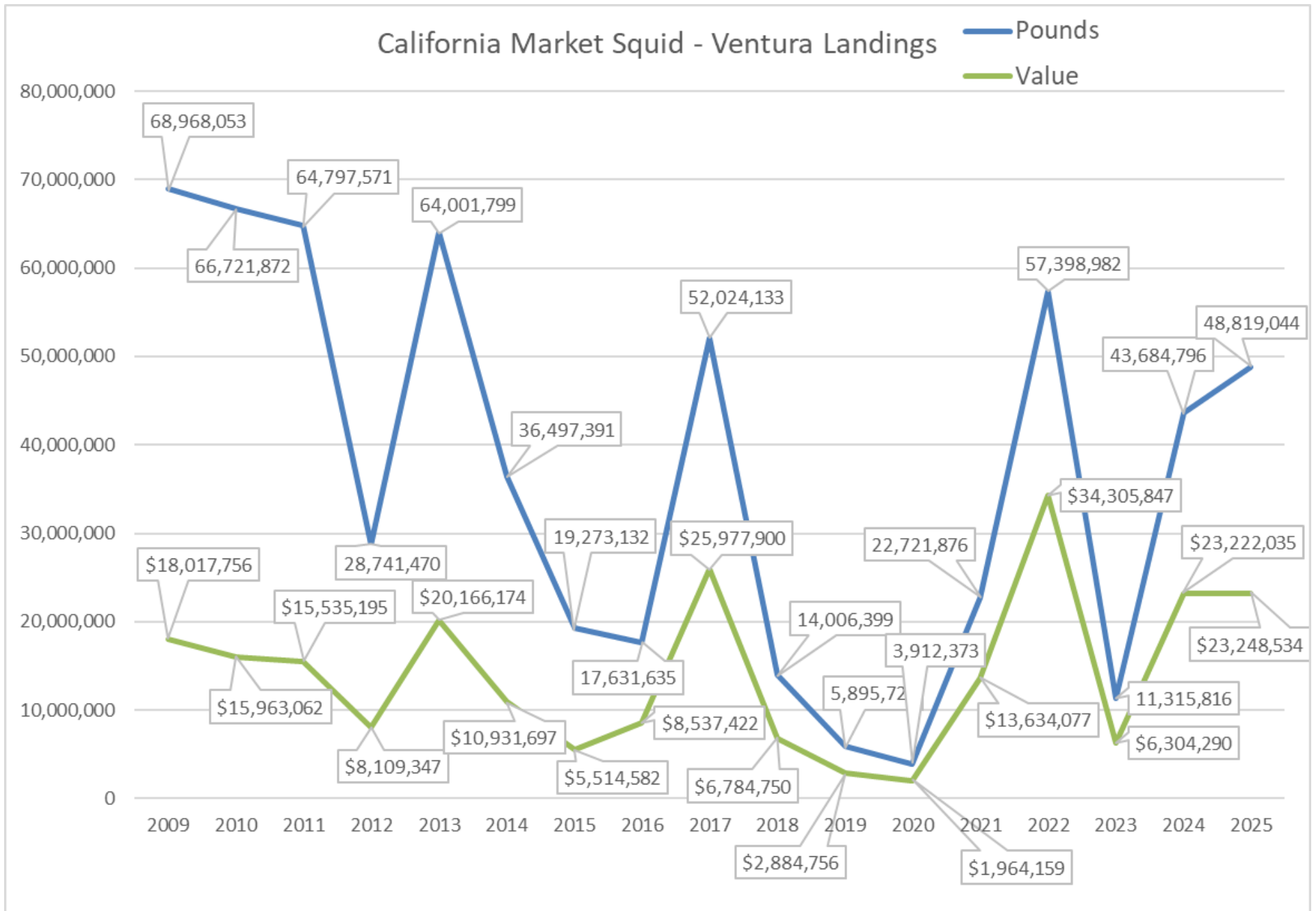
### **ATTACHMENTS:**

Attachment 1 - Squid Landings

### Attachment 1 – Squid Landings

#### California Market Squid

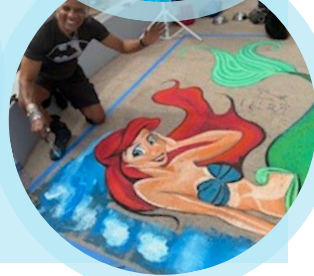
	Ventura Landings:				Port of Hueneme Landings:				State-Wide Landings:				VTA+POH
	Pounds	Tons	Value	% of State Total \$	Pounds	Tons	Value	% of State Total \$	Pounds	Tons	Value	% of State Total \$	
<b>2009</b>	68,968,053	34,484	\$18,017,756	32%	68,065,229	34,033	\$18,159,855	32%	205,281,521	102,641	\$56,877,180	64%	
<b>2010</b>	66,721,872	33,361	\$15,963,062	22%	59,191,957	29,596	\$14,719,877	21%	288,485,939	144,243	\$71,162,963	43%	
<b>2011</b>	64,797,571	32,399	\$15,535,195	23%	58,390,952	29,195	\$14,619,412	22%	268,195,211	134,098	\$66,593,936	45%	
<b>2012</b>	28,741,470	14,371	\$8,109,347	13%	34,838,462	17,419	\$10,437,914	16%	215,470,006	107,735	\$63,916,764	29%	
<b>2013</b>	64,001,799	32,001	\$20,166,174	27%	35,619,448	17,810	\$11,466,871	16%	230,192,507	115,096	\$73,725,236	43%	
<b>2014</b>	36,497,391	18,249	\$10,931,697	15%	34,669,760	17,335	\$10,887,750	15%	229,443,135	114,722	\$72,889,908	30%	
<b>2015</b>	19,273,132	9,637	\$5,514,582	23%	15,012,687	7,506	\$4,657,030	19%	81,143,778	40,572	\$24,452,754	42%	
<b>2016</b>	17,631,635	8,816	\$8,537,422	22%	16,480,875	8,240	\$8,229,188	21%	81,773,257	40,887	\$39,122,133	43%	
<b>2017</b>	52,024,133	26,012	\$25,977,900	38%	35,458,546	17,729	\$17,727,013	26%	137,573,010	68,787	\$68,692,060	64%	
<b>2018</b>	14,006,399	7,003	\$6,784,750	19%	13,630,361	6,815	\$6,814,799	19%	73,145,367	36,573	\$35,767,673	38%	
<b>2019</b>	5,895,721	2,948	\$2,884,756	21%	3,214,710	1,607	\$1,589,431	12%	27,198,474	13,599	\$13,472,900	33%	
<b>2020</b>	3,912,373	1,956	\$1,964,159	8%	1,024,936	512	\$508,960	2%	45,082,311	22,541	\$26,111,917	9%	
<b>2021</b>	22,721,876	11,361	\$13,634,077	23%	12,483,115	6,242	\$7,434,659	12%	99,515,953	49,758	\$59,508,475	35%	
<b>2022</b>	57,398,982	28,699	\$34,305,847	41%	45,194,337	22,597	\$26,929,874	32%	141,248,890	70,624	\$84,394,951	73%	
<b>2023</b>	11,315,816	5,658	\$6,304,290	21%	8,101,370	4,051	\$4,747,594	16%	52,272,252	26,136	\$30,487,990	36%	
<b>2024</b>	43,684,796	21,842	\$23,222,035	34%	33,600,870	16,800	\$17,792,637	26%	126,430,946	63,215	\$67,854,333	60%	
<b>2025</b>	48,819,044	24,410	\$23,248,534	28%	29,573,228	14,787	\$14,253,649	17%	174,304,758	87,152	\$82,883,818	45%	
	626,412,063	313,206	\$ 241,101,583	26%	504,550,843	252,275	\$ 190,976,513	20%	2,476,757,315	1,238,379	\$ 937,914,991	46%	



March 2026 report showcases samples & highlights of the Ventura Harbor Visitor Attraction Plan.

**VISITOR EXPERIENCE - Mermaid Month - March 7 & 21**

**Mermaid Month 2026** featured month long promotions and two large event activations drawing thousands of visitors for **two Saturdays of mermaid themed entertainment, crafts, vendors, art, dining, and retail specials.** This year's expansion on March 21, included the **addition of crowd favorite pirate appearances** and continues to grow as a **signature spring activation, supporting tenant businesses** and reinforcing the Village as a destination for family-friendly coastal events.



**VISITOR EXPERIENCE -**

*St. Patrick's Day*

St. Patrick's Day brought a fun boost of energy with **authentic Irish music on March 15, themed dining, retail offerings,** and strong community participation. **Boatyard Pub** notably drew crowds with **festive dining specials and a live music all day** including the The Ventura City Fire Department Drum & Pipe Band.



**ENTERTAINMENT**

*& Live Music in March*

- March 7 (Sat) | DJ Darla
- March 7 (Sat) | Anacapa Ukulele
- March 7 (Sat) | Steel Drum
- March 7 (Sat) | Cold Shot 805
- March 8 (Sun) | Katie Ward\*
- March 14 (Sat) | Steel Drum
- March 15 (Sun) | Shenanigans
- March 21 (Sat) | DJ Darla
- March 21 (Sat) | Anacapa Ukulele
- March 21 (Sat) | Steel Drum
- March 21 (Sat) | Two Dollar Reward
- March 28 (Sat) | Tyler B. Duo
- March 29 (Sun) | Steel Drum
- \*International Women's Day artist

**REVENUE - Venue & Film Rentals**

Multiple 2026 applications were received for review and two events including the **NSSA Gold Coast Surf Contest** and a **pop up art experience** by upstairs tenant **Buenaventura Art Association.**

**\$1.5k**  
Revenue



# MARCH MARKETING REPORT - Content Development

\*March 2026 report showcases samples & highlights of the Ventura Harbor Visitor Attraction Plan.

## SOCIAL MEDIA - Cross Network Performance Metrics



<b>86k</b> Total Audience	<b>Followers up 10% since March 2025</b>	<b>791k</b> Impressions	<b>11k</b> Engagements	<b>7k</b> Link Clicks
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## VISUALS - Sampling of Content

**Top March Posts** we're centric to Mermaid Month campaign and onsite festivities. **Audiences highly engaged with dining and event experiences.**



## COPYWRITE - Enewsletters / Blog Performance

<b>5</b> Newsletters (Public + Tenant)	<b>19k</b> Subscribers	<b>7k</b> Opens	<b>390</b> Link Clicks
--	---------------------------	--------------------	---------------------------

Marketing is now testing **new resend feature to segmented audiences** capturing additional audience attention that would have otherwise been missed. Strategic resends **increased total engagement by +24% in opens** and **+37% in clicks.**

## WEBSITE - Traffic

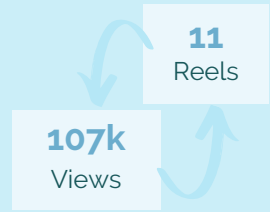
**21k** New Visitors!

Aside from home page, most viewed pages:

- 1. Mermaid Month** (4,755)
- 2. Event Calendar** (2,165)
- 3. Dine Page** (573)

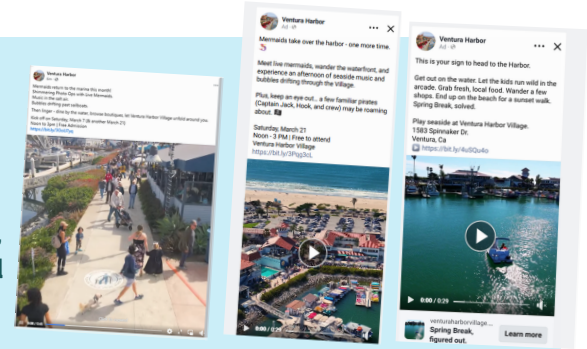
## REELS - Short Video Compilations

Topics included: **Tenant Reception recap**, various **Mermaid Month** promo pieces, and **new front entry signage**. Two collab posts with **Visit Ventura** on scenic **seaside sunset** and **weekend recreation**. Plus, **community collaborations** including several posts for diving the Channel Islands, and another fan feature on **Frenchies**.



## ADVERTISING - Digital, Print, & Broadcast

March advertising was a multifaceted approach with various **print ads** in regional publications for special events, production of **onsite banners and floor graphics** sharing event details, **paid eblasts** with publishing partners, the **101 auto-center billboard** highlighting mermaids, paid social **Mermaid Month** event videos, and a **launch of new Spring Break video Promo.**



March 2026 report showcases samples & highlights of the Ventura Harbor Visitor Attraction Plan.

**Reach:**

KCLU is the #1 NPR member station for California's Central Coast, reaching 107,000+ weekly listeners across a highly desirable travel & lifestyle audience. Coverage spans Thousand Oaks to San Luis Obispo, including all of Ventura County & Santa Barbara County.

**PAID MEDIA OUTREACH & COVERAGE - February Events**

March is Mermaid Month, St. Patrick's Day, What's New In 2026 & Island Packers Winter Whale Watching, Highlights include: KEYT Television, KCLU/NPR, MSN, Yahoo, 805 Living Magazine, Santa Clarita Valley Signal, Los Angeles Daily News, VC Reporter, Ventura Ojai Valley News, Ventura County Sun, EdHat, Ojai Valley News, Ventura Moms Collective, Mommy Poppins, LA Parent Magazine & SoCalCityKids and more.



**10 spring Break Ideas in Southern California 2026**

Story by Kim Orlando/March 2026  
Spring break in Southern California doesn't have to mean long lines or last-minute travel. In Santa Barbara, you can walk beside elephants in a brand-new African savanna, pick up a cocktail in Big Bear, or build a "Themecation" around cowboy boots or mermaids.

**4. Meet a Mermaid**



**Mermaid Month Swims into Ventura Harbor**

Mermaid Month fills Ventura Harbor with mermaid visitors  
By Tracy Lehr  
March 7, 2026 9:41 pm  
Published March 7, 2026 9:39 pm

VENTURA, Calif. (KEYT) It is Mermaid Month in the heart of Ventura Harbor.



Photos by Habeba Mostafa and Katherine Quezada

**Ventura Harbor Whale Watch:** Santa Barbara Channel is a great place to spot whales and other marine life.

Armed with sunscreen, water and a camera, we're heading out from Ventura Harbor Village to a superhighway.

**OJAI VALLEY NEWS**

Ventura Biz Beat  
**The latest roundup of new Ventura vendors and venues**

- **Boba by the Sea, 1559 Spinnaker Drive, Suite 109** — Located in Ventura Harbor Village, this new spot offers a variety of the beloved tapioca-beaded boba teas, as well as milk slushes, cheese-foam blends and more.
- **Expansion: Boatyard Pub Seafood & Spirits, 1583 Spinnaker Drive, Suite 109** — Boatyard Pub now has expanded outdoor dining on its front patio and a brand-new menu. "Our new menu features proteins, rice and vegetables, and comes with a water bowl upon request," stated a Manager. For more information, visit [boatyardpub.com](http://boatyardpub.com) or call 805-850-0202.
- **News: Deep Sea Wine Tasting Room, 1591 Spinnaker Drive, Suite 115** — Conway Winery's new tasting room is now available at the storefront. Grüner Veltliner Fiddlestix Vineyard Santa Rita Hills, "aged in stainless steel for 12 months."

**CONFERENCES -**

Visit CA Outlook Forum & Central Coast Tourism Retreat

Senior Marketing Coordinator and Marketing Manager attended **Visit CA Outlook Forum** (marketing arm of the state) & Marketing Coordinator I & Marketing Manager attended **Central Coast Tourism Retreat**.



**CULTURAL RECOGNITION -**

Women's History Month

Women's History Month was recognized with a **blog on new business owner in the Village, Nathalie Krolicka of Golden Hour Goods** and a **special musical performance by Katie Ward**.



**VENTURA PORT DISTRICT**  
**DEPARTMENTAL STAFF REPORT**

Meeting Date: April 15, 2026

TO: Board of Port Commissioners  
FROM: Todd Mitchell, Deputy General Manager  
Jessica Snipas, Business Operations Manager  
SUBJECT: March 2026 Property and Leasing Report

**LEASING HIGHLIGHTS**

- Tenant Engagement
  - Staff met with Building 1575 Village tenants + adjacent businesses regarding the construction timeline and construction mitigation at 1575 Spinnaker. Further communications updates sent via email throughout project.
  - Staff continue to coordinate with architects, the City, JPIA, and multiple tenants regarding their planning, building, and safety permits.
  - Insurance and business license audits are ongoing.
  - Staff met with three tenants regarding exploring future tenancy, initial inspection, final inspection, site reviews, or space discussions.
  - For the Parking Program, Staff continue to respond to all emails sent to [parking@venturaharbor.com](mailto:parking@venturaharbor.com) and address tenant communications.
- Leasing Advertising, Showings, and Executions
  - Staff hosted a booth at the International Council of Shopping Centers (ICSC) Monterey Conference. Additionally, Staff conducted further outreach during transit to and from the conference, as well as after conference hours, by meeting with restaurant managers and owners to promote restaurant availability.

ICSC Booth



- Staff met with a prospective local restaurateur to provide marketing information and renew interest.
- Staff attended the Economic Outlook event as well as one Chamber ribbon cutting and a Board meeting.
- Staff conducted four showings.
- Advertising: Ads are placed in the Ventura Chamber of Commerce Connection Breakfast as well as on LoopNet and CoStar Diamond Package Listings. (The Diamond Package ensures our listing appears as one of the top results on their websites and is also promoted through banners on other sites.) Note, LoopNet is

accessible to the public and CoStar's platform is limited to memberships, which generally are industry professionals, such as brokers.

- Yardi Software
  - Staff conducted one tenant portal meeting to assist tenants with registering for the portal. Furthermore, Staff continually conducts outreach (emails, calls, in-person visits) to tenants who have not registered, paid online, and/or submitted sales online. As of 4/9/26, 94% of tenants have registered on the tenant portal, 88% have paid online (no change), and 91% have submitted their sales online (no change).
- Looking Forward: Continuing to Implement Leasing Strategy
  - Staff will need to complete the lease migration process in Yardi, verify the data input into the software, and continue to assist tenants registering on the tenant portal.
  - Staff have prepared a draft leasing policy for Ventura Harbor Village and will bring it to the Board for consideration in the coming weeks.

### **CURRENT VACANCY REPORT**

- 1) 1559 Spinnaker Drive #101A/B (Office suite being converted to Retail)
  - The prior tenant's lease underwent early termination due to the suite experiencing a flood. The suite has been subdivided into one portion added to Ventura Swimwear and two new retail suites being formed. Suite #101A will be ready for occupancy in late-April. Suite #101B will be ready for occupancy in approximately June.
- 2) 1575 Spinnaker Drive #205 (Office)
  - This suite was initially leased in February 2018, then assigned in July 2023 to another Tenant. The most recent Tenant desired more square footage, hence did not exercise their option. Marketing efforts will begin once the most impactful aspects of construction of the 1575 restaurant are complete.
- 3) 1575 Spinnaker Drive #101/102/103/105A & B (Restaurant suite)
  - Contract for construction has been awarded to MCM Construction. MCM Construction has construction of the façade and patio of 1575 Spinnaker Dr. Leasing team traveled ICSC Conference in Monterey to meet with brokers and other interested parties as well as met with several restauranteurs during the travel to and from the conference. Staff also showed the space to two restauranteurs.
- 4) 1591 Spinnaker Drive #201 (Office Suite)
  - Similarly to suite 1575 #205, the Tenant needed more square footage, hence did not exercise their option. Currently, Staff is working on completing permits for the prior tenant's renovations. Once the permit completion date is received from the City, Staff will present a term sheet to a prospective tenant and the Board.

### **CURRENT AVAILABILITY REPORT**

- 1) 1575 Spinnaker Drive #204C (Office suite)
  - The tenant is in a month-to-month status because the renovation of the downstairs restaurants is expected to require installation of new ventilation that will pass through and modify a portion of the suite.
- 2) 1591 Spinnaker Drive #117C (Retail suite)
  - The tenant's lease expired in December 2025 and tenant is in a month-to-month as the business winds down and they begin to move out.
- 3) 1567 Spinnaker Drive #200 (Retail suite)
  - The tenant's lease expired in January 2026 and tenant is in a month-to-month until negotiations for the new lease are completed.
- 4) 1691 Spinnaker Drive #105B (Charter suite)
  - The tenant's lease expired in February 2026 and tenant is in a month-to-month until negotiations for the new lease are completed.

CATEGORY	TOTAL Square Footage	Harbor Vacancy Sq Ft	Harbor Vacancy %	Harbor Available Sq Ft	Harbor Available %	City* Vacancy %	City* Available %
Office	38,580	3,143	8%	1,086	3%	18%	20%
Retail	20,260	0	0%	1,291	6%	15%	18%
Restaurant	33,622	3,720	11%	1,880	6%	0%	No Data
Charter	4,694	0	0%	2,666	57%	No Data	No Data

> **Harbor Vacancy** --- The suite is unoccupied, and it does not have a lease.

Office: 1559 #101  
1575 #205  
1591 #201  
Retail: N/A  
Restaurant: 1575 #101/102/103/105 A & B

> **Harbor Available** --- (1) MTM leases with existing Tenant in process to renew lease; or  
(2) MTM lease or agreement that the suite is available to be leased.

Office: 1575 #204C  
Retail: 1591 #117C  
Restaurant: 1567 #200  
Charter: 1691 #105B

\* **City:** Based on comparable square footage within Ventura 93001 area as reported by CoStar Group.

*(Note that total square footage values have been updated as of the April 2023 reporting period to reflect recategorization of some units and the addition of the GSA lease for National Park Service offices which were not previously included).*

**SALES REPORTS**

The attached summary of sales for three Harbor Village business categories: restaurants, retail, and charters. The report compares the monthly sales for 2025 and 2026. They also include year-to-date (YTD) comparisons. The year-to-date overall sales for all Harbor Village Tenants through the month of February are up 7.11% over the same period last year.

**ATTACHMENTS:**

Attachment 1 – February 2026 Sales Report  
Attachment 2 – March LoopNet Activity Report

ATTACHMEMNT 1

**Ventura Harbor Village  
Tenant Sales Summary**

Month of February

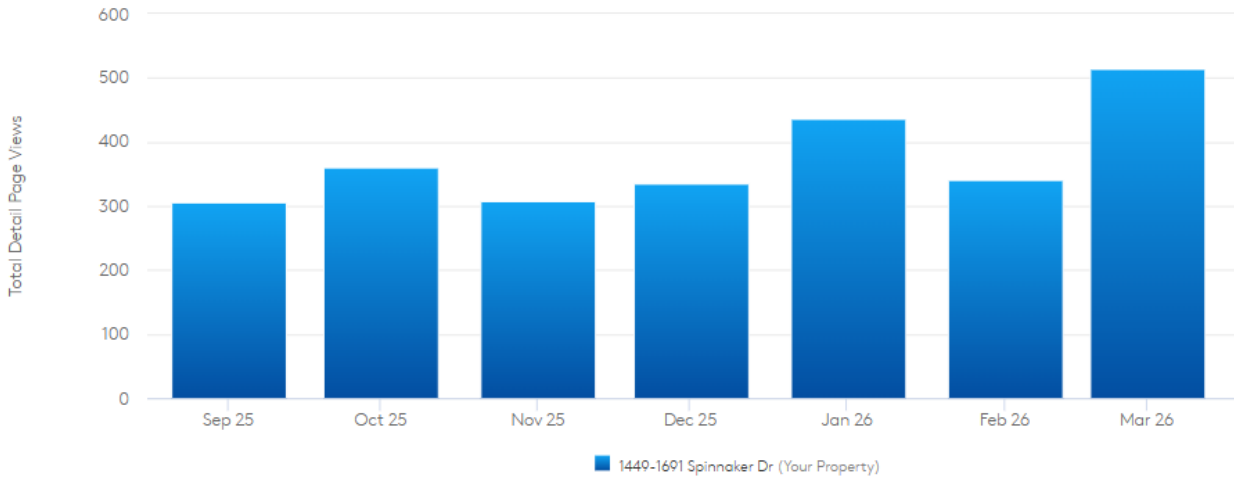
	<u>February-2026</u>	<u>February-2025</u>	<u>% Change</u>
Restaurants	\$ 1,624,035	\$ 1,534,205	5.86%
Retail	\$ 293,468	\$ 311,859	-5.90%
Charters	\$ 532,705	\$ 389,108	36.90%
Total	\$ 2,450,208	\$ 2,235,172	9.62%

Year-to-date through February

	<u>Jan - Feb 2026</u>	<u>Jan - Feb 2025</u>	<u>% Change</u>
Restaurants	\$ 3,233,701	\$ 3,077,357	5.08%
Retail	\$ 582,691	\$ 593,394	-1.80%
Charters	\$ 949,687	\$ 778,916	21.92%
Total	\$ 4,766,079	\$ 4,449,667	7.11%

## ATTACHMENT 2 LoopNet Activity Report

### LoopNet September 2025 – March 2026 Listing Activity Report for Total Views



### LoopNet March 2026 Activity Summary

#### Activity Summary

Summary of everyone that has seen your property.

Last Month ▼

67,839

👁 Total Views

18,439

👤 Unique Prospects

17s

🕒 Average Time on Page

515

📄 Detail Page Views

3.0

👥 Frequency

1h 30m 1s

🕒 Total Time on Page



VENTURA  
PORT DISTRICT  
*Established 1952*

BOARD OF PORT COMMISSIONERS  
APRIL 15, 2026

CONSENT AGENDA ITEM A  
APPROVAL OF OUT-OF-TOWN TRAVEL  
REQUESTS

**VENTURA PORT DISTRICT  
BOARD COMMUNICATION**

**CONSENT AGENDA ITEM A**  
Meeting Date: April 15, 2026

TO: Board of Port Commissioners  
FROM: Brian D. Pendleton, General Manager  
Jessica Rauch, Senior Clerk of the Board  
SUBJECT: Approval of Out-of-Town Travel Requests

---

**RECOMMENDATION:**

That the Board of Port Commissioners approve the out-of-town travel requests for Chair Michael Blumenberg to attend the CSDA 2026 Special District Leadership Academy on May 11 – 14, 2026 in San Diego, CA.

**SUMMARY:**

Employees and Commissioners are encouraged to attend conferences, meetings, seminars, and other activities that provide an opportunity to be informed concerning matters of interest to the District and their position. The General Manager is recommending commissioners and/or staff participate in the events listed herein.

**GUIDING PRINCIPLES:**

- 5) Building 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.
- 7) Provide high-quality Harbor and coastal visitor-serving amenities, services, facilities and infrastructure.

**5-YEAR OBJECTIVE:**

- E) Encourage public and civic engagement; maintain high levels of organizational transparency; and promote Harbor-wide diversity, equity and inclusion through District policies, procedures and programs.
  - 2) Collaborate with City, regional, state, and federal agency officials in pursuit of mutually beneficial projects and programs.

**BACKGROUND:**

**CSDA 2026 SPECIAL DISTRICT LEADERSHIP ACADEMY**

CSDA's Special District Leadership Academy offers curriculum-based training built around the essential partnership between board members and general managers. Designed for both new and seasoned board members, our groundbreaking curriculum equips attendees with the knowledge and skills necessary to lead effectively and uphold vital governance responsibilities. This conference fosters collaborative leadership and sets a strong foundation for achieving shared goals within your special district.

**FISCAL IMPACTS:**

Travel costs related to these activities are included in the FY25-26 budget.

<b>CSDA</b>	
Registration	\$825.00
Flight	N/A
Lodging	\$714.11
Meals	\$285.00
Mileage	\$275.50
Miscellaneous	\$100.00
<b>TOTAL</b>	<b>\$2,199.61</b>

**ATTACHMENTS:**

None.



VENTURA  
PORT DISTRICT  
*Established 1952*

BOARD OF PORT COMMISSIONERS  
APRIL 15, 2026

CONSENT AGENDA ITEM B  
APPROVAL OF PAYMENTS  
FOR MARCH 2026

**VENTURA PORT DISTRICT  
BOARD COMMUNICATION**

**CONSENT AGENDA ITEM B**  
Meeting Date: April 15, 2026

---

TO: Board of Port Commissioners  
FROM: Brian D. Pendleton, General Manager  
Sarah Clancy, Administrative Services Manager  
SUBJECT: Approval of Payments for March 2026

---

**RECOMMENDATION:**

That the Board of Port Commissioners review and approve payments made by check, ACH, and EFT for the month of March 2026.

**SUMMARY:**

Attached for the Board's review is the payment register for March 2026.

**GUIDING PRINCIPLES:**

- 3) Grow financial sustainability through a reliable, recurring revenue stream supplemented with grants and public-private partnership investment while maintaining responsible budgeting practices.
- 6) Provide exceptional public service and organizational transparency.

**FIVE-YEAR OBJECTIVES:**

- E) Encourage public and civic engagement; maintain high levels of organizational transparency; and promote Harbor-wide diversity, equity and inclusion through District policies, procedures, and programs.
  - 1) Collaborate with business partners and stakeholders through increased engagement, communication, and participation.

**BACKGROUND:**

The accounts payable payment registers for March 2026 can be found as Attachment 1. The register includes a brief description of the purpose for each check.

In attachment 2, staff have provided supplemental information for payment expenditures exceeding \$20,000 that are non-routine, to correspond with the District's check signing policy.

**FISCAL IMPACT:**

There is no fiscal impact outside of expenditures approved with the FY25-26 Annual Budget.

**ATTACHMENTS:**

- Attachment 1 – Accounts Payable Payment Registers – March 2026
- Attachment 2 – Non-Routine Expenditures over \$20,000

# ATTACHMENT 1

## Payment Register

Period: From 03/01/2026 to 03/31/2026

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
106	ACCURATE FIRST AID SERVICES	3/2/2026	EFT		
				355.46	Replenish first aid stations
				625.20	Replenish first aid stations
<b>Total 106</b>				<b>980.66</b>	
107	ALEJANDRA'S NURSERY	3/2/2026	EFT		
				854.37	1583 courtyard landscape
<b>Total 107</b>				<b>854.37</b>	
108	ALSCO INC	3/2/2026	EFT		
				87.41	Laundry services for uniforms, towels, rugs
				70.94	Laundry services for uniforms, towels, rugs
				8.81	Laundry services for uniforms, towels, rugs
				72.13	Laundry services for uniforms, towels, rugs
				87.41	Laundry services for uniforms, towels, rugs
				75.33	Laundry services for uniforms, towels, rugs
				8.81	Laundry services for uniforms, towels, rugs
				84.48	Laundry services for uniforms, towels, rugs
				87.41	Laundry services for uniforms, towels, rugs
				70.94	Laundry services for uniforms, towels, rugs
				8.81	Laundry services for uniforms, towels, rugs
				72.13	Laundry services for uniforms, towels, rugs
<b>Total 108</b>				<b>734.61</b>	
109	CLEAN FOODS INC	3/2/2026	EFT		
				54.08	Coffee supplies
				43.92	Coffee supplies
				234.94	Coffee supplies
				244.60	Coffee supplies
<b>Total 109</b>				<b>577.54</b>	
110	COASTAL COPY, INC	3/2/2026	EFT		
				629.26	Administration copier lease
<b>Total 110</b>				<b>629.26</b>	
111	CYBERCOPY INC.	3/2/2026	EFT		
				170.25	Directional temporary signage for Coffee with a Commissioner
<b>Total 111</b>				<b>170.25</b>	
112	DAVES SIGNS	3/2/2026	EFT		
				2,166.91	Harbor Blvd pony wall sign- additional blue cast letter
<b>Total 112</b>				<b>2,166.91</b>	
113	E.J. HARRISON & SONS INC.	3/2/2026	EFT		
				357.70	VHV parking lot painting supplies
<b>Total 113</b>				<b>357.70</b>	
114	FAST UNDERCAR	3/2/2026	EFT		
				48.21	M 47-maintenance service parts
<b>Total 114</b>				<b>48.21</b>	
115	K & L GATES LLP	3/2/2026	EFT		
				7,003.50	Coastal Commission Permitting-Jan 26
				2,576.00	Aquaculture Opportunity Areas and Coastal Commission Permitting-Dec 25
				4,347.00	Aquaculture Opportunity Areas and Coastal Commission Permitting-Dec 25
<b>Total 115</b>				<b>13,926.50</b>	
116	LAGERLOF LLP	3/2/2026	EFT		
				11,980.50	Legal services-Dec 25
				1,935.00	Legal services-Dec 25
				400.00	Legal services-Dec 25
				2,250.00	Legal services-Dec 25
				1,240.00	Legal services-Dec 25
				13,971.91	Legal services-Jan 26
				600.00	Legal services - Jan 26
				1,910.00	Legal services - Jan 26
<b>Total 116</b>				<b>34,287.41</b>	
117	LAZ KARP ASSOCIATES, LLC	3/2/2026	EFT		
				18,750.00	Parking management - monthly fixed fee
<b>Total 117</b>				<b>18,750.00</b>	
118	MATILJJA WATER	3/2/2026	EFT		
				69.15	Bottled water and reverse osmosis
<b>Total 118</b>				<b>69.15</b>	
119	MAVCCO FUEL	3/2/2026	EFT		
				2,076.27	Harbor Patrol-Boat fuel -Jan 26
<b>Total 119</b>				<b>2,076.27</b>	

# ATTACHMENT 1

## Payment Register

Period: From 03/01/2026 to 03/31/2026

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
120	MCCORMIX CORP.	3/2/2026	EFT		67.69 Maintenance vehicle fuel 59.32 Maintenance vehicle fuel 280.74 Maintenance vehicle fuel
<b>Total 120</b>				<b>407.75</b>	
121	PHOTO-SCAN OF LOS ANGELES	3/2/2026	EFT		957.95 Monthly key card and camera support
<b>Total 121</b>				<b>957.95</b>	
122	RINCON CONSULTANTS, INC.	3/2/2026	EFT		6,359.75 Federal dredging consult-Jan 26 3,777.25 Sand management plan support-Jan 26 15,932.50 Shoreline grant support-Jan 26
<b>Total 122</b>				<b>26,069.50</b>	
123	SANBELL	3/2/2026	EFT		2,621.00 Commercial Fisheries project-survey support-Jan 26 360.00 19A dry boat storage engineering and design support-Jan 26
<b>Total 123</b>				<b>2,981.00</b>	
124	SEARLE CREATIVE GROUP	3/2/2026	EFT		460.00 Digital Marketing-social media ads for holidays, including videos-Jan 26
<b>Total 124</b>				<b>460.00</b>	
125	SUNBELT RENTALS, INC.	3/2/2026	EFT		353.75 Monthly scrubber rental
<b>Total 125</b>				<b>353.75</b>	
126	SUNRISE MUSIC	3/2/2026	EFT		700.00 Live music performance - 01/31 and 02/01
<b>Total 126</b>				<b>700.00</b>	
127	SUNRISE MUSIC	3/2/2026	EFT		350.00 Live music performance - 02/20
<b>Total 127</b>				<b>350.00</b>	
128	SUNRISE MUSIC	3/2/2026	EFT		350.00 Live music performance - 02/20
<b>Total 128</b>				<b>350.00</b>	
129	SUNRISE MUSIC	3/2/2026	EFT		650.00 Live music performance - 02/21
<b>Total 129</b>				<b>650.00</b>	
130	SUNRISE MUSIC	3/2/2026	EFT		350.00 Live music performance- 02/07
<b>Total 130</b>				<b>350.00</b>	
131	SUSAN BEJEKIAN PUBLIC RELATIONS	3/2/2026	EFT		1,800.00 Monthly public relations services
<b>Total 131</b>				<b>1,800.00</b>	
132	ACCURATE FIRST AID SERVICES	3/9/2026	EFT		215.85 Replenish first aid stations
<b>Total 132</b>				<b>215.85</b>	
133	ALSCO INC	3/9/2026	EFT		87.41 Laundering of rugs, shop towels and uniforms 69.78 Laundering of rugs, shop towels and uniforms 8.81 Laundering of rugs, shop towels and uniforms 71.98 Laundering of rugs, shop towels and uniforms
<b>Total 133</b>				<b>237.98</b>	
134	CAL TERMITE & PEST CONTROL	3/9/2026	EFT		350.00 VHV pest control 35.00 1575 # 102 Termite inspection
<b>Total 134</b>				<b>385.00</b>	
135	CARPI & CLAY	3/9/2026	EFT		5,000.00 Washington lobbyist-Jan 26
<b>Total 135</b>				<b>5,000.00</b>	
136	COASTAL COPY, INC	3/9/2026	EFT		91.59 Copier lease - Marina
<b>Total 136</b>				<b>91.59</b>	
137	DATACHECK	3/9/2026	EFT		79.00 Pre-employment screenings 35.00 Tenant background check 441.00 Employment background check 175.00 Tenant background check
<b>Total 137</b>				<b>730.00</b>	
138	DIAL SECURITY INC	3/9/2026	EFT		663.00 NPS-1691 Security alarm monitoring 299.00 NPS-1431 security and fire alarm monitoring
<b>Total 138</b>				<b>962.00</b>	

# ATTACHMENT 1

## Payment Register

Period: From 03/01/2026 to 03/31/2026

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
139	E.J. HARRISON & SONS INC.	3/9/2026	EFT		1,137.62 Trash service 0016058 7 Feb 26 2,168.23 Trash service 0016058 7 Feb 26 6,532.45 Trash service 0016058 7 Feb 26 437.37 Trash service- 0029937 7 Feb 26 90.00 Trash service- 0223039 Feb 26- VHV extra roll off 663.30 Trash service-0060462 6-Feb 26
<b>Total 139</b>				<b>11,028.97</b>	
140	FAST UNDERCAR	3/9/2026	EFT		36.49 M48 stop light switch
<b>Total 140</b>				<b>36.49</b>	
141	GRAINGER INC.	3/9/2026	EFT		116.58 VHV roof repairs
<b>Total 141</b>				<b>116.58</b>	
142	JANITEK CLEANING SOLUTIONS	3/9/2026	EFT		1,781.38 1431/1691 NPS janitorial services 239.87 Marketing office janitorial services
<b>Total 142</b>				<b>2,021.25</b>	
143	LIEBERT CASSIDY WHITMORE	3/9/2026	EFT		95.00 HR legal services -Nov 25 922.50 HR legal services -Dec 25
<b>Total 143</b>				<b>1,017.50</b>	
144	MAVCCO FUEL	3/9/2026	EFT		1,815.00 Boat fuel - Feb 26
<b>Total 144</b>				<b>1,815.00</b>	
145	MCCORMIX CORP.	3/9/2026	EFT		199.82 Maintenance vehicle fue 281.15 Maintenance vehicle fue
<b>Total 145</b>				<b>480.97</b>	
146	MR. PAINTING, INC.	3/9/2026	EFT		3,875.00 1559 painting of staircase steps and landings
<b>Total 146</b>				<b>3,875.00</b>	
147	NOBLEGUARD SECURITY INC	3/9/2026	EFT		17,146.88 Village security services-Feb 26
<b>Total 147</b>				<b>17,146.88</b>	
148	PREMIER PROPERTY PRESERVATION LLC	3/9/2026	EFT		1,194.10 VHV janitorial services - Feb 26 1,990.17 VHV janitorial services - Feb 26 2,786.23 VHV janitorial services - Feb 26
<b>Total 148</b>				<b>5,970.50</b>	
149	PRETTY LITTLE POSIE	3/9/2026	EFT		1,207.00 Tenant celebration - floral decor
<b>Total 149</b>				<b>1,207.00</b>	
150	SANBELL	3/9/2026	EFT		6,130.50 Commercial Fisheries project- Support survey -Dec 25
<b>Total 150</b>				<b>6,130.50</b>	
151	SUNBELT RENTALS, INC.	3/9/2026	EFT		442.19 Monthly scrubber rental
<b>Total 151</b>				<b>442.19</b>	
152	TIME TO SHINE	3/9/2026	EFT		3,082.50 Monthly contracted window washing services 3,082.50 Monthly contracted window washing services
<b>Total 152</b>				<b>6,165.00</b>	
153	WEST COAST AIR CONDITIONING	3/9/2026	EFT		326.25 1691 NPS HVAC repair
<b>Total 153</b>				<b>326.25</b>	
154	CYBERCOPY INC.	3/10/2026	EFT		1,239.76 Mermaid Month-promotions, banners, graphics 574.31 Mermaid Month-digital processing
<b>Total 154</b>				<b>1,814.07</b>	
155	JAKE DAVID	3/10/2026	EFT		2,140.00 Holiday event filming and editing
<b>Total 155</b>				<b>2,140.00</b>	

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## Payment Register

Period: From 03/01/2026 to 03/31/2026

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
156	SEAORO STUDIOS LLC	3/10/2026	EFT	600.00	VHV Spring Break video promo footage
<b>Total 156</b>				<b>600.00</b>	
157	SUNRISE MUSIC	3/10/2026	EFT	300.00	Tenant Reception live music 02/26/26
<b>Total 157</b>				<b>300.00</b>	
158	SUNRISE MUSIC	3/10/2026	EFT	350.00	Live music performance 02/28/26
<b>Total 158</b>				<b>350.00</b>	
159	SUNRISE MUSIC	3/10/2026	EFT	350.00	Live music performance 03/01/26
<b>Total 159</b>				<b>350.00</b>	
160	SUNRISE MUSIC	3/10/2026	EFT	300.00	Live music performance 03/08/26
<b>Total 160</b>				<b>300.00</b>	
161	SUNRISE MUSIC	3/10/2026	EFT	700.00	Live music performance 03/07/26 2 bands
<b>Total 161</b>				<b>700.00</b>	
162	THE AERIAL STUDIO LLC	3/10/2026	EFT	250.00	Mermaid themed aerial performances 03/07
				250.00	Mermaid theme aerial performances 03/21/26
<b>Total 162</b>				<b>500.00</b>	
163	TIMES MEDIA GROUP	3/10/2026	EFT	300.00	Mermaid Month-dedicated email blast
<b>Total 163</b>				<b>300.00</b>	
164	WHIZCOM MARKETING LLC	3/10/2026	EFT	500.00	VHV -Event photography 02/26/26
<b>Total 164</b>				<b>500.00</b>	
165	J & H ENGINEERING GENERAL	3/10/2026	EFT	55,975.00	Dry Storage parking lot slurry and re-stripe
<b>Total 165</b>				<b>55,975.00</b>	
166	LAGERLOF LLP	3/10/2026	EFT	16,453.17	Legal services - Nov 25
				705.00	Legal services - Nov 25
				120.00	Legal services - Nov 25
				13,570.49	Legal services - Nov 25
				3,585.00	Legal services - Nov 25
				520.00	Legal services- Feb 26
				11,387.50	Legal services- Feb 26
				40.00	Legal services- Feb 26
				280.00	Legal services- Feb 26
				3,150.00	Legal services- Feb 26
				10,340.00	Legal services- Feb 26
<b>Total 166</b>				<b>60,151.16</b>	
167	YARDI SYSTEMS INC	3/11/2026	EFT	25,636.68	Annual YARDI subscription
				-15,570.00	Yardi implementation monies NOT spent
<b>Total 167</b>				<b>10,066.68</b>	

# ATTACHMENT 1

## Payment Register

Period: From 03/01/2026 to 03/31/2026

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
492	VENTURA WATER	3/10/2026	ACH		
				415.48	10003300 Feb 26
				100.95	41641300 Feb 26
				106.83	41644300 Feb 26
				192.83	10010300 Feb 26
				478.17	10011300 Feb 26
				395.01	10012300 Feb 26
				625.04	10013300 Feb 26
				4,625.60	10014300 Feb 26
				193.05	10015300 Feb 26
				1,482.46	10016300 Feb 26
				577.99	10017300 Feb 26
				907.48	10018300 Feb 26
				179.13	10019300 Feb 26
				233.21	10020300 Feb 26
				151.84	10022300 Feb 26
				647.89	10024300 Feb 26
				281.21	10071300 Feb 26
				35.59	10081300 Feb 26
				212.68	10082300 Feb 26
				69.39	10104300 Feb 26
				186.89	10108300 Feb 26
				280.53	10109300 Feb 26
				1,359.82	10110300 Feb 26
				2,678.20	10111300 Feb 26
				196.81	10083300 Feb 26
<b>Total 492</b>				<b>16,614.08</b>	
493	VENTURA WATER	3/10/2026	ACH		
				3,076.78	10021300 Feb 26
<b>Total 493</b>				<b>3,076.78</b>	
494	THE GAS COMPANY	3/9/2026	ACH		
				231.75	01506002 Mar 26
<b>Total 494</b>				<b>231.75</b>	
495	THE GAS COMPANY	3/9/2026	ACH		
				95.70	21506004 Mar 26
<b>Total 495</b>				<b>95.70</b>	
496	THE GAS COMPANY	3/9/2026	ACH		
				590.67	24007661 Mar 26
<b>Total 496</b>				<b>590.67</b>	
497	THE GAS COMPANY	3/9/2026	ACH		
				452.57	31506000 Mar 26
<b>Total 497</b>				<b>452.57</b>	
498	THE GAS COMPANY	3/9/2026	ACH		
				262.26	31506002 Mar 26
<b>Total 498</b>				<b>262.26</b>	
499	STANDARD INSURANCE COMPANY	3/6/2026	ACH		
				1,261.20	Mar 26-Life/AD&D/LTD insurance premiums
				592.36	Mar 26-Life/AD&D/LTD insurance premiums
				1,386.74	Mar 26-Life/AD&D/LTD insurance premiums
				284.58	Mar 26-Life/AD&D/LTD insurance premiums
				388.27	Mar 26-Life/AD&D/LTD insurance premiums
				322.97	Mar 26-Life/AD&D/LTD insurance premiums
<b>Total 499</b>				<b>4,236.12</b>	
500	NETCHEX	3/5/2026	ACH		
				109,453.16	PR 030626
				16,335.90	PR 030626
				4,108.94	PR 030626
				348.46	PR 030626
				6,356.38	PR 030626
<b>Total 500</b>				<b>136,602.84</b>	
501	SEIU LOCAL 721	3/11/2026	ACH		
				301.51	Mar 26 dues
<b>Total 501</b>				<b>301.51</b>	
502	P. E. R. S.	3/6/2026	ACH		
				10,922.32	PERS employee contribution PE 020326
				5,901.62	PERS employee contribution PE 020326
				1,849.48	PERS employee contribution PE 020326
				4,295.05	PERS employee contribution PE 020326
				1,174.83	PERS employee contribution PE 020326
				1,141.86	PERS employee contribution PE 020326
				1,034.53	PERS employee contribution PE 020326
				36.16	Service credit purchase
				38.13	1559 Survivor benefit
<b>Total 502</b>				<b>26,393.98</b>	
503	CAPITAL ONE TRADE CREDIT	3/2/2026	ACH		
				207.16	Mobile pressure washer repair
<b>Total 503</b>				<b>207.16</b>	

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## Payment Register

Period: From 03/01/2026 to 03/31/2026

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
504	COSTAR REALTY INFORMATION, INC	3/3/2026	ACH	1,013.99	VHV leasing analytics-Feb 26
<b>Total 504</b>				<b>1,013.99</b>	
505	WEX BANK	3/6/2026	ACH	495.81	VPD vehicle fuel charges - Jan 26
				26.50	VPD vehicle fuel charges - Jan 26
				61.60	VPD vehicle fuel charges - Jan 26
<b>Total 505</b>				<b>583.91</b>	
506	MISSION SQUARE	3/9/2026	ACH	2,191.35	457 contributions-PR 030626
				510.65	457 contributions-PR 030626
<b>Total 506</b>				<b>2,702.00</b>	
507	AMAZON CAPITAL SERVICES	3/9/2026	ACH	270.96	Amazon charges Feb 26
				21.54	Amazon charges Feb 26
				233.22	Amazon charges Feb 26
				146.41	Amazon charges Feb 26
				48.94	Amazon charges Feb 26
				38.78	Amazon charges Feb 26
				197.68	Amazon charges Feb 26
				137.96	Amazon charges Feb 26
				314.25	Amazon charges Feb 26
				99.03	Amazon charges Feb 26
<b>Total 507</b>				<b>1,508.77</b>	
168	CUMULUS BROADCASTING INC.	3/23/2026	EFT	1,000.00	MERMAIND MONTH AD
				1,000.00	CLAM CHOWDER ADS
<b>Total 168</b>				<b>2,000.00</b>	
169	CYBERCOPY INC.	3/23/2026	EFT	77.58	DIRECTION EVEN BOARDS
<b>Total 169</b>				<b>77.58</b>	
170	E.J. HARRISON & SONS INC.	3/23/2026	EFT	89.25	VHV Extra Trash Roll Off
<b>Total 170</b>				<b>89.25</b>	
171	FAST UNDERCAR	3/23/2026	EFT	109.83	Vehicle Mechanical Repairs to VC-1
				76.89	Vehicle Mechanical Repairs to VC-1
<b>Total 171</b>				<b>186.72</b>	
172	JANITEK CLEANING SOLUTIONS	3/23/2026	EFT	2,775.00	VHV Restroom Deep Cleaning
<b>Total 172</b>				<b>2,775.00</b>	
173	LAZ KARP ASSOCIATES, LLC	3/23/2026	EFT	19,354.12	Monthly Svc Contract + Add'l Staffing
<b>Total 173</b>				<b>19,354.12</b>	
174	RINCON CONSULTANTS, INC.	3/23/2026	EFT	4,107.95	Dredging Tech Support & Coordination w USACE
<b>Total 174</b>				<b>4,107.95</b>	
175	RIVIERA CONSTRUCTION GROUP	3/23/2026	EFT	5,500.00	VHV 1559 All-Gender RR Plumbing Repairs
<b>Total 175</b>				<b>5,500.00</b>	
176	SEAORO STUDIOS LLC	3/23/2026	EFT	500.00	Mermaid Video Footage
<b>Total 176</b>				<b>500.00</b>	
177	SUNRISE MUSIC	3/23/2026	EFT	300.00	Live Music
<b>Total 177</b>				<b>300.00</b>	
178	SUNRISE MUSIC	3/23/2026	EFT	450.00	031526 Shenanigans Irish band
<b>Total 178</b>				<b>450.00</b>	
179	WHIZCOM MARKETING LLC	3/23/2026	EFT	300.00	Mermaid Photography/Reel
<b>Total 179</b>				<b>300.00</b>	

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## Payment Register

Period: From 03/01/2026 to 03/31/2026

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
180	ALSCO INC	3/24/2026	EFT		87.41 Laundering of rugs, shop towels and uniforms 70.93 Laundering of rugs, shop towels and uniforms 8.81 Laundering of rugs, shop towels and uniforms 72.13 Laundering of rugs, shop towels and uniforms 87.41 Laundering of rugs, shop towels and uniforms 70.78 Laundering of rugs, shop towels and uniforms 8.81 Laundering of rugs, shop towels and uniforms 70.97 Laundering of rugs, shop towels and uniforms 87.41 Laundering of rugs, shop towels and uniforms 70.79 Laundering of rugs, shop towels and uniforms 8.81 Laundering of rugs, shop towels and uniforms 70.97 Laundering of rugs, shop towels and uniforms
<b>Total 180</b>				<b>715.23</b>	
181	CAL TERMITE & PEST CONTROL	3/24/2026	EFT		565.00 1559 #205C termite treatment 349.00 1559 courtyard pest control
<b>Total 181</b>				<b>914.00</b>	
182	CARPI & CLAY	3/24/2026	EFT		5,000.00 Washington lobbyist- Oct 25 5,000.00 Washington lobbyist- Nov 25
<b>Total 182</b>				<b>10,000.00</b>	
183	CLEAN FOODS INC	3/24/2026	EFT		125.16 Coffee supplies
<b>Total 183</b>				<b>125.16</b>	
184	COASTAL COPY, INC	3/24/2026	EFT		695.66 Administration/Marketing copier leases
<b>Total 184</b>				<b>695.66</b>	
185	FAST UNDERCAR	3/24/2026	EFT		12.60 VPD- vehicle engine paint 18.43 VPD-vehicle windshield washer fluid
<b>Total 185</b>				<b>31.03</b>	
186	GRAINGER INC.	3/24/2026	EFT		88.18 19A parcel signage at boat storage 112.83 VPD shop stock-batteries 365.52 VPD shop stock-HID light bulbs
<b>Total 186</b>				<b>566.53</b>	
187	HANSEN'S PLUMBING, INC.	3/24/2026	EFT		2,650.00 VHV emergency hydro jetting 11,026.72 1559 drain line removal
<b>Total 187</b>				<b>13,676.72</b>	
188	JANITEK CLEANING SOLUTIONS	3/24/2026	EFT		51.28 1431/1691 janitorial supplies
<b>Total 188</b>				<b>51.28</b>	
189	K & L GATES LLP	3/24/2026	EFT		291.00 Aquaculture Opportunity areas - Feb 26 3,300.50 Coastal Commission Permitting-Feb 26
<b>Total 189</b>				<b>3,591.50</b>	
190	KOZWEL BOATWORKS	3/24/2026	EFT		255.81 Boat service kit with Nitrile impeller
<b>Total 190</b>				<b>255.81</b>	
191	LIEBERT CASSIDY WHITMORE	3/24/2026	EFT		2,879.50 HR legal services - Jan 26 4,023.95 Personnel Policies Review-Jan 26
<b>Total 191</b>				<b>6,903.45</b>	
192	MATILJA WATER	3/24/2026	EFT		69.15 Reverse osmosis and water cooler
<b>Total 192</b>				<b>69.15</b>	
193	MCCORMIX CORP.	3/24/2026	EFT		143.77 VPD maintenance vehicle fuel 171.23 VPD maintenance vehicle fuel
<b>Total 193</b>				<b>315.00</b>	
194	PHOTO-SCAN OF LOS ANGELES	3/24/2026	EFT		957.95 Monthly key card and camera support
<b>Total 194</b>				<b>957.95</b>	
195	RINCON CONSULTANTS, INC.	3/24/2026	EFT		975.00 Grant application support 854.50 Sand management consultancy for permit application
<b>Total 195</b>				<b>1,829.50</b>	
196	RRM DESIGN GROUP	3/24/2026	EFT		10,256.00 Parcel 5-Cultural Arts Park phase I-Final Design-Jan 26
<b>Total 196</b>				<b>10,256.00</b>	

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## Payment Register

Period: From 03/01/2026 to 03/31/2026

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
197	SEARLE CREATIVE GROUP	3/24/2026	EFT	2,185.00	Website and word press services and maintenance Dec 25-Feb 26
<b>Total 197</b>				<b>2,185.00</b>	
198	SUNBELT RENTALS, INC.	3/24/2026	EFT	425.46	Lifeguard vehicle rental -Oct 25
<b>Total 198</b>				<b>425.46</b>	
199	TRI-COUNTY OFFICE FURNITURE	3/24/2026	EFT	1,415.90	Brian's office chair
<b>Total 199</b>				<b>1,415.90</b>	
200	VENTURA LOCKSMITHS	3/24/2026	EFT	120.71	M57 duplicate key and programming
<b>Total 200</b>				<b>120.71</b>	
201	SANBELL	3/25/2026	EFT	903.50	Surfers Knoll beach access surveying and engineering consult- Feb 26
<b>Total 201</b>				<b>903.50</b>	
202	J & H ENGINEERING GENERAL	3/25/2026	EFT	166,841.02	Surfers Knoll-concrete and masonry
				25,347.20	Surfers Knoll- Parking lot slurry and striping
<b>Total 202</b>				<b>192,188.22</b>	
508	WELLS FARGO BUSINESS CREDIT	3/2/2026	ACH	1,404.00	Company Credit Card expenses Jan 26
				199.00	Company Credit Card expenses Jan 26
				748.81	Company Credit Card expenses Jan 26
				95.40	Company Credit Card expenses Jan 26
				2.99	Company Credit Card expenses Jan 26
				5,024.00	Company Credit Card expenses Jan 26
				2,200.00	Company Credit Card expenses Jan 26
				4.00	Company Credit Card expenses Jan 26
				1,570.38	Company Credit Card expenses Jan 26
				19.99	Company Credit Card expenses Jan 26
				1,406.18	Company Credit Card expenses Jan 26
				200.71	Company Credit Card expenses Jan 26
				235.00	Company Credit Card expenses Jan 26
				19.00	Company Credit Card expenses Jan 26
				72.03	Company Credit Card expenses Jan 26
				320.71	Company Credit Card expenses Jan 26
				1,700.00	Company Credit Card expenses Jan 26
				215.55	Company Credit Card expenses Jan 26
				472.02	Company Credit Card expenses Jan 26
				320.00	Company Credit Card expenses Jan 26
				231.60	Company Credit Card expenses Jan 26
				369.96	Company Credit Card expenses Jan 26
				49.96	Company Credit Card expenses Jan 26
				170.69	Company Credit Card expenses Jan 26
<b>Total 508</b>				<b>17,051.98</b>	
509	SWIFT CHIP, INC	3/6/2026	ACH	10,555.96	IT Services-PSA- Mar 26
				1,020.00	Server Back-up-Mar 26
				646.00	Microsoft subscriptions - Mar 26
<b>Total 509</b>				<b>12,221.96</b>	

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## Payment Register

Period: From 03/01/2026 to 03/31/2026

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
510	SOUTHERN CALIF. EDISON	3/3/2026	ACH		874.13 47851 Feb 26 1,272.22 63421 Feb 26 1,410.28 54067 Feb 26 34.07 27914 Feb 26 183.70 88160 Feb 26 308.18 43532 Feb 26 61.57 26501 Feb 26 1,169.86 10253 Feb 26 81.64 10873 Feb 26 429.58 93625 Feb 26 251.29 33701 Feb 26 231.68 94121 Feb 26 886.70 75747 Feb 26 120.97 30433 Feb 26 22.02 25979 Feb 26 11.10 75440 Feb 26 19.10 96751 Feb 26 41.92 69707 Feb 26 171.63 73704 Feb 26 662.70 61460 Feb 26 15.57 59476 Feb 26 19.20 31480 Feb 26 859.07 99957 Feb 26 7,088.10 94883 Feb 26 3,013.60 74392 Feb 26 3,240.67 81085 Feb 26 199.50 01707 Feb 26 594.65 23480 Feb 26 338.07 41163 Feb 26
<b>Total 510</b>				<b>23,612.77</b>	
511	AT&T	3/10/2026	ACH		1,233.85 Administration -Internet Mar 26
<b>Total 511</b>				<b>1,233.85</b>	
512	AT&T	3/24/2026	ACH		149.80 Marketing-Internet-Mar 26
<b>Total 512</b>				<b>149.80</b>	
513	LOOPNET	3/16/2026	ACH		1,200.00 VHV leasing advertising -Mar 26
<b>Total 513</b>				<b>1,200.00</b>	
515	CALPERS HEALTH BENEFITS DIVISI	3/11/2026	ACH		35,271.43 Health Insurance Premiums - Mar 26 1,620.00 Retired- Premiums Mar 26 36.82 Admin fees -Mar 26
<b>Total 515</b>				<b>36,928.25</b>	
516	P. E. R. S.	3/30/2026	ACH		11,190.35 Member contributions PE 030326 38.13 1959 survivor benefit PE 030326 14.49 Service credit purchase PE 030326 5,750.91 PERS employee contribution PE 030326 1,898.78 PERS employee contribution PE 030326 4,388.73 PERS employee contribution PE 030326 1,354.26 PERS employee contribution PE 030326 1,158.59 PERS employee contribution PE 030326 1,058.06 PERS employee contribution PE 030326
<b>Total 516</b>				<b>26,852.30</b>	
517	P. E. R. S.	3/3/2026	ACH		38.13 1959 Survivor Contribution 36.16 Service Credit Purchase 10,583.43 Member contributions 6,003.24 PERS employee contribution PE 011726 1,849.48 PERS employee contribution PE 011726 1,643.39 PERS employee contribution PE 011726 1,173.16 PERS employee contribution PE 011726 1,172.76 PERS employee contribution PE 011726 1,034.53 PERS employee contribution PE 011726
<b>Total 517</b>				<b>23,534.28</b>	
518	VISION SERVICE PLAN-(CA)	3/10/2026	ACH		242.30 Vision Insurance Premiums- Mar 26 133.42 Vision Insurance Premiums- Mar 26 182.91 Vision Insurance Premiums- Mar 26 66.71 Vision Insurance Premiums- Mar 26 92.10 Vision Insurance Premiums- Mar 26 53.37 Vision Insurance Premiums- Mar 26
<b>Total 518</b>				<b>770.81</b>	

# ATTACHMENT 1

## Payment Register

Period: From 03/01/2026 to 03/31/2026

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
519	WELLS FARGO BUSINESS CREDIT	3/30/2026	ACH		
				178.89	Company Credit Card expenses Feb 26
				160.16	Company Credit Card expenses Feb 26
				2.99	Company Credit Card expenses Feb 26
				2,506.39	Company Credit Card expenses Feb 26
				500.00	Company Credit Card expenses Feb 26
				919.89	Company Credit Card expenses Feb 26
				97.00	Company Credit Card expenses Feb 26
				866.38	Company Credit Card expenses Feb 26
				19.99	Company Credit Card expenses Feb 26
				1,044.25	Company Credit Card expenses Feb 26
				174.56	Company Credit Card expenses Feb 26
				19.00	Company Credit Card expenses Feb 26
				179.91	Company Credit Card expenses Feb 26
				381.57	Company Credit Card expenses Feb 26
				2,116.23	Company Credit Card expenses Feb 26
				539.39	Company Credit Card expenses Feb 26
				483.16	Company Credit Card expenses Feb 26
				350.66	Company Credit Card expenses Feb 26
				234.02	Company Credit Card expenses Feb 26
				1,192.16	Company Credit Card expenses Feb 26
				1,295.44	Company Credit Card expenses Feb 26
				235.00	Company Credit Card expenses Feb 26
				11.14	Company Credit Card expenses Feb 26
<b>Total 519</b>				<b>13,508.18</b>	
520	SUN LIFE FINANCIAL	3/30/2026	ACH		
				1,453.28	Dental Insurance Premiums- Mar 26
<b>Total 520</b>				<b>1,453.28</b>	
521	CALIFORNIA STATE DISBURSEMENT UNIT	3/30/2026	ACH		
				525.26	Employee garnishments PR 138-145
<b>Total 521</b>				<b>525.26</b>	
522	CALPERS	3/30/2026	ACH		
				3,435.62	457 employee contribution PE 030326
<b>Total 522</b>				<b>3,435.62</b>	
523	COSTAR REALTY INFORMATION, INC	3/31/2026	ACH		
				1,013.99	VHV leasing analytics
<b>Total 523</b>				<b>1,013.99</b>	
524	PITNEY BOWES	3/25/2026	ACH		
				154.80	Marketing postage machine lease
<b>Total 524</b>				<b>154.80</b>	
525	THE HOME DEPOT PRO	3/23/2026	ACH		
				928.07	Statement End date 022826
				3.28	Statement End date 022826
				206.48	Statement End date 022826
				20.00	Statement End date 022826
<b>Total 525</b>				<b>1,157.83</b>	
526	LOWE'S BUSINESS ACCTS/SYNCB	3/16/2026	ACH		
				382.98	Statement end date 021726
				61.31	Statement end date 021726
<b>Total 526</b>				<b>444.29</b>	
527	CLIFTON LARSON ALLEN LLP	3/18/2026	ACH		
				1,680.00	FY 25 audit services
<b>Total 527</b>				<b>1,680.00</b>	
528	AFLAC	3/16/2026	ACH		
				870.74	Aflac premiums- Mar 26
				696.06	Aflac premiums- Mar 26
<b>Total 528</b>				<b>1,566.80</b>	
529	WEX BANK	3/23/2026	ACH		
				691.75	VPD vehicle fuel
				32.30	VPD vehicle fuel
				65.20	VPD vehicle fuel
<b>Total 529</b>				<b>789.25</b>	
530	AT&T	3/23/2026	ACH		
				237.03	Harbor Patrol landline
<b>Total 530</b>				<b>237.03</b>	
531	MISSION SQUARE	3/23/2026	ACH		
				2,176.50	457 contributions-PR 032026
				487.04	457 contributions-PR 032026
<b>Total 531</b>				<b>2,663.54</b>	

# ATTACHMENT 1

## Payment Register

Period: From 03/01/2026 to 03/31/2026

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
532	CALPERS	3/20/2026	ACH	3,746.04	457 contributions-PR 032026
<b>Total 532</b>				<b>3,746.04</b>	
533	P. E. R. S.	3/20/2026	ACH		11,091.12 PERS employee contribution PE 021726 38.13 1959 survivor contribution PE 021726 14.49 Service credit purchase PE 021726 5,729.54 PERS employee contribution PE 021726 1,885.20 PERS employee contribution PE 021726 4,295.05 PERS employee contribution PE 021726 1,322.57 PERS employee contribution PE 021726 1,149.27 PERS employee contribution PE 021726 1,034.53 PERS employee contribution PE 021726
<b>Total 533</b>				<b>26,559.90</b>	
534	SWIFT CHIP, INC	3/6/2026	ACH		1,770.62 2 office monitors 1,020.00 Server back-up-Feb 26 10,555.96 IT Services-Feb 26 622.00 Microsoft subscription- Feb 26
<b>Total 534</b>				<b>13,968.58</b>	
535	NETCHEX	3/13/2026	ACH		738.90 Monthly payroll processing fee - Mar 26
<b>Total 535</b>				<b>738.90</b>	
536	NETCHEX	3/19/2026	ACH		111,115.11 PR 032026 16,775.00 PR 032026 4,148.16 PR 032026 369.72 PR 032026 6,497.82 PR 032026
<b>Total 536</b>				<b>138,905.81</b>	
537	MISSION SQUARE	3/5/2026	ACH		1.50 457 contribution
<b>Total 537</b>				<b>1.50</b>	
61447	JUNIOR EXPLORERS	3/3/2026	Check		1,785.00 Tenant security refund-lease terminated 12/31/25
<b>Total 61447</b>				<b>1,785.00</b>	
61383	SUNBELT RENTALS, INC.	3/6/2026	Check		-353.75 VHV monthly scrubber rental
<b>Total 61383</b>				<b>-353.75</b>	
61448	JPL CONSTRUCTION INC	3/10/2026	Check		17,844.00 Launch Ramp - Emergency repair to gangway supports at dock 54,529.00 19A Dry Storage gate and fencing controls
<b>Total 61448</b>				<b>72,373.00</b>	
61449	3DIGIT MEDIA	3/10/2026	Check		1,243.00 Destination advertising - Mar 26
<b>Total 61449</b>				<b>1,243.00</b>	
61450	Akeso Occupational Health	3/10/2026	Check		150.00 Pre-employment screenings 1,090.00 Pre-employment screenings
<b>Total 61450</b>				<b>1,240.00</b>	
61451	ALEXANDRIA DANIELSON	3/10/2026	Check		525.00 Mermaid month- Graphic design pieces and event application updates
<b>Total 61451</b>				<b>525.00</b>	
61452	ALLIANT INSURANCE SERVICES	3/10/2026	Check		784.00 Mermaid Month-additional event insurance
<b>Total 61452</b>				<b>784.00</b>	
61453	ARAMSCO, INC	3/10/2026	Check		30.90 Janitorial supplies 908.42 Janitorial supplies 772.46 Janitorial supplies 91.05 Janitorial supplies
<b>Total 61453</b>				<b>1,802.83</b>	
61454	ARION GLOBAL, INC.	3/10/2026	Check		466.49 VPD recycling services of light bulbs and batteries
<b>Total 61454</b>				<b>466.49</b>	
61455	C E D	3/10/2026	Check		1,258.93 LED lights -parking lot light poles 688.07 LED light pole fixture at Launch ramp 645.42 VHV entry feature wall light replacement 523.67 1583 transformer circuit installation 38.19 1583 electrical repair
<b>Total 61455</b>				<b>3,154.28</b>	

# ATTACHMENT 1

## Payment Register

Period: From 03/01/2026 to 03/31/2026

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
61456	C&C DESIGNS	3/10/2026	Check	711.75	Mermaid Month Balloon decor
<b>Total 61456</b>				<b>711.75</b>	
61457	COASTAL ARCHITECTS	3/10/2026	Check	537.50	TI- signage review for Boba and Boat Yard Pub
				1,612.50	Spinnaker Harbor entrance feature architectural support
				1,182.50	Tenant signage review - Golden hour
<b>Total 61457</b>				<b>3,332.50</b>	
61458	CREATIVE COAST PRODUCTIONS	3/10/2026	Check	200.00	Special event assistance 02/14/26
<b>Total 61458</b>				<b>200.00</b>	
61459	CREATIVE COAST PRODUCTIONS	3/10/2026	Check	750.00	Special event assistance 03/07/26
<b>Total 61459</b>				<b>750.00</b>	
61460	CREATIVE COAST PRODUCTIONS	3/10/2026	Check	750.00	Special event assistance 03/21/26
<b>Total 61460</b>				<b>750.00</b>	
61461	FERGUSON ENTERPRISES INC.	3/10/2026	Check	57.92	1691 restroom -Island Packers repair
<b>Total 61461</b>				<b>57.92</b>	
61462	GANNETT CALIFORNIA LOCALIQ	3/10/2026	Check	326.55	Mermaid Month-Digital advertising002/20-03/05
<b>Total 61462</b>				<b>326.55</b>	
61463	HP MEDIA, LLC	3/10/2026	Check	3,500.00	Highway 101-Digital advertising 4 week campaign-Mar 26
<b>Total 61463</b>				<b>3,500.00</b>	
61464	INDUSTRIAL BOLT AND SUPPLY	3/10/2026	Check	29.09	Maintenance shop stock-stainless washers
				11.64	Maintenance shop stock-bolts
				68.87	19A - Hardware -Bolts and washers for solar light poles
<b>Total 61464</b>				<b>109.60</b>	
61465	J. W. ENTERPRISES	3/10/2026	Check	121.12	Portable toilet rental at launch ramp
				121.12	Portable toilet rental at launch ramp
<b>Total 61465</b>				<b>242.24</b>	
61466	JACOB SAMBERG	3/10/2026	Check	129.00	Reimburse-CPR and First aid certification
<b>Total 61466</b>				<b>129.00</b>	
61467	KCRUTS PHOTOGRAPHY	3/10/2026	Check	175.00	Tenant Appreciation photo shoot
<b>Total 61467</b>				<b>175.00</b>	
61468	LANDSCAPE DEVELOPMENT INC	3/10/2026	Check	4,101.00	VPD landscape architectural services
<b>Total 61468</b>				<b>4,101.00</b>	
61469	MCMMASTER-CARR	3/10/2026	Check	337.08	Maintenance dept-Absorbent pads and supplies
<b>Total 61469</b>				<b>337.08</b>	
61470	MEREDITH OPERATIONS CORPORATION dba PEOPLE INC.	3/10/2026	Check	7,800.00	California Travel Guide 2026 advertising
<b>Total 61470</b>				<b>7,800.00</b>	
61471	MUZICRAFT INC.	3/10/2026	Check	348.06	VHV public music
<b>Total 61471</b>				<b>348.06</b>	
61472	R & R ENTERPRISES	3/10/2026	Check	800.00	Mermaid Month-Pirate Ship rental decor 03/07/26
<b>Total 61472</b>				<b>800.00</b>	
61473	RANDALL WILLIAMS ART	3/10/2026	Check	600.00	Black History Month-Chalk Art 02/17 - 02/18
<b>Total 61473</b>				<b>600.00</b>	
61474	SB BUBBLE GUY	3/10/2026	Check	1,100.00	Mermaid Month-Bubble show 03/21/26
<b>Total 61474</b>				<b>1,100.00</b>	
61475	SUNBELT RENTALS, INC.	3/10/2026	Check	353.75	VHV monthly scrubber rental
<b>Total 61475</b>				<b>353.75</b>	
61476	SUNRIDGE LANDSCAPE MAINT., INC	3/10/2026	Check	797.00	Additional landscaping labor-Feb 26
				1,800.00	Monthly contracted mowing service
<b>Total 61476</b>				<b>2,597.00</b>	
61477	SUSAN BEJECKIAN PUBLIC RELATIONS	3/10/2026	Check	1,800.00	Monthly Public Relations-Services-Mar 26
<b>Total 61477</b>				<b>1,800.00</b>	

# ATTACHMENT 1

## Payment Register

Period: From 03/01/2026 to 03/31/2026

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
61478	TED SHRED INC	3/10/2026	Check	2,040.00	Mermaid Month-Pirate performers and prop decor 03/21/26
<b>Total 61478</b>				<b>2,040.00</b>	
61479	THE ACORN NEWSPAPERS	3/10/2026	Check	1,244.00	Mermaid Month-advertising 03/06 and 03/07
<b>Total 61479</b>				<b>1,244.00</b>	
61480	TRAFFIC TECHNOLOGIES LLC	3/10/2026	Check	105.97	ADA parking lot signage
				191.84	ADA parking lot signage
<b>Total 61480</b>				<b>297.81</b>	
61481	VENTURA COUNTY REPORTER	3/10/2026	Check	295.00	Mermaid Month-Banner ad suite advertising
<b>Total 61481</b>				<b>295.00</b>	
61482	VENTURA HARBOR STORAGE	3/10/2026	Check	8,080.13	Fishermans Storage- Mar 26
				8,080.13	Fishermans Storage- Mar 26
<b>Total 61482</b>				<b>16,160.26</b>	
61483	VENTURA RENTAL PARTY CENTER	3/10/2026	Check	506.25	Tenant Reception table and linen rentals
<b>Total 61483</b>				<b>506.25</b>	
61484	WOOLPERT	3/10/2026	Check	7,990.00	Inner Harbor Survey 2026 Dredging consult
<b>Total 61484</b>				<b>7,990.00</b>	
61485	SANTA BARBARA NATIVES, INC.	3/11/2026	Check	435.00	Sand Management dune restoration plants
<b>Total 61485</b>				<b>435.00</b>	
61486	GEOSYNTEC CONSULTANTS INC.	3/12/2026	Check	24,003.80	Collection of Geological Data for commercial Fisheries Project Planning-Jan 26
<b>Total 61486</b>				<b>24,003.80</b>	
61487	MOFFATT & NICHOL	3/12/2026	Check	91,651.04	Tasks 1&4 Fish Pier Inspection, Tasks 5&7 Fish Pier Design for Grant, Task 6 Grant Application - Aug 25
<b>Total 61487</b>				<b>91,651.04</b>	
61488	ANTHONY RAINEY	3/18/2026	Check	644.81	Reimburse-Travel to Washington DC for CMANC Feb 8-12 2026
<b>Total 61488</b>				<b>644.81</b>	
61489	ARAMSCO, INC	3/26/2026	Check	1,616.03	VHV JANITORIAL SUPPLIES
				1,537.60	VHV JANITORIAL SUPPLIES
				289.97	VHV JANITORIAL SUPPLIES
				528.18	VHV JANITORIAL SUPPLIES
				89.79	VPD janitorial supplies
				139.54	VPD janitorial supplies
				55.92	VPD janitorial supplies
				62.38	VPD janitorial supplies
<b>Total 61489</b>				<b>4,319.41</b>	
61490	ATLANTIS UTILITY INC	3/26/2026	Check	375.00	Monthly internet at launch ramp
<b>Total 61490</b>				<b>375.00</b>	
61491	C E D	3/26/2026	Check	98.05	1431 LED light bulbs
<b>Total 61491</b>				<b>98.05</b>	
61492	DIXON RESOURCES UNLIMITED	3/26/2026	Check	352.50	Parking Consultancy Services
<b>Total 61492</b>				<b>352.50</b>	
61493	F.C.T. CONSTRUCTION	3/26/2026	Check	10,000.00	Application # 001 - 1559 Stone Veneer replacement
<b>Total 61493</b>				<b>10,000.00</b>	
61494	FERGUSON ENTERPRISES INC.	3/26/2026	Check	83.19	VHV Restroom Wax Rings
				663.56	VHV 1449 Restroom Faucets
				147.80	VPD restroom sink/faucet replacement
<b>Total 61494</b>				<b>894.55</b>	
61495	HD SUPPLY, INC	3/26/2026	Check	268.59	Lighting and paint supplies
<b>Total 61495</b>				<b>268.59</b>	
61496	IDI US INC	3/26/2026	Check	200.00	VHV restaurant consulting
<b>Total 61496</b>				<b>200.00</b>	
61497	LANDSCAPE DEVELOPMENT INC	3/26/2026	Check	3,699.00	VHV landscape architect services
<b>Total 61497</b>				<b>3,699.00</b>	
61498	MCMASER-CARR	3/26/2026	Check	25.58	VPD shop stock-compression springs
<b>Total 61498</b>				<b>25.58</b>	
61499	MEREDITH OPERATIONS CORPORATION dba PEOPLE INC.	3/26/2026	Check	3,675.00	CA Coop Road Trip Village Ad
<b>Total 61499</b>				<b>3,675.00</b>	

# ATTACHMENT 1

## Payment Register

Period: From 03/01/2026 to 03/31/2026

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
61500	QUADIANT FINANCE USA INC	3/26/2026	Check	179.71	VPD administration-Postage refill
<b>Total 61500</b>				<b>179.71</b>	
61501	RANDALL WILLIAMS ART	3/26/2026	Check	300.00	Chalk Artist for Mermain Day
<b>Total 61501</b>				<b>300.00</b>	
61502	RASMUSSEN & ASSOCIATES INC	3/26/2026	Check	6,675.00	TI-1559 second floor office-Jul 2024
				1,085.00	VHV-Coastal Marine Labs-interior improvements- Jul 25
				465.00	TI-District office remodel- professional services- Aug 25
				1,868.50	1575 Exterior facade improvements-Feb 26
				2,475.00	VHV-Coastal Marine Labs-interior improvements- Feb 26
<b>Total 61502</b>				<b>12,568.50</b>	
61503	REED MECHANICAL SYSTEMS INC	3/26/2026	Check	10,636.00	VPD-IT room split system replacement
<b>Total 61503</b>				<b>10,636.00</b>	
61504	RING CENTRAL INC	3/26/2026	Check	977.50	Monthly phone service
<b>Total 61504</b>				<b>977.50</b>	
61505	SAFE HARBOR VENTURA ISLE	3/26/2026	Check	63.82	Mobile pressure washer fuel
<b>Total 61505</b>				<b>63.82</b>	
61506	SERVICE-PRO FIRE PROTECTION	3/26/2026	Check	2,520.00	VPD backflow testing
				309.20	1559 fire sprinkler inspection corrections
				564.10	1575 fire sprinkler inspections corrections
				1,111.60	1583 fire sprinkler inspection corrections
				565.50	1449 fire sprinkler inspection corrections
				265.60	1591 fire sprinkler inspection corrections
				605.00	1691 fire sprinkler inspection corrections
<b>Total 61506</b>				<b>5,941.00</b>	
61507	TAYLOR M TESTA	3/26/2026	Check	425.00	Photography and video creation via instagram - Feb 26
<b>Total 61507</b>				<b>425.00</b>	
61508	THE CITY OF VENTURA	3/26/2026	Check	100.00	Trash service
<b>Total 61508</b>				<b>100.00</b>	
61509	THE SIGNAL	3/26/2026	Check	700.00	Mermaid Promo Day
<b>Total 61509</b>				<b>700.00</b>	
61510	THE SWEET CREPE	3/26/2026	Check	350.00	Annual tenant reception catering
<b>Total 61510</b>				<b>350.00</b>	
61511	TK ELEVATOR CORPORATION	3/26/2026	Check	2,102.44	1559 after hours elevator repair
				2,244.40	1559 elevator repair
<b>Total 61511</b>				<b>4,346.84</b>	
61512	TRAFFIC TECHNOLOGIES LLC	3/26/2026	Check	101.06	VHV security parking signage
<b>Total 61512</b>				<b>101.06</b>	
61513	VCCFA	3/26/2026	Check	40.00	Annual crewmember renewal
<b>Total 61513</b>				<b>40.00</b>	
61514	VENTURA BREEZE	3/26/2026	Check	585.00	MERMAID MONTH AD
<b>Total 61514</b>				<b>585.00</b>	
61515	WEST MARINE PRO	3/26/2026	Check	196.08	Harbor Patrol-Uniform jacket
<b>Total 61515</b>				<b>196.08</b>	
<b>Grand Total</b>				<b>1,465,149.73</b>	

**ATTACHMENT 2**  
**Non-Routine Expenditures over \$20,000.00 for March 2026**

March 2026 –

- Rincon Consultants, Inc was paid \$26,069.50 with EFT number 122 on 03/02/26 – Federal dredging consulting, sand management plan support, and shoreline grant support
- J&H Engineering was paid \$55,975.00 with EFT number 165 on 03/10/26 – Dry Storage parking lot slurry and restriping
- J&H Engineering was paid \$192,188.22 with EFT number 165 on 03/25/26 – Surfers Knoll concrete, masonry, parking lot slurry and striping
- JPL Construction, Inc was paid \$72,373.00 with Check number 61448 on 03/10/26 – Launch ramp emergency repair to gangway supports at dock and 19A Dry Storage gate and fencing controls
- Geosyntec Consultants, Inc was paid \$24,003.80 with check number 61486 on 03/12/26 – Collection of Geological Data for commercial Fisheries Project Planning
- Moffat and Nichol was paid \$91,651.04 with check number 61487 on 03/12/26 – Tasks 1&4 Fish Pier Inspection, Tasks 5&7 Fish Pier Design for Grant, Task 6 Grant Application



VENTURA  
PORT DISTRICT

*Established 1952*

BOARD OF PORT COMMISSIONERS  
APRIL 15, 2026

CONSENT AGENDA ITEM C

APPROVAL OF AMENDMENT No. 2 TO  
THE RETAIL LEASE AGREEMENT WITH  
KATHERINE SPARKS-JONES AND  
VALERIE “KATIE” BORDOFSKY DBA  
VENTURA FRESH FISH

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**TO:** Board of Port Commissioners  
**FROM:** Brian D. Pendleton, General Manager  
Todd Mitchell, Deputy General Manager  
Jessica Snipas, Business Operations Manager  
**SUBJECT:** Approval of Amendment No. 2 to the Retail Lease Agreement with Katherine Sparks-Jones and Valerie “Katie” Bordofsky dba Ventura Fresh Fish

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**RECOMMENDATION:**

That the Board of Port Commissioners approve Amendment No. 2 to the Retail Lease Agreement dated April 1, 2023 (the “Lease”) between the Ventura Port District dba “Ventura Harbor Village” and Katherine Sparks-Jones and Valerie “Katie” Bordofsky dba “Ventura Fresh Fish”, for the premises located at 1449 Spinnaker Drive, Suite #F (“Premises”), consisting of approximately 563 square feet.

**SUMMARY:**

Staff is recommending a second amendment to the Katherine Sparks-Jones and Valerie “Katie” Bordofsky dba “Ventura Fresh Fish” Retail Lease.

**GUIDING PRINCIPLES:**

- 3) Grow financial sustainability through a reliable, recurring revenue stream supplemented with grants and public-private partnership investment while maintaining responsible budgeting practices.
- 5) Build respectful, productive relationships with employees, tenants, residents, visitors, stakeholders, public officials, and elected representatives while promoting diversity, equity, and inclusion.

**5-YEAR OBJECTIVES:**

- R) Seek opportunities to grow revenues and secure grants; continue to improve the quality, efficiency, and transparency of financial reporting, monitoring, and property management.
  - 3) Leasing/Property Management

**BACKGROUND:**

Katherine Sparks-Jones dba “Ventura Fresh Fish” is a good standing tenant since February 2018. In September 2025, Valerie “Katie” Bordofsky became an additional tenant on the lease.

The current lease expired on March 31, 2026 and if the Board approves Amendment No. 2, the lease will be extended to March 31, 2027 via a second one-year option having a consumer price index (CPI) step increase.

**FISCAL IMPACT:**

If the Board approves Amendment No. 2, the lease will be extended for one more year with a CPI step increase. No landlord improvements are required.

**ATTACHMENTS:**

None.



VENTURA  
PORT DISTRICT  
*Established 1952*

BOARD OF PORT COMMISSIONERS  
APRIL 15, 2026

CONSENT AGENDA ITEM D  
APPROVAL OF A NEW RETAIL LEASE  
AGREEMENT WITH ROWAN BOUTIQUE  
LLC DBA “ROWAN BOUTIQUE”

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TO: Board of Port Commissioners  
FROM: Brian D. Pendleton, General Manager  
Todd Mitchell, Deputy General Manager  
Jessica Snipas, Business Operations Manager  
SUBJECT: Approval of a New Retail Lease Agreement with Rowan Boutique LLC dba “Rowan Boutique”

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**RECOMMENDATION:**

That the Board of Port Commissioners approve a new Retail Lease Agreement between the Ventura Port District dba “Ventura Harbor Village” and with Rowan Boutique LLC dba “Rowan Boutique”, for the premises located at 1559 Spinnaker Drive, Suite #101A, Ventura, California 93001, consisting of approximately 800 square feet of commercial interior space and approximately 231 square feet of patio space.

**SUMMARY:**

Rowan Boutique LLC dba “Rowan Boutique” is seeking a retail lease located at 1559 Spinnaker Drive, Suite #101A. The proposed lease is a new three-year retail lease with one two-year option. If the Board approves the retail lease, it will commence on May 15, 2026.

**GUIDING PRINCIPLES:**

- 3) Grow financial sustainability through a reliable, recurring revenue stream supplemented with grants and public-private partnership investment while maintaining responsible budgeting practices.
- 5) Build respectful, productive relationships with employees, tenants, residents, visitors, stakeholders, public officials, and elected representatives while promoting diversity, equity, and inclusion.

**5-YEAR OBJECTIVES:**

- R) Seek opportunities to grow revenues and secure grants; continue to improve the quality, efficiency, and transparency of financial reporting, monitoring, and property management.
  - 3) Leasing/Property Management

**BACKGROUND:**

Rowan Boutique is a local, upscale women’s boutique offering apparel, accessories, shoes, home décor, and books, currently located on Seaward Avenue in Ventura.

In February 2025, Loren Pennington acquired the twelve-year-old business. Prior to the acquisition, Ms. Pennington spent a year learning all aspects of the operation, including curation, buying strategy, inventory planning, vendor relationship management, and visual merchandising. Under her ownership, the business has continued to grow. Shortly after acquiring the boutique, Ms. Pennington initiated a relocation search to increase visibility and improve operational efficiency and found Ventura Harbor Village.

Ms. Pennington has submitted a retail lease application and business plan and staff recommend approval of a new retail lease with annual rent increases.

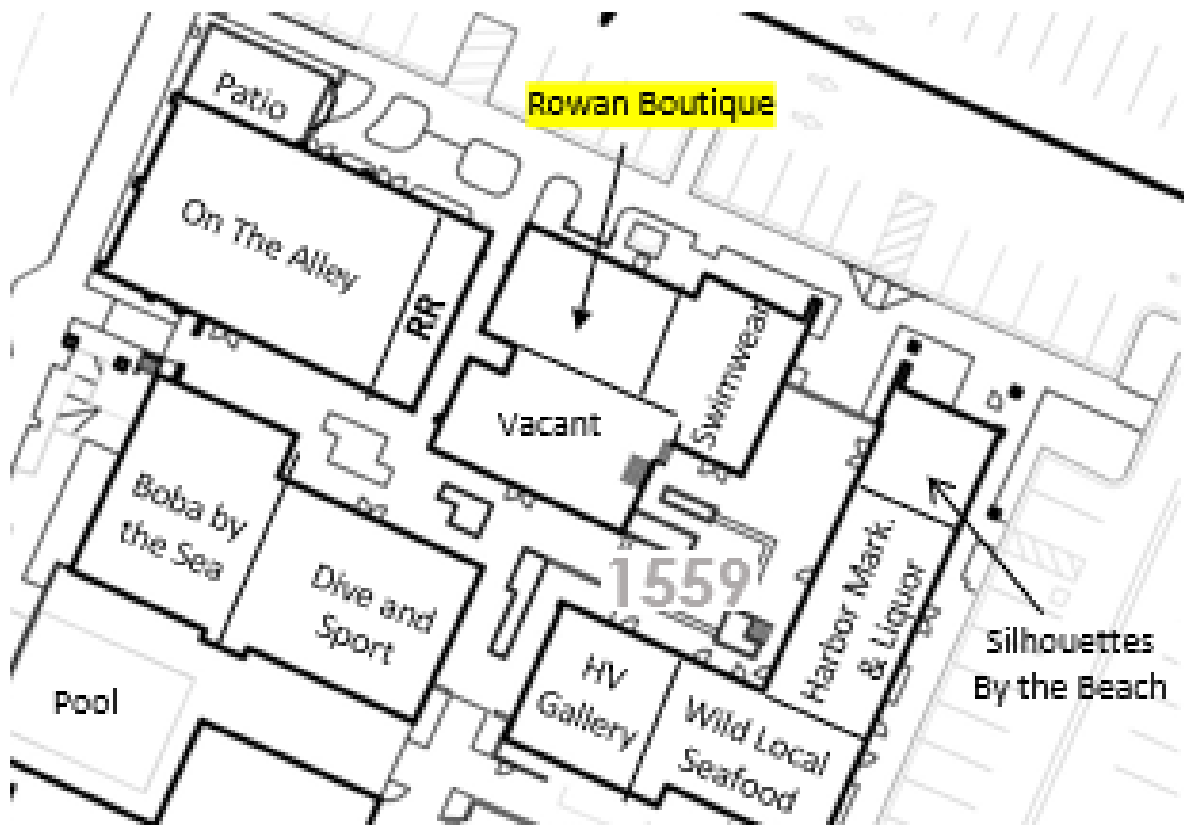
**FISCAL IMPACT:**

This retail lease reflects a market rate at Harbor Village and has annual step increases for the initial term and option period. There are no District or tenant improvement requirements for this lease.

**ATTACHMENTS:**

Attachment 1 – Location Map

**ATTACHMENTS:**  
Attachment 1 – Location Map





BOARD OF PORT COMMISSIONERS  
APRIL 15, 2026

STANDARD AGENDA ITEM 1

STATUS ON THE ESTABLISHMENT OF  
AQUACULTURE OPPORTUNITY AREAS  
BY THE NATIONAL OCEANIC AND  
ATMOSPHERIC ADMINISTRATION

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TO: Board of Port Commissioners  
FROM: Brian D. Pendleton, General Manager  
Robert Smith, K&L Gates  
SUBJECT: Status on the Establishment of Aquaculture Opportunity Areas by the National Oceanic and Atmospheric Administration

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**RECOMMENDATION:**

That the Board of Port Commissioners receive a staff report regarding the establishment of Aquaculture Opportunity Areas (AOA) by the National Oceanic and Atmospheric Administration (NOAA).

**SUMMARY:**

Since 2020, NOAA has worked to establish AOAs in compliance with Executive Order 13921 to identify marine geographic areas in Federal waters suitable for commercial aquaculture and complete a National Environmental Policy Act (NEPA) Programmatic Environmental Impact Statement (PEIS) for each area. NOAA identified areas in Southern California, generally located off of the coast of Ventura and Santa Monica, and certain areas within the Gulf of Mexico, for further evaluation. The Port District submitted letters in support of establishment of one or more AOAs for shellfish and seaweed cultivation in proximity to Ventura Harbor on July 22, 2022 and February 20, 2025.

On September 19, 2025, NOAA certified a final PEIS and identified a total of ten AOA areas off the coast of Southern California, including eight within the Santa Barbara Channel, five of which are in close proximity to Ventura. Each area ranges from 1,500 to 2,000 acres. The total combined acreage is 15,000 acres; however, it is anticipated that a smaller portion of that acreage will be selected for permitting and development of aquaculture projects. As noted in the PEIS, NOAA's approval does not supersede any local, state, and federal permitting requirements – applicants will still need to obtain all required permits prior to establishment of an aquaculture farm. However, any such applicant can utilize the AOA PEIS in evaluating the potential environmental impacts of any the proposed farm, although site-specific and project-specific environmental evaluation may still be necessary.

**GUIDING PRINCIPLES:**

- 2) Advance the harbor's vibrant, working waterfront in support of commercial and recreational fishing and boating.
- 6) Provide exceptional public service and organizational transparency.

**5-YEAR OBJECTIVES:**

- E) Encourage public and civic engagement; maintain high levels of organizational transparency; and promote Harbor-wide diversity, equity and inclusion through District policies, procedures and programs.
- F1) Engage with commercial fishing and sustainable aquaculture interests in Ventura Harbor.
- F3) Continue to pursue opportunities for diversifying commercial fishing and sustainable aquaculture.

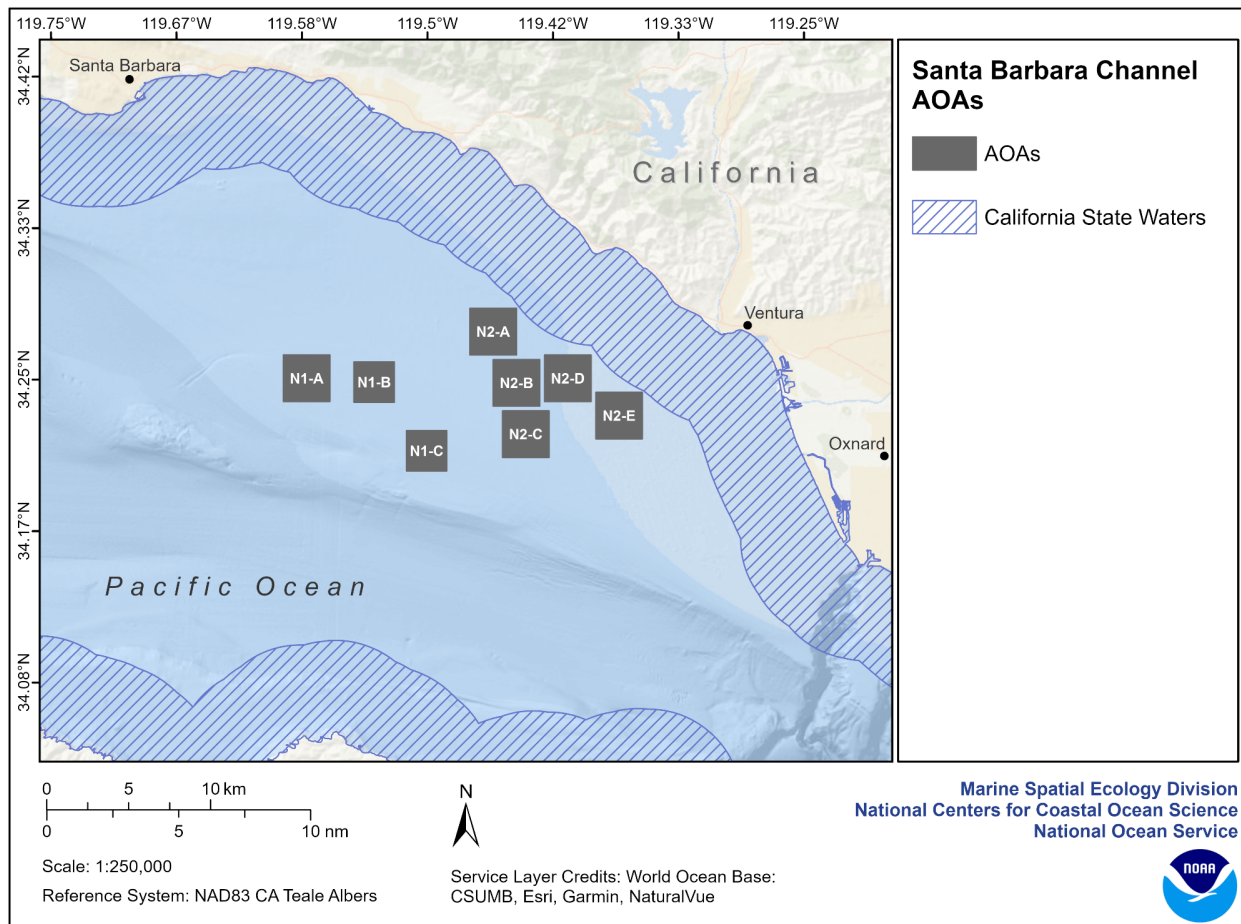
**BACKGROUND:**

On May 7, 2020, the White House issued an Executive Order on Promoting American Seafood Competitiveness and Economic Growth (E.O. 13921), which directed the Secretary of Commerce to identify geographic areas containing locations suitable for commercial aquaculture. An AOA is a defined geographic area that has been evaluated to determine its potential suitability for commercial aquaculture. The goal of identifying AOAs is to promote American seafood competitiveness, food security, economic growth, and support facilitation of the development of domestic commercial aquaculture, consistent with sustaining and conserving marine resources and applicable laws, regulations and policies.

Following Executive Order 13921, Southern California was selected as one of the first two regions to identify one or more AOAs. One of the reasons NOAA identified Southern California as one of the first areas for establishment of AOAs was the significant amount of existing available information, including but not limited to the analysis generated by the Port District during development of the Ventura Shellfish Enterprise.

Pursuant to E.O. 13921, NOAA Fisheries West Coast Region developed a PEIS that analyzed the potential impacts to the environment that could result from identifying AOAs in Federal waters of Southern California and siting aquaculture in those locations. The NEPA process was initiated in 2022 by the Notice of Intent (NOI) to prepare the PEIS. The Port District submitted a comment letter on July 22, 2022, responding to the NOI and advocating for the establishment of one or more AOAs within proximity of Ventura Harbor for the cultivation of shellfish and seaweed aquaculture.

In 2024, NOAA Fisheries published the *Draft Programmatic Environmental Impact Statement (DPEIS) for the Identification of Aquaculture Opportunity Areas (AOAs) in Federal Waters of Southern California*. The DPEIS evaluated Federal marine waters within the Santa Barbara Channel and Santa Monica Bay. Ten areas were analyzed: eight within the Santa Barbara Channel, including five in proximity to Ventura Harbor, and two in Santa Monica Bay. Each area within the Santa Barbara Channel ranges from 1,500 to 2,000 acres. The total combined acreage within the proposed Santa Barbara Channel AOAs is 15,000 acres; however, it is anticipated that a smaller portion of that acreage will be selected for permitting and development of aquaculture projects. The Port District submitted a comment letter responding to the DPEIS on February 20, 2025, advocating for the identification of AOAs within sites N2-D and N2-E, shown below, for the establishment of shellfish and seaweed aquaculture, and responding to certain other public comments received during the NOI process.



NOAA Fisheries signed a decision document on September 10, 2025, documenting its decision to select PEIS Alternative 4b, finding all of the identified areas of Santa Barbara Channel and Santa Monica Bay were suitable for all types of commercial aquaculture evaluated in the PEIS. The identification of AOAs in Southern California does not create any new regulatory framework or change any existing statutory authority related to offshore marine aquaculture. No aquaculture operations are authorized or permitted through the AOA identification process, and any future aquaculture operation proposed inside or outside of an AOA will still need to comply with all applicable laws. Applicants will still need to obtain all required permits prior to establishment of an aquaculture farm. However, any such applicant can utilize the AOA PEIS in evaluating the potential environmental impacts of any proposed farm, although site-specific and project-specific environmental evaluation may still be necessary.

The goal of the AOA process is to reduce the costs associated with pre-permitting and environmental review related to evaluation of potential sites for aquaculture farms and therefore promote the potential establishment of offshore aquaculture farms within the identified AOAs. The Port District will continue to monitor potential projects seeking to establish within the AOAs that can be serviced by Ventura Harbor and seek to support appropriate applications that align with the Port District's goals of expanding shellfish and seaweed aquaculture within the region.

For more information regarding the AOAs visit: <https://www.fisheries.noaa.gov/west-coast/aquaculture/southern-california-aquaculture-opportunity-areas>.

**FISCAL IMPACT:**

None.

**ATTACHMENTS:**

Attachment 1 – District Support Letters



February 20, 2025

Celia Barroso  
Regional Aquaculture Coordinator, California  
National Marine Fisheries Service  
West Coast Region  
National Oceanic and Atmospheric Administration  
501 W. Ocean Blvd., Suite 4200  
Long Beach, CA 90802

**Re: NOAA-NMFS-2022-0051: Draft Programmatic Environmental Impact Statement for Identification of Aquaculture Opportunity Area(s) in Federal Waters of Southern California – Public Comments of the Ventura Port District Submitted via email**

Dear Ms. Barroso:

On behalf of the Ventura Port District (“VPD”), thank you for the opportunity to provide comments on the Draft Programmatic Environmental Impact Statement (“DPEIS”) for Identification of Aquaculture Opportunity Areas (“AOA”) in Southern California.

Ventura Harbor is the home port to the largest commercial fishing fleet in California, and depending on the year, lands the largest amount of fish, principally market squid. As you know, starting in 2015, VPD worked closely with NOAA, commercial fishers, interested parties and other relevant agencies on the Ventura Shellfish Enterprise (“VSE”) project, an effort to develop an area for mussel aquaculture farms proximate to the Ventura Harbor. As part of this effort, VPD and its collaborators developed site-specific, detailed, and accurate engineering, economic and environmental analyses regarding shellfish aquaculture and its potential interactions with the area in the Santa Barbara Channel. VPD also engaged in a robust public outreach and education effort to inform and engage with the public, fishers, agency, and academic staff on the role commercial aquaculture can play in addressing social, economic, and environmental impacts that challenge our harbors and oceans. We were very encouraged to see much of that work referenced favorably in the DPEIS and that a significant amount of the analysis, proposed mitigation measures, and work with regulatory agencies, including NOAA, can help establish a framework for potential future aquaculture projects within the Santa Barbara Channel.

Diversification of our commercial fishing fleet is essential to maintain our working waterfront; address the significant impacts of climate change, rising sea temperatures, and changes in growing conditions (in 2020, commercial landings of market squid decreased by over 90%); and provide for commercial fishing that provides sustainable sources of locally-grown seafood. As noted in the DPEIS, shellfish and seaweed aquaculture can provide for additional opportunities and diversification for commercial fishing interests;

provide additional investment in the local economy, including upstream and downstream businesses such as gear suppliers, seafood processors, and restaurants; and create additional employment opportunities. VPD has recently reaffirmed its support for shellfish and seaweed aquaculture, which furthers several VPD objectives in continuing to improve and support its working waterfront, including:

1. Engage with commercial fishing and sustainable aquaculture interests in Ventura Harbor
2. Continue improvements of District's Working Waterfront infrastructure
3. Continue to pursue opportunities for diversifying commercial fishing and sustainable aquaculture

For these reasons and as further discussed below, VPD strongly supports consideration of multiple potential AOAs in proximity to Ventura Harbor.

#### **A. VPD Supports Alternative 2.a and the Designation of Sites N2-D and N2-E as AOAs**

The economic, policy, and environmental justifications for VPD's support for Alternative Sites N2D and N2E were extensively detailed in our previous July 22, 2022 comment letter concerning NOAA's Notice of Intent.<sup>1</sup> Those justifications remain true today and are incorporated herein by reference. Specifically in reference to the DPEIS, there are additional considerations that support identification of these areas as AOAs:

- The DPEIS discusses the significant upfront costs associated with the permitting, development, and installation of offshore aquaculture. Some of those costs can be avoided through utilizing existing infrastructure and support services provided in Ventura Harbor, which already supports the largest commercial fishing community in California. Over the past 10 years, the harbor has invested over \$5.3 million in commercial fishing, providing new, state of the art docks, upgraded commercial storage facilities, improved fish offloading, fishing pier life extension projects, and innovative incentives to support the continued expansion of commercial fishing. This reduces the need for significant onshore infrastructure development and can help facilitate quicker development of Santa Barbara Channel AOAs.
- There is already significant interest in developing offshore aquaculture within potential Santa Barbara Channel AOAs. For example, Ocean Rainforest, whose pilot project was favorably reviewed in the DPEIS, has submitted an application for a commercial-scale, 2,000-acre Giant kelp farm, proposed to be located in Site N2-D. VPD submitted a letter of support for the project on January 8, 2025. Certification of the DPEIS and establishment of Site N2-D as an AOA can help expedite permitting, environmental review, and development of Ocean Rainforest's proposed kelp aquaculture project.
- These locations can take advantage of the ideal conditions for aquaculture, which include good water quality without significant sources of pollution and ideal temperature and nutrient conditions present in the Santa Barbara Channel. There are no known significant sources of pollution that are likely to affect any of the potential Santa Barbara Channel AOA alternative sites. This can be a significant benefit to companies seeking to establish an aquaculture operation, particularly shellfish companies that will require growing area certification.

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<sup>1</sup> While we think that Alternative Sites N2-D and N2-E are the most ideal and provide the greatest opportunity for aquaculture farms given their proximity to Ventura Harbor, we generally support the consideration of any of the sites within Alternative 2a.

- As noted in the DPEIS, these two specific locations avoid critical habitat for Humpback whales. While there are mitigation measures and design features that appear promising to reduce or eliminate whale entanglements, these sites have a lower possibility for Humpback whale interaction.
- These sites also benefit from shallower water depths. During the VSE project, VPD obtained feedback from shellfish and seaweed aquaculture companies that these shallower water depths were preferred, and therefore may be subject to greater commercial interest if identified as AOAs.
- As noted in the DPEIS, the farther the aquaculture facility is from shore, the greater the GHG emissions (due to vessel trips), the greater the costs, and the more difficult to conduct monitoring and maintenance operations. Alternative Sites N2-D and N2-E are located closest to Ventura Harbor in comparison to other Santa Barbara Channel alternative sites, which would result in cost savings and logistical and operational advantages.

VPD is excited about the opportunity to continue to develop Ventura Harbor to support both its existing fishery and any aquaculture operations which may be established through the AOA process. The Harbor already has much of the infrastructure that would be needed to service aquaculture projects and we are open to other opportunities to partner with aquaculture companies that want to establish operations that would be serviced by the Harbor. As noted above, VPD has been a strong supporter of aquaculture in the past and would strongly support establishment of an AOA(s) that would facilitate landings and operations in Ventura Harbor.

## **B. Environmental Analysis**

While VPD would have preferred a more in-depth analysis associated with certain species and gear, as discussed in our July 22, 2022 letter, we appreciate the work NOAA has done to prepare the DPEIS and present a thoughtful and balanced analysis of potential environmental impacts that can inform subsequent project-specific proposals. However, VPD respectfully requests correction and/or clarification of the following three issues:

1. The DPEIS states that “A proxy to assess risk to protected species in the SCB may be considered from reviewing regional reports of entanglements in derelict fisheries gear.” DPEIS, at 110. While the paragraph goes on to state that “Perspectives are divided on whether or not fixed gear fisheries bycatch should be used as a proxy to estimate risk of longline aquaculture entanglement” and notes several differences between aquaculture gear and fishing gear, NOAA’s own data and analysis does not support that aquaculture entanglements occur at anything close to the same frequency as fishing gear. See Price, C.S., E.Keane, D. Morin, C. Vaccaro, D. Bean, and J.A. Morris, Jr. 2017. Protected Species & Longline Mussel Aquaculture Interactions. NOAA Technical Memorandum NOS NCCOS 211. 85 pp. (“Since some fishery gears, or components of the gear, are similar or analogous to aquaculture gear, it may be appropriate in certain instances to draw similarities between gear types as proxies, when determining relative risks to marine mammals to inform regulatory and management decisions with respect to aquaculture. However, much aquaculture gear is unique to that industry and direct comparisons to fishery gear may not be valid”). “Proxy” in this context is understood to be analogous without access to better information; if entanglements from fishing gear were used as a proxy during permitting or environmental review of offshore aquaculture farms, it will likely significantly overstate the potential risk and may result in denial of projects. VPD respectfully requests that NOAA reconsider this statement.

2. The DPEIS states “Aquaculture projects sited in Alternative 2 may have potential impacts on habitat connectivity for the Southern California Distinct Population Segment (DPS) of steelhead. Critical habitat for the Southern California DPS of steelhead includes the Ventura River, Coyote Creek, and the Santa Clara River. The close proximity of the North Study Areas AOA options to the mouths of those rivers could impact the steelhead’s abilities to return to the river to spawn (PFMC 2022a).” DPEIS, at 119. VPD disagrees with this statement. As noted in the DPEIS, the closest proposed AOA in Alternative 2 is 10 km offshore and not in “close proximity” to the mouths of any river. Further, steelhead would be able to easily swim around aquaculture vessels and installed aquaculture gear; therefore, it is unclear how aquaculture projects would impact habitat connectivity for steelhead. VPD respectfully requests that this paragraph be deleted.
3. The DPEIS states that “Escaped/dispersed organisms and reproductive material are considered biological material and a pollutant that must be considered in the NPDES permitting process.” DPEIS, at 156. While VPD takes no position as to whether or not this is true for finfish projects, the Ninth Circuit has determined that it is not the case for shellfish (and likely seaweed) projects: “We are persuaded that Congress did not intend that living shellfish and the natural chemicals and particulate biological matter emitted from them, or the occasional shells that separate from them, be considered pollutants.” *Association to Protect Hammersley, Eld & Totten Inlets v. Taylor Resources, Inc.*, 299 F.3d 1007, 1016 (9th Cir. 2002). VPD respectfully requests that this sentence be deleted to avoid the implication that shellfish and seaweed operations would be required to obtain a NPDES permit.

### C. Mitigation Measures

The DPEIS includes an Appendix 1, which discusses potential mitigation measures for offshore aquaculture projects. VPD is supportive of many of those included; however, there are some that would appear problematic if accepted as proposed. As a preliminary matter, VPD recommends that mitigation measures for shellfish and seaweed be segregated, where appropriate, from those suitable for finfish projects. As an example, there are some mitigation examples requiring monitoring of sediment chemicals and discharges that may be suitable for finfish projects (particularly in the context of a NPDES permit) but would not be suitable for shellfish and seaweed projects.

Another concern is the cost of the recommended mitigation and monitoring. VPD supports robust monitoring efforts; indeed, it sought to establish significant monitoring efforts as part of the VSE. However, a significant category of costs for aquaculture companies are those associated with monitoring efforts. The DPEIS notes that the high initial costs for development of aquaculture projects acts as a barrier for many companies to enter the market, potentially resulting in the predominance of larger aquaculture companies within the California aquaculture industry. More data is always appreciated, but aquaculture companies must be able to operate and run a business, and we believe that certain regulatory agencies have often required monitoring plans without considering the cost to the applicant. Significant monitoring, which can often cost hundreds of thousands of dollars, may continue to frustrate one of the primary goals of the PEIS, which is to help facilitate expansion and diversification of the California aquaculture industry. Therefore, we encourage both NOAA and the regulatory agencies that will rely upon the DPEIS to take cost into account when evaluating monitoring efforts and continue to seek public funding to address the critical outstanding unanswered environmental considerations involved in offshore aquaculture. If there are opportunities for NOAA or other regulatory agencies to partner with aquaculture applicants to collect monitoring data where needed, we would encourage exploring those efforts. As noted elsewhere in the DPEIS, one option would be to allow phasing and adaptive management, where these issues can be addressed over time, ideally without significant monitoring costs.

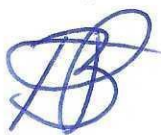
There are other specific mitigation measures which, based upon VPD's years of discussions with the aquaculture industry, are highly unlikely to be accepted. For example, the DPEIS recommends two years of baseline data monitoring. DPEIS, at 386. Not only is this likely to delay installation and development of an aquaculture operation for an additional year beyond what is already a multi-year permitting process, it will also significantly increase the monitoring costs discussed above. Such a recommendation is not standard practice in the industry, not required in other locations in the United States where aquaculture is prevalent, and unlikely to facilitate development of an offshore aquaculture industry in California. The same is true of the suggestion that aquaculture companies report "the details of production, including species, weight, product form (frozen, fresh, fileted, round, etc.), and to the extent possible, the destination markets of aquacultured products during the application process and operations." DPEIS, at 392. The majority of this information is confidential business information that the aquaculture industry guards closely, similar to traditional fishing companies. The public disclosure of such information is highly unlikely.

Finally, the DPEIS provides suggestions to address fisheries impacts that do not appear to align with its impact analysis. While the DPEIS notes that there could be both positive and negative impacts to commercial and recreational fishing, it suggests examples of potential compensatory mitigation associated with nuclear reactors and oil spills. DPEIS, at 390. These examples are not comparable. The examples provided involve very significant environmental impacts and energy companies with deep pockets to pay for compensatory mitigation (SCE and British Petroleum). VPD strongly supports its fisheries and believes that the best possible solution is to work together to minimize impacts to commercial fishing from aquaculture rather than recommend unrealistic compensatory mitigation regimes.<sup>2</sup>

#### **D. Conclusion**

Thank you for this opportunity to comment on this important matter. We currently import 90% of our seafood from other countries and California is far behind some other states in development of an aquaculture industry to provide local and sustainable seafood. California has an opportunity to be a leader in this area and NOAA's AOA process is a critical part of that potential. VPD strongly supports Alternative 2.a, and specifically the establishment of AOA locations in Sites N2-D and N2-E. This will provide the ability to diversify our existing fishery and support Port tenants, restaurants, and other suppliers throughout Ventura County. Thank you for your hard work and continued consideration of this critical project.

Sincerely,



Brian D. Pendleton, CSDM  
General Manager

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<sup>2</sup> VPD also has concerns regarding the Lost/Damaged Fishing Gear Compensation Plan agreed upon between the previous (now defunct) applicant associated with the California Sea Ranch project and the California Coastal Commission. See DPEIS, at 396. Those conditions of approval are one of many reasons that project was not successful, and we encourage NOAA to not cite to it as precedent given the very unique, and unfortunate, circumstances involved with that project.



December 18, 2020

Office of Aquaculture  
National Marine Fisheries Service  
National Oceanic and Atmospheric Administration  
1315 East-West Highway, 12th Floor  
Silver Spring, MD 20910

RE: Docket No. NOAA-NMFS-2020-0118 - Request for Information

To Whom It May Concern:

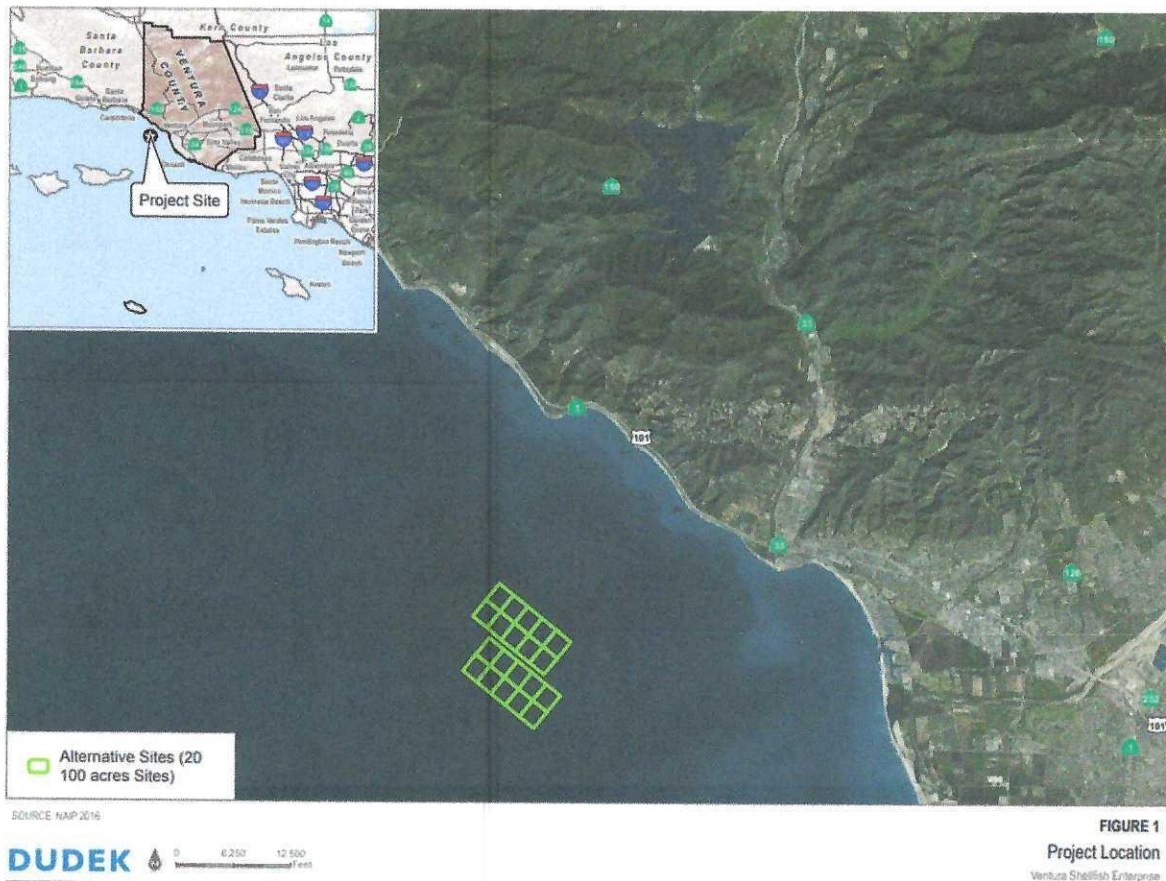
The Ventura Port District (the "Port") strongly supports the National Oceanic and Atmospheric Administration's (NOAA's) efforts to create two Aquaculture Opportunity Areas (AOAs) in the Gulf of Mexico and in Southern California. The Port appreciated the opportunity to participate in the Southern California listening session on November 12, 2020, and the opportunity to submit written comments in this matter. This comment specifically responds to NOAA's Request for Information (RFI) associated with the proposed Southern California AOA.

We believe that sustainable aquaculture, appropriately sited and after thorough environmental review, is critical to increase the supply of safe, sustainable, and local seafood in Southern California, which would significantly reduce the carbon footprint of the food we eat and reduce our dependence on imported seafood. As the port that frequently lands more seafood than any other port in California, a sustainable supply of local seafood is critical to our Port's economy.

Over the past five years, the Port has partnered with NOAA to investigate the possibility of developing offshore shellfish aquaculture in coastal waters off the coast of Ventura, known as the Ventura Shellfish Enterprise (VSE). The currently proposed VSE project site in federal waters is shown in Figure 1 below. Through this effort, NOAA has developed a significant amount of science and data that NOAA can utilize to inform its decision regarding specific site locations to form the Southern California AOA.

1603 Anchors Way Drive Ventura, CA 93001  
Tel: (805) 642-8538 / Fax: (805) 658-2249  
[www.venturaharbor.com](http://www.venturaharbor.com)

In particular, we believe that the data collected and site selection analysis performed by NOAA's National Centers for Coastal Ocean Science (NCCOS) provides an excellent framework for AOA site section. NCCOS, led by Dr. James Morris, are the preeminent experts in this field, and have conducted over a dozen evaluations for aquaculture projects utilizing tools uniquely developed to evaluate aquaculture siting and potential use conflicts. In our experience, this has informed the proposed VSE project in minimizing or avoiding potential conflicts with sensitive habitats, user conflicts like oil and gas wells, and commercial fisheries.



We would also support the development of robust monitoring plans to monitor and minimize impacts associated with benthic impacts, marine mammal entanglement, and gear loss. Below are specific responses to questions posed by NOAA in the RFI:

Question 1 (Water Depth and Distance from Shore): The Port has considered this question in terms of the potential depth range for submerged mussel aquaculture that has been successfully implemented in areas like New Zealand and England. Based upon our review, the minimum and maximum water depth for this type of aquaculture is generally between 25 to 37 meters. At least for shellfish aquaculture, we believe that any farm located more than 9 nautical miles from shore will be too far to make the farm commercially viable.

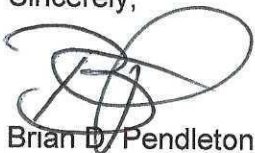
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[www.venturaharbor.com](http://www.venturaharbor.com)

Questions 2, 5 and 6 (Suitable Locations and Available Information for Southern California AOA):

We would invite NOAA to review the available information collected by NOAA and the Port for the VSE project to determine if there is an area within the general proximity of that project that is suitable for an AOA. For example, the Port (with NOAA's assistance) has developed an aquaculture engineering analysis and a navigation risk assessment that could inform any effort by NOAA to establish an AOA in the area. The Port of Ventura frequently lands more seafood than any other port in California and has significant available infrastructure to support commercial aquaculture operations if seafood products from the AOA can be landed at the Port.

Thank you for NOAA's continued support and efforts to expand sustainable aquaculture in an environmentally responsible manner. The Port strongly supports these efforts. Thank you for your time and consideration of these comments.

Sincerely,



Brian D. Pendleton  
General Manager  
Ventura Port District



BOARD OF PORT COMMISSIONERS  
APRIL 15, 2026

STANDARD AGENDA ITEM 2  
PRESENTATION BY OCEAN  
RAINFOREST, INC. REGARDING A  
PROPOSED MACRO ALGAE FARM  
PROXIMATE TO VENTURA HARBOR

**VENTURA PORT DISTRICT  
BOARD COMMUNICATION**

**STANDARD AGENDA ITEM 2**  
Meeting Date: April 15, 2026

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TO: Board of Port Commissioners  
FROM: Brian D. Pendleton, General Manager  
SUBJECT: Presentation by Ocean Rainforest, Inc. regarding a Proposed Macro Algae Farm Proximate to Ventura Harbor

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**RECOMMENDATION:**

That the Board of Port Commissioners receive a presentation from Ocean Rainforest, Inc. regarding their proposed project for a commercial macro algae (kelp) farm proximate to Ventura Harbor.

**SUMMARY:**

Ocean Rainforest, Inc. is a subsidiary of the parent company – Ocean Rainforest, Sp/F – with over fifteen years of experience in offshore cultivation of kelp and other seaweed species. Since 2018, Ocean Rainforest has worked within the funding framework of Advanced Research Projects Agency - Energy (ARPA-E) MARINER program through the U.S. Department of Energy to demonstrate the economic and social opportunities of offshore Giant kelp cultivation in the U.S. Having installed an 86-acre demonstration project five miles off the Santa Barbara coast in April/May 2023, Ocean Rainforest is poised to apply for a commercial scale permit in federal waters off the coast of Ventura.

Ocean Rainforest’s presentation to the Ventura Port District, by Doug Bush, Director of California Operations and Kaira Wallace, Regulatory and Engagement Lead, will provide a status update on the commercial scale permit application, including a timeline review of progress, as well as answer any immediate questions with respect to the potential impacts or benefits to the District that could stem from such an project.

**GUIDING PRINCIPLES:**

- 2) Advance the harbor’s vibrant, working waterfront in support of commercial and recreational fishing and boating.
- 3) Grow financial sustainability through a reliable, recurring revenue stream supplemented with grants and public-private partnership investment while maintaining responsible budgeting practices.
- 4) Establish and implement harbor-wide environmental sustainability policies and practices through collaboration with our business partners.

**5-YEAR OBJECTIVES:**

F) Support current and future commercial fishing and sustainable aquaculture industries. Maintain and improve working waterfront facilities and infrastructure.

- 1) Engage with commercial fishing and sustainable aquaculture interests in Ventura Harbor.
- 2) Continue improvements of District’s working waterfront infrastructure.
- 3) Continue to pursue opportunities for diversifying commercial fishing and sustainable aquaculture.

**BACKGROUND:**

The following information is provided by Ocean Rainforest. Since 2018, Ocean Rainforest has worked within the funding framework of Advanced Research Projects Agency - Energy (ARPA-E) MARINER program through the U.S. Department of Energy to demonstrate the economic and social opportunities of offshore cultivation of seaweeds in the U.S. Primed by Ocean Rainforest,

Inc., the MacroSystems project specifically focused on the commercial feasibility of a species named *Macrocystis pyrifera*, more commonly known as Giant Kelp.

During Phase 1 of the cooperative agreement (2018 –2019), the MacroSystems team designed a state-of-the-art cultivation structure that minimally impacts existing marine operations (e.g., navigation, commercial fishing, etc.) and supports ecosystem services in the surrounding environment. In Phase 2 of the ARPA-E contract (2020 – 2023), Ocean Rainforest and partners developed the necessary technology and machinery to de-risk the full chain from propagation to planting, cultivation and harvesting. Their team successfully designed, installed, and operated a hatchery/lab facility. Ocean Rainforest also worked with the Santa Barbara Mariculture Company to conduct a series of smaller scale out-planting trials to demonstrate the capabilities of the design, as well as begin to optimize the factors that significantly affect the economics and scaling up of operations.

In parallel, Ocean Rainforest secured an individual permit from the U.S. Army Corps of Engineers (USACE) and an associated Voluntary Consistency Certification from the California Coastal Commission (CCC) for an 86-acre demonstration project approximately 5 miles off the Santa Barbara Coast. As part of both permits, Ocean Rainforest is required to adhere to strict monitoring protocols – including, but not limited to, infrastructure surveys, marine mammal observation, benthic surveys, commercial fishing activities, etc.

The demonstration project was installed in April 2023 in collaboration with local partners and marine operators in the Santa Barbara/Ventura area. Since then, Ocean Rainforest states they have remained in full compliance with all USACE and CCC special conditions. In that sense, none of the approved third-party providers for infrastructure monitoring have observed damage to the OCU or lost gear. In late December 2023, the OCU also demonstrated excellent survivability in a marine weather event akin to a 50-year storm. Marine Mammal Observers from the Channel Islands Marine and Wildlife Institute (CIMWI) have not observed any negative interaction between the OCU infrastructure and marine wildlife during any of the biweekly monitoring events throughout the project's life. Ocean Rainforest will continue the Marine Mammal Monitoring Program for the duration of the demonstration project period. Concurrently, Ocean Rainforest and the Vantuna Research Group (VRG) have not observed any negative effects on the benthic environment.

With an additional \$4.5 million “Plus Up,” (i.e., Phase 3), Ocean Rainforest has operated and gathered data from the demonstration project with the goal of refining offshore cultivation techniques for Giant kelp. Concurrently, Ocean Rainforest has retrofitted a pilot processing facility outside of Goleta, CA, to support product market development. The company's initial focus will be on animal feed and biostimulant products with the intention to support the state's existing agriculture industry.

In June 2024, Ocean Rainforest submitted an application for an approximately 2,000-acre permit in the Santa Barbara Channel. The area will support a collection of modular ocean cultivation units (OCUs) that consist of similar components to those used at the existing Ocean Rainforest demonstration project site (i.e., anchors, chains, hardware, ropes, and buoys).

Their team recognizes that one of the primary concerns associated with U.S. aquaculture development is the durability and survivability of offshore infrastructure. To address these outstanding questions and further “de-risk” offshore cultivation, Ocean Rainforest is prepared to embrace a sequenced construction schedule. Adopting this approach will better ensure they are able to take advantage of the best available technology while further refining and optimizing system design.

Ultimately, the commercial scale project intends to:

1. Increase the supply of safe, sustainably produced and locally grown seaweed while minimizing potential negative environmental impacts.
2. Enhance and diversify Ventura Harbor as a major west coast resilient and sustainable fishing port and support the local economy through the addition of sustainable aquaculture.
3. Promote diversification of aquaculture practices and leverage the US seafood deficit by creating a new industry.
4. Strengthen public knowledge and understanding of sustainable seaweed farming practices.
5. Advance scientific knowledge and state of the art aquaculture practices through research and innovation.

**FISCAL IMPACT:**

There are currently no fiscal impacts.

**ATTACHMENTS:**

Attachment 1 – Powerpoint presentation

Attachment 2 – Letter of Support from the Ventura Port District



# VENTURA OFFSHORE SEAWEED AQUACULTURE PROJECT

## PERMITTING UPDATE

APR.15.2026



# AGENDA OVERVIEW

- **PROJECT BACKGROUND**
- **PERMITTING PROGRESS**
- **NEXT STEPS**
- **QUESTIONS**



# PROJECT BACKGROUND

Ocean Rainforest has applied for a **2,000-acre commercial permit** to cultivate Giant kelp in federal waters offshore of Ventura, CA

- Project aligns with NOAA Aquaculture Opportunity Area N2-D
- First ever commercial seaweed cultivation permit in US federal waters
- Project builds from Ocean Rainforest's demonstration seaweed farm, an 86-acre facility off the coast of Santa Barbara



# PROJECT BACKGROUND

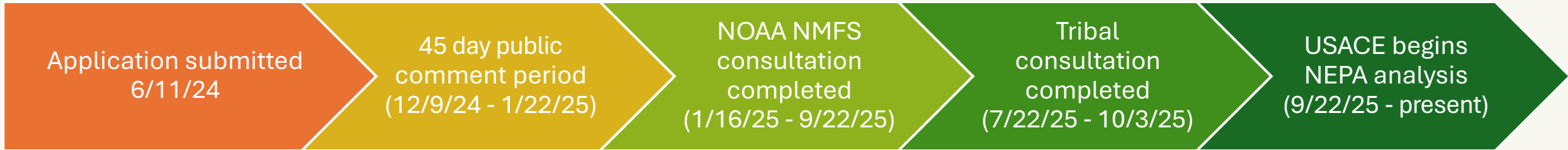
- Maximum of 21 OCUs at full build-out, producing ~6,000 wet tons of seaweed annually
- Biomass will be used for biostimulant production, targeting the robust local agricultural market
- **\$30-50 million dollar** estimated economic impact to Ventura county at full scale operation





# PERMITTING PROGRESS

USACE Project Manager Theresa Stevens retires 5/31/25, Antal Szijj takes over project

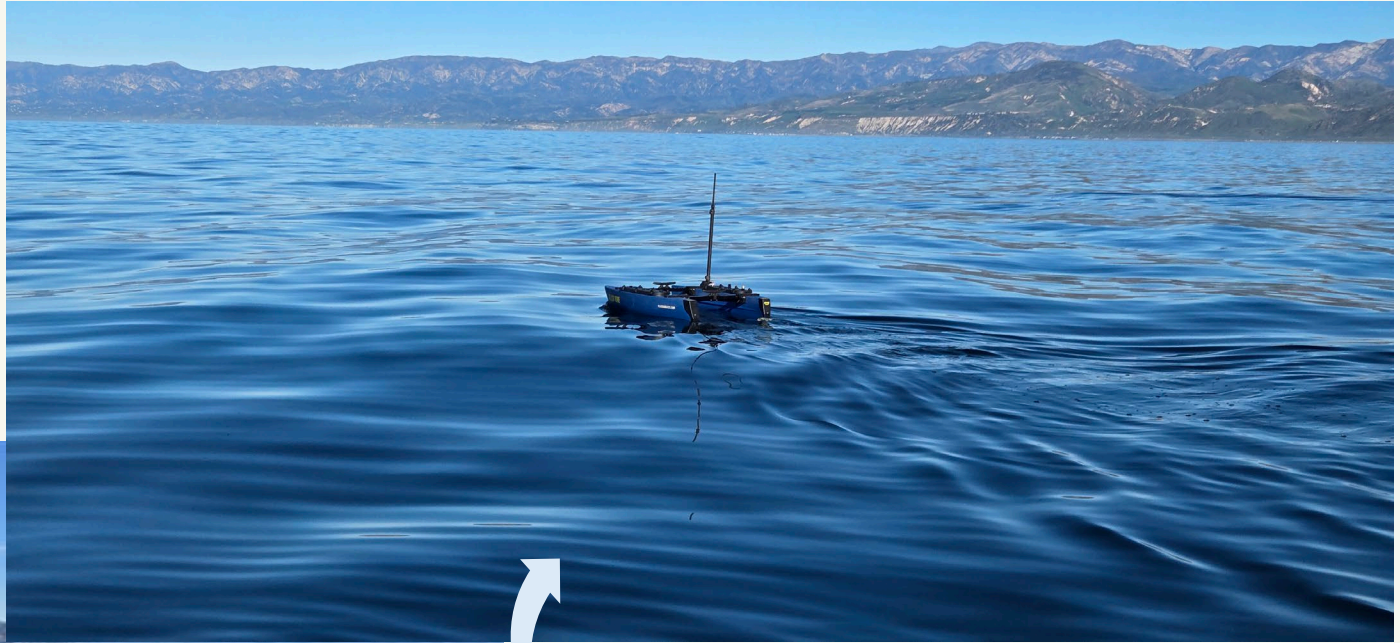


\*permitting process for demonstration project took ~2.5 years

# PERMITTING PROGRESS

We broke "ocean" at the new site!

SOFAR ocean buoy deployed at proposed site to collect baseline environmental data



Blue Robotics "BlueBoat" multibeam survey of seafloor beneath proposed first OCU site



# PERMITTING NEXT STEPS

## 1. USACE Decision Document

- Includes NEPA analysis and FONSI
- Deadline of May 31<sup>st</sup> to complete
- Will issue a conditional permit soon after

## 2. California Coastal Commission Consistency Determination

- Formal 180-day review period will begin this month
- Will require a public hearing at a Commission meeting for final approval

## 3. US Coast Guard

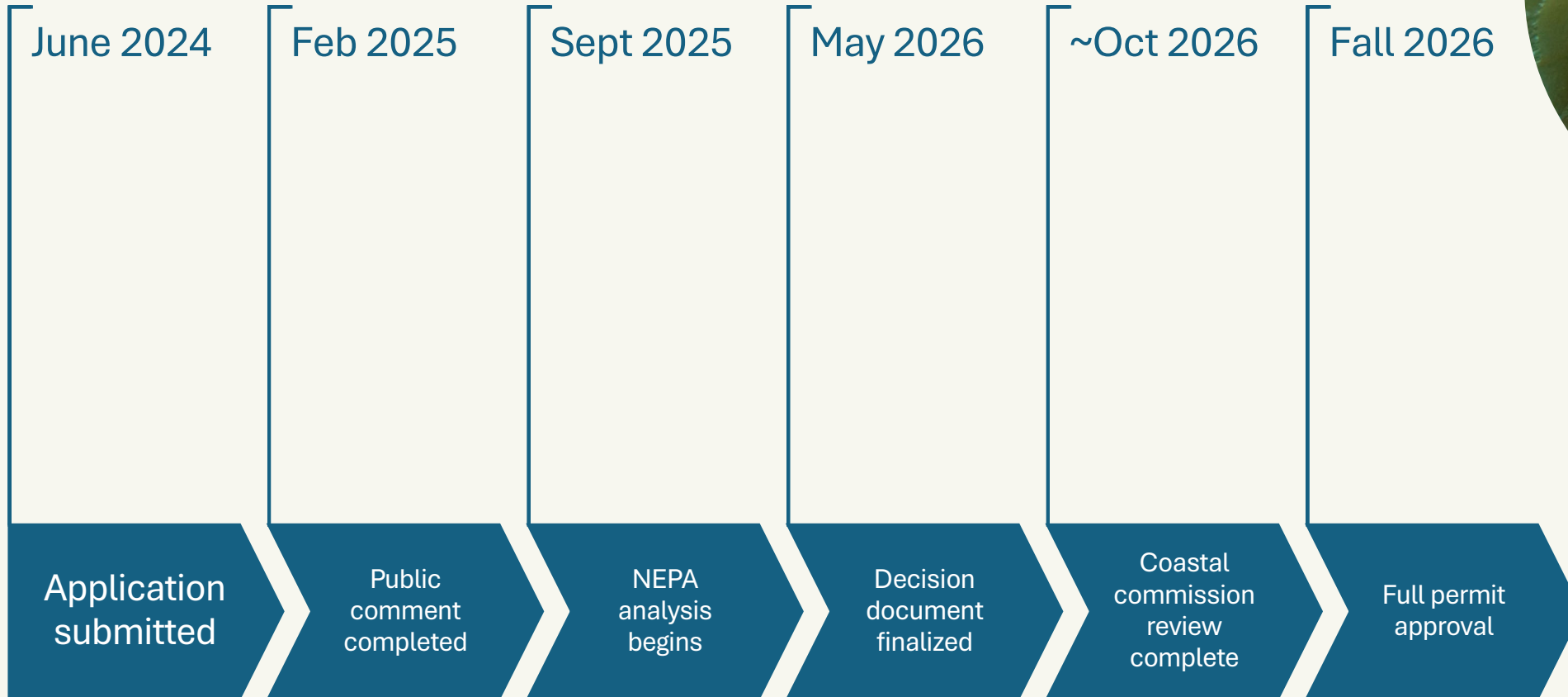
- Apply for a PATON permit for buoy deployment

## 4. Monitoring and Reporting Plan

- Submit to USACE/CC for approval prior to installation



# TIMELINE REVIEW



# THANK YOU!

SCAN THIS QR  
CODE TO SIGN  
UP FOR OUR CA  
NEWSLETTER



QUESTIONS?

[kaira@oceanrainforest.com](mailto:kaira@oceanrainforest.com)



[www.oceanrainforest.com](http://www.oceanrainforest.com)



[@oceanrainforest](https://www.instagram.com/oceanrainforest)



[Facebook.com/oceanrainforest](https://www.facebook.com/oceanrainforest)



January 8, 2025

Theresa Stevens  
Army Corps of Engineers  
Emailed to: [Theresa.stevens@usace.army.mil](mailto:Theresa.stevens@usace.army.mil)

Dear Ms. Stevens,

The Ventura Port District (Port District) submits this letter in support of Ocean Rainforest, Inc.'s (Ocean Rainforest) application to conduct commercial scale cultivation of Giant kelp in federal waters proximate to Ventura Harbor.

Ocean Rainforest seeks to permit 2,000 acres of ocean space in federal waters in the Santa Barbara Channel to conduct commercial scale cultivation of Giant kelp (*Macrocystis pyrifera*), a species native to California, using a series of innovative structures designed to withstand offshore conditions. This project proposal builds off the work that Ocean Rainforest has been doing over the past several years conducting an 86-acre pilot-scale seaweed cultivation site, also in federal waters of the Santa Barbara Channel. The project would be located in an area currently being considered by the National Oceanic and Atmospheric Administration (NOAA) as a Southern California Aquaculture Opportunity Area (AOA), in the same location as AOA Option N2-D. This is generally in a similar location previously studied by the Port District as part of its Ventura Shellfish Enterprise (VSE) project as being suitable for shellfish and seaweed aquaculture and is located in close proximity to Ventura Harbor.

Based upon the Port District's own extensive analysis of potential suitable sites in partnership with NOAA as part of the VSE project, Ocean Rainforest's proposed location appears to be well-suited to facilitate commercial-scale cultivation of Giant kelp while minimizing environmental impacts. As noted by Ocean Rainforest, the area has been evaluated as part of several site-suitability analyses, each of which has confirmed that the area avoids or minimizes significant use conflicts.

The project also has the potential to provide significant regional economic benefits. At full scale, Ocean Rainforest plans to harvest 6,000-11,000 wet tons of Giant kelp per year to be landed and processed in the Ventura Harbor, owned and operated by the Port District. Ocean Rainforest plans to process the kelp into a biostimulant product for agricultural use, which can reduce the amount of conventional fertilizer needed. Ocean Rainforest estimates a \$30-50 million dollar impact to Ventura County through this seaweed cultivation, harvesting, processing, and sales. The project is also anticipated to add 150 direct jobs and 350 indirect jobs to the local economy during construction and 50 direct and 125 indirect jobs during operation. Ventura Harbor has both the infrastructure to support such operations and would benefit from the project through synergies with the Port District's existing fishery operations, restaurants, and tourism. Ventura Harbor is home to one of the largest commercial fishing marinas and offloading facilities in the state. California Market Squid is by far the leading product by tonnage landed in Ventura. However, the industry is highly variable from one year to the next. The Port District seeks not only to maintain this important working waterfront but grow it through regional consolidation and diversification of landings. Supporting our commercial fishing industry through ongoing marina and facility modernization is front and center. So too has been advancing research in the Santa Barbara Channel to grow a sustainable aquaculture industry.

1603 Anchors Way Drive Ventura, CA 93001

Tel: (805) 642-8538

[www.venturaharbor.com](http://www.venturaharbor.com)

The project also has the potential to provide significant environmental benefits. Cultivating kelp is widely recognized for its positive environmental impacts, such as improved water quality and biodiversity. The project incorporates gear that would not be expected to result in marine mammal entanglements and as noted in the project Biological Assessment, entanglements associated with seaweed aquaculture gear are exceedingly rare. The Port District applauds Ocean Rainforest's early work on its pilot project to evaluate environmental impacts and is encouraged that the Corps has confirmed that there were no adverse environmental impacts reported associated with the pilot project, including no benthic impacts. The Port District is therefore supportive of expanding the operation to a commercial-scale size, while also incorporating a robust reporting and monitoring program. It appears that Ocean Rainforest agrees with that approach and has incorporated mitigation and monitoring best management practices the Port District would expect to be incorporated for such a project.

The Port District also appreciates the outreach and coordination Ocean Rainforest has performed to date to consider and minimize impacts to recreational and commercial fishing. While there will likely be some impact to commercial fishing, we support the continued effort by both Ocean Rainforest and the Corps to minimize such impacts.

The Corps has conducted a preliminary review of selected factors. The preliminary review found some impacts with respect to several of the selected factors. A determination has not been made as to a requirement for a project level environmental impact statement (EIS) for the proposed project. The Corps will make that determination after the receipt and review of public comments. The Port District does not take a position on the level of National Environmental Policy Act (NEPA) review but looks forward to reviewing the Corps' environmental analysis concerning the project.

The Port District's adopted 5-Year Objectives includes "Support current and future commercial fishing and sustainable aquaculture industries. Maintain and improve working waterfront facilities and infrastructure". Strategies in support of this objective include:

1. Engage with commercial fishing and sustainable aquaculture interests in Ventura Harbor
2. Continue improvements of District's Working Waterfront infrastructure
3. Continue to pursue opportunities for diversifying commercial fishing and sustainable aquaculture

The Port District's support of the Ocean Rainforest application by the Corps is consistent with the 5-Year Objectives and supporting strategies.

The Port District understands that there is significant work and analysis that needs to be performed prior to project approval, including environmental review pursuant to NEPA, consultation with the U.S. Fish & Wildlife Service and National Marine Fisheries Service, and further consultation with other appropriate governmental agencies. The Port District is encouraged by the thorough project application and analysis performed to-date and looks forward to reviewing additional analysis as it becomes available. The Port District supports the application and hopes that the Corps can approve the project, bringing regional economic and environmental benefits, while continuing to minimize environmental impacts.

Thank you for your consideration.

Sincerely,



Brian D. Pendleton  
General Manager

cc: Board of Port Commissioners



**BOARD OF PORT COMMISSIONERS  
APRIL 15, 2026**

**STANDARD AGENDA ITEM 3**

**APPROVAL OF RESOLUTION No. 3554  
AUTHORIZING A NOTICE OF PROPOSED  
ORDINANCE FOR THE ASSIGNMENT OF  
THE EXISTING PARCELS 20 & 14  
MASTER LEASE BETWEEN THE  
VENTURA PORT DISTRICT AND  
DEREKTOR MARINE HOLDINGS TO  
ARGO SMI KINSHIP, LLC**

**VENTURA PORT DISTRICT  
BOARD COMMUNICATION**

**STANDARD AGENDA ITEM 3**  
Meeting Date: April 16, 2026

---

TO: Board of Port Commissioners  
FROM: Brian D. Pendleton, General Manager  
Todd Mitchell, Deputy General Manager  
Tom Bunn, Lagerlof LLP  
Pablo De Leon, Lagerlof LLP  
SUBJECT: Approval of Resolution No. 3554 Authorizing a Notice of Proposed Ordinance for the Assignment of the Existing Parcels 20 & 14 Master Lease Between the Ventura Port District and Derecktor Marine Holdings to Argo SMI Kinship, LLC

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**RECOMMENDATION:**

That the Board of Port Commissioners adopt Resolution No. 3554 authorizing the Ventura Port District to publish a Notice of Proposed Ordinance for the Assignment of the Existing Parcels 20 & 14 (collectively, the “Premises”) Master Lease between Ventura Port District (District) and Derecktor Marine Holdings, LLC (DMH) to Argo SMI Kinship, LLC in a newspaper of general circulation.

**SUMMARY:**

DMH is the current Master Tenant of Parcels 20 & 14, pursuant to that certain Lease (Master Lease) which was entered into with the District on April 30, 2024 for a term of 30 years with a 20-year option.

DMH made a written request to consider assignment on August 19, 2025. This was followed on September 3, 2025, on which date during the regular Board of Commissioners meeting, while the Board was considering another matter related to the Premises, DMH advised the District of its interest in assigning the lease.

Having materially received the documents and information required under the Master Lease’s conditions for assignment Staff and District legal counsel are recommending the Board adopt Resolution No. 3554 authorizing the Ventura Port District to publish a Notice of Proposed Ordinance to advise the public of a hearing regarding the Board’s consideration of the assignment at the May 6, 2026 Board meeting.

**GUIDING PRINCIPLES:**

- 3) Increase economic development, vitality, and diversity of the District through effective leasing and marketing strategies.
- 5) Build respectful, productive relationships with employees, tenants, residents, visitors, stakeholders, public officials, and elected representatives while promoting diversity, equity, and inclusion.
- 6) Provide exception public service and organizational transparency.

**5-YEAR OBJECTIVES:**

- M) Collaborate with Master Tenants and National Park Service to plan, improve, and develop the Harbor in a financially and environmentally sustainable way.
  - 1) Engagement and support of Master Tenants for successful business operations at the Harbor.

**BACKGROUND:**

On September 16, 2020, the Board approved the Assignment of the then current ground lease and an Option Agreement to DMH for Parcels 20 and 14.

On May 3, 2023, the Board approved Ordinance 57 authorizing execution of Amendment No. 7 to the then current Parcels 20 and 14 Master Lease and an Amendment to the Assignment and Option Agreement between the District and DMH for a New 50-Year Master Lease for Parcel 20.

Following DMH's completion of the CEQA process, on June 7, 2023, the Board adopted Resolution No. 3475 approving DMH's proposed development project for Parcels 20 and 14. In addition, as of February 22, 2024, the City of Ventura (City) deemed DMH's application for the project complete, and as of March 28, 2024, DMH provided Staff with evidence reasonably satisfactory to the District that adequate financing would be likely available for the construction of the project.

After having obtained a Coastal Development Permit from the City and a Notice of Intent to Issue a Coastal Development Permit by the California Coastal Commission, DMH sought approval of the Board to amend the approved project on September 3, 2025.

At the November 12, 2025 Board meeting, the Board adopted Resolution No. 3544:

- a) Approving the 2025 Addendum to the Final Initial-Study Mitigated Negative Declaration;
- b) Approving the Ventura Port District Project Approval Conditions;
- c) Approving the Parcels 20 and 14 Redevelopment Project located at 1644 and 1404 Anchors Way; and
- d) Authorizing the General Manager to file the Notice of Determination with the State Office of Planning and Research and the Ventura County Clerk.

#### **ARGO SMI KINSHIP, LLC**

ARGO SMI KINSHIP, LLC ("Argo Kinship") is a newly formed subsidiary of Argo Marina Investors LLC ("Argo"), which is externally managed and minority owned by Suntex Marina Investors LLC ("Suntex"). Kinship Marina is the name of the DMH Marina.

Both nationally and locally within Ventura County, under the leadership of Hampus Idsater (Director of Investments) and Chris Petty (Chief Investment Officer), Suntex has extensive experience acquiring and redeveloping marina properties in Ventura County. In nearby Channel Islands Harbor, Suntex completed the redevelopment of Bahia Marina and commenced the redevelopment of Peninsula Yacht Marina. Bahia Marina is similar to Kinship Marina in the sense that it is located right next to the harbor entrance and offers approximately 100 slips to the boating public.

Other marina redevelopments under the stewardship of Suntex include Vintage Marina and the commercial fishing marina adjacent to Marine Emporium Landing marina property in Channel Islands Harbor. Elsewhere in California, Suntex is actively redeveloping Tahoe Keys Marina into a first-class marina on Lake Tahoe.

Nationally, the Suntex network of marinas consists of more than 100 marinas across more than 15 states, and a total of approximately 30,000 boat slips.

As Argo Kinship is a newly formed entity without assets, Argo has agreed to provide a guarantee of \$5 million for performance under the master lease. District legal counsel has advised that this guaranty would protect the District in the event of failure to pay or perform, although subject to the cap.

### **Request for Assignment**

At the Board meeting on September 3, 2025, during their presentation to the Board, DMH advised of their intent to sell their interest in the Premises to Argo Kinship (at the time referred to as Suntex) and would seek the Board's approval of the lease assignment. This was preceded by a request to consider assignment on August 19, 2025.

Argo, Suntex and DMH have subsequently provided information in response to the conditions of Lease Assignment, as outlined in the Master Lease Article 16. Suntex has also provided a Letter of Introduction (Attachment 1). This letter outlines the intentions of Argo Kinship or its affiliates in performing leasehold improvements as well as services offered upon completion of those improvements.

Since the master lease of 30 years plus option for the 20 years exceeds 10 years, the Board of Port Commissioners is required, pursuant to the California Harbors and Navigations Code Section 6270, to authorize and direct staff to publish a notice of its intent to adopt an Ordinance authorizing execution of the lease in the form attached hereto.

If the publication of the resolution is approved by the Board, at the May 6, 2026 meeting, the Board will consider the assignment of the master lease.

### **Transaction Conditions**

To conclude the transaction between DMH and Argo Kinship, there are conditions precedent to the closing of the transaction. Special conditions of note include:

- Executing sublease(s) of the second-floor office space above the Water's Edge restaurant.
- DMH and Argo Kinship must execute a long-term sub-lease of the boatyard to DMH.
- DMH must obtain and deliver all entitlements to construct the new marina.
- DMH must provide a disposition timeline for abandoned and foreclosed boats.
- Neither Argo, Suntex, nor Argo Kinship will not be required by the District to obtain a construction bond for the leasehold improvements (instead relying upon the \$5 million corporate guaranty).
- The District will not require Argo Kinship to build the new 2-story office building as part of the approved project and instead will be granted latitude to revisit this with the District at a later time. (Staff note that, if approved, Argo Kinship will be required to secure any necessary modifications to entitlements).

### **FISCAL IMPACT:**

The existing Master Lease is for a period of 30 years, with a 20-year option. It establishes uses and rents to be paid during the tenancy. It also establishes the requirement for parcel redevelopment to be completed within a maximum of 8 years of execution of the lease at the tenant's expense, with a minimum investment threshold of \$3.5M.

Per the Master Lease, DMH is required to pay appreciation rent in the amount of 4% of the total consideration received for the sale to Suntex/Argo. The Master Lease also requires a payment of \$2,500 for consideration of the assignment, which has been received. In addition, all third-party costs (i.e., legal costs) for the processing of the assignment shall be reimbursed to the District as part of the close of escrow.

**ATTACHMENTS:**

- Attachment 1 – Letter of Introduction from Suntex Marina Investors LLC and Argo Marina Investors LLC
- Attachment 2 – Comparison of Development Project (2015, 2023, 2025, 2026 as proposed by Suntex/Argo in Letter of Introduction)
- Attachment 3 – Resolution 3554 (Incl. Exhibit A - Notice of Proposed Ordinance)



April 7, 2026

Mr. Brian Pendleton  
General Manager  
Ventura Port District  
1603 Anchors Way Drive  
Ventura, CA 93001

Via Email to: [bpendleton@venturaharbor.com](mailto:bpendleton@venturaharbor.com)  
Copy to: [tmitchell@venturaharbor.com](mailto:tmitchell@venturaharbor.com)

Re: **Kinship Marina (Parcel 20)**

Dear Mr. Pendleton,

On behalf of Suntex Marina Investors LLC and its affiliate Argo Marina Investors LLC (collectively “Suntext”), we would like to thank you for all the work you and your team have conducted to determine the suitability of Suntext as the potential next master lessee of Kinship Marina in Ventura Harbor (the “Property”).

Suntex is excited about the prospect of acquiring the master leasehold interest in this Property, subject to final approval by our Board of Directors, and executing our planned improvements to it in the years ahead. These improvements include a full replacement of the existing docks with a state-of-the-art marina with approximately 100 wet slips in accordance with the plans presented to the California Coastal Commission by the current master lessee. In addition, we plan to make significant improvements to the Property’s landside amenities including parking lot repaving, fence repairs, landscaping, building repairs and painting, pier reinforcements, and sidewalk improvements, among other investments. Our plan is to complete all of these improvements within the 60-month construction period you have specified.

Please rest assured that the boatyard, dry storage of boats, restaurant, and office space will remain in place when Suntext becomes the new master lessee. Kinship Marina will also continue to offer fuel to the general boating public. While we are not able to commit to the continued provision of live bait at this marina, we look forward to working with you and the local community to find a solution to this issue that satisfies all stakeholders. We would also like to see Kinship Marina continue to provide public access to the water, such as through sportfishing and/or other future commercial operations.


We – Hampus Idsater and Chris Petty – will serve as your main points of contact throughout the redevelopment process. Under our leadership, Suntex has gained extensive experience acquiring and redeveloping marina properties in Ventura County. For example, in nearby Channel Islands Harbor, we recently completed the redevelopment of Bahia Marina and commenced the redevelopment of Peninsula Yacht Marina. Bahia Marina is similar to Kinship Marina in the sense that it is located right next to the harbor entrance and offers approximately 100 slips to the boating public. Other marina redevelopments in our pipeline include Vintage Marina and the commercial fishing marina adjacent to our Marine Emporium Landing marina property in Channel Islands Harbor. Elsewhere in California, we are actively redeveloping Tahoe Keys Marina into a first-class marina on Lake Tahoe.

Our master lease assignee entity’s parent company – Argo Marina Investors LLC – will provide a lease guaranty to give you comfort that we will meet our performance and construction obligations in the years ahead. This guaranty will be subject to a maximum cap of \$5m, which reflects the estimated hard construction costs of the new docks.

We understand that the current master lessee of Kinship Marina has proposed a new building for office or mixed-use purposes in some of their past submissions to your Board of Port Commissioners. Suntex has extensive experience constructing such buildings. For example, in recent years, we acquired a parking lot in Fort Lauderdale that we subsequently redeveloped into a state-of-the-art marina with a mixed-use upland building housing a variety of office tenants and an Ocean Prime restaurant. In addition, here in Southern California, we are currently in the process of redeveloping upland buildings both at our Marina Del Rey Marina and at our Peninsula Yacht Marina in Channel Islands Harbor. However, in light of our upland development experience, we also know how important it is to sequence this type of development appropriately. Until we have completed the construction of the new ~100-slip Kinship Marina and leased it up, we are not able to commit to adding a new building at Kinship Marina. The potential new building needs to be treated as an optional and subsequent “Phase 1b” of the overall redevelopment project, which we will be interested in revisiting once we complete the Phase 1 waterside development.

In our view, Kinship Marina represents a unique opportunity to add value to Ventura Harbor by creating a truly special experience for the local boating community. The Property benefits from a spectacular view of the Pacific Ocean but still needs significant investment to fulfill its potential, especially on the waterside. We look forward to partnering with you to realize this vision for the benefit of our Suntex customers and the general public.

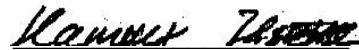
Sincerely,



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Chris Petty

**Chief Investment Officer**



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Hampus Idsater

**Director of Investments**

Project Elements	2015 Approved Plan	2023 Approved Plan	City Approved Plan	CCC Approved Plan	2025 Approved Plan	Proposed w/Assignment
Total # of Slips	80	74	N/A	95	95	95
Recreational Slips up to 25'	4	15	N/A	23	23	23
Recreational Slips 25' to 36'	25	3	N/A	11	11	11
Recreational Slips over 36'	51	43	N/A	50	50	50
Commercial Slips	Not Included	13	N/A	11	11	11
Liveaboard Percentage	Up to 18.8%	10%	N/A	10%	10%	10%
Waterside Office(s)	480 sq ft	512 sq ft + 384 sq ft	N/A	384 sq ft	384 sq ft	384 sq ft
Public Dock	Yes	Yes	N/A	Yes	Yes	Yes
Marine Diesel and Gasoline Service	Yes	Yes	N/A	Yes	Yes	Yes
Proposed Water Side Lease Area (sq. ft.)	Approx. 150,000 sq ft	100,830 sq ft	N/A	100,830 SF	100,830 sq ft	100,830 sq ft
# of Bait Tanks	5	4	N/A	0	0	0
# of Gangways	3	2	N/A	2	2	2
Dry Storage Capacity	120	34	34	N/A	34	34
Stacked Storage Capacity	N/A	80	0*	N/A	0	0
New Paving Area	20,000 sq ft	47,355 sq ft	47,355 sq ft	N/A	47,355 sq ft	47,355 sq ft
New/Enhanced Hardscape/Landscape	Not Included	37,000 sq ft	37,000 sq ft	N/A	37,000 sq ft	37,000 sq ft
# of Parking Spaces	111 to 123	137	137	N/A	137	137
# of Trash Enclosures	Not Included	2 (1 on District property)	2 (1 on District property)	N/A	2 (1 on District property)	2 (1 on District property)
New building Sq. Ft.	Boater Restrooms (est 400 sq ft)	9,451 (incl. balconies)	9,451 (incl. balconies)	N/A	9,451 (incl. balconies)	0 (Optional at later date)
Elevator added to Waters Edge	Not Included	Yes	Removed. Office instead of Taproom	N/A	No	No
New Façade/Paint for Waters Edge	Not Included	Yes	Yes	N/A	Yes	Yes
Paint for Sport Fishing	Not Included	Yes	Yes	N/A	Yes	Yes
Existing Boat Repair Building Renovation	Not Included	Yes	Yes	N/A	Yes	Yes



**RESOLUTION NO. 3554**

**RESOLUTION OF THE BOARD OF PORT COMMISSIONERS  
OF THE VENTURA PORT DISTRICT APPROVING A  
NOTICE OF PROPOSED ORDINANCE FOR THE ASSIGNMENT OF THE EXISTING  
PARCELS 20 AND 14 MASTER LEASE BETWEEN DERECKTOR MARINE HOLDINGS, LLC  
AND THE DISTRICT TO ARGO SMI KINSHIP, LLC**

WHEREAS, the Ventura Port District (“District”) is considering approving the assignment of the existing Parcels 20 and 14 Master Lease between the District and Derektor Marine Holdings, LLC dated April 30, 2024 (“Lease”) to Argo SMI Kinship, LLC;

WHEREAS, the Lease is for a period of fifty (50) years; and

WHEREAS, pursuant to the California Harbors and Navigation Code section 6270, a lease of District property for a period of more than ten (10) years must be authorized by ordinance and published in a newspaper of general circulation in Ventura County at least once before final passage (Exhibit A).

NOW, THEREFORE, BE IT RESOLVED that the Board of Port Commissioners of the Ventura Port District hereby authorizes and directs District Staff to publish a notice of its intent to adopt an ordinance approving the assignment of the Lease and authorizing and directing the General Manager to work towards effectuating such assignment, to comply with Harbors and Navigation Code section 6270.

PASSED, APPROVED, AND ADOPTED at a Regular Meeting of the Board of Port Commissioners of Ventura Port District held this 15<sup>th</sup> day of April 2026, adopted by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAINED:

\_\_\_\_\_  
Michael Blumenberg, Chair

ATTEST:

\_\_\_\_\_  
Anthony Rainey, Secretary

**EXHIBIT A**

**NOTICE OF PROPOSED ORDINANCE  
OF THE VENTURA PORT DISTRICT**

(California Harbors and Navigation Code section 6270)

NOTICE IS HEREBY GIVEN that on May 6, 2026 at 6:00 PM, a meeting of the Board of Port Commissions of the Ventura Port District will be held at the District office located at 1603 Anchors Way Drive, Ventura, California and virtually via Zoom meeting.

Said meeting of the Board of Port Commissions is, in part, for the purpose of considering the adoption and passage of the following ordinance:

“ORDINANCE NO. 62

AN ORDINANCE OF THE BOARD OF PORT COMMISSIONERS  
OF VENTURA PORT DISTRICT APPROVING AN ASSIGNMENT OF LEASE  
(California Harbors and Navigation Code section 6270)

The Board of Port Commissioners of the Ventura Port District hereby ordains as follows:

The General Manager of the Ventura Port District is authorized and directed to assign the Master Lease between Ventura Port District and Derektor Marine Holdings, Inc. on or about May 6, 2026.

A copy of the lease agreement is available for inspection during regular business hours at the District Office located at 1603 Anchors Way Drive, Ventura, California.

If the foregoing ordinance is adopted upon the majority vote of the Board of Port Commissioners of the Ventura Port District, said ordinance will become effective immediately after final passage.

This Notice is published at the direction of the Board of Port Commissioners pursuant to Resolution No. 3554 duly adopted at the regular meeting of the Board of Port Commissioners of the Ventura Port District held on April 15, 2026.

Brian D. Pendleton, General Manager  
Ventura Port District