



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

REGULAR MEETING WEDNESDAY, JULY 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.

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 LABOR NEGOTIATORS PER GOVERNMENT CODE SECTION 54957.6:

Agency Representatives: Michael Blumenberg, Elizabeth Howell, Tom Bunn, Oliver Yee, negotiators

Unrepresented employee: General Manager

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.

APPROVAL OF MINUTES

The Minutes of July 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.

CLOSED SESSION REPORT

Closed Sessions are not open to the public pursuant to the Brown Act. Any reportable actions taken by the Commission during Closed Session will be announced at this time.

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

- a) Deputy General Manager, Todd Mitchell, to attend the CSDA 2026 Special District Leadership Academy on September 13-16, 2026 in San Luis Obispo, CA.
- b) Administrative Services Manager, Sarah Clancy, to attend the CJPIA 2026 Human Resources Academy on August 17-20, 2026 in Chula Vista, CA.
- c) Deputy General Manager, Todd Mitchell, to attend the CJPIA 2026 Human Resources Academy on August 17-20, 2026, in Chula Vista, CA.
- d) Business Operations Manager, Jessica Snipas to attend ICSC@WESTERN on September 14-16, 2026 in San Diego, CA.

B) Approval of Payments for June 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 June 2026.

C) Approval of Amendment No. 2 to the Retail Lease Agreement with Louise Gaye Clanton and Tracy Lanquist dba “Ventura Swimwear”

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve Amendment No. 2 to the Retail Lease Agreement dated May 25, 2021 (the “Lease”) between the Ventura Port District dba “Ventura Harbor Village” and Louise Gaye Clanton and Tracy Lanquist dba “Ventura Swimwear”, for the premises located at 1559 Spinnaker Drive, Suite #102 (“Premises”), consisting of approximately 1,056 square feet.

D) Award of Bid for the FY2026-2027 Security Services at Ventura Harbor Village and Marina

Recommended Action: Voice Vote.

That the Board of Port Commissioners award a bid for the FY2026-2027 Security Services at Ventura Harbor Village and Marina to Luminex Security Group in the amount not to exceed \$175,608 with the future optional years two and three not to exceed \$183,480 and \$197,292 respectively all on a time and materials basis.

E) Adoption of Resolution No. 3560 Accepting the Work of Riviera Construction for the 1559 Spinnaker Drive Suite 101 Exterior and Interior Improvements Project

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3560:

- a) Accepting the Work of Riviera Construction for 1559 Spinnaker Drive Suite 101 Exterior and Interior Improvements Project.
- b) Authorize staff to prepare and record a Notice of Completion with the Ventura County Recorder.

STANDARD AGENDA:

1) Portside Ventura Update

Recommended Action: Informational.

That the Board of Port Commissioners receive an update on Portside Ventura activities and operations.

2) Preparing for the Amendment of Ordinance No. 44

Recommended Action: Informational.

That the Board of Port Commissioners receive a report on Ordinance No. 44 and the Ventura Port District's intent to prepare an amendment of Ordinance No. 44.

3) Ventura Port District 5-Year Objectives Fiscal Year 2025-2026 Report

Recommended Action: Voice Vote.

That the Board of Port Commissioners receive and file the Ventura Port District 5-Year Objectives report for Fiscal Year 2025-2026.

ADJOURNMENT

This agenda was posted on Friday, July 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
JULY 15, 2026

APPROVAL OF MINUTES
JULY 1, 2026
REGULAR MEETING

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS REGULAR MEETING MINUTES OF JULY 1, 2026



CLOSED SESSION

CALL TO ORDER:

The Ventura Port District Board of Port Commissioners Regular Closed Session Meeting was called to order by Chair Blumenberg at 5:32PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

ROLL CALL:

Commissioners Present:

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

Commissioners Absent:

Chris Stephens

Port District Staff:

Brian D. Pendleton, General Manager
Todd Mitchell, Deputy General Manager
Jessica Rauch, Clerk of the Board
Jessica Snipas, Business Operations Manager

Legal Counsel:

Tom Bunn, Lagerlof, LLP
Gene Wu, Lagerlof, LLP

Number of Interested Persons:

0 via zoom; 0 in-person

PUBLIC COMMUNICATIONS: Closed at 5:33PM.

CONVENED TO CLOSED SESSION AT 5:34PM.

ADJOURNED CLOSED SESSION AT 6:02PM.

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 6:17PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

PLEDGE OF ALLEGIANCE: by Harbor Patrol Chief Higgins.

ROLL CALL:

Commissioners Present:

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

Commissioners Absent:

Chris Stephens

Port District Staff:

Brian D. Pendleton, General Manager
Todd Mitchell, Deputy General Manager
Jessica Rauch, Clerk of the Board
Sarah Clancy, Administrative Services Manager via Zoom
Brendan Donohue, Senior Harbor Patrol Officer
John Higgins, Harbormaster
Jessica Snipas, Business Operations Manager
Dave Werneburg, Marina Supervisor via Zoom

Legal Counsel:

Tom Bunn, Lagerlof, LLP
Robert Smith, K&L Gates via Zoom

City of Ventura Liaisons:

Councilmember Duran, City Council Liaison – absent

Number of interested persons:

0 via zoom; 4 in person

ADOPTION OF AGENDA

ACTION: Commissioner Rainey moved to adopt the July 1, 2026 agenda.

Commissioner Anderson seconded. The vote was unanimous.

APPROVAL OF MINUTES

ACTION: Vice-Chair Howell moved to approve the June 17, 2026 regular meeting minutes.

Commissioner Anderson seconded. The vote carried 3-0-1 (Blumenberg abstained).

PUBLIC COMMUNICATIONS: Andrew Berner of Hokuloa Outrigger gave an update on the club's activities. Nobelguard Security, current security vendor for the District, shared their annual performance report. Closed at 6:22PM.

CLOSED SESSION REPORT: Mr. Bunn stated that the Board met in closed session and discussed and reviewed all items on the closed session agenda. Staff was given instructions on how to proceed, as appropriate, and no action was taken that is reportable under The Brown Act.

BOARD COMMUNICATIONS: Commissioner Rainey appreciated the annual security report and would like the public to read it. Closed at 6:24PM.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton reported on upcoming events and promotions at Harbor Village. Closed at 6:26PM.

CONSENT AGENDA:

A) Award of Bid for the FY2026-2027 Janitorial Supplies Agreement

Recommended Action: Voice Vote.

That the Board of Port Commissioners award the FY2026-2027 Janitorial Supplies Agreement to Aramsco, Inc. in the amount not to exceed \$55,000.

Public Comment: None.

ACTION: Vice-Chair Howell moved to award the FY2026-2027 Janitorial Supplies Agreement to Aramsco, Inc. in the amount not to exceed \$55,000.

Commissioner Anderson seconded. The vote was unanimous.

B) Approval of a New Retail Lease Agreement with Superboat, Inc. dba "Island Packers"

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 Superboat, Inc. dba "Island Packers", of approximately (i) 2,771 square feet of interior retail and office space area (within the demising walls of the building) in Ventura Harbor Village commonly known as 1691 Spinnaker Drive, Suite #105B, Ventura, California 93001; and (ii) 536 square feet of exterior patio area.

Public Comment: None.

ACTION: Vice-Chair Howell moved to approve a new Retail Lease Agreement between the Ventura Port District dba "Ventura Harbor Village" and with Superboat, Inc. dba "Island Packers", of approximately (i) 2,771 square feet of interior retail and office space area (within the demising walls of the building) in

Ventura Harbor Village commonly known as 1691 Spinnaker Drive, Suite #105B, Ventura, California 93001; and (ii) 536 square feet of exterior patio area.

Commissioner Anderson seconded. The vote was unanimous.

C) Termination of Current Office Lease Agreement for 1591 Spinnaker Drive #207 and Approval of New Retail Lease Agreement for 1559 Spinnaker Drive #101B with Buenaventura Art Association

Recommended Action: Voice Vote.

That the Board of Port Commissioners:

- a) Approve the termination of an Office Lease Agreement, dated December 1, 2024, between the Ventura Port District dba Ventura Harbor Village and Buenaventura Art Association, a California Nonprofit Mutual Benefit Corporation, for the premises located at 1591 Spinnaker Drive #207, consisting of approximately 1,240 square feet.
- b) Approve a new Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Buenaventura Art Association, a California Nonprofit Mutual Benefit Corporation, for the premises located at 1559 Spinnaker Drive #101B, consisting of approximately 1,017 square feet.

Public Comment: None.

ACTION: Vice-Chair Howell moved to:

- a) **Approve the termination of an Office Lease Agreement, dated December 1, 2024, between the Ventura Port District dba Ventura Harbor Village and Buenaventura Art Association, a California Nonprofit Mutual Benefit Corporation, for the premises located at 1591 Spinnaker Drive #207, consisting of approximately 1,240 square feet.**
- b) **Approve a new Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Buenaventura Art Association, a California Nonprofit Mutual Benefit Corporation, for the premises located at 1559 Spinnaker Drive #101B, consisting of approximately 1,017 square feet.**

Commissioner Anderson seconded. The vote was unanimous.

STANDARD AGENDA:

1) Ventura Port District Sand Management Plan CDP 4-24-0248

Recommended Action: Informational.

That the Board of Port Commissioners receive an update from the General Manager and Special Legal Counsel regarding the District's efforts to obtain final approval of the proposed Ventura Port District Sand Management Plan CDP 4-24-0248 from the California Coastal Commission.

Report by Robert Smith, K&L Gates.

Public Comment: None. Closed at 6:42PM.

ACTION: The Board of Port Commissioners received an update from the General Manager and Special Legal Counsel regarding the District's efforts to obtain

**final approval of the proposed Ventura Port District Sand Management Plan
CDP 4-24-0248 from the California Coastal Commission.**

2) Acceptance of Fiscal Year 2024-2025 Final Audit

Recommended Action: Voice Vote.

That the Board of Port Commissioners accept the Financial Statements and Supplementary Information with Independent Auditor's Report for the Year Ended June 30, 2025, prepared by Clifton Larson Allen, LLP.

Report by Sarah Clancy, Administrative Services Manager. Bob Callanan, CliftonLarsonAllen was available for questions.

Public Comment: None. Closed at 6:47PM.

ACTION: Commissioner Rainey moved to accept the Financial Statements and Supplementary Information with Independent Auditor's Report for the Year Ended June 30, 2025, prepared by Clifton Larson Allen, LLP.

Vice-Chair Howell seconded. The vote was unanimous.

3) Presentation on Fathomwerx Proving Ground and Innovation Technologies Consortium

Recommended Action: Informational.

That the Board of Port Commissioners receive an informational report on the Fathomwerx Proving Ground and Innovation Technologies Consortium.

Report by Steve Kinney, President of Innovation Technologies Consortium.

Public Comment: None. Closed at 7:58PM.

ACTION: The Board of Port Commissioners received an informational report on the Fathomwerx Proving Ground and Innovation Technologies Consortium.

ADJOURNMENT: The meeting was adjourned at 7:59PM.

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

Anthony Rainey, Secretary



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

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

GUIDING PRINCIPLES	
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.

5-YEAR OBJECTIVES		STRATEGY	
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.

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

1559 SPINNAKER DR #101, INTERIOR AND EXTERIOR RENOVATION
Status: Substantially Completed, pending final cleaning and authorization of Notice of Completion
Budget: On Budget

Installation of the new storefront glass and exterior cladding for Suite 101B commenced in mid-June. As of June 26, 2026, the contractor was installing the final glass panels to complete the storefront work. Upon completion of the glass installation, final cleaning of the storefront and glazing will be performed.



The storefront glass and cladding installation represents the final construction activity associated with the 1559 Spinnaker Drive, Suite 101B remodel and storefront improvements. Once this work has been completed and all closeout activities are finalized, staff will return to the Board of Port Commissioners with a request to authorize issuance of a Notice of Completion for the project.

1575 SPINNAKER DR. FACADE RENOVATION
Status: Underground Plumbing Completed, Project on Schedule
Budget: On Budget

The 1575 Building Exterior Façade Improvements Project continues to progress, with demolition, grading, compaction, and micropile installation completed. Construction has advanced into the underground utility and foundation phases of the project. During the month of June, all underground waste lines were installed. The retaining wall was fully waterproofed, and the trench drain was installed and inspected, with final sign-off received from the City of Ventura. The entire project site has been backfilled and compacted, completing this phase of site preparation.



Following the soil disturbance that occurred during micropile installation, the vegetation adjacent to the revetment was removed to allow for inspection of the revetment and surrounding area. The inspection confirmed that no damage had occurred to the revetment. The affected area has since been backfilled with new soil and compacted. Installation of new bougainvillea landscaping is anticipated to be completed prior to the Fourth of July holiday weekend.

Structural footing excavation is currently underway, with footing cuts in progress. Placement of the grade beam footings is scheduled for early July. Completion of the grade beam footings will allow installation of the structural steel to begin, marking the start of vertical construction and the build-up of the new structure.

The project continues to progress in accordance with the contractor's current construction schedule.



1603 ANCHORS WAY SECURITY RENOVATIONS

Status: Cabinetry, Countertop and Flooring Complete, Final Touch Ups in Progress.
Budget: On Budget



The administrative office renovation project at 1603 Anchors Way continues to progress and will improve physical security for administrative staff while maintaining the ability to effectively serve members of the public.

During the month of June, installation of the new flooring, cabinetry, and countertops was completed throughout the renovated office area. The electric door entry system has also been installed, completing the major construction and security improvements associated with the project.

As of the end of June, only minor paint touch-up remains before the renovation is considered fully complete.

Based on the contractor's current schedule, the remaining punch list work is expected to be completed in early July 2026. Staff will continue to monitor progress and provide updates as the project advances toward final completion.



VENTURA PORT DISTRICT
DEPARTMENTAL STAFF REPORT

Meeting Date: July 15, 2026

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

No new activity or updates for the month of June.

ATTACHMENT:

None.

VENTURA PORT DISTRICT
DEPARTMENTAL STAFF REPORT

Meeting Date: July 15, 2026

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

MAINTENANCE ACTIVITIES

VHV 1583 STEPS RE-PAINTED: HIGH VISABILITY SAFETY YELLOW

Status: Completed

Budget: Budgeted (Grounds Maintenance)

The steps and ADA ramp located in front of Frenchie’s needed to be scraped and re-painting with high visibility yellow to ensure the safety of visitors entering the Harbor Village.



BEFORE



AFTER

VHV MAINTENANCE BUILDING MAIN ELECTRICAL

Status: Completed

Budget: Budgeted (Building Maintenance)

After the arrival of the new maintenance building (“the Shack”), our team needed to run conduit and wiring from the main panel in 1567 electrical room to the new building. This required several hours of conduit installation and pulling wire to the main panel and installing the main breaker to power the new building.



VHV MAINTENANCE BUILDING FACILITIES AREA

Status: Completed

Budget: Budgeted (Grounds Maintenance)

The old gates into the Village maintenance yard were in poor condition. With the help of our vendor JPL Construction, a new frame was fabricated and installed. After installation, the maintenance team proceeded to install the gate boards that were pre-painted prior to installation, touch-up, hardware installation, and new signage.



VHV 1559 LANDSCAPE IMPROVEMENT

(OTA/BROPHYS/ROWEN BOUTIQUE/VENTURA SWIMWEAR)

STATUS: Completed

Budget: Budgeted (Grounds Maintenance)

The planter areas in front of VHV 1559 OTA, Brophy's Bro's, Rowen Boutique and Ventura Swimwear have been renovated. Irrigation sprinklers have been replaced with water saving drip irrigation. Sustainable drought-tolerant plants from the District's landscape design plan and plant palate were planted based on design and plant guide provided by Landscape Design Studios.



BEFORE



REMOVAL



AFTER



AFTER

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: July 15, 2026

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

PUBLIC SAFETY

Overview:

Summer is in full swing, bringing longer days and increased beach activity. The current Lifeguard services contract provides daily coverage from 9:00a.m. to 7:00p.m., utilizing three staffed towers and one mobile patrol vehicle. Staffing is strategically staggered throughout the day to maximize coverage during peak usage periods.



Prevention and public education remain the primary objectives of the Lifeguard program. Through proactive engagement with beach visitors, the program continues to promote safe recreational practices, contributing to a reduction in rescues and enhancing the overall safety of the beach experience.

The Harbormaster and Harbor Patrol staff continue to work closely with California State Parks personnel to ensure a smooth and effective transition of services. Additionally, the dedicated Lifeguard vehicle recently acquired by the District is currently undergoing decal installation and equipment upfitting and is expected to be placed into service at the conclusion of the summer season. Once operational, the vehicle will enable Marine Safety Officers to continue providing beach coverage as needed through September and October.

EL NINO AND SOUTH SWELL EVENTS

Numerous news outlets are reporting the potential development of a strong El Niño pattern, with terms such as “Mega” and “Godzilla” El Niño being used in media coverage. While these descriptions draw public attention, they do not significantly alter the Harbor’s approach to weather preparedness. The Ventura Port District has well-established planning and monitoring procedures in place for significant weather and ocean conditions throughout the year.

Harbor staff utilize a wide range of meteorological and oceanographic forecasting tools and maintain a close working relationship with the local National Weather Service office. The Harbormaster and Harbor Patrol routinely monitor forecast conditions up to two weeks in advance, allowing ample time to evaluate potential impacts and prepare accordingly. Because many significant swell and high-surf events originate in the Gulf of Alaska, the South Pacific, and across the broader Pacific Ocean, staff are often able to track storm development and validate forecasts through multiple sources well before conditions reach the California coast.

This advanced situational awareness allows the District to proactively adjust staffing levels, increase operational readiness, and implement enhanced public outreach and safety messaging when warranted. Regardless of seasonal climate patterns, the Harbor remains committed to maintaining a high level of preparedness for winter storms, high surf, and other weather-related events.

As many of the forecasting resources and data products used by Harbor staff are publicly available, a list of these tools is being shared to promote greater situational awareness and provide additional information for interested stakeholders.

Local Weather Forecasts (NOAA): www.weather.gov/lox (This landing page is all hazards)
Climate Prediction Center: Climate Prediction Center: ENSO Diagnostic Discussion (El Nino)
NOAA National Hurricane Center: nhc.noaa.gov (Southern Hemisphere Hurricane & Storms)
Marine Weather: MarineWeather.net (East Santa Barbara Channel Marine Weather)
Regular Surf/Swell Forecasts: WaveCast - SoCal (Local Forecaster - Strong Knowledge of El Nino)

BEACHES

South Beach – Post Storm Debris Is No Longer A Hazard:

As part of a cost-saving and innovative approach to mitigating post-storm wood debris on the beach, Manson Construction assisted in managing the large quantities of storm-generated woody debris that had accumulated between the Harbor jetties. The debris was broken down by their heavy equipment and buried within the upper beach sand area, with the dual objectives of improving beach access and potentially reinforcing the berm during winter high-surf events.



In early June, a moderate south swell event resulted in erosion of the beach profile and exposed a significant amount of the previously buried wood debris, creating a potential public safety concern. Harbor Patrol monitored the situation closely and evaluated appropriate public notification measures. Fortunately, subsequent swell activity and natural sand movement reburied the exposed material, resolving the issue without the need for additional intervention.

The event provided a valuable opportunity to observe the performance of this debris management strategy and will help inform future planning efforts related to beach maintenance, dredging operations, and shoreline protection.

Harbor Cove:



The Port District has postponed deployment of the seasonal beach access trail due to current beach conditions and the inability to provide a reasonably flat and accessible pathway. The primary factor contributing to this delay is the requirement to obtain a sand management permit before conducting beach grooming activities necessary to establish and maintain the trail. Harbor Patrol have received numerous inquiries and complaints regarding the delay, as the access trail is a valued amenity that improves beach accessibility for mobility-challenged visitors, seniors, and families with small children.

In the interim, the District's beach wheelchair program continues to provide an important accessibility service for beach visitors. During the month of June, Harbor Patrol staff issued the District's three beach wheelchairs on multiple occasions. The wheelchairs are primarily delivered to Harbor Cove Beach, where staff provide basic operating instructions and assistance as needed. Users are instructed to contact Harbor Patrol at the conclusion of their visit, at which time staff return to retrieve the equipment. The program continues to be well utilized and supports the District's ongoing commitment to improving public access and recreational opportunities for all visitors.

SPECIAL OLYMPICS TORCH

Last year, in a first-of-its-kind collaboration for Ventura County, the Ventura Harbor Patrol and Channel Islands Harbor Patrol partnered to transport the Special Olympics Law Enforcement Torch Run “Flame of Hope” by water from Ventura to Oxnard. With assistance from California State Parks Lifeguards, the torch was transferred from Ventura Police Department personnel at the Ventura Pier to a Ventura Harbor Patrol vessel. Harbor Patrol personnel then transported the torch south to Channel Islands Harbor, where custody was transferred to the Channel Islands Harbor Patrol for delivery to the Oxnard Police Department.



Building on the success of this unique partnership, Harbor Patrol personnel were proud to once again support this year’s event and contribute to a longstanding tradition that promotes awareness and support for Special Olympics athletes.

The annual Law Enforcement Torch Run serves as a major fundraising and awareness campaign for Special Olympics programs. Traditionally, law enforcement personnel carry the torch through communities across California as it makes its way from north to south, culminating at the opening ceremonies of the Special Olympics Summer Games. The collaborative maritime transport between Ventura and Oxnard highlights the commitment of local public safety agencies to supporting Special Olympics while showcasing the strong partnerships that exist among Ventura County’s law enforcement and marine safety organizations.

VENTURA HARBOR PATROL AND VENTURA CITY FIRE MARINA FIRE TRAINING

Although the Ventura Port District owns and operates Ventura Harbor’s only fireboat, Harbor Patrol personnel and the City of Ventura Fire Department maintain a strong and collaborative working relationship. Both agencies place a high priority on marine firefighting and fireboat operations training to ensure operational readiness for emergencies within the Harbor and surrounding waterways.

During early June, Harbor Patrol staff hosted nine days of joint training involving all City Fire Department crews. The training combined classroom discussions, operational planning, and hands-on exercises aboard the fireboat, with a focus on marine firefighting tactics, vessel operations, marina response procedures, and interagency coordination.

Each training session concluded with a comprehensive simulated marina fire response involving multiple fire engines and the fireboat. Personnel practiced deploying hose lines, operating the fire monitor, establishing water supply, and coordinating command and communications in a realistic harbor environment. These exercises provided valuable opportunities for firefighters and Harbor Patrol staff to work together under controlled conditions while reinforcing response protocols and operational capabilities.

This type of realistic, scenario-based training helps both agencies maintain a high level of preparedness for low-frequency, high-risk incidents. By training together regularly, Harbor Patrol and Fire Department personnel strengthen their ability to coordinate resources effectively and respond safely and efficiently should a marine fire emergency occur within the Harbor.

Harbor Patrol 911 Calls June (34 Calls)

Incident	Case Numbers	Units	Priority	Problem	Agency	Address	City	Response Date
26-0046942		HARB1, ME2, MED473, SQ2	M1	CARDIAC/RESP ARREST/DEATH HIGH	Ventura County Fire Department	1215 Anchors Way	Ventura	6/2/2026 8:28:18 AM
26-0047002		HARB1, HARB2, ME2, MED683	M5	UNCONSCIOUS/FAINT	Ventura County Fire Department	1034 Portside Dr	Ventura	6/2/2026 11:42:37 AM
26-0047296		HARB1, MED471, SQ2	M3	CHEST PAIN NON TRAUMA HIGH	Ventura County Fire Department	970 Schooner Dr	Ventura	6/3/2026 9:34:48 AM
26-0047371		HARB1, ME5, MED475	M5	SICK PERSON	Ventura County Fire Department	1215 Anchors Way	Ventura	6/3/2026 1:39:53 PM
26-0047463		HARB1, HARB2, MED473, SQ2	M7	SICK PERSON NO CODE	Ventura County Fire Department	1379 Spinnaker Dr	Ventura	6/3/2026 6:26:55 PM
26-0047773		HARB1, HARB2, MED474, SQ2	M5	UNCONSCIOUS/FAINT	Ventura County Fire Department	1363 Spinnaker Dr	Ventura	6/4/2026 7:08:11 PM
26-0048057		B3, B34, DRONE, EMS48, HARB1, HARB2, LIFEGD1, ME1, ME5, MED681, OR1	F5	OCEAN RESCUE LOW	Ventura County Fire Department	1500 Anchors Way	Ventura	6/5/2026 2:54:06 PM
26-0048062		HARB1, HARB2, ME5, MED473	M5	CONVULSIONS/SEIZURES	Ventura County Fire Department	1050 Schooner Dr	Ventura	6/5/2026 3:20:11 PM
26-0048107		HARB1, ME2, MED665, MED681, SQ2	M3	CONVULSIONS/SEIZURES HIGH	Ventura County Fire Department	1050 Schooner Dr	Ventura	6/5/2026 6:07:33 PM
26-0048320		HARB1, ME4, MED473, MED667, SQ2	M5	MEDICAL ALARM	Ventura County Fire Department	1591 Spinnaker Dr	Ventura	6/6/2026 1:06:09 PM
26-0048360		HARB1, HARB2, ME6, MED473, SQ2	M5	MEDICAL ALARM	Ventura County Fire Department	1575 Spinnaker Dr	Ventura	6/6/2026 3:36:47 PM
26-0048996		EMS48, HARB1, ME106, ME2, MED423, SQ2	F4	TC	Ventura County Fire Department	Spinnaker Dr / Navigator Dr	Ventura	6/8/2026 3:53:52 PM
26-0049006		HARB1, ME2	F7	SMOKE INVESTIGATION (OUTSIDE)	Ventura County Fire Department	1600 Spinnaker Dr	Ventura	6/8/2026 4:19:09 PM
26-0049021		HARB1, HARB2, ME2, SQ2	F7	FUEL SPILL / ODOR	Ventura County Fire Department	1198 Navigator Dr	Ventura	6/8/2026 4:52:10 PM
26-0049670		HARB1, ME2, MED471, SQ2	F4	TC	Ventura County Fire Department	1363 Spinnaker Dr	Ventura	6/10/2026 5:37:08 PM
26-0049695		HARB1, MED473, SQ2	M3	BREATHING PROBLEMS HIGH	Ventura County Fire Department	1215 Anchors Way	Ventura	6/10/2026 7:11:22 PM
26-0049744		HARB1, ME2	F7	FIRE ALARM	Ventura County Fire Department	1080 Navigator Dr	Ventura	6/10/2026 10:08:14 PM
26-0050011		B19, BOAT15, CPT5, HARB1, ME53, MED475, VCAU1	M5	STROKE (CVA)	Ventura County Fire Department	1691 Spinnaker Dr	Ventura	6/11/2026 6:37:16 PM
26-0051192		B1, B16, B24, DRONE, DRONE11, EMS48, HARB1, LIFEGD1, ME2, MED473, OR68, SQ2	F5	OCEAN RESCUE LOW	Ventura County Fire Department	1216-1599 Anchors Way	Ventura	6/15/2026 4:03:10 PM

HARBOR PATROL 911 CALLS CONTINUED (34 CALLS)

26-0051614	HARB1, MED473, SQ2	M1	FALL HIGH	Ventura County Fire Department	942 Puerto Pl	Ventura	6/17/2026 4:24:06 AM
26-0052387	HARB1, MED668, SQ2	M5	MEDICAL ALARM	Ventura County Fire Department	1215 Anchors Way	Ventura	6/19/2026 4:27:13 PM
26-0052433	HARB1, HARB2, ME2, MED474, SQ2	M5	ASSAULT NON EMD	Ventura County Fire Department	1591 Spinnaker Dr	Ventura	6/19/2026 7:03:21 PM
26-0052527	HARB1, HARB2, ME2, SQ2	F7	FIRE ALARM	Ventura County Fire Department	1755 Spinnaker Dr	Ventura	6/20/2026 1:35:47 AM
26-0052578	HARB1, HARB2, ME2	F7	FIRE ALARM	Ventura County Fire Department	1691 Spinnaker Dr	Ventura	6/20/2026 9:00:35 AM
26-0053295	HARB1, HARB2, ME2, SQ2	F7	FIRE ALARM	Ventura County Fire Department	1755 Spinnaker Dr	Ventura	6/22/2026 2:39:47 PM
26-0053668	HARB1, HARB2, ME2, ME5, SQ2	F10	ELEVATOR/ESCALATOR - LASR	Ventura County Fire Department	1559 Spinnaker Dr	Ventura	6/23/2026 6:17:10 PM
26-0053922	HARB1, HARB2, ME2, MED472	M5	UNKNOWN PROBLEM NON EMD	Ventura County Fire Department	Angler Ct / Spinnaker Dr	Ventura	6/24/2026 3:15:09 PM
26-0054541	HARB1, MED475, RA26	M5	FALL	Ventura County Fire Department	1215 Anchors Way	Ventura	6/26/2026 3:27:08 PM
26-0054554	HARB1, ME32, MED473, SQ2	F4	TC	Ventura County Fire Department	E Harbor Bl / Olivas Park Dr	Ventura	6/26/2026 4:08:11 PM
26-0055223	HARB1, HARB2, MED475, SQ2	M5	CONVULSIONS/SEIZURES	Ventura County Fire Department	1583 Spinnaker Dr	Ventura	6/28/2026 5:28:47 PM
26-0055543	B25, B4, DRONE, EMS48, HARB1, LIFEGD1, ME106, ME5, ME7, MED441, MED475, OR1, VBOAT1	F5	OCEAN RESCUE LOW	Ventura County Fire Department	600 E Harbor Blvd	Ventura	6/29/2026 5:19:26 PM
26-0055910	HARB1, MED471, SQ2	M3	BREATHING PROBLEMS HIGH	Ventura County Fire Department	1215 Anchors Way	Ventura	6/30/2026 9:54:25 PM
26-0055934	HARB1, ME2	F7	INVESTIGATION	Ventura County Fire Department	1860 Spinnaker Dr	Ventura	7/1/2026 12:09:52 AM
26-0055975	HARB1, MED473, SQ2	M5	DIABETIC PROBLEMS	Ventura County Fire Department	1215 Anchors Way	Ventura	7/1/2026 7:27:50 AM

HARBOR ENTRANCE AND SOUNDINGS:

There have been no noticeable navigational concerns or shoaling in any part of the Harbor or Harbor Entrance.

VENTURA PORT DISTRICT
DEPARTMENTAL STAFF REPORT

Meeting Date: July 15, 2026

TO: Board of Port Commissioners
FROM: Brian D. Pendleton, General Manager
Todd Mitchell, Deputy General Manager
SUBJECT: June 2026 State and Federal Legislative Report

On June 2, the General Manager and Deputy General Manager met with staff of Congressman Carbajal's Ventura-based staff as part of Ventura County Special Districts Association envoy. This was a general overview of each agency's activities as a refresher for the Congressman's staff. The Congressman's staff asked to set up an on-site visit to observe squid offloading this fall.

On June 17, the Board approved a new professional services agreement with Townsend Public Affairs, Inc. as part of the FY26-27 budget to provide the District with services of an experienced and qualified consultant to provide state legislative advocacy and grant writing services to the Ventura Port District.

On June 28-30, the General Manager and Deputy General Manager attended the California Special Districts Association (CSDA) General Manager Summit where CSDA staff briefed attendees on proposed legislation with potential impacts to California's special districts.

ATTACHMENT:

Attachment 1 – Townsend Public Affairs, Inc. June 2026 Report
Attachment 2 – Carpi & Clay June 2026 Report

MONTHLY LEGISLATIVE UPDATE

To: Ventura Port District
From: Townsend Public Affairs
Date: July 7, 2026
Subject: June 2026 Monthly Legislative Report

STATE UPDATES

June saw major political, policy, and budget milestones, as the state moved from the June 2 Primary Election into the final stretch of budget negotiations. The primary election set the field for the November General Election, with Xavier Becerra and Steve Hilton emerging as the top-two candidates for the gubernatorial election. The election was also the first federal election conducted under California's new congressional district boundaries established by Proposition 50, demonstrating how the state's top-two primary system can complicate partisan expectations even under newly drawn maps. Also related to the November election were negotiations over proposed ballot measures ahead of the June 25 qualification deadline, with discussions focused on the Taxpayer Protection Act and a Housing Bond.

With the June 15 constitutional deadline to pass a budget and the end of the fiscal year at the close of the month, the State Budget remained the dominant issue throughout June. The Assembly and Senate released their respective budget plans early in the month, which framed legislative priorities on homelessness, health care, education, public safety, revenues, reserves, and implementation of federal HR 1 requirements. By June 11, amendments to AB 109 placed the Legislature's two-party budget agreement into print, setting up negotiations with the Governor's Office ahead of a final three-party package. At the conclusion of the month, the Governor, Senate Pro Tem, and Assembly Speaker released their agreed-upon budget with a batch of 19 budget-related bills forming the bulk of the 2026-27 budget, which was signed into law on June 29.

STATE BUDGET UPDATES:

June was the central month for legislative budget activity. In early June, the Senate and Assembly developed a legislative version of the budget that built on the Senate’s “Foundation for the Future” framework, emphasizing responsible budgeting, no major new ongoing commitments, preservation of key programs, and a balanced approach that included more than \$5 billion in proposed new revenues and additional program reductions. The Legislature’s June budget framework proposed approximately **\$355.9 billion** in total expenditures for 2026–27, including about **\$253 billion** from the General Fund, and identified roughly **\$36.5 billion** in total reserves, memorialized in [AB 109](#).

By late June, the Governor and legislative leaders announced a three-party budget agreement for the 2026–27 fiscal year, described as a balanced plan with no projected deficit in the current or budget year, while continuing investments in schools, healthcare affordability, childcare, housing production, disaster response, and election administration. The overall budget agreement landed at approximately **\$351.7 billion** in total spending. The agreement also relied on a combination of new revenues, reserve management, fund shifts, and spending controls to address the state’s near-term fiscal position while attempting to reduce future structural deficits.

To implement the budget and make necessary adjustments to prior budgets, numerous budget trailer bills and budget bill amendments, including [SB 111](#), were introduced, heard, and approved, including measures addressing education, human services, public resources, transportation, labor, housing, taxation, and Medi-Cal-related corporate accountability proposals. Notably, the budget package included continued discussion of revenue proposals affecting corporations, software and digital services, business tax credits, and the managed care organization tax, as well as policy choices to preserve or expand childcare slots and delay or modify some proposed health and human services reductions. Between June 29 and July 2, the Legislature dispensed with approximately 20 budget-related bills constituting the bulk of state spending.

To address projected out-year budget shortfalls, June negotiations led to a combination of revenue-related proposals, spending reductions, programmatic changes, and fund shifts intended to improve the state’s long-term fiscal outlook. The Administration estimates these actions would generate several billion dollars in budgetary solutions annually over the next several fiscal years, with a focus on reducing projected structural deficits in later budget windows.

ELECTIONS UPDATE:

Californians Cast Votes in State’s June Primary Election

Tuesday, June 2, was California’s Primary Election, and millions of voters submitted their ballots to set the final stage of candidates for the November General Election. A highly fragmented gubernatorial field took center stage with over 60 candidates throwing their hats in the ring to head the state’s Executive Office, with Republican Steve Hilton and Democrat Xavier Becerra emerging as the top two candidates. A Hilton-Becerra runoff will produce the traditional Democrat-versus-Republican general election, likely centered on affordability, homelessness, public safety, housing, taxation, and state governance.

The June election also served as the first federal election conducted under California's new congressional district boundaries established by Proposition 50. Several Congressional Districts felt the impact of the new boundaries, which packed or cracked districts to increase Democratic-held seats in Congress. At the same time, the primary underscored that the new map's partisan intent can be complicated by California's top-two system. In several districts, the most consequential question is not simply whether the district favors Democrats or Republicans on paper, but whether each party successfully consolidates enough primary support to secure a viable November matchup.

Billionaire Tax Qualifies for the Ballot

On June 17, a proposed statewide [2026 Billionaire Tax Act](#) qualified for the November 2026 ballot, setting up what could become one of the most expensive and high-profile ballot measure fights of the cycle. The measure, backed by SEIU-United Healthcare Workers West, would impose a one-time 5 percent tax on California residents whose net worth exceeded \$1 billion at the start of 2026. Supporters estimate the measure could generate approximately \$100 billion, with revenues dedicated primarily to health care programs, along with funding for education and food assistance.

The qualification of the measure comes as state leaders continue grappling with federal health care funding reductions and the ongoing challenge of maintaining safety net programs within a constrained budget environment. Proponents argue the measure is necessary to backfill federal cuts and prevent deeper impacts to hospitals, clinics, Medi-Cal, and related services. The initiative would place the Legislature in control of appropriating the funds, with annual allocations available for designated programs.

Opposition is already significant and includes Governor Newsom, business organizations, and wealthy donors who argue the tax could accelerate outmigration among high-net-worth individuals and undermine the state's revenue base. Several countermeasures are also expected to appear on the ballot, including proposals that could limit or invalidate new taxes on personal property.

Taxpayer Protection Act Negotiations Produce Narrower Constitutional Amendment

Late in the month, much of the Legislature's attention was on negotiations to remove the [Taxpayer Protection Act](#) initiative from the November ballot in exchange for an alternative measure. Preliminary discussions appeared to center on a proposal to remove the Act from the ballot and instead put forward an initiative limiting charter city real estate transfer taxes. That approach ultimately did not move forward after the Howard Jarvis Taxpayers Association declined to withdraw the initiative under those terms.

Following additional negotiations, the parties reached a revised framework under which the Taxpayer Protection Act initiative would be withdrawn in exchange for the Legislature placing a constitutional amendment before voters. The negotiated proposal, reflected in [ACA 22](#), would prospectively require all future local special taxes to receive two-thirds voter approval, regardless of whether the measure is placed on the ballot by a local governing body or through the local initiative process. In practical terms, the amendment would close the "*Upland* loophole" by applying the two-thirds threshold to the electorate exercising the initiative power, rather than allowing certain citizen-sponsored special taxes to pass by simple majority.

The most significant aspect of the compromise is what it appears to leave out. Unlike the original Taxpayer Protection Act initiative, the negotiated constitutional amendment would not

retroactively invalidate existing voter-approved special taxes and would not include the provisions that would have repealed or substantially restricted existing charter city real estate transfer taxes. As a result, the immediate fiscal disruption associated with the original initiative is avoided, while future special tax measures, including regional transportation, housing, homelessness, climate resilience, parks, open space, and infrastructure measures, would face a higher approval threshold. ACA 22 was approved by both the Senate and Assembly and filed with the Secretary of State on June 25.

STATE LEGISLATIVE UPDATES:

Revenue Generating Measures Advance in the Legislature

In June, Lawmakers advanced a package of tax-related budget measures that could significantly affect health plans, technology companies, and businesses that rely on state tax credits. The proposals include increasing taxes on health insurance plans, extending the sales tax to certain digital and cloud-based prewritten software, and continuing the limitation on certain business tax credits. Supporters argue the measures are needed to preserve health care access and state programs in response to federal funding reductions and the state's long-term budget shortfall.

The health plan tax proposal drew particular criticism for its potential impact on private health insurance premiums. Supporters maintained that the state must adjust the tax structure to respond to federal changes affecting California's ability to draw down health care funding, while opponents warned that the costs may be passed on to employers and consumers. This debate was central through the budget-making process, specifically around health care budget negotiations as the State seeks to protect Medi-Cal, hospitals, and other safety net services while managing affordability concerns for privately insured Californians.

The digital software tax would extend sales tax treatment to prewritten software regardless of delivery method, including software accessed remotely or through cloud-based systems. The Legislative Analyst's Office has noted that this would modernize part of the state's sales tax base, but also raised concerns about taxing business-to-business transactions and suggested lawmakers consider modifications or exemptions.

EXECUTIVE BRANCH ACTIVITY:

Governor Signs Bill Placing Housing Bond on November 2026 Ballot

Governor Gavin Newsom, Senate President pro Tempore Monique Limón, and Assembly Speaker Robert Rivas announced a three-party agreement to place the Veterans and Affordable Housing Bond Act of 2026 before voters at the November 2026 General Election. The agreed-upon proposal, contained in [SB 417](#), would authorize \$11.25 billion in housing investments, the largest proposed housing bond measure in California history, including \$10 billion in general obligation bonds for affordable housing and homeownership programs and \$1.25 billion in self-supporting revenue bonds for the CalVet Home Loan Program. If approved by voters, the measure would provide a new long-term funding source for affordable housing production, preservation, and homeownership assistance.

The largest share of the bond, approximately \$5.1 billion, would be directed to the Multifamily Housing Program, the state's primary affordable rental housing production program. The proposal

also includes \$1.15 billion for supportive housing and homelessness programs, \$1.1 billion for homeownership assistance, \$500 million for infill infrastructure, \$450 million for farmworker housing, \$350 million for student housing, \$200 million for tribal housing, and \$200 million for the Local Housing Trust Fund Matching Grant Program. The inclusion of the Local Housing Trust Fund program is prominent as it would provide a dedicated statewide funding source to support local and regional housing trust funds.

The agreement comes as prior voter-approved housing bond funds have largely been exhausted and as affordable housing developers continue to identify significant unmet financing needs for shovel-ready projects. Proponents have argued that the bond could help leverage federal, local, and private funding, thereby accelerating tens of thousands of affordable units that are currently awaiting gap financing. The bill received a final vote of approval on June 25 and was signed by the Governor shortly thereafter, officially placing the measure before voters on the November 3, 2026, statewide ballot.

CAPITOL TO CAPITOL: FROM SACRAMENTO TO WASHINGTON, DC

EPA Transmits Additional Emissions Waivers to Congress for Review

On June 12, the Environmental Protection Agency (EPA) [announced](#) the transmission of four Clean Air Act (CAA) preemptive waivers for the State of California to Congress for review under the Congressional Review Act (CRA), which allows Congress to reject an agency regulation. The California Department of Justice (CalDOJ) has been in [litigation](#) with the EPA and Department of Justice (DOJ) regarding the EPA and Congress' ability to deny these waivers, which [allow](#) California to impose higher air quality standards than the CAA, without changing the underlying law.

Last year, the Supreme Court [allowed](#) the litigation to proceed, and the CRA disapprovals from Congress to stand, leaving the status of the preemptive waivers unclear. The four rules would allow California to impose vehicle emissions standards higher than the federal level, including small offroad engines (SORE) such as lawn and garden equipment, and overall Greenhouse Gas Emissions Standards for vehicle manufacturers.

It is likely Congress will consider the CRA disapprovals, and ultimately pass them for the President's signature. Litigation is expected to be resolved before the end of the calendar year.

USDA Releases California SNAP Payment Error Rate, Triggering 15% Benefits Cost Share Under HR 1

On June 24, the US Department of Agriculture (USDA) [released](#) the Fiscal Year 2025 Payment Error Rates for the Supplemental Nutrition Assistance Program (SNAP/CalFresh). California's Payment Error Rate for the year was 10.93%. Under [HR 1](#), the One Big Beautiful Bill Act (OBBBA), states with an error rate of 6% or below will have no cost share; 6-8% will be 5%; 8-10% will be 10%; and 10% and above, like California, will be responsible for 15% of the total benefit allotments.

A February [report](#) from the California Legislative Analyst's Office estimates that beginning in October 2027, the 15% cost-share will create \$2 billion in new annual expenditures to support

ATTACHMENT 1

SNAP. More immediately, the OBBBA's changes to the administrative cost-share arrangement currently split 50% federal, 35% state, 15% county. Beginning in October of this year, the new cost-share will be 25% federal, 52.5% state, and 22.5% county. This is expected to result in \$480 million and \$190 million in new annual expenditures for the state and counties, respectively.

Federal Update

June 30, 2026

Fiscal Year 2027 Appropriations Update

The House continued advancing FY27 spending bills in June, passing the Agriculture–Rural Development–FDA bill on the floor and advancing the Defense, Homeland Security, Interior–Environment, Labor–HHS–Education, and Transportation–HUD bills through the full Appropriations Committee. All twelve FY27 appropriations bills have now passed the House Appropriations Committee.

Progress on FY27 appropriations has stalled in the Senate as Chair Susan Collins (R-ME) postponed scheduled markups amid unified Democratic opposition and Republican absences. Collins and Ranking Member Patty Murray (D-WA) have not yet reached a bipartisan agreement on overall spending levels.

FY27 Appropriations Bill	House Subcommittee Allocation (in Billions)	House Subcommittee Markup	House Full Committee Markup	House Floor
Agriculture–Rural Development–FDA	\$26.27	Passed on April 23 by a 10–7 vote	Passed on April 29 by a 35–25 vote	Passed on June 4 by a 213–210 vote
Commerce–Justice–Science	\$77.341	Passed on April 30 by an 8–6 vote	Passed on May 13 by a 32–28 vote	
Defense		Passed on June 11 by a voice vote	Passed on June 24 by a 34–27 vote	
Energy–Water Development		Passed on May 15 by a voice vote	Passed on May 20 by a 34–25 vote	
Financial Services–General Government	\$25.298	Passed on April 17 by a 9–6 vote	Passed on April 22 by a 34–28 vote	
Homeland Security		Passed on June 5 by a voice vote	Passed on June 10 by a 34–27 vote	

Interior– Environment		Passed on May 21 by a 7–5 vote	Passed on June 3 by a 35–27 vote	
Labor–HHS– Education		Passed on June 5 by an 11–7 vote	Passed on June 9 by a 34–28 vote	
Legislative Branch	\$7.3	Passed on April 30 by a 5–4 vote	Passed on May 13 by a 34–28 vote	
Military Construction–VA	\$157	Passed on April 17 by a voice vote	Passed on April 21 by a 58–0 vote	Passed on May 15 by a 400–15 vote
National Security– State	\$47.32	Passed on April 23 by an 8–5 vote	Passed on April 28 by a 35–27 vote	
Transportation– HUD		Passed on May 21 by a 7–5 vote	Passed on June 3 by a 34–27 vote	

LEGISLATIVE ACTIVITY

Rep. Gallagher Sworn In Following CA-1 Special Election. On June 10, former Assemblymember James Gallagher (R-CA) was sworn in as a Member of the House of Representatives following his victory in the special election to fill the seat vacated by the death of Representative Doug LaMalfa in January. Rep. Gallagher’s addition brings the House to 431 members, with 218 Republicans, 212 Democrats, and one independent who caucuses with Republicans.

Senate Committee Holds Hearing on OMB Nomination. On June 16, the Senate Budget Committee held a [hearing](#) to consider the nomination of Hal Duncan, to be the Deputy Director of the Office of Management and Budget (OMB). During the hearing, Senator Patty Murray (D-WA) pressed Duncan on whether the proposed OMB grants rule contains any guardrails to prevent cronyism or politically motivated grant terminations, warning that it could allow political appointees to terminate awards based on a President’s personal or partisan preferences. Senator Alex Padilla (D-CA) argued that the rule would expand agency authority to suspend or terminate grants, elevate political appointees, and allow OMB to override congressional funding decisions; Duncan responded that the changes are about accountability and ensuring decisions are made by officials accountable to the President. Senator Chris Van Hollen (D-MD) echoed concerns raised by Murray and others, saying the proposal would further politicize the grantmaking process and is especially alarming in the context of this Administration’s broader actions. Senator Mike Lee (R-UT) defended the proposal as a taxpayer-protection and anti-waste reform, and Duncan agreed, emphasizing political appointee review, restrictions on funding DEI, illegal immigration, and “radical gender ideologies,” stronger fraud controls, and an E-Verify requirement for grant recipients and subrecipients.

House Committee Holds Hearing on FY27 DHS Budget Request. On June 3, the House Homeland Security Committee held a [hearing](#) to examine the Department of Homeland Security's (DHS) FY27 budget request, with Secretary Markwayne Mullin and Deputy Secretary Troy Edgar testifying. Key topics included the impact of the 76-day DHS funding lapse on agency operations and preparedness for the 2026 FIFA World Cup and 2028 Olympic Games, CISA staffing reductions and cybersecurity capacity, ICE enforcement standards and use of judicial warrants, conditions at immigration detention facilities, FEMA grant delays and disaster recovery programs, counter-drone capabilities, Coast Guard funding and Arctic operations, and border security and cartel enforcement.

House Subcommittee Holds Hearing on Federal Disaster Recovery Programs. On June 10, the House Financial Services Subcommittee on Housing held a [hearing](#) titled "Examining Local Needs in Disaster Recovery," examining the structure and effectiveness of HUD's Community Development Block Grant Disaster Recovery (CDBG-DR) program. Witnesses included representatives from the Congressional Research Service, Enterprise Community Partners, the Texas General Land Office, and the North Carolina Department of Commerce. Key topics included the program's lack of permanent statutory authorization, delays in fund allocation and disbursement, administrative complexity from varying requirements across supplemental appropriations, and challenges in oversight and fraud prevention. Members and witnesses debated whether to permanently authorize CDBG-DR, create a standalone disaster recovery program at HUD, or consolidate long-term recovery functions at FEMA.

House Subcommittee Holds Hearing on FY27 Maritime Administration and Federal Maritime Commission Budget Requests. On June 3, the House Transportation and Infrastructure Subcommittee on Coast Guard and Maritime Transportation held a [hearing](#) titled "Future of United States Maritime: Review of Fiscal Year 2027 Maritime Administration and Federal Maritime Commission." Maritime Administration (MARAD) Administrator Stephen Carmel and Federal Maritime Commission (FMC) Chairman Laura DiBella testified. Key topics included the President's Maritime Action Plan, the proposed Maritime Security Trust Fund, the *Jones Act* waiver, small shipyard grants, the Port Infrastructure Development Program (PIDP), undersea cable security, and FMC enforcement actions under the *Ocean Shipping Reform Act of 2022*. Several Democratic Members of Congress pressed Carmel on how the Administration's *Jones Act* waiver is consistent with the Maritime Action Plan's goal of revitalizing the domestic maritime industry; Carmel noted that MARAD was not consulted before the waiver was issued and plays no role in the 501(a) waiver process. Members also raised concerns about the proposed 51 percent cut to PIDP funding and the Administration's reliance on the proposed Maritime Security Trust Fund, which has not yet been authorized by Congress, to offset those cuts.

House Subcommittee Holds Hearing on GPS Resilience and Complementary Positioning Technologies. On June 4, the House Energy and Commerce Subcommittee on Communications held a [hearing](#) titled "Where Are We?: Examining Positioning, Navigation, and Timing Capabilities in the United States." Witnesses included representatives from the GPS Innovation Alliance, the National Association of Broadcasters, NextNav, Public Knowledge, and the Consumer Technology Association. Key topics included GPS vulnerabilities to jamming and spoofing by foreign adversaries, the need for complementary

and backup positioning, navigation, and timing (PNT) systems, GPS modernization, spectrum management and the FCC's role in evaluating alternative PNT proposals, and consumer privacy considerations. Much of the hearing focused on two specific technologies: the National Association of Broadcasters' Broadcast Positioning System, which would leverage existing broadcast infrastructure, and NextNav's proposal to reconfigure the lower 900-megahertz band for a 5G-based PNT system. The latter drew opposition from witnesses and members over potential interference with existing users of the band, including ports, utilities, public safety agencies, agricultural sensors, and electronic tolling systems.

House Committee Releases WRDA 2026 Proposal. On June 26, House Transportation and Infrastructure Committee Chairman Sam Graves (R-MO) and Ranking Member Rick Larsen (D-WA) released the [text](#) of the Committee's version of the *Water Resources Development Act (WRDA) of 2026* ([H.R. 9497](#)). The bill would authorize 10 Army Corps of Engineers construction projects and 131 new feasibility studies for locally proposed water resources infrastructure. The bill also includes policy changes aimed at streamlining project delivery, strengthening non-federal partners' ability to access Corps technical assistance and funding, and improving accountability. The Committee is scheduled to mark up the bill on Wednesday, July 1. The Senate Environment and Public Works Committee is working on a companion bill that has not yet been released. Congress has enacted a WRDA every two years since 2014.

Senate Committee Advances Bipartisan Bill to Reauthorize National Parks Deferred Maintenance Fund; House Bill Introduced. On June 10, House Natural Resources Committee Chairman Bruce Westerman (R-AR) and Ranking Member Jared Huffman (D-CA) introduced the bipartisan *Great American Outdoors Act 250* ([H.R. 9250](#)), which would invest \$1.9 billion annually over five years in deferred maintenance at national parks, public lands, and Bureau of Indian Education facilities across the National Park Service, U.S. Forest Service, U.S. Fish and Wildlife Service, and Bureau of Land Management. The House bill would codify a \$100 surcharge on entrance fees or standard amenity recreation fees and a \$250 annual pass for foreign visitors at federal recreational lands. On June 17, the Senate Committee on Energy and Natural Resources advanced similar legislation, the *America the Beautiful Act* ([S. 1547](#)), by a voice vote. Introduced by Sens. Steve Daines (R-MT) and Angus King (I-ME), the Senate bill would also reauthorize \$1.9 billion annually over five years. Unlike the House bill, the Senate bill's proposed foreign visitor surcharge would be set at the Secretary's discretion to maximize revenue while retaining visitation. Both bills would fund the same agencies at the same allocation percentages, prohibit land acquisition, and streamline NEPA review and contracting.

FEDERAL FUNDING OPPORTUNITIES

FEMA Publishes FY2026 Emergency Management Performance Grant Program NOFO. On June 15, the Federal Emergency Management Agency (FEMA) published a [NOFO](#) for the Emergency Management Performance Grant Program, making \$337 million available to state, local, tribal, and territorial governments to bolster emergency management organizations. Eligible uses include hiring and training staff, purchasing equipment such as generators and mobile command vehicles, and establishing interoperable communications systems. Applications are due July 15.

FEMA Publishes FY2026 Emergency Operations Center Grant Program NOFO. On June 15, FEMA published a [NOFO](#) for the Emergency Operations Center Grant Program, making approximately \$83 million available to state governments and federally recognized tribal governments to construct, upgrade, or equip emergency operations centers. The program focuses on improving the flexibility, security, and interoperability of facilities that serve as centralized coordination hubs during major disasters or emergencies. Applications are due July 15.

FEDERAL AGENCY ACTIONS AND PERSONNEL CHANGES

DOJ Files Amended Complaint Against California Vehicle Emissions Rules. On June 16, the Department of Justice filed an [amended complaint](#) in the U.S. District Court for the Eastern District of California challenging the California Air Resources Board's (CARB) vehicle emissions regulations. The federal government argues that California's regulations are preempted by the *Energy Policy and Conservation Act*, which grants the National Highway Traffic Safety Administration's (NHTSA) authority over fuel economy standards, and that CARB's rules interfere with NHTSA's efforts to set those standards. The amended complaint was filed after CARB permanently adopted an emergency rule on March 26 affirming that its vehicle emissions limits remain in effect. The underlying dispute stems from Congress's use of the *Congressional Review Act* to revoke Environmental Protection Agency waivers that had previously allowed California to enforce emissions standards stricter than federal requirements.

FEMA Releases Updated Risk Assessment Software. On June 4, FEMA released [Hazus 7.2](#), an updated version of its hazard risk assessment software used by emergency managers, planners, and researchers nationwide. The update adds the U.S. Geological Survey's ShakeMap model, which collects seismic data in real time and can estimate the potential impacts of earthquake events, restoring earthquake modeling capability that was lost when FEMA retired support for Hazus 6.1 in March 2026. The release also includes updates to result export features and user performance.

##

**VENTURA PORT DISTRICT
DEPARTMENTAL STAFF REPORT**

Meeting Date: July 15, 2026

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

MARINA DEPARTMENT ACTIVITIES

Ventura Harbor Village Marina

Total Slip Count	102	100%
Slips Assigned	102	100%
Slips Occupied	65	64%
Slips Available	0	0%

Port District Dry Storage – 19A

Total Spaces	88	100%
Active Contracts	81	92%
Available	7	8%

COMMERCIAL FISHING

California Market Squid Harvest – Ventura Harbor

2026-27 Squid Season opened April 1, 2026

California Market Squid Statistics		
State-wide Seasonal Squid Limit:	118,000 tons	236,000,000 lbs.
Ventura Landings (No June 2026 Landings)	0 tons	0 lbs.
Ventura Season-to-date:	0 tons	0 lbs.

2025-2026 Squid Landings

There were no squid landings in Ventura in the month of June. However, San Pedro and Port of Hueneme had several landings. Monterey had several landings, but the catch was considered too juvenile for the market with lots of roe.

Counts Count: 9-12 per pound commands full market price, 13-15 market will take but at a reduced price. 16+ does not attract buyers. El Nino is still a major concern for the industry this fall/winter.

Commercial Fisheries Modernization Project

In June, Staff hosted a meeting with all of the squid fishery companies from both Ventura and the Port of Hueneme as well as with representatives from the Ventura County Commercial Fishers Association and the California Wetfish Producers Association. Architects/engineers presented the latest designs in support of the commercial fishery project including the results of a traffic study for the additional trucking.

Staff also presented plans to reconfigure parts of C-Dock to accommodate up to three floating squid pumps. Ventura Harbor currently supports three squid offloading stations but will need to have six active offloading stations to serve the additional three new tenants from the Port of Hueneme when the Commercial Fish Modernization Project is completed in late 2027. The California Coastal Commission has approved the design, and staff is working to obtain permits from the US Army Corps of Engineers and Los Angeles Regional Water Quality Board in the coming weeks.



See California transportation secretary tour Port of Hueneme

California Secretary of Transportation Toks Omishakin toured the Port of Hueneme on July 2 to see completed and upcoming infrastructure improvements.

Another project highlighted by the port on July 2 is the relocation of an offloading station for squid to Ventura Harbor, about 10 miles up the coast. Moving the facility will help Ventura Harbor's commercial fishing industry, and it will make room for more cargo processing at the Port of Hueneme. The port plans to spend about \$18 million demolishing the squid facility and building a new one in Ventura.

Staff also attended a special event at the Port of Hueneme with the California Secretary of Transportation Toks Omishakin. The Secretary oversees the grant program that delivered \$80 million in state grant funding to the Port, \$15.7 million of which is being invested in the development of the commercial fisheries project at Ventura Harbor. The Secretary, Port of Hueneme's Board and employees, stakeholders including the Mayors of Oxnard and Port Hueneme, members of the press, and business partners of the Port toured the various projects. The story was covered by KEYT news (including a broadcast segment) and the Ventura Star.

<https://keyt.com/news/top-stories/2026/07/02/80-million-investment-to-modernize-port-of-hueneme-expand-jobs-and-support-cleaner-operations/>

<https://www.vcstar.com/story/money/business/2026/07/03/port-of-hueneme-shows-off-millions-in-state-funded-improvements/90740695007/>

Top Stories

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6 Followers

\$80 million Investment to Modernize Port of Hueneme, Expand Jobs



Ventura Harbor Marine Fuel: Underground Tank Replacement Project

Dewatering of the excavated area has been completed, and the new fuel tanks were successfully set and anchored. All shoring has been removed and some parking spaces returned to service. The next phase will be removal of old/existing supply lines from tank area to the Fuel Dock commencing after the July 4th weekend. A portion of the promenade will be trenched to accommodate the new fuel lines. While this will be disruptive to foot traffic for a couple of months, as a mitigating measure, Safe Harbor will provide an ADA compatible shuttle service to/from Andria's Seafood to east side of 1449 during the work week; the path of travel will be open on weekends.

There will be a brief window where no fuel will be available while the existing temporary tank is removed and replaced by an on-demand fuel truck.

Completion is scheduled for early September, which would coincide when the squid season usually tracks to become more active.



JUNE MARKETING REPORT - *Visitor Experience*

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

EVENT PROMO - *Kalama Brothers Concert*

Kalama Brothers were featured for a **free seaside concert on the Village Main Lawn**, creating an evening of island-inspired music and fun. VHV celebrated in collaboration with **Hokuloa Outrigger Challenge activities & supported visitation** to the Village after the beach event.



VILLAGE ENHANCEMENT - *1575 Building*

New decorative and inviting banners were installed to **enhance the visitor walking experience, plus share the new design concepts and promote leasing** information for the space.



HOLIDAY PROMO - *4th of July Weekend*

Two afternoons of waterfront programming on July 3 & 4, **featuring 250 min of live music each day, chalk art, dining, shopping, and coastal activities.** Partnered with **City of Ventura's America 250 celebration**, the city hosted a **vendor booth, a patriotic photo opportunity, giveaways, and festive activities** on July 3 as part of the citywide week of events.



SEASIDE ENTERTAINMENT -

June Live Music

- June 6 (Sat) | Mark Masson
- June 7 (Sun) | Teresa Russell
- June 13 (Sat) | Kalama Brothers (Main Lawn Concert)
- June 14 (Sun) | Casey Jones
- June 20 (Sat) | Colin Kyffin Trio
- June 21 (Sun) | Surfer Joe Band
- June 27 (Sat) | Looking West
- June 28 (Sun) | Troy Edwards

REVENUE - *Venue & Film Rentals*

The Harbor hosted multiple events which drew thousands of visitors including: **1 surf camp, 6 beach days, 1 film, 1 wedding, 1 car club, Annual Mental Wellness Festival, and the Ventura Outrigger Challenge.**

Revenue
June 2026
= \$4k

39



JUNE MARKETING REPORT - Content Development

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

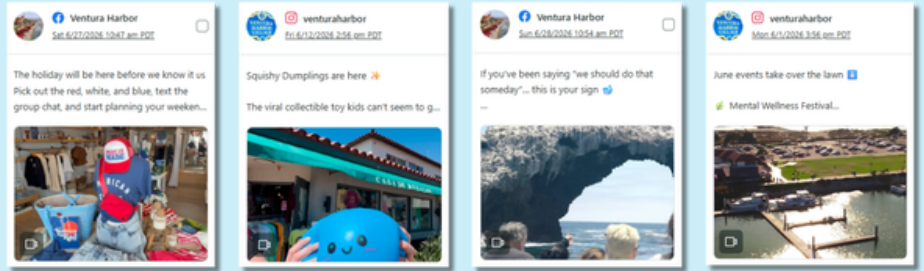
SOCIAL MEDIA - Performance Metrics



Video views increased on multiple platforms Followers engaged most with **4th of July promo, viral squishy dumpling toy promo, whale watching, & lawn event content.**

15% increase on Facebook & Instagram views compared to June 2025

Top Posts:



COPYWRITE - Enewsletters / Blog Performance



Kalama Brothers Hawaiian Concert campaign received the most opens (2,662), and the most clicks (239).



Strategic resends increased engagement beyond original send performance, generating **36% more opens and clicks.**

WEBSITE - Traffic



Most viewed June pages:

1. **Event Calendar** (2,314)
2. **Mother's Beach** (871)
3. **Village Dining** (727)

REELS - Short Video Compilations

Sr. Marketing & Event Coordinator **produced 5 reels** covering The Mental Wellness Festival + Kalama Brothers Concert, June Music Lineup, viral squishy dumplings toy at Casa de Regalos, 4th of July promo, and Whale Watching. Plus, **collaborated on 5 reels** with various partners including **Visit Ventura, Ventura County Coast, Island Packers**, and a travel creator contributor, Wandering the Wild West.

9 Reels

411k Views

ADVERTISING - Digital & Print

Paid Social Media Meta Ad topics promoted in June:

- Kalama Brothers Hawaiian Concert on the Lawn
- 4th of July Promo
- 250 Minutes of Music

3.75%

Average Click-Thru Rate (CTR) on Ventura Harbor Meta Ads

Campaigns for June 2026 performed **88% above national CTR benchmark (2%).**

40

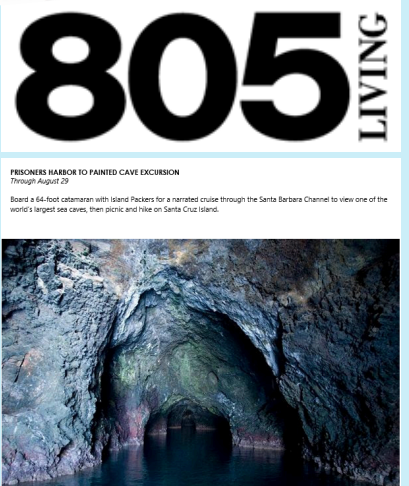
101 Autocenter Billboard on display to inspire playful summer visting to northbound traffic:



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

EARNED MEDIA OUTREACH & COVERAGE - *Sampling of Coverage*

June editorial included Seaside Live Music on July 3rd & 4th celebration of USA's 250th birthday, Island Packers Summer Whale Watching, Chalk Art Pride Month, Outtrigger Challenge, & Mental Wellness Festival. **Los Angeles Times digital - 26 Bucket List Adventures Around SoCal, Los Angeles Times Magazine Escapes Travel & Adventure, LA Parent Magazine - live entertainment, Moms LA, USA Today 10Best, KEYT Television Central Coast, 805 Living Magazine, Valley Scene Magazine, Ventura County Sun Newspaper, Ojai Valley News, Ventura County Star, Ventura Breeze, VC Reporter, Conejo Valley Guide, Camarillo Macaroni Kid, EdHat, and The Log Newspaper.**



CROSS PROMO - *Whale Watching*

Cross promoted on website, e-newsletter, social, & onsite banners for **summer whale watching season began**, with Island Packers offering wildlife excursions weekly!



CROSS PROMO - *Mental Wellness*

Turning Point Foundation hosted the Annual **Mental Wellness Festival in honor May is Mental Health Awareness Month** on the Village Main Lawn.



CULTURAL ACTIVATION - *Pride Month*

In celebration of Pride Month, featured **chalk artist Randall Williams created a one of kind whale chalk art piece** to encourage "All Welcome".



VENTURA PORT DISTRICT
DEPARTMENTAL STAFF REPORT

Meeting Date: July 15, 2026

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

LEASING HIGHLIGHTS

- Tenant Engagement
 - 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 two 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 and address tenant communications.
- Leasing Advertising, Showings, and Executions
 - Staff attended the Ventura Chamber of Commerce Ribbon Cuttings, Networking Breakfast, a mixer, and a Board meeting.
 - Advertising:
 - i. Ads are placed in the Ventura Chamber of Commerce Connection Breakfast.
 - ii. Ads are placed 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
 - As of 7/9/26, 96% of tenants registered on the tenant portal, 88% have paid online (no change), and 97% have submitted their sales online.
- Looking Forward: Continuing to Implement Leasing Strategy
 - Staff will need to review lease templates to accommodate the Yardi system and continue to assist tenants registering on the tenant portal.

CURRENT VACANCY REPORT

- 1) 1559 Spinnaker Drive #101 B (Office suite being converted to Retail)
 - The prior tenant's lease was terminated early following a flood in the suite. The space was subsequently subdivided into three portions: one portion was annexed by Ventura Swimwear, and the remaining two portions were converted into new retail suites. The #101B suite is undergoing window installations to be completed by end of June. The Board will be presented a lease for consideration in July.
- 2) 1575 Spinnaker Drive #205 (Office suite)
 - The previous tenant (SEEAG) desired more square footage, hence did not exercise their option and has moved out. Marketing efforts for the suite will commence once the most impactful phases of construction for the 1575 restaurant project are complete. In the interim, the suite is being used to temporarily relocate a tenant whose existing space is affected by construction noise associated with the 1575 project.
- 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. Marketing efforts and recruitment are in full swing through email outreach, cold calls, and restaurant visits.

CURRENT AVAILABILITY REPORT

- 1) 1575 Spinnaker Drive #204C (Office suite – Moorhouse Financial Services, Inc.)
 - 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 Ultimate Escape Rooms, Inc.)
 - 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 – MK Enterprises, Inc. dba Margarita Villa Mexican Restaurant)
 - The tenant's lease expired in January 2026 and tenant is in a month-to-month pending completion of negotiations for a new lease.
- 4) 1691 Spinnaker Drive #105B (Charter suite - Superboat, Inc dba Island Packers)
 - The tenant's lease expired in February 2026 and tenant is in a month-to-month pending completion of negotiations for a new lease. A new lease will be presented to the Board in July for consideration.

CATEGORY	TOTAL Square Footage	Harbor Vacancy Sq Ft	Harbor Vacancy %	Harbor Available Sq Ft	Harbor Available %	City * Vacancy %	City * Available %
Office	38,580	2,343	6%	275	1%	16%	19%
Retail	20,260	0	0%	1,291	6%	17%	19%
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 #101B
1575 #205
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 May are up 9.25% over the same period last year.

ATTACHMENTS:

Attachment 1 – May 2026 Sales Report
Attachment 2 – June LoopNet Activity Report

ATTACHMENT 1

**Ventura Harbor Village
Tenant Sales Summary**

Month of May

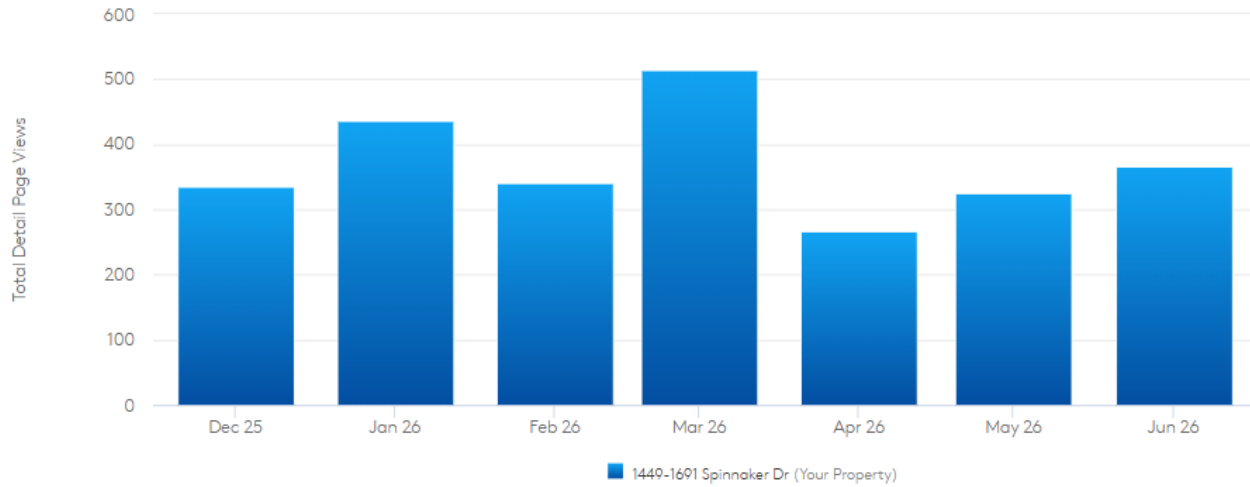
	<u>May-2026</u>	<u>May-2025</u>	<u>% Change</u>
Restaurants	\$ 2,137,201	\$ 2,071,982	3.15%
Retail	\$ 488,836	\$ 477,881	2.29%
Charters	\$ 973,211	\$ 935,245	4.06%
Total	\$ 3,599,248	\$ 3,485,107	3.28%

Year-to-date through May

	<u>Jan - May 2026</u>	<u>Jan - May 2025</u>	<u>% Change</u>
Restaurants	\$ 9,461,821	\$ 8,822,882	7.24%
Retail	\$ 1,915,232	\$ 1,852,881	3.37%
Charters	\$ 3,921,368	\$ 3,327,231	17.86%
Total	\$ 15,298,421	\$ 14,002,993	9.25%

ATTACHMENT 2 LoopNet Activity Report

LoopNet December 2025 – June 2026 Listing Activity Report for Total Views



LoopNet June 2026 Activity Summary

Activity Summary

Summary of everyone that has seen your property.

06/01/2026 - 06/30/2...

64,089

👁 Total Views

20,893

👤 Unique Prospects

18s

🕒 Average Time on Page

366

📄 Detail Page Views

3.0

👥 Frequency

1h 25m 54s

🕒 Total Time on Page



VENTURA
PORT DISTRICT
Established 1952

BOARD OF PORT COMMISSIONERS
JULY 15, 2026

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

**VENTURA PORT DISTRICT
BOARD COMMUNICATION**

CONSENT AGENDA ITEM A
Meeting Date: July 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

- a) Deputy General Manager, Todd Mitchell, to attend the CSDA 2026 Special District Leadership Academy on September 13-16, 2026 in San Luis Obispo, CA.
- b) Administrative Services Manager, Sarah Clancy, to attend the CJPIA 2026 Human Resources Academy on August 17-20, 2026 in Chula Vista, CA.
- c) Deputy General Manager, Todd Mitchell, to attend the CJPIA 2026 Human Resources Academy on August 17-20, 2026, in Chula Vista, CA.
- d) Business Operations Manager, Jessica Snipas to attend ICSC@WESTERN on September 14-16, 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.

CJPIA 2026 HUMAN RESOURCES ACADEMY

The California Joint Powers Insurance Authority (CJPIA) is the District’s primary insurance provider. CJPIA provides a variety of academies throughout the year to provide professional development particularly focused on risk management, leadership, and other skill development that mitigates insurance claims.

The Human Resources Academy is designed to address the challenges and responsibilities of human resources professionals and provide them with knowledge, techniques, and solutions. Attendees will learn essential training for human resources management and support staff, covering basic theory and practical techniques for everyday problem-solving.

The Administrative Services Manager applied to attend the Human Resources Academy and has been accepted to be able to attend with CJPIA covering the costs for Registration and Lodging. The Deputy General Manager also applied and is on the wait list and will be notified closer to the date of the conference.

ICSC@WESTERN

The Cities of Ventura and Camarillo are exhibitors at ICSC@WESTERN (conference held in San Diego) and have invited District staff to join their exhibit team to represent the Ventura Port District. This opportunity will enable the District's leasing team to meet with commercial real estate brokers, retailers, and restaurant operators attending the conference to promote leasing opportunities and showcase available spaces at Ventura Harbor Village. Participation will also expand the Village's market exposure and support the District's ongoing leasing objectives.

FISCAL IMPACTS:

Travel costs related to these activities are included in the FY26-27 budget.

<u>CSDA</u>	<u>Mitchell</u>
Registration	\$825.00
Flight	N/A
Lodging	\$698.10
Meals	\$285.00
Mileage	\$224.75
Miscellaneous	\$150.00
TOTAL	\$2,182.85

<u>CJPIA-HR ACADEMY</u>	<u>Clancy</u>	<u>Mitchell</u>
Registration	\$0	\$0
Flight	N/A	N/A
Lodging	\$0	\$0
Meals	\$195.00	\$195.00
Mileage	\$311.75	\$311.75
Parking	\$150.00	\$150.00
Miscellaneous	\$100.00	\$100.00
TOTAL	\$756.75	\$756.75

<u>ICSC</u>	<u>Snipas</u>
Registration	\$ 525.00
Flight	N/A
Lodging	\$ 648.30
Meal	\$ 220.00
Miles/Rental	\$ 300.00
Parking	\$ 150.00
Miscellaneous	\$ 100.00
TOTAL	\$ 1,943.30

ATTACHMENTS:

None.



VENTURA
PORT DISTRICT

Established 1952

BOARD OF PORT COMMISSIONERS
JULY 15, 2026

CONSENT AGENDA ITEM B
APPROVAL OF PAYMENTS
FOR JUNE 2026

**VENTURA PORT DISTRICT
BOARD COMMUNICATION**

CONSENT AGENDA ITEM B
Meeting Date: July 15, 2026

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

RECOMMENDATION:

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

SUMMARY:

Attached for the Board's review is the payment register for June 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 June 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 – June 2026
- Attachment 2 – Non-Routine Expenditures over \$20,000

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
296	ALEJANDRA'S NURSERY	6/1/2026	ACH	988.43	1575 Barefoot Boutique planter rehab
Total 296				988.43	
297	ALSCO INC	6/1/2026	ACH	67.66	Laundrying of uniforms, rugs, towels
				118.83	Laundrying of uniforms, rugs, towels
				8.81	Laundrying of uniforms, rugs, towels
				73.05	Laundrying of uniforms, rugs, towels
				72.01	Laundrying of uniforms, rugs, towels
				68.28	Laundrying of uniforms, rugs, towels
				8.81	Laundrying of uniforms, rugs, towels
				70.48	Laundrying of uniforms, rugs, towels
				87.41	Laundrying of uniforms, rugs, towels
				69.32	Laundrying of uniforms, rugs, towels
				8.81	Laundrying of uniforms, rugs, towels
				69.49	Laundrying of uniforms, rugs, towels
				87.41	Laundrying of uniforms, rugs, towels
				69.25	Laundrying of uniforms, rugs, towels
				8.81	Laundrying of uniforms, rugs, towels
				68.15	Laundrying of uniforms, rugs, towels
				87.41	Laundrying of uniforms, rugs, towels
				69.06	Laundrying of uniforms, rugs, towels
				8.81	Laundrying of uniforms, rugs, towels
				67.97	Laundrying of uniforms, rugs, towels
Total 297				1,189.83	
298	CHANNEL WATCH MARINE SERVICES INC	6/1/2026	ACH	2,320.00	SAVE grant vessel disposal
Total 298				2,320.00	
299	CLEAN FOODS INC	6/1/2026	ACH	425.54	Coffee supplies
Total 299				425.54	
300	COASTAL COPY, INC	6/1/2026	ACH	92.91	Marina printer lease
				91.59	Marina printer lease
				625.39	Administration/Marketing copier leases
Total 300				809.89	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
301	CYBERCOPY INC.	6/1/2026	ACH		
				545.75	1575 Restaurant brochure advertising
				56.03	VHV "for lease" advertising signage
				109.15	1591 # 117C Tenant provided blueprints of suite for prospective tenant
Total 301				710.93	
302	E.J. HARRISON & SONS INC.	6/1/2026	ACH		
				1,137.62	Trash service
				2,168.23	Trash service
				6,532.45	Trash service
				437.37	Trash service
				90.00	Trash service-additional 40 yard roll off
Total 302				10,365.67	
303	FAST UNDERCAR	6/1/2026	ACH		
				217.61	M56 and M57 service parts
Total 303				217.61	
304	GRAINGER INC.	6/1/2026	ACH		
				207.64	VPD shop stock-batteries
				2.24	VHV "No Smoking" signage
Total 304				209.88	
305	JANITEK CLEANING SOLUTIONS	6/1/2026	ACH		
				112.66	1431/1691 NPS janitorial service
				2,775.00	VHV - restroom deep cleaning
Total 305				2,887.66	
306	K & L GATES LLP	6/1/2026	ACH		
				3,059.00	Aqua Culture opportunities, Coastal Commission Permitting, Marina Lease - May 26
				2,334.50	Aqua Culture opportunities, Coastal Commission Permitting, Marina Lease - May 26
				161.00	Aqua Culture opportunities, Coastal Commission Permitting, Marina Lease - May 26
Total 306				5,554.50	
307	LAZ KARP ASSOCIATES, LLC	6/1/2026	ACH		
				19,382.53	Monthly fixed fee and additional ambassador staffing - Apr 26
Total 307				19,382.53	
308	MATILIJA WATER	6/1/2026	ACH		
				70.52	Reverse osmosis and water cooler
Total 308				70.52	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
309	MCCORMIX CORP.	6/1/2026	ACH		
				215.81	Maintenance vehicle fuel
				309.81	Maintenance vehicle fuel
Total 309				525.62	
310	PREMIER PROPERTY PRESERVATION LLC	6/1/2026	ACH		
				1,194.10	VHV monthly contracted janitorial services-May 26
				1,990.17	VHV monthly contracted janitorial services-May 26
				2,786.23	VHV monthly contracted janitorial services-May 26
Total 310				5,970.50	
311	RINCON CONSULTANTS, INC.	6/1/2026	ACH		
				2,294.00	Sand Management Grant application and support materials- Apr 26
				1,896.50	Dredging consultation - Apr 26
Total 311				4,190.50	
312	SEARO STUDIOS LLC	6/1/2026	ACH		
				500.00	Short Dawgs event video/photo content creation
Total 312				500.00	
313	SEARLE CREATIVE GROUP	6/1/2026	ACH		
				2,271.25	IT Services - ADA Compliance and Web development-Mar-May 26
Total 313				2,271.25	
314	SMOGEZ INC.	6/1/2026	ACH		
				40.00	M50- smog inspection
Total 314				40.00	
315	SUNBELT RENTALS, INC.	6/1/2026	ACH		
				442.19	Monthly scrubber rental
Total 315				442.19	
316	SUNRISE MUSIC	6/1/2026	ACH		
				1,800.00	Live band performances - May 26
Total 316				1,800.00	
317	TAYLOR M TESTA	6/1/2026	ACH		
				425.00	Photography and video -Ventura Harbor Instagram stories - May 26
Total 317				425.00	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
318	THE FLAG FACTORY	6/1/2026	ACH	2,050.00	Ventura Harbor promenade marquee letters removal and replace
Total 318				2,050.00	
319	WEST COAST AIR CONDITIONING	6/1/2026	ACH	350.01	1559 HVAC preventative maintenance
Total 319				350.01	
320	WEST MARINE PRO	6/1/2026	ACH	121.21	B. Pendleton-storm uniform deck boots
Total 320				121.21	
321	WHIZCOM MARKETING LLC	6/1/2026	ACH	550.00	Sound production/video editing
Total 321				550.00	
322	RRM DESIGN GROUP	6/1/2026	ACH	25,176.06	Parcel 5- Ventura Cultural Arts Park Phase 1 Final Design- Feb 26
				10,625.50	Parcel 5- Ventura Cultural Arts Park Phase 1 Final Design- Apr 26
Total 322				35,801.56	
323	ACCURATE FIRST AID SERVICES	6/16/2026	ACH	275.92	Replenish first aid stations
Total 323				275.92	
324	ALSCO INC	6/16/2026	ACH	87.41	Laundrying of uniforms, rugs, towels
				69.22	Laundrying of uniforms, rugs, towels
				8.81	Laundrying of uniforms, rugs, towels
				69.20	Laundrying of uniforms, rugs, towels
				87.41	Laundrying of uniforms, rugs, towels
				69.25	Laundrying of uniforms, rugs, towels
				8.81	Laundrying of uniforms, rugs, towels
				68.44	Laundrying of uniforms, rugs, towels
				87.41	Laundrying of uniforms, rugs, towels
				71.98	Laundrying of uniforms, rugs, towels
				8.81	Laundrying of uniforms, rugs, towels
				90.08	Laundrying of uniforms, rugs, towels
Total 324				726.83	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
325	CAL TERMITE & PEST CONTROL	6/16/2026	ACH		
				315.00	VHV monthly pest control services
				35.00	1575 # 102 termite inspection
Total 325				350.00	
326	CARPI & CLAY	6/16/2026	ACH		
				5,000.00	Washing lobbyist - Feb 26
				5,000.00	Washing lobbyist - Apr 26
				5,000.00	Washing lobbyist - May 26
Total 326				15,000.00	
327	COASTAL COPY, INC	6/16/2026	ACH		
				923.79	Administration/Marketing copier leases
Total 327				923.79	
328	CYBERCOPY INC.	6/16/2026	ACH		
				509.12	VHV leasing advertising-Rowan Boutique wayfinding signage
Total 328				509.12	
329	DAVES SIGNS	6/16/2026	ACH		
				6,766.69	Balance due - Construction fence banners
Total 329				6,766.69	
330	DEL MAR BLUE PRINT COMPANY, INC	6/16/2026	ACH		
				173.78	19A Dry Storage- No Parking Signage
Total 330				173.78	
331	DIAL SECURITY INC	6/16/2026	ACH		
				663.00	1691 NPS security alarm services
				299.00	1431 NPS security and fire alarm monitoring
Total 331				962.00	
332	E.J. HARRISON & SONS INC.	6/16/2026	ACH		
				369.55	Trash service - Extra 40 yd roll-off bin
				663.30	Trash service
Total 332				1,032.85	
333	FAST UNDERCAR	6/16/2026	ACH		
				88.33	VPD emergency Generator -service parts
Total 333				88.33	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
334	GRAINGER INC.	6/16/2026	ACH		408.78 Harbor Cove restroom faucet handles 180.70 VPD emergency generator- replacement lights 27.01 Fire extinguisher safety supplies
Total 334				616.49	
335	JANITEK CLEANING SOLUTIONS	6/16/2026	ACH		1,781.38 1431/1691 NPS janitorial services 239.87 VHV Marketing office janitorial services 127.60 1431/1691 NPS janitorial services
Total 335				2,148.85	
336	K & L GATES LLP	6/16/2026	ACH		2,919.67 Coastal Commission Permitting, Marina lease - May 26 1,127.00 Coastal Commission Permitting, Marina lease - May 26
Total 336				4,046.67	
337	LIEBERT CASSIDY WHITMORE	6/16/2026	ACH		1,713.00 Personnel Policies review - Mar 26 3,924.50 HR Legal services - Mar 26 1,625.95 HR Legal services - Feb 26
Total 337				7,263.45	
338	MAVCCO FUEL	6/16/2026	ACH		3,070.81 Boat fuel - May 26
Total 338				3,070.81	
339	MCCORMIX CORP.	6/16/2026	ACH		89.78 Maintenance vehicle fuel 96.26 Maintenance vehicle fuel 375.70 Maintenance vehicle fuel
Total 339				561.74	
340	NOBLEGUARD SECURITY INC	6/16/2026	ACH		19,258.24 Village security services - May 26
Total 340				19,258.24	
341	PHOTO-SCAN OF LOS ANGELES	6/16/2026	ACH		957.95 Monthly key card and camera services-Jul 26
Total 341				957.95	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
342	RINCON CONSULTANTS, INC.	6/16/2026	ACH		
				5,234.25	Annual dredge support report - May 26
				996.50	Sand Management support - May 26
Total 342				6,230.75	
343	RIVIERA CONSTRUCTION GROUP	6/16/2026	ACH		
				1,397.19	1559 Fire sprinkler required modifications per City of Ventura
				11,312.00	1559 # 101A change order for concrete pad
Total 343				12,709.19	
344	SANBELL	6/16/2026	ACH		
				1,645.00	1575 project-Civil engineering support - May 26
				3,912.00	Commercial Fisheries project -Civil engineering support - May 26
Total 344				5,557.00	
345	SEARLE CREATIVE GROUP	6/16/2026	ACH		
				661.25	Digital Marketing and Web maintenance - May 26
				230.00	Digital Marketing and Web maintenance - May 26
Total 345				891.25	
346	SUNRISE MUSIC	6/16/2026	ACH		
				700.00	Live music performance 05/30 and 05/31
Total 346				700.00	
347	SUNRISE MUSIC	6/16/2026	ACH		
				350.00	Live band performance 06/14
Total 347				350.00	
348	TELCOM INC	6/16/2026	ACH		
				75.00	Ultra flex communication cable
Total 348				75.00	
349	TIME TO SHINE	6/16/2026	ACH		
				3,082.50	Contracted monthly window washing
Total 349				3,082.50	
350	VENTURA LOCKSMITHS	6/16/2026	ACH		
				200.00	1691 Womens restroom entry code change
				309.63	1559 Ste A - Re-key
Total 350				509.63	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
351	WEST MARINE PRO	6/16/2026	ACH		15.26 Boat radio antenna parts
Total 351				15.26	
622	SOUTHERN CALIF. EDISON	6/1/2026	Check		
				741.62	47851 May 26
				464.75	63421 May 26
				1,259.14	54067 May 26
				168.83	27914 May 26
				36.82	27914 May 26A
				177.15	88160 May 26
				376.58	43532 May 26
				49.19	26501 May 26
				1,085.80	10253 May 26
				85.06	10873 May 26
				331.28	93625 May 26
				209.91	33701 May 26
				191.17	94121 May 26
				649.47	75747 May 26
				94.50	30433 May 26
				20.25	75440 May 26
				32.97	69707 May 26
				169.30	73704 May 26
				569.77	61460 May 26
				43.49	83037 May 26
				3.64	59476 May 26A
				673.38	99957 May 26
				5,112.26	94883 May 26
				2,531.03	74392 May 26
				3,064.25	81085 May 26
				247.48	01707 May 26
				627.29	01707 May 26
				216.40	41163 May 26
Total 622				19,232.78	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
623	AMAZON CAPITAL SERVICES	6/1/2026	Check		
				395.34	Amazon charges - Apr 26
				51.51	Amazon charges - Apr 26
				10.62	Amazon charges - Apr 26
				300.57	Amazon charges - Apr 26
				53.86	Amazon charges - Apr 26
				62.12	Amazon charges - Apr 26
				67.72	Amazon charges - Apr 26
				256.02	Amazon charges - Apr 26
				150.50	Amazon charges - Apr 26
				208.78	Amazon charges - Apr 26
				198.18	Amazon charges - Apr 26
Total 623				1,755.22	
624	COSTAR REALTY INFORMATION, INC	6/1/2026	Check		
				1,013.99	VHV leasing analytics - May 26
Total 624				1,013.99	
625	CALPERS	6/4/2026	Check		
				3,443.17	Employee 457 contribution - PR 052626
Total 625				3,443.17	
626	SEIU LOCAL 721	6/4/2026	Check		
				410.38	Union Dues - May 26
Total 626				410.38	
627	CALPERS HEALTH BENEFITS DIVISI	6/11/2026	Check		
				36,259.12	Health Insurance Premiums - Jun 26
				1,458.00	Health Insurance Premiums - Jun 26
				35.50	Health Insurance Premiums - Jun 26
Total 627				37,752.62	
628	LOWE'S BUSINESS ACCTS/SYNCB	6/12/2026	Check		
				8.96	Statement Closing Date 051726
				98.03	Statement Closing Date 051726
				54.74	Statement Closing Date 051726
				458.11	Statement Closing Date 051726
				82.98	Statement Closing Date 051726
Total 628				702.82	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
629	AFLAC	6/15/2026	Check		
				870.74	AFLAC premiums - Jun 26
				696.06	AFLAC premiums - Jun 26
Total 629				1,566.80	
630	LOOPNET	6/15/2026	Check		
				1,200.00	VHV leasing advertising -Jun 26
Total 630				1,200.00	
631	STANDARD INSURANCE COMPANY	6/16/2026	Check		
				1,475.95	Life/AD&D/LTD Premiums- Jun 26
				593.19	Life/AD&D/LTD Premiums- Jun 26
				1,448.83	Life/AD&D/LTD Premiums- Jun 26
				360.98	Life/AD&D/LTD Premiums- Jun 26
				393.27	Life/AD&D/LTD Premiums- Jun 26
				338.89	Life/AD&D/LTD Premiums- Jun 26
Total 631				4,611.11	
632	LEGALSHIELD	6/16/2026	Check		
				69.75	Legal Shield Premiums- Pre-Paid legal -May 26
				69.75	Legal Shield Premiums- Pre-Paid legal -Jun 26
Total 632				139.50	
633	THE GAS COMPANY	6/8/2026	Check		
				111.61	31506002 Jun 26
				197.31	015406002 Jun 26
				53.81	21506004 Jun 26
				400.61	31506000 Jun 26
				504.36	24007661 Jun 26
Total 633				1,267.70	
634	AT&T	6/8/2026	Check		
				1,233.85	Administration-internet - Jun 26
Total 634				1,233.85	
635	AT&T	6/22/2026	Check		
				335.68	Harbor Patrol-Landline Jun 26
Total 635				335.68	
636	AT&T	6/24/2026	Check		
				149.80	Marketing internet - Jun 26
Total 636				149.80	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
637	WEX BANK	6/24/2026	Check		
				1,269.22	VPD vehicle fuel
				76.00	VPD vehicle fuel
Total 637				1,345.22	
638	PITNEY BOWES	6/24/2026	Check		
				154.80	Marketing- postage machine lease
Total 638				154.80	
639	NETCHEX	6/25/2026	Check		
				120,328.75	PR 062626
				18,470.28	PR 062626
				4,490.60	PR 062626
				730.38	PR 062626
				7,268.55	PR 062626
Total 639				151,288.56	
640	P. E. R. S.	6/26/2026	Check		
				6,218.43	Employee Contributions - PR 052926
				1,939.50	Employee Contributions - PR 052926
				4,396.18	Employee Contributions - PR 052926
				1,453.79	Employee Contributions - PR 052926
				1,174.10	Employee Contributions - PR 052926
				1,081.65	Employee Contributions - PR 052926
				11,742.44	Employee Contributions - PR 052926
				37.20	1959 Survivor Benefit
Total 640				28,043.29	
641	P. E. R. S.	6/29/2026	Check		
				395.20	1959 Survivor Billing FY 25/26
				416.00	1959 Survivor billing subtotal adjustment FY 25/26
				624.00	100000018333971
				1,154.40	1959 Survivor billing subtotal adjustment FY 25/26
Total 641				2,589.60	
642	COSTAR REALTY INFORMATION, INC	6/30/2026	Check		
				1,013.99	VHV leasing analytics - Jun 26
Total 642				1,013.99	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
643	MISSION SQUARE	6/30/2026	Check		
				2,192.85	Employee 457 contribution PR 062626
				501.65	Employee 457 contribution PR 062626
Total 643				2,694.50	
644	CALPERS	6/30/2026	Check		
				3,454.87	Employee 457 contribution PR 062626
Total 644				3,454.87	
645	MISSION SQUARE	6/15/2026	Check		
				2,176.50	Employee 457 contribution - PR 061226403
				501.65	Employee 457 contribution - PR 061226
Total 645				2,678.15	
646	NETCHEX	6/12/2026	Check		
				821.00	Monthly Payroll processing fee
Total 646				821.00	
647	CALPERS	6/15/2026	Check		
				3,433.85	Employee 457 contribution - PR 061226
Total 647				3,433.85	
648	P. E. R. S.	6/15/2026	Check		
				5,964.78	Employee Contributions - PR 050126
				1,898.78	Employee Contributions - PR 050126
				4,396.16	Employee Contributions - PR 050126
				1,262.34	Employee Contributions - PR 050126
				1,158.59	Employee Contributions - PR 050126
				1,058.06	Employee Contributions - PR 050126
				11,367.01	Employee Contributions - PR 050126
				38.13	1959 Survivor Benefit
				14.76	Service Credit
Total 648				27,158.61	
649	CLIFTON LARSON ALLEN LLP	6/2/2026	Check		
				4,725.00	FY25-26 Audit Interim Billing
				157.50	FY 25-26 Accounting Assistance
Total 649				4,882.50	
650	THE HOME DEPOT PRO	6/8/2026	Check		
				306.31	Statement End Date 052826
Total 650				306.31	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
651	SWIFT CHIP, INC	6/11/2026	Check		
				10,555.96	IT Services - Jun 26
				1,020.00	Back Up server-Jun 26
				646.00	Microsoft subscriptions - Jun 26
Total 651				12,221.96	
652	SUN LIFE FINANCIAL	6/16/2026	Check		
				1,568.92	Dental Premiums - Jun 26
Total 652				1,568.92	
653	NETCHEX	6/11/2026	Check		
				115,182.65	PR 061226
				17,563.37	PR 061226
				4,294.96	PR 061226
				514.94	PR 061226
				6,815.30	PR 061226
Total 653				144,371.22	
654	WELLS FARGO BUSINESS CREDIT	6/29/2026	Check		
				1,341.08	Wells Fargo Company Credit Card activity - May 26
				19.99	Wells Fargo Company Credit Card activity - May 26
				635.66	Wells Fargo Company Credit Card activity - May 26
				1,359.71	Wells Fargo Company Credit Card activity - May 26
				1,233.68	Wells Fargo Company Credit Card activity - May 26
				2,201.28	Wells Fargo Company Credit Card activity - May 26
				569.00	Wells Fargo Company Credit Card activity - May 26
				420.20	Wells Fargo Company Credit Card activity - May 26
				997.74	Wells Fargo Company Credit Card activity - May 26
				15.04	Wells Fargo Company Credit Card activity - May 26
				213.48	Wells Fargo Company Credit Card activity - May 26
				121.18	Wells Fargo Company Credit Card activity - May 26
				397.24	Wells Fargo Company Credit Card activity - May 26
				19.00	Wells Fargo Company Credit Card activity - May 26
				395.56	Wells Fargo Company Credit Card activity - May 26
				1,200.00	Wells Fargo Company Credit Card activity - May 26
				136.07	Wells Fargo Company Credit Card activity - May 26
				94.91	Wells Fargo Company Credit Card activity - May 26
				246.06	Wells Fargo Company Credit Card activity - May 26
				196.58	Wells Fargo Company Credit Card activity - May 26
				92.16	Wells Fargo Company Credit Card activity - May 26
				920.87	Wells Fargo Company Credit Card activity - May 26

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
				204.77	Wells Fargo Company Credit Card activity - May 26
				20.00	Wells Fargo Company Credit Card activity - May 26
				2.99	Wells Fargo Company Credit Card activity - May 26
				60.03	Wells Fargo Company Credit Card activity - May 26
				3.35	Wells Fargo Company Credit Card activity - May 26
				20.00	Wells Fargo Company Credit Card activity - May 26
Total 654				13,137.63	
655	T-MOBILE	6/29/2026	Check		
				212.00	Parking Station internet - Jun 26
Total 655				212.00	
656	T-MOBILE	6/29/2026	Check		
				560.17	VPD cell phones - Jun 26
				274.13	VPD cell phones - Jun 26
				59.59	VPD cell phones - Jun 26
				250.29	VPD cell phones - Jun 26
				47.67	VPD cell phones - Jun 26
Total 656				1,191.85	
657	SOUTHERN CALIF. EDISON	6/1/2026	Check		
				0.61	25979 May 26A
Total 657				0.61	
658	SOUTHERN CALIF. EDISON	6/1/2026	Check		
				17.83	31480 May 26A
Total 658				17.83	
61619	C&C DESIGNS	6/3/2026	Check		
				1,217.58	Photo display - Short Dawg event
Total 61619				1,217.58	
61620	COASTAL ARCHITECTS	6/3/2026	Check		
				752.50	1559 # 101A and 101B leasing signage
Total 61620				752.50	
61621	CREATIVE COAST PRODUCTIONS	6/3/2026	Check		
				400.00	Live band performance 03/21/26
Total 61621				400.00	
61622	CREATIVE COAST PRODUCTIONS	6/3/2026	Check		
				400.00	Live band performance 04/25/26
Total 61622				400.00	

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Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
61623	CREATIVE COAST PRODUCTIONS	6/3/2026	Check		
				225.00	Easter Bunny event 04/04/26 and handler and special event staff
Total 61623				225.00	
61624	DARLA BEA MODUGNO	6/3/2026	Check		
				400.00	Live DJ performance -Mermaid Month 03/21/26
				400.00	Live DJ performance -Mermaid Month 03/07/26
Total 61624				800.00	
61625	EARTH SYSTEMS PACIFIC	6/3/2026	Check		
				5,326.00	1575 Geo Tech -Soil monitoring
Total 61625				5,326.00	
61626	FERGUSON ENTERPRISES INC.	6/3/2026	Check		
				165.61	1583 roof drain repair
				326.70	1559 courtyard fly deterrent fan
Total 61626				492.31	
61627	GANNETT CALIFORNIA LOCALIQ	6/3/2026	Check		
				248.45	Digital paid ad
				266.22	Ordinance No 62 noticing
Total 61627				514.67	
61628	GREEN THUMB INTERNATIONAL	6/3/2026	Check		
				213.35	1559 # 101 planter bark
Total 61628				213.35	
61629	HORN'S BACKFLOW & PLUMBING SERVICE,	6/3/2026	Check		
				5,765.26	1559 hallway plumbing repair
				783.93	1691 all gender emergency plumbing clog
				2,010.00	1691 all gender restroom emergency hydro-jetting
				4,310.64	1583 Coastal Cone plumbing repair
Total 61629				12,869.83	
61630	JPL CONSTRUCTION INC	6/3/2026	Check		
				1,074.56	19A gate repairs for new Dry Storage
				1,637.07	19A gate repairs and replacement battery for new Dry Storage
				2,948.94	19A- fabrication of new gate roller guides at both entry and exit areas
Total 61630				5,660.57	
61631	LA UNIFIED SCHOOL DISTRICT	6/3/2026	Check		
				816.00	Annual bilingual testing
Total 61631				816.00	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
61632	LANDSCAPE DEVELOPMENT INC	6/3/2026	Check	2,000.00	Landscape architect consultation
Total 61632				2,000.00	
61633	MCMASTER-CARR	6/3/2026	Check	75.23	1567 door kick plates
Total 61633				75.23	
61634	PACIFIC MARINE REPAIR	6/3/2026	Check	9,295.82	Boat 1 maintenance and repairs
Total 61634				9,295.82	
61635	RASMUSSEN & ASSOCIATES INC	6/3/2026	Check	12,623.75	1575 Architectural support -exterior facade improvements
Total 61635				12,623.75	
61636	SMITH PIPE & SUPPLY INC.	6/3/2026	Check	97.50	VHV - CAM landscaping supplies
				128.56	VHV - CAM landscaping supplies
				21.03	VHV - CAM irrigation supplies
Total 61636				247.09	
61637	SUSAN BEJECKIAN PUBLIC RELATIONS	6/3/2026	Check	1,800.00	Public Relations publicist -May 26
Total 61637				1,800.00	
61638	TK ELEVATOR CORPORATION	6/3/2026	Check	6,009.57	VPD elevator service agreement May-Jul 26
Total 61638				6,009.57	
61639	VENTURA HARBOR STORAGE	6/3/2026	Check	8,080.13	Fisherman's Storage rent
Total 61639				8,080.13	
61640	VENTURA WATER STORE	6/3/2026	Check	67.50	Bottled water service
				20.00	Bottled water service
				47.50	Bottled water service
				52.50	Bottled water service
				72.00	Bottled water service
Total 61640				259.50	
61641	ELIZABETH HOWELL	6/3/2026	Check	330.65	Reimburse-Travel JPIA Elected Officials Summit-Chula Vista 04/29-05/01
Total 61641				330.65	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
61642	MICHAEL BLUMENBERG	6/3/2026	Check	1,132.69	Reimburse-Travel CSDA Special District Leadership -San Diego May 11-14
Total 61642				1,132.69	
61643	CHRISTOPHER LORD DESIGNS, INC.	6/4/2026	Check	12,157.50	VHV Mural and quote lettering art installation - 25% deposit
Total 61643				12,157.50	
61644	3DIGIT MEDIA	6/17/2026	Check	1,800.00	805 Living-Destination Ad-Jun 26
Total 61644				1,800.00	
61645	ALEXANDRIA DANIELSON	6/17/2026	Check	787.50	Graphic Design-Mystic Whaler Tall Ships, 805 Relax & Play, Film & Event application fees
				112.50	Graphic Design-Palm Tree Imagery
Total 61645				900.00	
61646	ARAMSCO, INC	6/17/2026	Check	-1,066.73	Return Merchandise -Janitorial supplies
				65.16	Janitorial supplies
				1,370.08	Janitorial supplies
				137.69	VPD Janitorial supplies
				1,002.53	Janitorial supplies
				81.00	Janitorial supplies
				627.61	Janitorial supplies
				125.26	Janitorial supplies
Total 61646				2,342.60	
61647	ASCAP	6/17/2026	Check	1,309.00	Live music licensing fees Apr-Jun 2026
Total 61647				1,309.00	
61648	BRIAN PENDLETON	6/17/2026	Check	135.08	Travel reimbursement-CMANC spring meeting - Newport Beach -May 26
Total 61648				135.08	
61649	C E D	6/17/2026	Check	987.29	New Maintenance shed-Electrical components
Total 61649				987.29	
61650	C.M.A.N.C.	6/17/2026	Check	1,200.00	CMANC conference sponsorship
Total 61650				1,200.00	
61651	COLLETTE ARCHITECTS, P.C.	6/17/2026	Check	4,615.84	1591 # 201Permit and engineering fees-code compliance
Total 61651				4,615.84	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
61652	COUNTY OF VENTURA	6/17/2026	Check	2,188.69	VHV-CUPA administration fee
Total 61652				2,188.69	
61653	CREATIVE COAST PRODUCTIONS	6/17/2026	Check	800.00	Live band performance 06/06 and 06/07
Total 61653				800.00	
61654	FERGUSON ENTERPRISES INC.	6/17/2026	Check	856.51	VHV restroom fixture service parts
				12.85	Service charge - May 26
Total 61654				869.36	
61655	GANNETT CALIFORNIA LOCALIQ	6/17/2026	Check	545.00	Digital Display advertising Seaside Vacay- 05/07-05/18
Total 61655				545.00	
61656	HD SUPPLY, INC	6/17/2026	Check	214.30	VPD building smoke detectors
				214.30	VPD building smoke detectors- additional order
				214.30	VPD building smoke detectors- to be credited
				214.30	VPD building smoke detectors- to be credited
Total 61656				857.20	
61657	HORN'S BACKFLOW & PLUMBING SERVICE,	6/17/2026	Check	3,970.05	1559 #1021B cast iron pipe replacement
Total 61657				3,970.05	
61658	JAKE DAVID	6/17/2026	Check	840.00	Video editing services of fiscal year end recap
Total 61658				840.00	
61659	JENNIFER TALT-LUNDIN	6/17/2026	Check	100.05	Mileage reimbursement-Carva Creates workshop-04/16
Total 61659				100.05	
61660	JPL CONSTRUCTION INC	6/17/2026	Check	664.60	19A Dry Storage additional gate remotes
Total 61660				664.60	
61661	MEC ENVIRONMENTAL, INC.	6/17/2026	Check	18,547.00	1567 Maintenance storage shed asbestos abatement
Total 61661				18,547.00	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
61662	O'REILLY AUTO PARTS	6/17/2026	Check	155.12	Maintenance vehicle service parts
Total 61662				155.12	
61663	PORTA-STOR	6/17/2026	Check	190.00	Temp storage pod rental for Maintenance department
				95.00	Temp storage pod rental for Maintenance department
				95.00	Temp storage pod rental for Maintenance department
Total 61663				380.00	
61664	QUALITY WINDOWS, INC	6/17/2026	Check	450.00	1431 NPS - Emergency glass door board-up
Total 61664				450.00	
61665	RANDALL WILLIAMS ART	6/17/2026	Check	300.00	Chalk Art - Pride Month
Total 61665				300.00	
61666	SAFE HARBOR VENTURA ISLE	6/17/2026	Check	73.07	Pressure washer fuel
				75.21	Pressure washer fuel
Total 61666				148.28	
61667	SERVICE-PRO FIRE PROTECTION	6/17/2026	Check	6,849.00	Annual backflow repairs and replacements
Total 61667				6,849.00	
61668	SMITH PIPE & SUPPLY INC.	6/17/2026	Check	306.38	VHV CAM landscaping supplies
				419.44	VHV planter irrigation supplies
				72.41	VHV CAM irrigation supplies
Total 61668				798.23	
61669	SUNBELT RENTALS, INC.	6/17/2026	Check	92.12	Monthly scrubber rental and termination
Total 61669				92.12	
61670	SUNRIDGE LANDSCAPE MAINT., INC	6/17/2026	Check	1,800.00	Monthly contracted mowing service - May 26
				1,593.00	Additional landscape laborer
Total 61670				3,393.00	
61671	THE CITY OF VENTURA	6/17/2026	Check	100.00	Trash service
Total 61671				100.00	

Payment Register

Period: From 06/01/2026 to 06/30/2026

ATTACHMENT 1

Check/ACH/EFT #	Vendor	Check Date	Payment Method	Amount	Description
61672	TODD MITCHELL	6/17/2026	Check		230.15 Reimbursement-Travel Calif Mobility& Parking training Mar 18-19 and ICSC -Monterey - Mar 23-25
					142.83 Reimbursement-Mileage for CMANC Spring and Senator Schiff office visit
Total 61672				372.98	
61673	UPKEEP TECHNOLOGIES INC	6/17/2026	Check		10,895.00 Annual Maintenance department subscription software
Total 61673				10,895.00	
61674	VENTURA WATER STORE	6/17/2026	Check		40.00 Bottled water service
Total 61674				40.00	
61675	VIC'S SUPPLY COMPANY, INC.	6/17/2026	Check		64.54 1691 shower repair
Total 61675				64.54	
61676	CLIFTON LARSON ALLEN LLP	6/17/2026	Check		35,175.00 Fiscal Year - Audit interim billing
Total 61676				35,175.00	
61677	DEPT. OF PARKS AND RECREATION	6/17/2026	Check		20,967.12 Oct 2025-Mar 2026 Lifeguard services-Agreement # C24910014
Total 61677				20,967.12	
61678	FOUREST TREE SERVICE, INC	6/17/2026	Check		31,840.00 1583/1591 corridor landscaping planter rehab
Total 61678				31,840.00	
61679	RIVIERA CONSTRUCTION GROUP	6/17/2026	Check		71,293.00 1603 Administration front office remodel
Total 61679				71,293.00	
61500	QUADIENT FINANCE USA INC	6/18/2026	Check		-179.71 VPD administration-Postage refill
Total 61500				-179.71	
Grand Total				981,932.79	

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

June 2026 –

- RRM Design Group was paid \$35,801.56 with EFT number 322 on 06/01/26 – Work completed in February and April at Parcel 5 - Ventura Cultural Arts Park – Phase 1
- Clifton Larson Allen LLP was paid \$35,175.00 with Check number 61676 on 06/17/26 – Fiscal Year 25-26 Audit Interim billing
- Dept of Parks and Recreation was paid \$20,967.12 with check number 61677 on 06/17/26 – Contracted Lifeguard Services. Agreement from October 2025 through March 2026
- Fourest Tree Service Inc. was paid \$31,840.00 with Check number 61678 on 06/17/26 – 1583/1591 Corridor Landscaping Planter Rehabilitation
- Riviera Construction Group was paid \$71,293.00 with check number 61500 on 06/18/26 – VPD Administration Front Office Security Remodel



VENTURA
PORT DISTRICT

Established 1952

BOARD OF PORT COMMISSIONERS
JULY 15, 2026

CONSENT AGENDA ITEM C

APPROVAL OF AMENDMENT NO. 2 TO
THE RETAIL LEASE AGREEMENT WITH
LOUISE GAYE CLANTON AND TRACY
LANQUIST DBA "VENTURA SWIMWEAR"

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 Louise Gaye Clanton and Tracy Lanquist dba "Ventura Swimwear"

RECOMMENDATION:

That the Board of Port Commissioners approve Amendment No. 2 to the Retail Lease Agreement dated May 25, 2021 (the "Lease") between the Ventura Port District dba "Ventura Harbor Village" and Louise Gaye Clanton and Tracy Lanquist dba "Ventura Swimwear", for the premises located at 1559 Spinnaker Drive, Suite #102 ("Premises"), consisting of approximately 1,056 square feet.

SUMMARY:

Staff is recommending a second amendment to the Louise Gaye Clanton and Tracy Lanquist dba "Ventura Swimwear" Retail Lease to revise the current Exhibit "H" Options to Extend, from a one four-year option to three options consisting of 1-mo, 23-mo, and 2-year (a total of four years).

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:

Louise Gaye Clanton and Tracy Lanquist (Tenants) have been a retail business in the Village since 1984. They carry women and men clothing, bathing suits, shoes, accessories, and sun care. Tenants are in good standing except for one outstanding issue, the replacement of the parking lot facing awning, which was required during the initial term of the lease. Tenants have committed to completing the replacement and are working with Staff to expedite in the coming weeks prior to the proposed new second option commencing August 1, 2026.

Original lease consisted of a five-year lease term with one four-year option. Tenants requested that the four-year option term be split due to personal reasons. Hence, Staff is requesting the four-year option be divided into three options. The timeframe of each option is: 1-mo, 23-mo, and 2-years (total of four years). The first two years were split in 1-mo and 23-mo to allow for the Tenants to complete the required Tenant Improvements outlined in Exhibit "C" Provisions Relating to Construction of Tenant's Improvements. The total option term length and the step increase structure do not change.

If the Board approves Amendment No. 2, the one four-year option will be divided into three options, and the annual base rent will remain subject to annual Consumer Price Index (CPI) increases.

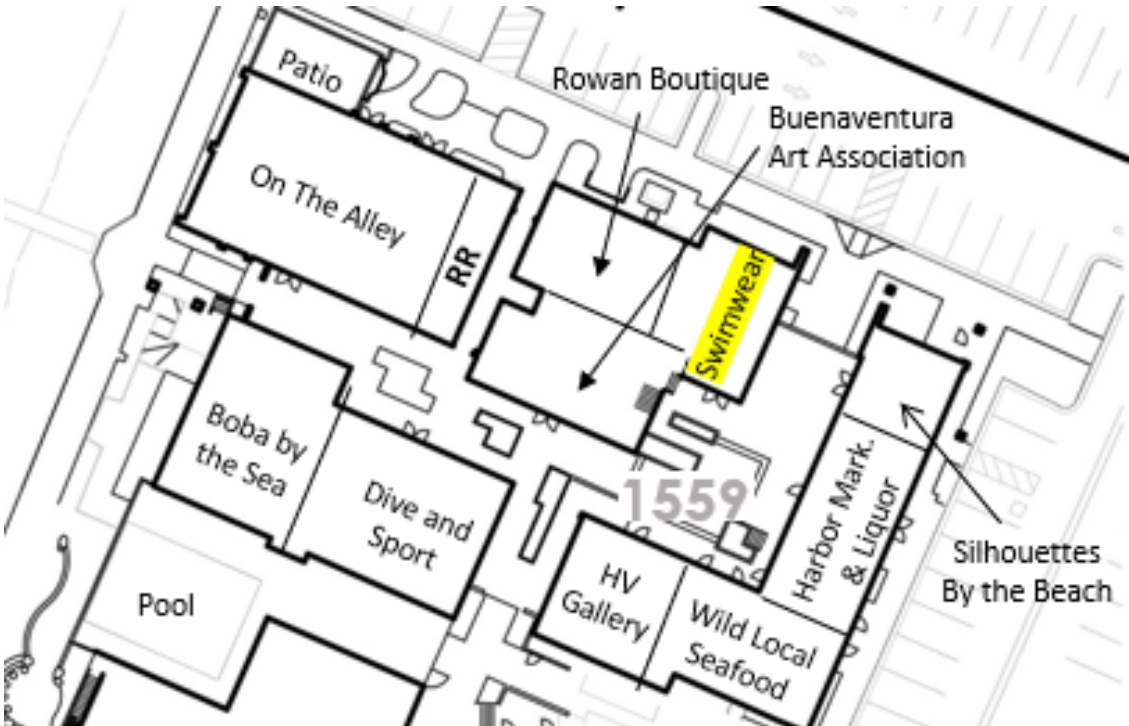
FISCAL IMPACT:

If the Board approves Amendment No. 2, the option term will change from one to three options. The annual CPI step increases in base rent will remain the same. No landlord improvements will be required.

ATTACHMENTS:

Attachment 1 – Location Map

Attachment 1 – Location Map





VENTURA
PORT DISTRICT
Established 1952

BOARD OF PORT COMMISSIONERS
JULY 15, 2026

CONSENT AGENDA ITEM D
AWARD OF BID FOR THE FY2026-2027
SECURITY SERVICES AT VENTURA
HARBOR VILLAGE AND MARINA

VENTURA PORT DISTRICT
BOARD COMMUNICATION

CONSENT AGENDA ITEM D
Meeting Date: July 15, 2026

TO: Board of Port Commissioners
FROM: Brian D. Pendleton, General Manager
Todd Mitchell, Deputy General Manager
John Higgins, Harbormaster
SUBJECT: Award of Bid for the FY2026-2027 Security Services at Ventura Harbor Village and Marina

RECOMMENDATION:

That the Board of Port Commissioners award a bid for the FY2026-2027 Security Services at Ventura Harbor Village and Marina to Luminex Security Group in the amount not to exceed \$175,608 with the future optional years two and three not to exceed \$183,480 and \$197,292 respectively all on a time and materials basis.

SUMMARY:

The District published a request for proposals for the Ventura Harbor Village and Marina security services on June 23, 2026. A public bid opening was held on July 9, 2026, per District policy. The District received 13 bids, with Luminex Security Group being the lowest responsible bidder.

Port District staff reviewed the qualifications and determined that Luminex Security Group met or exceeded all the criteria established in the request for bids. Staff have confirmed that Luminex Security Group are prepared to assume Security duties beginning September 1st. The Harbormaster has requested an on-site meeting with Luminex Security Group Management on July 13th to provide a full tour of the area and to address any questions from the service provider.

GUIDING PRINCIPLE:

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

5-YEAR OBJECTIVE:

V) Maintain and improve Harbor Village facilities, infrastructure, and amenities.

BACKGROUND:

The District currently contracts with an outside service company to provide security guards to patrol Ventura Harbor Village. The contract also makes security services available to meet increased needs for special events.

The current contract is held by NobleGuard Security Services and originally expired on August 31, 2026. To avoid interruptions in service over the summer, the Board approved a contract amendment adding up to \$52,000 on a time and materials basis on June 3, 2026 to allow for the bidding of a new service contract and to allow for the new service provider to assume the security duties.

Luminex Security Group is based out of Carson, California, and has held an A- rating with the Better Business Bureau since 2025. Luminex self-reports being a proactive, reliable, and professional security service with locations in California and Ohio. Staff perform reference checks as part of the determination that a bidder is responsible and responsive to the request for bids.

FISCAL IMPACT:

The bid was a 1-year bid with two 1-year performance-based extension opportunities. The lowest bidder was Luminex Security Group, who provided the lowest overall bid at \$505,980 for all three years, with Year 1 services costing \$159,824. The first year's cost, which includes the 10% contingency, is \$175,806. The District's budget for security services for FY26/27 is \$240,000. The bidder's costs were significantly lower than other bidders' and, if awarded, will provide significant cost savings to the Port District.

Year two's option was bid at \$166,800, and year three's option at \$179,356. Staff's recommendation adds 10% to each of these years for contingency (not to exceed \$183,480 and \$197,292 respectively on a time and materials basis), which will be awarded pending good performance under each year of the contract.

ATTACHMENTS:

None.



VENTURA
PORT DISTRICT

Established 1952

BOARD OF PORT COMMISSIONERS
JULY 15, 2026

CONSENT AGENDA ITEM E

ADOPTION OF RESOLUTION No. 3560
ACCEPTING THE WORK OF RIVIERA
CONSTRUCTION FOR THE 1559
SPINNAKER DRIVE SUITE 101 EXTERIOR
AND INTERIOR IMPROVEMENTS
PROJECT

TO: Board of Port Commissioners
FROM: Todd Mitchell, Deputy General Manager
Justin Fleming, Capital Projects Manager
SUBJECT: Adoption of Resolution No. 3560 Accepting the Work of Riviera Construction for the 1559 Spinnaker Drive Suite 101 Exterior and Interior Improvements Project

RECOMMENDATION:

That the Board of Port Commissioners adopt Resolution No. 3560:

- a) Accepting the Work of Riviera Construction for 1559 Spinnaker Drive Suite 101 Exterior and Interior Improvements Project.
- b) Authorize staff to prepare and record a Notice of Completion with the Ventura County Recorder.

SUMMARY:

On October 1st, 2025 the Board awarded the bid for the 1559 Spinnaker Drive Suite 101 Exterior and Interior Improvements Project to Riviera Construction in the amount of \$549,997.00. On April 1st, 2026 the Board of Port Commissioners approved a Change Order for \$150,000 for further storefront work. All work is now complete to the satisfaction of District staff, and it is appropriate to record a Notice of Completion.

GUIDING PRINCIPLES:

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

5-YEAR OBJECTIVES:

- V) Maintain and improve Harbor Village facilities, infrastructure, and amenities.
 - 1) Ongoing investment in Harbor Infrastructure

BACKGROUND:

At its October 1st meeting, the Board of Port Commissioners awarded a contract to Riviera Construction, Inc. in the amount of \$549,997 for the 1559 Suite 101 Interior and Exterior Improvements Project. The project included subdividing one large commercial office space (formerly Coastal Marine Biolabs) into two retail suites (101A and 101B) as well as creating a small storage area adjacent to Ventura Swimwear and completing interior and exterior improvements to prepare the spaces for retail occupancy. Due to a series of unforeseen site conditions, the most substantial being the need to replace a large section of underground cast iron waste pipe, change orders were authorized by Staff, in accordance with the Port District Procurement Policy, in the amount of \$53,365.54, bringing the total contract value up to that point to \$603,362.54.

The original scope included significant storefront improvements to Suite 101A and more limited exterior improvements to Suite 101B. After marketing Suite 101B, District staff received feedback that its façade was less attractive than Suite 101A. The General Manager subsequently recommended to the Board a change order to install similar storefront improvements to enhance the suite's functionality and marketability. A Change Order for \$150,000 was approved at the April 1st, 2026, meeting of the Board of Port Commissioners.

All work included in the original contract and approved change order has been completed to the satisfaction of District staff, the District's architect, and has received City approvals.

FISCAL IMPACT:

The original contract amount of \$603,362.54 increased to a final contract amount of \$739,230.54 as a result of approved change order work. The final project cost was \$10,769.46 below the final Board-approved contract authorization of \$750,000.00.

ATTACHMENTS:

Attachment 1 – Location Map

Attachment 2 – Resolution No. 3560

Attachment 3 – Notice of Completion

ATTACHMENT 1 – LOCATION MAP





RESOLUTION NO. 3560

**RESOLUTION OF THE BOARD OF PORT COMMISSIONERS
 OF THE VENTURA PORT DISTRICT
 ACCEPTING THE WORK OF RIVIERA CONSTRUCTION GROUP
 FOR THE VENTURA HARBOR 1559 SPINNAKER DRIVE SUITE #101
 EXTERIOR AND INTERIOR IMPROVEMENTS PROJECT**

WHEREAS, Brian D. Pendleton, General Manager of the Ventura Port District, advised the Board of Port Commissioners of said District that the work of Garland/DBS, Inc. on the project entitled "Ventura Harbor 1559 Spinnaker Drive Suite #101 Exterior and Interior Improvements Project" described in the Agreement between Riviera Construction Group and the Ventura Port District, hereinafter referred to as "District", dated October 1, 2025, has been completed and recommends that said work be accepted.

NOW, THEREFORE, BE IT RESOLVED that the Board of Port Commissioners DETERMINES, and ORDERS as follows:

1. Said work is hereby accepted.
2. Pursuant to the conditions and specifications of the Agreement and upon the recommendation of the General Manager, Riviera Construction Group. is released from the obligations under said contract, except as to the conditions of the performance bond, required guarantees and correction of faulty work after payment.
3. The General Manager of the District is hereby directed to execute on behalf of the District or cause to be executed on behalf of the District and be recorded in the office of the Ventura County Recorder a Notice of Completion of said work.
4. The General Manager is hereby directed to send a copy of this Resolution to Riviera Construction Group as the District's Notice of Acceptance of said work.

PASSED, APPROVED, AND ADOPTED at a Regular Meeting of the Board of Port Commissioners of the Ventura Port District held on July 15, 2026, by the following vote:

AYES:
 NOES:
 ABSTAIN:
 ABSENT:

Michael Blumenberg, Chair

ATTEST:

Anthony Rainey, Secretary

RECORDING REQUESTED BY:
Ventura Port District

AND WHEN RECORDED MAIL TO:
Ventura Port District
1603 Anchors Way Drive
Ventura, CA 93001-4229

NOTICE OF COMPLETION

(Notice pursuant to Civil Code Section 9204, must be recorded within 15 days after completion)

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is an agent of the owner of the interest stated below.
2. The full name of the owner is Ventura Port District, a public benefit corporation and independent special district organized and existing under the laws of the State of California.
3. The full address of the owner is 1603 Anchors Way Drive, Ventura, CA 93001-4229.
4. The nature of the interest or estate is: fee simple.
5. The full name and full addresses of all co-owners who hold any title or interest with the above-named owner in the property are: Not applicable; there are no co-owners.
6. A work of improvement on the property hereinafter described was completed on July 8, 2026.
7. The work accomplished consisted of the exterior and interior improvements to 1559 Spinnaker Drive Suite #101.
8. The name of the contractor for the project is Riviera Construction Group. pursuant to the Agreement, dated October 1, 2025.
9. The property on which said work of improvement was completed is in the City of San Buenaventura, County of Ventura, State of California, and is described as Ventura Harbor Village.

Ventura Port District

Date: _____

By: _____
Brian D. Pendleton, General Manager

VERIFICATION

I, the undersigned, say that I am the General Manager of the declarant of the foregoing completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, at Ventura, California.

Brian D. Pendleton, General Manager



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

**STANDARD AGENDA ITEM 1
PORTSIDE VENTURA UPDATE**

**VENTURA PORT DISTRICT
BOARD COMMUNICATION**

STANDARD AGENDA ITEM 1
Meeting Date: July 15, 2026

TO: Board of Port Commissioners
FROM: Brian D. Pendleton, General Manager
SUBJECT: Portside Ventura Update

RECOMMENDATION:

That the Board of Port Commissioners receive an update on Portside Ventura activities and operations.

SUMMARY:

Michael Sondermann, Managing Member of Portside Ventura, will give an update on Portside Ventura, including an overview of the residential, commercial and marina operations, leasing activity, and the project's ongoing contribution to the economic vitality of Ventura Harbor.

GUIDING PRINCIPLES:

- 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.

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.
 - 1) Collaborate with business partners and stakeholders through increased engagement, communication, and participation.
- 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:

Portside Ventura is a 27-acre mixed-use waterfront development located within Ventura Harbor on Ventura Port District property. The project was envisioned as the first major new harbor development in more than 30 years and was designed to enhance the Harbor by creating a vibrant, walkable community that combines residential, commercial, recreational, and marina uses. Construction began in late 2016, with the first residential units becoming available in 2019.

The development includes approximately 300 residential units, consisting of 270 apartment homes and 30 live/work units, approximately 21,000 square feet of retail and restaurant space, a 104-slip recreational marina, public waterfront promenades, parks, open space, and pedestrian and bicycle connections to the Harbor. The project was intended to complement Ventura Harbor Village and existing harbor businesses by increasing year-round activity, supporting local commerce, and expanding public access to the waterfront.

As part of the approved development, the developer was required to construct significant public infrastructure improvements, including roadway enhancements, public open space, shoreline

access improvements, and other public amenities. These improvements were completed in conjunction with the project and were intended to improve circulation, accessibility, and the overall visitor experience while supporting the long-term economic vitality of Ventura Harbor.

FISCAL IMPACT:

None.

ATTACHMENTS:

None.



BOARD OF PORT COMMISSIONERS
JULY 15, 2026

STANDARD AGENDA ITEM 2
PREPARING FOR THE AMENDMENT OF
ORDINANCE No. 44

**VENTURA PORT DISTRICT
BOARD COMMUNICATION**

STANDARD AGENDA ITEM 2
Meeting Date: July 15, 2026

TO: Board of Port Commissioners
FROM: Brian D. Pendleton, General Manager
Todd Mitchell, Deputy General Manager
John Higgins, Chief of Harbor Patrol
Brendan Donohue, Sr. Harbor Patrol Officer
SUBJECT: Preparing for the Amendment of Ordinance No. 44

RECOMMENDATIONS:

That the Board of Port Commissioners receive a report on Ordinance No. 44 and the Ventura Port District's intent to prepare an amendment of Ordinance No. 44.

SUMMARY:

Ordinance No. 44 of the Port District provides regulations of many activities within Ventura Harbor and was last updated in 2008. Updates of this Ordinance are needed for a number of reasons, including management of vehicles and vessel activities. Ordinances of this nature, pursuant to the California Harbors and Navigations Code Section 6309.2, require the District to publish the proposed Ordinance three times in a newspaper of general circulation three times prior to adopting.

GUIDING PRINCIPLES

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

FIVE-YEAR OBJECTIVES

P) Implement parking management, traffic circulation, and multi-modal transportation strategies.
3) Pursue and implement parking management solutions to increase vehicle circulation.

BACKGROUND

UPDATE OF ORDINANCE NO. 44

Pursuant to the California Harbors and Navigation Code 6309, the District has created a number of Ordinances to regulate a number of activities within the District. Ordinances 11, 12, 13, 25, 29, 38, 44, and 47 were prepared for the purposes of regulation of the district with respect to parking of vehicles, the speed and operation of vehicles and vessels, berthing of vessels, fire safety ashore and afloat, prohibition of discharge of waste, littering.

In 2004, the District adopted Ordinance No. 44, which was later amended with Ordinance 47 in 2008, which was the last revision. With the changes associated with the implementation of the Parking Management Plan as well as the performance of a comprehensive navigational safety study for the inner harbor, staff have determined that updates to the Ordinance are required. In addition, certain other changes are also needed to improve clarity and generally update the language in certain provisions.

In reviewing Ordinance No. 44 in conjunction with the Harbors and Navigation Code as it pertains to the Ventura Port District's authority, Staff have identified some items within the existing Ordinance that may need to be removed, as they may not be within the District's purview to enforce (e.g. relating to use of firearms, disturbing the peace, bicycling, lewd behavior, etc.). Staff will consult with legal counsel regarding the applicability.

RELEVANT SECTIONS OF THE HARBORS & NAVIGATION CODE

6309.

Except as otherwise provided in Section 660, the board may adopt all ordinances necessary for the regulation of the district with respect to the parking of vehicles, the speed and operation on vehicles and vessels, berthing of vessels, fire safety ashore and afloat, prohibiting the pumping of raw sewage or waste into port waters, and littering.

(Amended by Stats. 1976, Ch. 878.)

6309.2.

Before any ordinance may be adopted, the ordinance shall be published in its entirety on three separate occasions in a newspaper of general circulation published within the district, or if none, in any newspaper of general circulation published in the county in which the district, or a part thereof, is located, together with a notice of the date on which the board will meet for the purpose of adopting the ordinance. The first publication shall occur at least 20 days prior to the date of such meeting, and the second and third publications shall occur at seven-day intervals. The general public shall be allowed to appear at the meeting and be heard on the proposed ordinance. The ordinance shall become effective as provided in Section 9141 of the Elections Code, unless another effective date is set forth by the board.

(Amended by Stats. 1994, Ch. 923, Sec. 112. Effective January 1, 1995.)

6309.4.

Every person who violates any of the provisions of a district ordinance adopted pursuant to Sections 6309 and 6309.2 is guilty of an infraction and shall be subject to a fine not to exceed one hundred dollars (\$100).

(Amended by Stats. 1983, Ch. 1092, Sec. 143. Effective September 27, 1983. Operative January 1, 1984, by Sec. 427 of Ch. 1092.)

6309.6.

The district's manager, harbormaster or wharfinger, or any duly authorized representative of one of these persons, shall have the power to issue citations for violation of district ordinances in the manner provided by Chapter 5C (commencing with Section 853.5) of Title 3 of Part 2 of the Penal Code.

(Amended by Stats. 1977, Ch. 579.)

NEXT STEPS

Staff are preparing a new Ordinance to update Ordinance No. 44 including an update to the Penalty for Violation Schedule (i.e. fine schedule). Key areas of focus include:

- Improvements to Sec 103, 104, 105, 106 - to improve clarity regarding authorities.
- Removal of Sec 107 - as the District does not employ Peace Officers per California State definitions.
- Sec 235 – to align definition of oversized vehicles to be consistent with City of Ventura.
- Articles 3 & 4 – changes to language related to authority, protected swimming areas, permitting, vandalism, etc.
- Article 5 – revisions to language related to abandoned, disabled, and unseaworthy vessels.
- Article 6 – new language limiting houseboats or similar floating residential structures.
- Sec 805 & 806 – new language relating to vessel and vehicle repair restrictions within the harbor.

- Sec 904 – language changes related to violations.
- Sec 1008 – language changes related to overnight parking for vehicles and trailers.
- Sec 1010 – new language for paid parking zones.
- Article 11 – new article formalizing the appeals process for citations issued under this ordinance.

Staff intend to return to the Board with the draft Ordinance in September recommending a Resolution to notify the public of a public hearing to adopt the new Ordinance.

FISCAL IMPACT:

Prior to adoption, the new Ordinance must be advertised three times in a newspaper of general circulation at an estimated cost of \$500 per advertisement.

ATTACHMENT:

Attachment 1 – Ordinance 44 (Amended by Ordinance 47)

VENTURA PORT DISTRICT

ORDINANCE NO. 44

Adopted June 2004

as Amended by Ordinance 47 in October 2008

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AN ORDINANCE REGULATING THE USE OF VENTURA HARBOR AND SETTING PENALTIES FOR VIOLATIONS OF ANY OF THE PROVISIONS HEREOF.

THE BOARD OF PORT COMMISSIONERS OF VENTURA PORT DISTRICT DOES ORDAIN THAT THE PROVISIONS OF VENTURA PORT DISTRICT ORDINANCE NO'S. 30 (WHICH SUPERSEDED AND REPLACED ORDINANCE NO'S. 11, 12, 13, 25 AND 29) AND 38 SHALL BE REPEALED AND REPLACED AS FOLLOWS:

ARTICLE 1. GENERAL PROVISIONS.

Sec. 101. Short Title.

This Ordinance shall be known and may be cited as the "Ventura Harbor Ordinance No. 44".

Sec. 102. Invalidity of Provisions.

If any provision of this Ordinance, or the application thereof to any person(s) or circumstances is held invalid, the remainder of this Ordinance, and the applicability of such provisions to other persons or circumstances shall not be affected thereby.

Sec. 103. Authority of General Manager; Delegation of Power and Duty.

Whenever by the provisions of this Ordinance, a power is granted to, or a duty imposed upon, the General Manager, such power may be exercised or duty performed by a designee of the General Manager or by any other person authorized pursuant to law, unless herein otherwise expressly provided.

Sec. 104. Facilities, Control of Use.

As the representative of Ventura Port District, the General Manager is vested with authority over and control of all floats, piers wharves, docks, and other facilities owned, leased, controlled, constructed, or maintained by Ventura Port District or any lessee thereof, for the purpose of causing to be corrected any condition which violates or which might reasonably tend to cause or contribute to any violation of this Ordinance or which presents a danger or hazard to life, property or navigation within Ventura Harbor.

Sec. 105. Authority for Enforcement.

The Harbor Patrol of Ventura Port District, acting under the orders and direction of the General Manager, shall have authority to enforce all laws, ordinances and regulations affecting the use of Ventura Harbor and other facilities, waterways and beaches within Ventura Harbor, including the power to arrest for a violation of any provision of said laws, ordinances and regulations.

Sec. 106. Violations.

Violation of any provision of this Ordinance is an infraction punishable by a fine of not more than the amount allowed by the California Harbors and Navigation Code. A repetition or continuation of a violation of any provision of this Ordinance on successive days constitutes a separate offense for each day during any portion of which such violation is committed, repeated or continued.

Sec. 107. Peace Officer Status.

The Harbormaster and each Harbor Patrol Officer, whether Full-time or Part-time employees, are hereby designated as Peace Officers for purposes of enforcing all laws, ordinances and regulations affecting the use of Ventura Harbor and facilities, waterways and beaches within Ventura Harbor to the extent allowed by the laws of the State of California and the United States of America.

Sec. 108. No Liability.

Neither Ventura Port District, nor any officer, agent or employee of Ventura Port District shall be liable for any loss or damage incurred or suffered by any person as a result of actions performed or undertaken pursuant to this Ordinance.

ARTICLE 2. DEFINITIONS.

As used in this Ordinance, the following terms shall have the meaning ascribed to them in these definitions.

Sec. 201. Aid to Navigation.

Any device placed in, on, or near the water to convey an official message to a vessel operator on matters that may affect health, safety, or well being of persons or property.

Sec. 202. Alcoholic Beverages.

"Alcoholic beverage" includes any liquid or solid material intended to be ingested by a person which contains ethanol, also known as ethyl alcohol, drinking alcohol, or alcohol, including, but not limited to, alcoholic beverages as defined in Section 23004 of the Business and Professions Code, intoxicating liquor, malt beverage, beer, wine, spirits, liqueur, whiskey, rum, vodka, cordials, gin, and brandy, and any mixture containing one or more alcoholic beverages. Alcoholic beverage includes a mixture of one or more alcoholic beverages whether found or ingested separately or as a mixture.

Sec. 203. Beach.

Beach means any beach area bordering the waters of Ventura Harbor.

Sec. 204. Board.

Board means the Board of Port Commissioners of Ventura Port District.

Sec. 205. Commercial Sportfishing.

Commercial Sportfishing means the operation of any boat or vessel for profit by virtue of persons being allowed to fish therefrom.

Sec. 206. Commercial Vessel.

Commercial Vessel includes any vessel used or operated in any type of commercial activity or venture for compensation, including, but not limited to, carrying of passengers or freight for hire, commercial fishing, conducting charter boat trips, operating a towing, tugboat, water taxi, or excursion boat service, or any other activity or venture for which compensation is received for use of a vessel.

Sec. 207. County.

County refers to the County of Ventura, State of California.

Sect. 208. Disabled Vessel

A vessel that is Incapable of being maneuvered due to mechanical failure.

Sec. 209. Distress.

Distress means a state of disability, which if unduly prolonged, would endanger life, health, the environment, or property.

Sec. 210. Emergency.

Emergency means a state of proximate danger to life, health, the environment, or property in which time is of the essence.

Sec. 211. Emergency Access Route, Fire Access or Harbor Utility Easements.

Emergency Access Route, Fire Access or Harbor Utility Easements includes any access roads and/or easements designated or identified by the General Manager for use by authorized emergency or utility vehicles.

Sec. 212. Fairway.

Fairway means the open waterway, space, or path between finger float ends used for the ingress and egress of vessels to and from a slip, berth, or mooring.

Sec. 213. Finger Float.

Finger Float means any floating structure normally used as a point of transfer for passengers and/or goods and/or for mooring purposes.

Sec. 214. Gangway.

Gangway means a ramp or bridge that provides access to a dock, float, pier, wharf, slip, or vessel.

Sec. 215. General Manager.

General Manager means the chief administrative officer of Ventura Port District.

Sec. 216. Harbor.

Harbor means Ventura Harbor in Ventura Port District, State of California.

Sec. 217. Harbor Patrol.

Harbor Patrol means the organization comprised of those persons regularly employed by Ventura Port District, including the Harbormaster, Harbor Patrol Officers or other employees within that Department, whether full-time or part-time employees.

Sec. 218. Major Repairs.

Major Repairs means repairs or alterations to a vessel that likely result in obstruction of facilities or having any materials entering the waters of Ventura Harbor. Examples of such repairs or alternations include, but are not limited to, engine replacement or overhauls, sanding or painting the external hull of a vessel, sanding and painting large areas of the external deck and cabin areas of a vessel, removing or altering the cabin or superstructure.

Sec. 219. Moor.

Moor means to secure a vessel other than by anchoring.

Sec. 220. Mooring.

Mooring means, depending on its usage, (1) a place where vessels are secured; (2) the equipment used to secure a vessel; or (3) the process of securing a vessel other than by anchoring.

Sec. 221. Mooring Buoy.

Mooring Buoy means a buoy secured to the sea bottom by anchors and provided with attachments to which a vessel may be secured by use of its anchor chain or mooring lines.

Sec. 222. Navigable Waters.

Navigable Waters includes any and all waters over which Ventura Port District has Jurisdiction.

Sec. 223. Harbormaster.

Harbormaster means the chief administrative officer of the Harbor Patrol or a member of the Harbor Patrol designated to act in the place and instead of the Harbormaster, acting under the orders and directives of the General Manager.

Sec. 224. Person(s).

Person(s) includes human beings and all legal entities such as a corporation, a partnership, a limited liability company or other form or entity.

Sec. 225. Police.

Police means the police department of the City of San Buenaventura (Ventura), State of California.

Sec. 226. Regulatory Marker.

Regulatory Marker means any of the waterway markers defined as "regulatory markers" in the California Administrative Code, Title 14, Division 4, Chapter 1, commencing with Section 7000.

ATTACHMENT 1

Sec. 227. Riprap.

Riprap means the retaining wall of rock on an embankment slope.

Sec. 228. Slip.

Slip includes any berthing space for a single vessel alongside a pier, finger float, or walkway.

Sec. 229. Shall and May.

"Shall" is mandatory; "may" is permissive.

Sec. 230. State.

State means the State of California.

Sec. 231. Stray Vessel.

Stray Vessel, depending upon usage, means (1) an abandoned vessel; or (2) a vessel the ownership of which cannot be determined through the Department of Motor Vehicles or Coast Guard records; or (3) a vessel without legible registration or documentation papers; or (4) a vessel moored without permission; or (5) a vessel underway without an owner or operator on board.

Sec. 232. To Anchor.

To Anchor means to secure a vessel to the bottom of a body of water by dropping an anchor or anchors.

Sec. 233. Underway.

Underway means the condition of a vessel when not at anchor, without moorings, or when not made fast to the shore or aground.

Sec. 234. Unseaworthy.

A vessel in such condition that it presents a risk of sinking, thus creating a pollution or sanitation hazard.

Sec. 235. Vehicle.

Vehicle includes any device by which any person or property may be propelled, moved, or drawn upon land.

Sec. 236. Ventura Harbor.

Ventura Harbor means the land and water areas of that certain harbor owned, controlled and regulated by Ventura Port District.

Sec. 237. Ventura Port District.

Ventura Port District means that port district in the County of Ventura, State of California, formed pursuant to Section 6200, et seq., of the California Harbors and Navigation Code and which operates Ventura Harbor.

Sec. 238. Vessel.

Vessel includes every description of watercraft used or capable of being used as a means of transportation on the water, except a seaplane or a watercraft specifically designed to operate on a permanently fixed course, the movement of which is restricted to a fixed track or arm to which the watercraft is attached or by which the watercraft is controlled.

Sec. 239. Vessel for Hire.

Vessel for Hire means the carrying of a person by vessel for a valuable consideration, whether directly or indirectly, received by the owner, charter operator, agent, or any other person, interested in such a vessel.

Sec. 240. Waters of the Harbor.

Waters of the Harbor means all waters of Ventura Harbor that are owned, leased, managed, or controlled by Ventura Port District, whether or not a mean high tide line of the Pacific Ocean has been fixed by Ordinance, statute, court action, or otherwise.

ARTICLE 3. GENERAL BOATING AND TRAFFIC CONTROL REGULATIONS.

Sec. 301. Traffic Control Authority.

The General Manager shall have authority to control water-borne traffic in any portion of the waters of Ventura Harbor by use of authorized State regulatory markers, signals, orders, or directions, and no person shall willfully fail or refuse to comply with any authorized State regulatory marker utilized by the General Manager, or with any signal, order, or direction of the General Manager.

Sec. 302. Basic Speed Law.

(a) The speed limit in all areas of Ventura Harbor shall be five (5) miles per hour.

(b) No person, except a public officer in performance of his/her duty, shall operate a vessel in excess of five (5) miles per hour in any water area of Ventura Harbor.

(c) No person, except a public officer in performance of his/her duty, shall operate a vessel at any speed in which the vessel's wake_ will cause other vessels to heave, pitch or roll. For the purposes of this subsection, the term "heave, pitch, or roll" is excessive roll motion that is likely to cause imbalance or instability to individuals and/or property on board the vessel.

Sec. 303. Permits for Races, Regattas, or Special Events.

(a) No person shall engage or participate in a boat race, regatta, demonstration, exhibition, competition or other special event within the boundaries of Ventura Harbor or which is supported by or affects the normal use by the public by any facilities or operations within the boundaries of Ventura Harbor, including, but not limited to parking facilities, picnic and recreational facilities or restrooms, unless so authorized by permit issued by the General Manager.

(b) If the General Manager, in his/her sole discretion, finds that conditions in Ventura Harbor, or any portion thereof, at a particular time can be so regulated that the participation of a person or group of persons in a boat race, regatta, demonstration, exhibition, competition, or other special event, will not create undue danger to persons or property and will not unduly interfere with the normal use of Ventura Harbor, the General Manager may grant a temporary permit authorizing such person or group of persons to participate in such special events at such times and under such conditions and restrictions as he may prescribe.

ATTACHMENT 1

(c) A person or group of persons may conduct or participate in such boat race, regatta, demonstration, exhibition, competition, or other special event so authorized by permit, only so long as s/he complies in all respects with the terms, conditions and restrictions of such permit. Permits granted under the provisions of this Section 303 are revocable upon determination by the General Manager that a dangerous situation exists in conjunction with the special event, or that said event is or will unduly interfere with the normal use of the Harbor and its facilities and operations, or upon determination of noncompliance with the terms, conditions and restrictions of the permit.

(d) A special events permit may be granted on a yearly basis to those persons or organizations sponsoring a series of such events; provided, however, that the granting of a yearly permit shall not restrict or limit in any way, the right of the General Manager to revoke said permit as herein provided in Section 303(b) herein.

(e) Fees for the issuance for race or regatta permits may be set by the Board and reviewed periodically.

Sec. 304. Hoop Nets.

(a) No person shall set a hoop net unless it is within two-hundred (200) feet of his or her vessel and all hoop nets shall be placed as to be grouped proximal to each other.

(b) Setting hoop nets is prohibited:

- (1) South of North Jetty and its extension;
- (2) Within 15 feet of the inside of the detached breakwater;
- (3) Within 250 feet of the outside of the detached breakwater.

(c) Hoop net buoys must be effectively lighted so as to make them visible in the dark.

ARTICLE 4. GENERAL REGULATIONS.

Sec. 401. Intentionally left blank.

Sec. 402. Launching or Recovering Vessels.

(a) No person shall launch into or remove from the waters of Ventura Harbor any vessel except at specific locations designated by the General Manager for the purpose of launching and recovering vessels or in accordance with a written permit issued by the General Manager.

(b) No person shall embark or disembark at, over or across the rock riprap of Ventura Harbor, except at specific locations designated by the General Manager for that purpose or in accordance with a written permit issued by the General Manager.

Sec. 403. Permits, Suspensions, or Revocation.

Any permit granted under the authority of this Ordinance shall be valid only for such period as may be determined by the General Manager, or his/her designee. A violation of the provisions of this Ordinance or of any other applicable Ordinance or any condition or requirement of a permit, by any permittee, shall be grounds for suspension or revocation of such permit.

Sec. 404. Found Property.

(a) All stray vessels and all personal property or other articles, not in the lawful possession or control of some person, found within Ventura Harbor shall be immediately delivered to the Harbor Patrol. Items with an estimated value over One Hundred Dollars (\$100.00) and any item with a traceable identification or serial number shall be reported to said Police Department for disposition as provided in subparagraph (b) below.

(b) Any such property shall be dealt with by the appropriate authorities as provided in the California Civil Code, the Harbors and Navigation Code, the Penal Code, and/or any other applicable law.

(c) The owners of any found property shall be liable for any costs incurred by Ventura Port District in effecting removal, storage, sale, or disposition of such property.

Sec. 405. Vandalism.

No person shall willfully or negligently destroy, damage, disturb, deface, or interfere with any aid to navigation or mooring buoy, float, life preserver, sign, signal, notice control device, or any other public or private property whatsoever within Ventura Harbor.

Sec. 406. Tampering With or Boarding Vessels Without Permission.

(a) No person shall willfully injure, break, remove or tamper with any part of any vessel in Ventura Harbor.

(b) No person shall climb into or upon a vessel without consent of the owner unless in the performance of official duty or to protect life or property.

Sec. 407. Obstruction of Facilities.

No person shall at any time obstruct the free and easy access to and departure from any portion of any landing, pier, berth, float, wharf, or other facility of Ventura Harbor.

Sec. 408. Overnight Stay/Place of Abode.

(a) No person, other than one specifically authorized by permit, license, or lease issued by the General Manager, or his/her designee, shall camp, lodge, sleep, reside or loiter overnight upon any public portion of Ventura Harbor.

(b) No person shall erect, maintain, use, or occupy overnight any tent, lodge, shelter, structure, house trailer, trailer coach, or other conveyance used as a place of abode.

(c) This Section shall not apply to the use of a vessel as an abode when such use is in compliance with Section 705 of this Ordinance.

Sec. 409. Alcoholic Beverages.

No person shall enter, be, or remain within any public area of Ventura Harbor while serving, selling, giving away, or consuming any alcoholic beverage without the prior written permission of or permit from the General Manager. This Section 409 shall not apply to the consumption of an alcoholic beverage while on board a vessel on the waters of Ventura Harbor.

Sec. 410. Signs, Erection and Maintenance.

(a) The General Manager may place and maintain, or cause to be placed and maintained, either on land or water, such signs, notices, signals, buoys, or control devices as s/he considers necessary to carry out the provisions of this Ordinance or to insure public safety and the orderly and efficient use of Ventura Harbor.

(b) A lessee, upon written approval from the General Manager, may place, maintain, or cause to be placed, signs or notices, as s/he considers necessary to carry out the provisions of this Ordinance.

Sec. 411. Compliance with Authorized Signs, Buoys, etc.

No person shall fail to obey any sign, notice, signal, control device, or buoy placed or erected pursuant to Section 410.

Sec. 412. Securing Permission to Disembark.

No person having charge of a vessel shall permit passengers to disembark or cargo to be loaded or unloaded onto any publicly or privately owned bulkhead, float, wharf, pier, dock, or other structure within Ventura Harbor, or onto another vessel without the consent of the person in charge of such structure or vessel, except in an emergency where such action is reasonably necessary to protect life, health, the environment and/or property.

Sec. 413. Protected Swimming Area.

The General Manager may establish protected swimming areas within Ventura Harbor, and no person shall operate or navigate any vessel within the boundaries of any such area except as may be specifically permitted by other provisions of this Ordinance.

Sec. 414. Record of Vessels.

The General Manager may keep an accurate record of the number, size, type and description of vessels within Ventura Harbor and no person having knowledge of such information shall fail or refuse to provide said information to the General Manager upon his/her request therefore.

Sec. 415. Underwater Activity.

(a) No person shall engage in skin diving or any underwater activity requiring a breathing apparatus in Ventura Harbor without first receiving a written permit from the General Manager, authorizing such diving or underwater activity.

(b) All persons engaging in a permitted underwater activity shall conspicuously display a red and white "Divers Flag" or a blue and white "Alpha Flag" in the immediate area of such activity, as appropriate.

Sec. 416. Trespassing.

No person shall enter upon the lands or waters of any leased area in Ventura Harbor without the consent of the lessee's manager or agent unless such area is clearly and openly accessible to the public.

Sec. 417. Operation of Aircraft and Radio Controlled Aircraft

(a) Except in an emergency, no person shall land or take off any helicopter, sea plane or other aircraft on or from any land or water area within Ventura Harbor without prior approval of the General Manager.

(b) Radio Controlled Aircraft

(1) No person shall operate a radio controlled aircraft except within an area designated for such use and while in possession of a permit issued by the Ventura Port District;

(2) No person shall operate a radio controlled aircraft that is not rated as a "park model", which are those radio controlled aircraft designed to be safely operated within a public park. Park Models shall weigh two pounds or less and be incapable of reaching speeds greater than 60 miles per hour, and must be electric or rubber powered;

(3) No person shall operate a radio controlled aircraft that is powered with an internal combustion engine;

(4) Radio controlled aircraft must be remotely controlled or flown within a control line and remain within the pilot's line of sight at all times; and

(5) Radio controlled aircraft which create a public nuisance because of noise, speed, or being operated recklessly (intentionally or unintentionally) are prohibited.

Sec. 418. Safekeeping of Vessels.

(a) The lessee of any premises within Ventura Harbor at which privately owned vessels are berthed, moored, or stored, shall take or cause to be taken all reasonable precautions to assure the safekeeping of such vessels at all times.

(b) No person shall board any privately owned vessel berthed, moored or stored within Ventura Harbor, for the purpose of conducting thereon any maintenance, service, or repairs for compensation, unless such person shall have first complied with all registration and identification procedures established by Ventura Port District. The General Manager, Harbormaster or other designated official may require disclosure of written or other satisfactory evidence that such person has been authorized by the owner of said vessel to so board.

(c) The provisions of subsection (b) of this Section shall not be deemed to apply to the owner of any vessel, to members of his/her immediate family, to regular employees of the facility or premises on which such vessel is located, or to any person boarding any privately owned vessel for the purpose of performing maintenance, service, or repairs thereon or thereto without compensation and with consent of the owner of the vessel.

(d) Lessees of water areas where vessels are berthed, moored or stored shall post appropriate notices of the provisions of this Section 418 pursuant to the provisions of Section 410(b) of this Ordinance, and such commercial identification procedures as may be established by Ventura Port District.

Sec. 419. Vessels for Hire - Passenger Information.

The owner or person in charge of, or operating, any vessel using any Ventura Port District facility may be required to furnish to the General Manager, information regarding the number of passengers carried and the charges or other consideration paid by such passengers for use of such vessel.

**ARTICLE 5. REGULATIONS CONCERNING ANCHORING, MOORING, AND
SECURING OF VESSELS.**

Sec. 501. Intentionally left blank.

Sec. 502. Placement of Private Mooring Buoys.

No person shall place a private mooring buoy in Ventura Harbor without first securing a permit for such installation from the General Manager. Any person securing such a permit shall be responsible for providing equipment meeting the General Manager's specifications for accurate initial placement of the buoy and tackle, and for its subsequent maintenance, positioning, and removal in accordance with the terms and conditions of the permit. Such person shall also be liable for any costs necessarily incurred by the District in the recovery, repositioning, or resecuring of such buoy and tackle.

Sec. 503. Anchoring.

(a) No person shall anchor a vessel within Ventura Harbor without first obtaining permission from the General Manager, except in the case of an emergency where time is of the essence. In such an emergency, the person anchoring the vessel or occupying the mooring shall immediately report the emergency condition to the Harbormaster and shall thereafter move and secure the vessel in accordance with the Harbormaster's instructions.

(b) The General Manager may permit vessels to anchor or occupy a mooring buoy for such period of time as s/he may prescribe and in designated areas set aside or reserved for such purpose by the General Manager. All vessels so anchored or occupying a mooring between sunset and sunrise shall display lights as prescribed by applicable law, rules, and regulations regarding anchor lights in inland waters.

Sec. 504. Securing Vessel Without Permission; Failure to Move Vessel.

(a) No owner or other person having charge of any vessel shall secure, moor, or make fast any vessel to any float, wharf, pier, mooring, or other facilities in Ventura Harbor without the consent of the lessee, agent, or other person in charge of such facility.

(b) No owner or other person in charge of a vessel secured in violation of Section 504(a) above shall refuse or fail to remove or change the position of his/her vessel as ordered by the General Manager. In the event the owner of a vessel moored without permission cannot be located within a reasonable time, the General Manager may, in his/her discretion, have the vessel removed without liability for any damage

thereto, and such vessel shall remain in the District's custody until claimed by the proper owner(s), who shall pay all expenses incurred by Ventura Port District in having the vessel removed and/or stored before taking charge of the vessel from Ventura Port District.

Sec. 505. Vessels Making Fast.

(a) No person shall make fast or secure a vessel to any mooring already occupied by another vessel, or to a vessel already moored, except that a rowboat, dinghy, yacht tender, skiff, canoe, dory, or other craft regularly used by a larger vessel for transportation of persons or property to or from shore, may be secured to such larger vessel or to the mooring regularly used by such larger vessel.

(b) A rowboat, dinghy, yacht tender, skiff, canoe, dory, or other craft tied within a slip occupied by a larger vessel shall not extend over four (4) feet into the fairway beyond the end of the slip.

Sec. 506. Docking or Mooring at Ventura Harbor.

(a) Except in an emergency or for the purpose of conducting business with or to secure information from the Ventura Port District office, no person operating any vessel or having charge of any vessel, shall dock, moor, or make fast or secure to any Ventura Port District breakwater, bulkhead, wharf, pier, dock, float, mooring buoy, or other Ventura Port District facility without the prior written consent of the General Manager. In the event of an emergency causing a person to so dock, moor, make fast or secure a vessel to such facility, the person so doing shall forthwith report such emergency to the Harbormaster and thereafter comply with instructions of the General Manager or the Harbormaster and the failure to do so shall be a violation of this Section 506.

(b) In the event the General Manager or the Harbormaster is unable to determine the identity of the person who caused the vessel to be docked, moored, or made fast or secured in violation of subdivision (a) of this Section, a citation for violation of this Section may be issued to the registered owner of said vessel.

Sec. 507. Secure Mooring and Anchoring of Vessels.

The owner of any vessel moored or anchored within Ventura Harbor shall be responsible for causing such vessel to be tied and secured or anchored with proper care and equipment and in such manner as may be required to prevent breakaway and resulting damage, and shall thereafter provide for periodic inspection,

maintenance, replacement, and adjustment of the anchor, mooring, or tie lines at reasonable intervals.

Sec. 508. Correcting an Unsafe Mooring.

If any vessel shall be found to be anchored or moored within Ventura Harbor in an unsafe or dangerous manner, or in such a way as to create a hazard to other vessels or to persons, the environment or property, the General Manager may order and direct necessary measures to eliminate such unsafe or dangerous conditions. Primary responsibility for compliance with such orders and directions of the General Manager shall rest with the owner of the improperly anchored or moored vessel; in the absence of the owner, said responsibility shall rest with the authorized operator of the facility at which the vessel is anchored or moored. In an emergency situation, or in the absence of any such responsible person, the General Manager, Harbormaster or other designated official shall forthwith board such vessel and cause the improper situation to be corrected, and the owner of the vessel shall be liable for any costs incurred by Ventura Port District in effecting such correction. The General Manager or other District official shall not be liable for any damages to such vessel or its owners for any harm resulting from such corrective action.

Sec. 509. Removal and Custody of Illegally Moored or Abandoned Vessels.

(a) Wrecks, Hulks, Derelicts, Abandoned, or Salvaged Vessels within Ventura Harbor shall be subject to disposition in accordance with sections 510 et seq. of the Harbors and Navigation Code.

(b) If any unattended vessel is illegally anchored or moored within Ventura Harbor, the General Manager, Harbormaster or other designated official may assume custody of such vessel and cause it to be removed and held or placed in storage. The General Manager or other District official shall not be liable for any damages to such vessel or liable to its owners before or after assuming custody. Vessels so taken into custody shall be released to the owner by the Harbormaster only after satisfactory proof of ownership has been presented and full reimbursement made to Ventura Port District for all costs incurred incident to recovery, movement and storage of the vessel.

Sec. 510. Intentionally left blank.

Sec. 511. Disabled or Unseaworthy Vessels.

Any disabled or unseaworthy vessel within Ventura Harbor shall immediately become subject to the orders and directions of the General Manager or the

ATTACHMENT 1

Harbormaster and no person shall fail or refuse to comply with their orders or directions with regard to the disposition of such a vessel.

Sec. 512. Unseaworthy Vessels.

No person shall secure or permit to be anchored or moored in Ventura Harbor a vessel of any kind whatsoever which is in an unseaworthy condition, as defined in Section 234 of this ordinance..

Sec. 513. Intentionally left blank.

ARTICLE 6. INTENTIONALLY LEFT BLANK.

ARTICLE 7. SANITATION REGULATIONS.

Sec. 701. Discharge of Refuse.

(a) No person shall throw, discard, discharge or deposit any refuse, trash, sewage or waste matter of any description upon the lands or waters of Ventura Harbor.

(b) No person shall urinate or defecate in any public area except a restroom facility designed for the sanitary disposal of human waste.

(c) Discharge of refuse or other material which is harmful to fish, plant life, or bird life into the waters of Ventura Harbor shall be subject to prosecution under the laws of the State of California, including, but not limited to section 5650 of the Fish and Game Code and sections 117480 and 117515 of the Health and Safety Code.

Sec. 702. Discharge of Petroleum or Paint Products.

(a) No person shall spill, discharge, deposit or permit to pass onto the lands of Ventura Harbor any coal, tar, oil, gasoline, diesel, sludge or residuary products of coal, petroleum, asphalt, bitumen or other carbonaceous material or substance or any varnish, paint, or similar products, nor shall any such material or substance be permitted to accumulate in a bilge where it can be pumped or discharged into the waters of Ventura Harbor.

(b) The intentional or accidental spill, discharge, deposit or passing of any of the materials or products identified in subsection (a), above, shall be immediately reported to the Harbor Patrol. Any failure of the person responsible for such a spill, discharge, deposit or passing to make a report as herein required shall be a separate violation of this Ordinance.

(c) Discharge of petroleum products into the waters of Ventura Harbor shall be subject to prosecution under the laws of the State of California, including, but not limited to section 5650 of the Fish and Game Code.

Sec. 703. Dead Animals or Fish.

(a) No person shall allow any dead animal, fish, shellfish, bait or other putrefying matter to remain on or about the structures, vessels, floats, piers, sidewalks, or land of Ventura Harbor.

(b) No person shall clean fish on the jetties, breakwaters, seawalls, structures, floats, piers, sidewalks, land or waters of Ventura Harbor, except at those

locations specifically designated by the General Manager for the purpose of cleaning fish.

Sec. 704. Vessels' Toilet Fixtures.

(a) Any toilet on a vessel must meet the current State and Federal regulations for Marine Sanitation Devices

(b) Any vessel with a system equipped with a bypass valve for pumping at sea must have the valve sealed in a closed position or rendered inoperable while in Ventura Harbor.

Sec. 705. Use of Vessel as an Abode.

(a) No person shall use or allow to be used any vessel or any other floating facility in Ventura Harbor as an abode, in excess of three (3) days in any seven (7) day period unless a written permit has been obtained from the Harbormaster authorizing such use.

(b) Regardless of the length of occupancy:

(1) No person living aboard any vessel or other floating facility in Ventura Harbor, shall use the toilet fixtures of any vessel or other floating facility unless approved and acceptable devices have been installed, and a permit secured, as provided in Section 704.

(2) The Harbormaster may require that the toilet fixtures of any vessel or other floating facility used as an abode be sealed so long as the vessel or other floating facility remains in the Harbor.

(3) The owner of any vessel or other floating facility not equipped with approved and acceptable devices for the neutralization or storage of contaminants shall post notices that the toilet facilities aboard shall not be used while the vessel or other floating facility is moored in or using the waters of Ventura Harbor.

(c) The General Manager may promulgate such additional regulations in connection with vessels used as abodes as may be necessary to insure the maintenance of sanitary conditions and the preservation and protection of the public health, safety, peace, welfare and convenience in the use of Ventura Harbor. A violation of any part of such regulations or this Article 7 shall be cause for revocation of the permit for use of a vessel or other floating facility, as an abode, and no person shall live aboard such vessel or floating facility until such violation has been corrected to the satisfaction of the Harbormaster.

Sec. 706. Responsibility for Sanitation of Facilities.

(a) Every operator, manager or person in charge of a facility or water area under lease from Ventura Port District shall at all times maintain such facility and water area in a clean, sanitary condition, free from malodorous materials and accumulations of garbage, refuse, debris, and other waste materials.

(b) Should the General Manager find that any facility or water area under lease is not so maintained, s/he may in writing notify said operator, manager or other person in charge of said facility or area to immediately commence and diligently prosecute to completion the necessary correction of the unsanitary condition to the General Manager's satisfaction. Failure to do so with reasonable dispatch shall be a violation of this Ordinance, and the General Manager may then cause the condition to be corrected as s/he considers necessary and any costs incurred by Ventura Port District in correcting such a condition shall be charged to said operator, manager, and/or person in charge of such a facility.

(c) Every operator, manager or person in charge of a facility or water area under lease from Ventura Port District within Ventura Harbor shall at all times ensure that the premises, facilities, or area under his/her control is operated in compliance with the sanitation regulations of this Article 7. No operator, manager or person in charge of a recreational or commercial berthing facility shall authorize or allow the use of any vessel or other floating facility moored within said berthing facility as an abode without insuring that the written permit required by Section 705 of this Article has been obtained.

ARTICLE 8. REGULATIONS CONCERNING SAFETY AND MAINTENANCE.

Sec. 801. Flammable and Combustible Liquids and/or Materials.

(a) No person shall sell, offer for sale, or deliver in bulk any class of flammable liquid or combustible material, nor dispense any flammable or combustible liquids into the fuel tanks of a vessel except in compliance with the requirements of the City of San Buenaventura "Fire Code" and all other laws or regulations applicable thereto.

(b) No person shall transfer, handle, or use any flammable or combustible liquid on docks, floats, or wharves of Ventura Harbor, except in approved safety containers (Underwriters Laboratories, National Fire Protection Association, or other similar appropriate organizations).

(c) No person shall leave or store on any dock, float, pier or wharf of Ventura Harbor, any flammable, or combustible liquid or materials or an empty tank and/or container previously used for flammable or combustible liquids, unless free from explosive vapors, except that empty approved safety containers may be kept in storage.

(d) No person shall use flammable liquid within a vessel moored to any dock, float, pier or wharf of Ventura Harbor for washing parts or for removing grease, dirt, or, other substances.

Sec. 802. Unobstructed Walkways.

(a) No person shall cause any mooring line, water hose, electrical cable or other service line to extend across a main walkway, or cause any obstacles such as mooring lines, ladders, tools, canvas, bicycles, potted plants or other material or equipment to obstruct free passage along any walkway, finger float or gangway or create any hazardous condition which could cause an accident or injury.

(b) No person shall leave or store on any walkway, finger float, or gangway, a rowboat, skiff, dory, dinghy, canoe, or other craft.

Sec. 803. Board Steps and Stairs.

(a) Platform steps, used as a means of boarding boats, shall not occupy more than one-half of the width of the walkway or finger float

(b) Boarding steps shall not align directly with adjacent boarding steps in such a way as to block free access or passage on a walkway or finger float.

(c) Boarding steps or ladders shall not be placed or located within the outermost five (5) feet of any finger float so as to ensure that emergency access may be had to the outermost edge of the finger floats at all times.

Sec. 804. Hazardous Lights.

No person shall place, erect, install, or maintain within Ventura Harbor any light fixtures in such a manner as to constitute a hazard to operators of vessels in navigating at night.

Sec. 805. Welding, Burning, or Cutting

No person shall weld, burn, or cut material using any device or attachment facilitating welding, burning, or cutting, nor use any type of gas welding, burning or cutting equipment on or within any vessel moored or anchored within Ventura Harbor, except when the vessel is moored or anchored within an area that has been designated by the General Manager as a commercial boat repair yard or designated dredge work site.

Sec. 806. Servicing and Repairs of Vessels.

(a) No person shall conduct or perform, or cause to be performed, any major repairs, alterations, or other work beyond routine maintenance work to the hull, deck or superstructure of any vessel except in a boat repair yard.

(b) No person shall apply paint or other finish to a vessel's hull, from the gunwale to the waterline, while the boat is on the waters of Ventura Harbor.

ARTICLE 9. REGULATIONS CONCERNING USE OF THE VENTURA HARBOR.

Sec. 901. Vessels Extending Beyond Slip.

(a) No part of any vessel shall extend more than four (4) feet beyond the end of any slip into the public waterways of Ventura Harbor without the prior written permission of the General Manager.

(b) No part of any vessel shall extend over or above any walkway or portion thereof.

Sec. 902. Prohibited Areas for Vessels.

(a) No person shall launch into or operate any vessel in a designated swimming area enclosed by buoys and connecting lines.

(b) No person shall leave, moor, dock, beach or place any unattended vessel upon any public beach area between the hours of 10:00 p.m. and 6:00 a.m. without the written permission of the General Manager.

Sec. 903. Mooring at Terminal of Main Walks.

Vessels may be moored or secured at the terminus of any main walk within Ventura Harbor except that any such vessel shall not extend into the fairway more than twenty-five (25) feet measured at right angles from the pierhead line of a basin. Any such vessel shall be secured parallel to such pierhead line.

Sec. 904. Violations.

At any public beach, recreation area, or other public area within Ventura Harbor, it shall be a violation of this Ordinance, except by written permission of the General Manager, for:

(a) Any person to disturb or remove any rock or dirt from the riprap encompassing the waters of Ventura Harbor;

(b) Any person to operate or tow any inner tube, water ski, aquaplane or similar device within the limits of Ventura Harbor;

(c) Any person operating a vessel to tow an object, structure, or vessel at a distance in excess of seventy-five (75) feet astern of the towing vessel;

(d) Any person to engage in swimming or wading in the waters of Ventura Harbor except in zones marked by signs posted by the General Manager or the Harbormaster;

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(e) Any person to operate

(1) A hydrofoil craft, seaplane, air propeller-driven watercraft

(2) or, except in designated areas, paddle board, surfboard, windsurfer, windsurfing equipment, surf mat, or similar craft or device propelled principally by manual or sail power on the waters of Ventura Harbor;

(f) Any person to loiter between the hours of 10:00 p.m. and 6:00 a.m. of the following day;

(g) Any person to light or maintain any fire except in a stove, barbecue, brazier, smoker or fire circle, or other place provided for that purpose; except that no stove, barbecue or brazier that uses charcoal or similar material shall be used upon any dock, slip, or wharf;

(h) Any person to appear, bathe, walk, change clothes, disrobe, or be on any beach in such manner that the genitals, pubis, buttocks, anus, anal region, or pubic hair region of any person, or any portion of the breast at or below the upper edge of the areola thereof of any female person, is exposed to public view, except in those areas, if any, expressly set aside for such purpose.

(1) This section shall not apply to persons under the age of 10 years provided such children are sufficiently clothed to conform to accepted community standards.

(i) Any person to solicit in any manner or for any purpose, or to sell, or offer for sale, any goods, wares, merchandise, or services or to distribute or pass out any handbill or advertising material except:

(1) By virtue of a concession operating under license or lease granted by Ventura Port District; and

(2) When found by the General Manager to be consistent with the policies of Ventura Port District or to support the programs of Ventura Port District under conditions prescribed by him;

(j) Any person to operate the motor of a vessel with the gears engaged when such vessel is moored or secured in a slip or berth;

(k) Any person to discharge or shoot any firearm, air gun, slingshot, or bow and arrow;

(l) Any person to dig, remove, destroy, injure, mutilate, or cut any tree, plant, shrub, bloom or flower or any portion thereof; nor shall any person remove any wood, turf, grass, soil, rock, sand or gravel;

(m) Any unauthorized person to cut, break, injure, deface or disturb any building, cage, pen, monument, sign, fence, bench, structure, apparatus, equipment or property, or any portion thereof; or to mark or place thereon any writing or attach thereto any sign, card, display or other similar device;

(n) Any person to disturb the peace and quiet by:

(1) The excessively loud playing of music or causing or producing any boisterous or unusual noise;

(2) Any repetitive tooting, blowing, or sounding of any horn, siren, signal, or noise-making device;

(3) The use of vulgar, profane, or indecent language;

(o) Any person to operate or permit to be operated a vessel with a spinnaker sail within the inner portions of Ventura Harbor;

(p) Any person to bicycle, skateboard, skate, or ride a scooter or other wheeled vehicle upon any sidewalk, walkway, or other area designed primarily for pedestrian use;

(q) Any person to participate in any lewd or sexual conduct in any public area of Ventura Harbor;

(r) Any person to fish except from a vessel or within a designated area.

Sec. 905. Animals.

No person shall bring or allow into the waters of Ventura Harbor, or onto any public beach, recreation area, or other area of Ventura Harbor, animals of any kind except as hereinafter provided:

(a) Cats and Dogs. A person may bring or keep a dog or cat if such dog or cat is at all times kept on a leash and if said dog or cat is kept under the full control of such person; provided, however, no person shall bring or permit a dog or cat on the sand area of any public beach or any other area within Ventura Harbor where the Ventura Port District has posted signs indicating dogs or cats are prohibited;

(b) Horses, etc. A person may ride a horse, mule, burro, or donkey, or other similar animal, or lead such animal through a public beach, recreation or other public area of Ventura Harbor, but only if such person has been given written permission by the General Manager to do so;

(c) Should any animal mentioned in this Section cause excrement to be discharged in a public park, beach, recreation or other public area of Ventura Harbor, the owner or custodian of the animal shall immediately remove the excrement and

forthwith clean the area so that it will not be offensive to the senses of any person coming into proximity thereto.

Sec. 906. Wild Animals, Birds, etc.

(a) No person shall hunt, injure, molest, frighten, trip, chase, tease, shoot or throw missiles at any animal, bird or fowl in Ventura Harbor, nor shall a person remove or have in his/her possession the young of any wild animal, or the eggs, nest or young of any bird or fowl;

(b) No person shall give or offer, or attempt to give or offer, to any animal, bird or fowl, any tobacco, alcohol, or other known noxious or toxic substances within Ventura Harbor.

(c) No person shall feed or spread food for any wild animal, bird or fowl within Ventura Harbor.

Sec. 907. Intoxicated Persons.

No person shall enter, remain in, or be upon any public area of Ventura Harbor while under the influence of alcoholic beverages, and/or drugs or other controlled substances.

Sec. 908. Children.

Children under ten years of age shall not be permitted on docks and fingers without the immediate presence and supervision of their parents or other responsible adults.

Sec. 909. Structures on Docks.

No person shall construct, mount, or fasten any lockers, cabinets, or other structures on any dock, finger float, or piling without the permission of the General Manager.

ARTICLE 10. VEHICULAR TRAFFIC AND PARKING REGULATIONS.

Sec. 1001. General Traffic Control Authority.

No person shall fail to comply with or obey the orders and instructions of the General Manager or his/her designee, all of whom are hereby authorized and instructed to direct traffic in Ventura Harbor, whenever and wherever needed in accordance with the provisions of this Ordinance, and such supplementary regulations as may be subsequently issued by the General Manager.

Sec. 1002. Emergency Access.

(a) No person shall park or leave unattended any vehicle, or place or leave equipment or property of any kind, in such a manner as to obstruct the passage of emergency vehicles of the state, county, city, district or any public utility, along or adjacent to, or within any "fire access route", "emergency access route", "Port District utility easement", or other easements identified for emergency access by the General Manager.

(b) Whenever any area of Ventura Harbor is posted by either Ventura Port District or a lessee of Ventura Port District with signs or red paint identifying it as an "emergency access", or "fire lane", a peace officer or member of a fire department or a deputy of the General Manager may cause to be moved, any vehicle, equipment, material, or other object obstructing such emergency access, to the nearest available location in the vicinity where parking or storage is permitted, and the cost of such removal, parking and storage shall be charged to the owner of said vehicle, equipment, material or object and no peace officer, public official or governmental entity shall be liable for damage of any nature whatsoever arising out of or in any way connected with the removal, storage or parking of such vehicle or equipment.

Sec. 1003. Traffic Signs.

(a) No person shall fail to observe a traffic sign indicating direction, caution, stopping or parking, or any other sign posted for traffic control or for safeguarding life or property.

(b) No person shall fail to observe a traffic sign or other marking indicating direction, caution, stopping or parking, or any other sign or marking posted for traffic control or for safeguarding life or property.

Sec. 1004. Operations Confined to Roads.

No person shall, without prior written permission of the General Manager, drive any vehicle in any area except paved roads or parking areas, or such other areas as may on occasion be specifically designated as temporary parking areas by the General Manager.

Sec. 1005. Designated Areas.

No person shall park a vehicle in other than an established or designated parking area, and such use shall be in accordance with the posted directions, markings or striping thereat, and the instructions of any attendant who may be present.

Sec. 1006. Double Parking.

No person shall double-park any vehicle, unless permitted or directed to do so by the General Manager.

Sec. 1007. Bicycles - Motorcycles.

No person shall ride a bicycle or motorcycle on other than a paved vehicular road or on a path specifically designated for bicycle or motorcycle use. However, a person shall be permitted to wheel or push a bicycle by hand over any area normally reserved for pedestrian use. Moreover, no person shall leave a bicycle or motorcycle lying on the ground or paving, or set against a building or a tree, or in any place or position that may cause a person to trip or be injured by it.

Sec. 1008. Vehicles or Trailers Parked Over Forty-Eight Hours.

(a) Except in an area under lease from Ventura Port District, the owner or operator of any vehicle, recreational vehicle, travel trailer or boat trailer left in a public area more than forty-eight (48) hours shall register the same with the Harbormaster in person, or by telephone, and a failure to do so shall be a violation of this Ordinance.

(b) The General Manager may cause to be moved, any vehicle, recreational vehicle, travel trailer or boat trailer left in a public area more than forty-eight (48) hours to a storage facility, and the cost of such removal and storage shall be charged to the owner of said vehicle, recreational vehicle, travel trailer or boat trailer and neither Ventura Port District nor the General Manager shall be liable for damage of any nature whatsoever arising out of or connected in any way to such removal or storage.

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Sec. 1009. Vehicles or Trailers Currently Registered.

(a) Any vehicle parked in Ventura Harbor must be properly and currently registered in the state of primary use and must display its license plate and current tags.

(b) Any vehicle found parked in violation of this Section for more than twenty-four (24) hours may be towed from the facility at the direction of the General Manager.

PASSED and ADOPTED this 30th day of June, 2004

Sandford Waddell, Chairman
Board of Port Commissioners

Attest:
Andru F. Ortiz, Secretary
Board of Port Commissioners

(District

Seal)

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ATTACHMENT 1

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

**STANDARD AGENDA ITEM 3
VENTURA PORT DISTRICT 5-YEAR
OBJECTIVES FISCAL YEAR 2025-2026
REPORT**

VENTURA PORT DISTRICT
BOARD COMMUNICATION

STANDARD AGENDA ITEM 3
Meeting Date: July 15, 2026

TO: Board of Port Commissioners
FROM: Brian D. Pendleton, General Manager
Todd Mitchell, Deputy General Manager
SUBJECT: Ventura Port District 5-Year Objectives Fiscal Year 2025-2026 Report

RECOMMENDATION:

That the Board of Port Commissioners receive and file the Ventura Port District 5-Year Objectives report for Fiscal Year 2025-2026.

SUMMARY:

In the completion of all activities in Harbor Patrol, Marketing, Leasing and Property Management, Maintenance, Marina Management, Capital Projects, Finance, Administration, and day-to-day service to the public, the Port District staff is guided by the District's Mission Statement, Guiding Principles, and Five-Year Objectives. This report includes an update on achievements related to each strategy associated with the Board's Five-Year Objectives.

GUIDING PRINCIPLES:

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.
- 3) Public and Civic Engagement Planning

BACKGROUND:

In 2021, the Board directed the General Manager to hold a Public Workshop, which was facilitated by consulting firm Management Partners (MP). Attendees included the Board, District staff, Legal Counsel, Harbor tenants, and the public. MP later provided a report to help update the District's Mission Statement, Long-Term Goals, and 5-Year Objectives. The Board adopted new Guiding Principles (previously Long-Term Goals) and updated Objectives in April 2022.

In February 2022, the Board provided guidance to the General Manager and requested specificity on implementation of the objectives including the use of the SMART approach through the inclusion of the Strategies that were approved by the Board on September 29, 2022. SMART goals are specific, measurable, achievable, relevant, and time-bound, and will continue to be utilized in quarterly reporting as has been past practice, with updates as applicable to reflect the new Guiding Principles. The intent of the Objectives is to be a living document that:

- 1) Captures the fundamental Five-Year Objectives.
- 2) Includes high-level actions associated with achieving the Objectives:
 - a. Strategy: Sub-section identifying how Objectives can be advanced or achieved
 - b. Action: Actions currently identified to be undertaken to support each Strategy
 - c. Milestone: Timeline(s) associated with each Milestone
- 3) Provides a method by which to report updates to the Board on a semi-annual basis.
- 4) Broadly speaking, seeks to align spending and actions with Guiding Principles and 5-Year Objectives.

Annual Achievements

Staff provide updates on the status of the Five-Year Objectives and in particular the identified Strategies and Actions achieved. The General Manager will modify the Actions as needed to best meet Board adopted Strategies. When an Action and its corresponding Milestone and Achievements is modified or eliminated, it will be noted in the subsequent report provided to the Board. The FY25-26 annual report has been included as Attachment 1 for the period of July 1, 2025, to June 30, 2026.

FISCAL IMPACT:

In order to accomplish the Five-Year Goals, the District will need to continuously align financial decision-making with the annual and mid-year budget which includes five-year capital improvements plan as well as departmental budgets.

ATTACHMENTS:

Attachment 1 – 5-Year Objectives workbook



**VENTURA
PORT DISTRICT**

Established 1952

QUARTERLY UPDATE: Strategies to the 5-Year Objectives

Fiscal Year 2025 - 2026

Board of Commissioners Meeting

July 2026

Guiding Principles

- 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.

2022-2027 5-Year Objectives

- D) Ensure **dredging** occurs annually at the federal Harbor entrance and as needed in the inner Harbor.
- 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.
- F) Support current and future commercial **fishing** and sustainable aquaculture industries. Maintain and improve working waterfront facilities and infrastructure.
- M) Collaborate with **Master Tenants** and National Park Service to plan, improve, and develop the Harbor in a financially and environmentally sustainable way.
- N) Maintain and grow Channel Islands **National Park Service** (NPS) presence and customer visitation to the Harbor.
- P) Implement **parking management**, traffic circulation, and multi-modal transportation strategies.
- R) Seek opportunities to grow **revenues** and secure grants; continue to improve the quality, efficiency, and transparency of financial reporting, monitoring, and property management.
- V) Maintain and improve Harbor **Village** facilities, infrastructure, and amenities.

D: Ensure dredging occurs annually at the federal Harbor entrance and as needed in the inner Harbor.

STRATEGY How will it be achieved	ACTION Actions to be undertaken	MILESTONE Action timeline	ACHIEVEMENTS Progress Report
1. Support and advocate for congressional funding to the Army Corps of Engineers in support of the Harbor's annual dredging program	CMANC and/or WEDA Meeting attendance	3-4 times per year	GM & DGM & Commissioners attended 3 CMANC conferences. DGM continues to be on CMANC Executive Board (Past Chair)
	USACE District, Division & HQ meetings and communication	As needed or 2 times per year	Communication & coordination through winter dredging program. Ongoing communication USACE LA District regarding annual dredging (including funding) and breakwater inspection & repair. Facilitated USACE getting Regional Water Quality permit in time for dredging.
	Engagement of Lobbyist to provide representation with the Federal Government and Congress	Monthly	Meetings with Congressman Carbajal and staff for Senators Padilla and Schiff during CMANC DC trip as well as other meetings within California. Monthly reports from Carpi & Clay.
	Advocating for full funding of VPD entrance channel in President's Budget	Q1 2023 and annually	2026 funding secured, dredging completed. At CMANC DC, GM advocated for FY27 funding w/USACE, representatives and President's Office of Management and Budget (OMB). OMB did not fund Ventura for FY27. Senators Padilla & Schiff both have asked for earmark funding.
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	Continued Board Role at CMANC	Current Three-Year Term through 2022	DGM completed 2 years (July 1, 2023, through June 30, 2025) as Chair and is beginning 2 nd year as Past Chair.
	Committee lead and/or Executive Board role at CMANC	By next Board Election Q4 2022	DGM completed 2 years (July 1, 2023, through June 30, 2025) as Chair and is beginning 2 nd year as Past Chair. Will co-chair an ad hoc committee for succession planning for the Executive Director.
3. Ventura Port District Dredging	Regularly assess and maintain safe navigational conditions within harbor entrance, sand trap, and inner harbor.	Annually 134	Annual inner harbor survey completed in 2026 – conditions are good. Working with City staff as they plan for Keys dredging in future years. HM & SHPO routinely monitor the depths throughout the Harbor and Sand Trap to ensure we provide notice should any hazards develop. HM worked with Manson Dredging Heavy Equipment operators to bury debris before the beginning of the dredging. This resulted in a cost savings to the District.

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.

STRATEGY How will it be achieved	ACTION Actions to be undertaken	MILESTONE Action timeline	ACHIEVEMENTS Progress Report
1. Collaborate with business partners and stakeholders through increased engagement, communication, and participation.	Village tenant meetings	Quarterly	Hosted 2026 Annual Tenant Reception with multiple businesses receiving recognition milestone plaques. Sent out Monthly Village Tenant Newsletters. Spring Tenant Meet Up to reviewed tenant and public survey data and receive input for annual visitation plan.
	Celebrate DEI through recognition of dates and events of cultural significance	Annual Visitation Plan for Ventura Harbor Village Q2 2023	Cultural Celebrations: Lunar New Year (Scavenger Hunt) ; Martin Luther King Jr. Day (Chalk Art); Black History Month (Live Music); International Women’s Day (Village Photo + Live Music); Women’s History Month (Blog/Social) ; Asian American & Pacific Islander Heritage Month (Activation) ; Pride Month (Activation/ Social); Mental Wellness Month (Activation/Social)
	Refresh the Ventura Harbor Village.com website to include dynamic features, the Channel Islands, digital map, and reformatted calendar of events	Q2 2023	Weekly tenant & calendar updates on Harbor websites.
	Harbor tenant education and advocacy re: implementation of sustainability practices e.g. CA Green Business Network, Surfrider Foundation Ocean Friendly Restaurants program	Q1 2023 tenant meetings and forward	No activity this period
2. Collaborate with City, regional, state, and federal agency officials in pursuit of mutually beneficial projects, programs	Collaborate with City, tenants, and stakeholders on updates to Local Coastal Program and General Plan	City organized meetings through Q4 2023	City Council endorsed draft land use designation map (December '24) that includes Harbor zoning updates as requested by GM. GM & DGM meet bi-monthly with Community Development leadership to discuss current/future projects. Monthly meetings with Marina West team on Parcel 17 planning.
	Collaborate with other harbors and special districts on best management practices, legislative impacts and funding opportunities	Monthly	Continued partnership with Port of Hueneme on Fisheries project. HM/HP staff provided 9 days of training to Ventura City Fire in Marine Firefighting & Fireboat Operations
	Collaboration between Port District and law enforcement and emergency services	Ongoing	HM participates in USCG Search and Rescue Meetings, DHS Homeland Security Meetings, and provided Ocean Rescue training for City & County Fire Personnel. HM has reached out to Ventura City Fire Chief to discuss updating MOU. HM participating in Local Hazard Mitigation Planning with the goal of the Port District becoming a standalone Agency.
	Port Commission updates to Ventura City Council	Bi-Annual Annual	Chair, Vice-Chair, GM & DGM to present update to City Council members on July 7, 2026

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.

STRATEGY How will it be achieved	ACTION Actions to be undertaken	MILESTONE Action timeline	ACHIEVEMENTS Progress Report
3. Public and Civic Engagement Planning	Public Workshop every two years	Q3-Q4 2024	Preparing for next bi-annual workshop September 26, 2026.
	Mid-term Objective evaluation	Q3-Q4 2024	Public and Civic Engagement Plan (PCEP) updated on December 10, 2025, at Board Meeting.
4. Updates to District policies to reflect improved transparency and DEI	Identification and utilization of multi-channel outreach for staff recruitment, solicitation of tenant businesses and contracts	Q3 2022 to Q2 2023	Multiple successful internal/external recruitments successfully completed with only 2 HPO3 positions outstanding at end of year. HM maintains an interest card online submission for future recruitments on the vpdhp.org website. Staff reaches out to interested parties to give advice how to prepare for these jobs.
	Annual review and updates to HR Manual, Fee Schedule , Board Protocols Manual, Public and Civic Engagement Plan, and other District policies.	Q3-Q4 and annually	Staff worked with LCW to complete annual updates to HR Manual which the Board approved at the April 4, 2026, meeting. Board reviewed and approved updated Fee Schedule October 1, 2025.

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

STRATEGY How will it be achieved	ACTION Actions to be undertaken	MILESTONE Action timeline	ACHIEVEMENTS Progress Report
1. Engage with commercial fishing and sustainable aquaculture interests in Ventura Harbor	Regular engagement with commercial fishing business owners and key industry representatives	Seasonally	Over the past year, staff have hosted 3 meetings with all squid fishery businesses from Ventura and Port of Hueneme regarding modernization project. Meetings have included commercial fisheries advocacy groups. Staff continue to monitor and communicate with the squid offloading industry to ensure compatibility with the Port. HM worked with local lobster fishers to stage traps and load them at the conclusion of the lobster season.
	Engagement with sustainable aquaculture industry interests at Ventura Harbor	As received	April 15, 2026, Board received presentation from Ocean Rainforest on decommissioning of the prior pilot project and permitting application for full-scale farm proximate to Ventura Harbor.
	Monitor legislative and regulatory changes potentially impacting commercial fishing and sustainable aquaculture	Monthly	Staff monitoring recommendations for changes to squid fishery practices for increased sustainability. Staff tracking State legislation for impacts, including CARB, MPA, and 30x30. HM remains active in the Joint Oil/Fisheries Liason Office out of Santa Barbara. This group passes on important information on projects, issues, or changes for the commercial fisheries. HM & DGM joined the VCCFA as a supporter and attends meetings both virtually and in-person.
2. Continue improvements of District's Working Waterfront infrastructure	Maintain existing harbor infrastructure and related amenities to continue to meet commercial fishing needs	Q2 Annual Budget & 5-Year CIP	Staff prepared a Port Infrastructure Development Program grant application for fish pier redevelopment in September 2025 (unsuccessful) and reapplied in June 2026. Hosted visit from MARAD director to tour project site and plans and to introduce to both boatyards to assist with their applications for the Small Shipyard Grant.
	Master planning for growth of commercial fishing and sustainable aquaculture capital improvements	Q1/Q2 2025	Staff working with engineers on solving for truck traffic challenges (left turns to Spinnaker). Continue to evaluate Traffic Safety, and Boat Communications and Coordination that will be needed with modernization project. Marina staff also being trained to respond to pollution calls.
	Identify and pursue grant/funding opportunities to implement capital infrastructure needs for commercial fishing and sustainable aquaculture	Q2 2023 and on-going	Staff prepared a Port Infrastructure Development Program grant application for fish pier redevelopment in September 2025 (unsuccessful) and reapplied in June 2026. Hosted visit from MARAD director to tour project site and plans and to introduce to both boatyards to assist with their applications for the Small Shipyard Grant.
3. Continue to pursue opportunities for diversifying commercial fishing and sustainable aquaculture	Support and endorse NOAA sustainable aquaculture initiatives in the Santa Barbara Channel	Q2/Q3 2025	In September 2025, NOAA certified the Final Programmatic Environmental Impact Statement (PEIS) for the California Aquaculture Opportunity Area(s) in Southern California including 8 in the Santa Barbara Channel.
	Knowledge, experience, and technology transfer with aquaculture industry and stakeholders	Ongoing Resource ¹³⁷	Maintain and update venturaharbor.com website to include aquaculture research and proposed project(s) information.

M: Collaborate with Master Tenants and National Park Service to plan, improve, and develop the Harbor in a financially and environmentally sustainable way.

STRATEGY How will it be achieved	ACTION Actions to be undertaken	MILESTONE Action timeline	ACHIEVEMENTS Progress Report
1. Engagement and support of Master Tenants for successful business operations at the Harbor	Work with Master Tenants to help facilitate sustainable capital improvement projects	Tenant specific	Derecktor masterplan CDP approved in July 2025 CCC hearing. Approved assignment of lease to Suntex May 20, 2026. Facilitated extension to landside CDP for parcel. Oversight of VH Marine Fuel Tank replacement in conjunction with Safe Harbor and stakeholders.
	Coordination with Portside on commercial tenant leasing	Q1 2022 to Q4 2023	GM conducts biweekly meetings re: commercial leasing, monument/wayfinding signage, and banner program. Monument signs at Schooner & Spinnaker complete. Presentation to Board set for July 15, 2026.
	Strategic planning meetings between master tenants and District staff	Q2 of each year	Facilitated 2 presentations by Marina West to the Board in July & September 2025. Staff continuing to work with Ventura West Marina to support entitlements, CDP permit from CCC and meet Surplus Land Act requirements.
2. Evaluate opportunities for Parcel Development	Evaluate master planning opportunities in conjunction with current and future leasehold development	Annually	District staff has monthly meetings with Marina West Lessee TBBW and Aldersgate for Parcel 17 pursuant to ENA for landside development.
	Master planning for Parcel 5 development	Commencing Q2 2023	RRM Design Group's park final designs submitted to City for building & safety review in June 2026.
3. Implement sustainability technologies at the Harbor	Explore renewable energy, energy storage applications Harbor-wide e.g. solar power, EV charging stations, hybrid and electric vehicles	Q2 2023 and forward	Met with multiple vendors regarding possible changes to parking lot and Promenade lighting. Installed new solar-powered hybrid lighting at new Dry Boat Storage lot. 2 new EV vans and 3 new hybrid trucks purchased for Facilities during period. HM continues to stay abreast of new technology related to vessels and propulsion. To date there have been great advances but none currently can meet the demands of our Harbor Patrol Fleet.
3. VenturaWaterPure	Continue commitment to help minimize impacts and disruptions caused by the VenturaWaterPure project through ongoing work with City, master tenants, and stakeholders	Q3 2022 to Q3 2024	Facilitated letter of completion from City to Derecktor as part of sale to Suntex for WaterPure easements. Awaiting City updates on plans for new water treatment facility at SE corner of Harbor and Spinnaker. HM & HP staff assist City Water Staff with accessing the Santa Clara River for regular water testing from a small boat. HP staff provided similar assistance to VC Vector Control.

N: Maintain and grow Channel Islands National Park Service (NPS) presence and customer visitation to the Harbor.

STRATEGY How will it be achieved	ACTION Actions to be undertaken	MILESTONE Action timeline	ACHIEVEMENTS Progress Report
1. Work with NPS and harbor visitors regarding enhancement of visitor experience.	Work with NPS and ferry operator on cross-promotional activities to increase attraction of visitors to the Harbor	Q2 2023 to Q2 2024	Cross-promoted Winter & Summer Whale Watching via Island Packers + promoted Island Packers Excursions via multiple Harbor Village activations and Annual Seaside Vacay Giveaway. Spring Break promoted Island trips & visitation. Promote National Park Visitor Center operating hours and plant sale.
	Work with NPS to provide/upgrade visitor educational signage along pedestrian areas	Q3-Q4 2023	Requested NPS staff to replace/revitalize signage within Harbor Village.
2. Coordinate with NPS Superintendent to evaluate long-term goals and improvement needs for the Channel Islands National Park Visitor Center	Collaborate with NPS Superintendent to identify mutual long-term goals and options at Ventura Harbor for NPS operations, NPS visitor center, and ferry terminal	Ongoing	Early discussions with NPS staff about 2-year lease extension for both offices and/or possible reduction in footprint. Continued engagement with NPS staff on impacts to parking at 1431 during fuel tank project and commercial fisheries modernization. Worked with NPS to host Ventura County Special Districts Association meeting at NPS Visitors Center. HM coordinated with NPS in the response and staging of resources for the wildland fire on Santa Rosa Island
3. Coordinate with National & California State Parks, and City to develop destination-based ecotourism offerings	Continue collaboration with National & State Parks officials regarding multiple opportunities for enhancing the visitor destination in and around Ventura Harbor	Q2 2024	HM & HP staff have continued to work with CA State Parks to provide multiple deliveries of a 5-day beach safety program for underserved youth. HM works with NPS weekly to facilitate loading their landing craft at the launch ramp to transport important supplies, equipment, vendors to the islands to enhance and improve Island resources. HM provided resource staging locations for Santa Rosa Fire equipment.
	Explore potential enhancements of Ventura Harbor Ecological Reserve with City (owner)	Q3 2023	No action this period.

P: Implement parking management, traffic circulation, and multi-modal transportation strategies.

STRATEGY How will it be achieved	ACTION Actions to be undertaken	MILESTONE Action timeline	ACHIEVEMENTS Progress Report
1. Work with City to improve access between the City and Harbor	Work with City Active Transportation Plan Working Group to promote emphasis on improving active transportation access to the Harbor.	Q1-Q4 2022 through City Plan	Board and staff continue to advocate for City Public Works investment in City streets (including bicycle and pedestrian improvements) within District. Commercial fisheries modernization project to include localized improvements to bicycle and pedestrian movement adjacent to the project including a new traffic signal.
	Advocate to the City to repave Spinnaker and Navigator Drive.	Q3-Q4 2022 and ongoing	City performed pothole repairs on Spinnaker Dr. just prior to '25 Parade of Lights. December '25 flooding event at intersection of Harbor/Spinnaker resulted in significant impacts to Navigator, Holiday Inn Express and to Safe Harbor Marina's Promenade. On-going advocacy b/t District and City for repairs/improvements.
	Coordinate with City on planning for active transportation network improvements	Q4 2023	Commercial fisheries modernization project to include localized improvements to bicycle and pedestrian movement adjacent to the project including a new traffic signal. HM & DGM introduced the idea of adding a second left turn on outbound Spinnaker to improve outbound peak traffic flow.
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	Work with City, Ventura County Transportation Commission, and regional transportation services for expanding public transit options to Harbor.	Q4 2023	HM worked to ensure the Summer 2026 beach bus programs for the Cities of Santa Clarita and Thousand Oaks continued. Thousand Oaks has increased their visits due to the positive feedback from their residents. Both use designated drop off/pick up spots.
	Advocate to the City to improve bicycle, pedestrian access, and safety along and crossing Spinnaker Drive.	Q3-Q4 2022 and ongoing	Board and staff continue to advocate for City Public Works investment in Spinnaker Drive including Class IV separated bike lane.
	Collaborate with master tenants to develop an intra-Harbor pilot program for transportation services e.g. water-taxi and/or shuttle	Q3 2023 to Q3 2024	Land-based shuttle provided between 19A, Portside, and Safe Harbor Marina for Parade of Lights.
3. Pursue and implement parking management solutions to increase vehicle circulation	Obtain necessary agreements and permits to implement managed parking at Harbor Village	Q3 2022 to Q3 2023	Parking program completes 1 st year of Village, beaches, launch ramp operations.
	Implement Parking Management Services	Q1 2025 to Q3 2025	Parking program completes 1 st year of Village, beaches, launch ramp operations. Provided informational presentation to Board December 8, 2025.

R: Seek opportunities to grow revenues and secure grants; continue to improve the quality, efficiency, and transparency of financial reporting, monitoring, and property management.

STRATEGY How will it be achieved	ACTION Actions to be undertaken	MILESTONE Action timeline	ACHIEVEMENTS Progress Report
1. Utilize grant funding opportunities for sustainable Harbor infrastructure	Work with SCE, CALeVIP, SLC, and City to complete installation of 21 EV charging stations in Harbor Village per CIP.	Q3 2025	Projects complete. Grant funding received.
	Seek grant funding opportunities to transition to zero-emission equipment.	Q1 2025 and ongoing	Continue exploring opportunities with VC Air Pollution Control District for lawn and garden equipment exchange program vouchers (change to zero-emissions).
	Continue transition of District Fleet Vehicles to Hybrid or EV.	Annually as part of CIP	2 new EV vans and 3 new hybrid trucks purchased for Facilities during period.
2. Seek additional grant funding for improving/replacing District capital assets.	Establish mechanisms to receive transportation funding from the State and/or Federal governments with emphasis on active transportation.	Q4 2023	Board and staff continue to advocate for City Public Works investment in Spinnaker Drive including Class IV separated bike lane. Staff have provided Public Works information on grant opportunities. Staff also investigating opportunities for grant from Coastal Conservancy for California Coastal Trail.
	Identify and apply for grants that align with Board-approved 5-year CIP.	Q2 2022 Ongoing	Staff annually applying for SAVE boat disposal program. Staff pursued Land and Water Conservation Fund grant for grass area next to building 1591 (unsuccessful) and submitted 2 PIDP grant applications for fish pier.
3. Leasing/Property Management	Prepare, approve and implement Annual Leasing/Property Management Action Plan	Q2 2023 and Annually	Board approved new Real Estate Leasing Policy for Village. Continuing to use CoStar and LoopNet for enhanced property marketing. Staff began offering pop-up agreements to prospective retail tenants for the vacant suites early in 2025. One pop-up successfully converted to long-term tenancy.
	Through active marketing, continue to attract a diverse array of businesses and business owners to Ventura Harbor with the goal of expanding the offerings to the public while creating value for the District.	Commencing 2022 Q3	Board approved staff's recommended FY26-27 Leasing Strategy. Conducted showings and rapid response to all inquiries. Active prospecting outreach including physical mailers, cold-calls, conference attendance, and in-person visitation to restaurants to recruit for 1575 Spinnaker. Ongoing attendance at Ventura Chamber Connection monthly breakfasts, Board meetings, and ribbon cuttings.

R: Seek opportunities to grow revenues and secure grants; continue to improve the quality, efficiency, and transparency of financial reporting, monitoring, and property management.

STRATEGY How will it be achieved	ACTION Actions to be undertaken	MILESTONE Action timeline	ACHIEVEMENTS Progress Report
4. Update of Financial Management System	Roll out of new accounting and property management software.	Q4 2022	Staff worked with BAS and Yardi to transition the accounting and leasing activities in Yardi in July 2025 and completed the software migration. Over 86 leases have been entered into and invoiced through Yardi, staff is currently configuring more reports for leasing activities statistics and entering leasing prospect data to utilize the system further. Accounting is continuously learning and implementing new ways Yardi can assist in electronic workflows and reduce paper-based processes.
	Implementation of new Tenant Portal with the new accounting/property management software.	Q2 2025 through Q1 2026	Yardi tenant portal web design and tenant roll out completed. Currently 96% of VHV tenants are registered on the tenant portal. 88% pay their rent through the portal. Of the tenants with sales percent rent, 97% of those registered on the portal also report monthly sales through the portal. Staff continue to strive for 100% registration, remit of payments, and sales reporting through the portal.
5. Financial Reporting	Stakeholder budget workshops	Q2 and annually	Budget Study Session completed on May 6, 2026, as part of annual budget process. Preliminary and final budgets approved in June '25.
	Periodic reports to Board and public on financial position, audits, and budget.	Quarterly	Quarterly financial statements dated 09/30/25, 12/31/25, and 03/31/26 were presented to the Board on 11/12/25, 02/18/26, and 05/20/26, respectively. The Preliminary FY25-26 budget was presented to the Board on 06/03/26 with final budget presented on 06/17/26. The draft FY24-25 audit was presented to the Board on 06/03/26 with the final audit being presented on 07/01/26. Preliminary quarterly financial statements for 06/30/26 are estimated to be presented to the Board on or by 09/16/26. Final FY25-26 audit is estimated to be presented to the Board on or by 01/20/27.
	Annual review of District bonds, debt position, restructuring opportunities and CalPERS obligations.	Q2 and annually or as needed 142	In FY24-25, the Board authorized staff to initiate investment in CLASS investment pool to diversify investment portfolio. In FY25-26, this account is earning similarly to VPD's other investment accounts with LAIF. Staff continue to monitor debt position and analyze future financial needs. FY25-26 estimated Debt Service Ratio is 316.7%, well over the requirement of 115%.

V: Maintain and improve Harbor Village facilities, infrastructure, and amenities.

STRATEGY How will it be achieved	ACTION Actions to be undertaken	MILESTONE Action timeline	ACHIEVEMENTS Progress Report
1. Ongoing investment in Harbor Village Infrastructure	Complete outstanding ADA improvements in Capital Improvement Plan	Q3 2023 and ongoing	Multiple Capital projects completed and partially funded by grants: launch ramp restrooms and wash down stations, ADA path of travel connecting Launch Ramp to portside complete. Surfers Knoll shower, access, and restroom upgrades. New EV chargers in VHV have added additional ADA parking spaces w/chargers. All parking kiosks ADA compliant.
	Evaluate new ADA improvement requirements for District properties and update Capital Improvement Plan to address.	Q4 2024 and ongoing	6 ADA improvement projects identified in 5-Year Capital and ADA Improvements Plan. 1559 Spinnaker Courtyard priority project for coming year.
	Village Promenade/Trail/Security physical upgrades, including sustainability enhancements	Q4 2024 onwards	All trash receptacles along Promenade given artistic wraps. Facilities coordinating with local artist to mural paint recently exchanged SCE transformers with nautical theme art. GM doubled Security Coverage and focused on enhancing the safety and security of visitors.
	Complete infrastructure upgrades (ADA Compliance and Parking Improvements per CIP)	Q4 2025	Converted the former dry storage area into a new, ADA-compliant launch ramp overflow parking lot. Installed new ADA-compliant showers, code-compliant stairs, and a new ADA-compliant concrete ramp at Surfer's Knoll.
	Complete Village Tenant Signage, Awnings	Q4 2024	Staff have engaged artist to add new artistic signage throughout the Village. Facilities continues to improve lighting to benefit tenant signs.
	Evaluate opportunities for renewable energy/energy storage infrastructure for Village; implement drought tolerant landscaping and related irrigation systems.	Q3 2022 through Q4 2027	Facilities continued to replace inefficient lighting with LED lighting in several locations in Harbor, including launch ramp restrooms, as well as the restrooms at Harbor Cove. Facilities continue to monitor native plants within beach dunes. Facilities has transitioned various planters in the village to sustainable landscaping and irrigation and will continue to work with landscape architect on additional drought-tolerant landscaping changes in Village.
	Increase internet connectivity throughout harbor.	Q3 2025	Staff have met with Spectrum Business to provide additional fiber optic infrastructure in VHV. Challenges relating to right-of-way yet to be resolved.
2. Develop and implement an Annual Visitation Plan for Ventura Harbor Village.	Submit a proposed Visitation Plan in spring for Board, tenant and stakeholder input and feedback.	Q2 2023 and annually	Ongoing fulfillment of VHV approved Visitation Plan. Collected data, research, surveys, and tenant input to develop FY26-27 Annual Village Visitation Plan. Presented and approved by the Board in June.
	Implement seasonal décor at Ventura Harbor Village and Spinnaker Drive	Q4 2022 and annually ¹⁴³	Installation of multiple promenade sign messages annually, installation of the SEAsonal holiday décor in November '25 - January '26, Mermaid Month Installations. Assisted with the visuals for the 1575 construction fencing, building renderings , Leasing & beauty shots.