



# VENTURA PORT DISTRICT BOARD OF PORT COMMISSIONERS

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

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

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## REGULAR MEETING WEDNESDAY, JANUARY 21, 2026

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

OPEN SESSION – 6:00PM

### PUBLIC PARTICIPATION OPTIONS

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

#### WATCH THE MEETING LIVE

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

Webinar ID: 832 7632 9300

1-669-900-6833

1-253-215-8782

#### PUBLIC COMMENT VIA ZOOM

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

#### SUBMIT PUBLIC COMMENT VIA EMAIL

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

<b>OPEN SESSION</b> <b>6:00PM</b>
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**CALL TO ORDER:** *By Chair Blumenberg.*

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

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

**ADOPTION OF AGENDA**

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

**APPROVAL OF MINUTES**

*The Minutes of January 7, 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 Request(s)**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the out-of-town travel requests for:

- a) Administrative Services Manager, Sarah Clancy to attend the GFOA 2026 Annual Conference from June 25, 2026 – July 1, 2026 in Chicago, IL.
- b) General Manager, Brian D. Pendleton to attend the 2026 ICSC @ Monterey from March 23, 2026 – March 25, 2026 in Monterey, CA.
- c) Deputy General Manager, Todd Mitchell to attend the 2026 ICSC @ Monterey from March 23, 2026 – March 25, 2026 in Monterey, CA.
- d) Business Operations Manager, Jessica Snipas to attend the 2026 ICSC @ Monterey from March 23, 2026 – March 25, 2026 in Monterey, CA.

**B) Approval of Payments for December 2025**

Recommended Action: Voice Vote.

That the Board of Port Commissioners review and approve payments made by check, ACH, and EFT for the month of December 2025.

**C) Approval of Amendment No. 1 to the Lease Agreement with Del Mar Seafoods, Inc.**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve Amendment No. 1 to the Lease Agreement dated February 1, 2026 (the “Lease”) between the Ventura Port District and Del Mar Seafoods, Inc. for the premises located at 1449 Spinnaker Drive, Suite #C, E, and G (“Premises”), consisting of approximately 2,530 square feet.

**STANDARD AGENDA:**

**1) Award of Bid for the 1575 Spinnaker Drive Exterior Façade Improvements Project**

Recommended Action: Voice Vote.

That the Board of Port Commissioners:

- a) Reject the bid protests from SBS Corporation.
- b) Reject the bid received for the 1575 Spinnaker Drive Exterior Façade Improvements Project by Ramsa Construction.
- c) Find that MCM Construction Inc. is the lowest responsive and responsible bidder and award the 1575 Spinnaker Drive Façade Improvements Project to MCM Construction Inc. in the amount of \$3,198,000.00.

**2) Receive an Update on the Commercial Fish Modernization Project**

Recommended Action: Informational.

That the Board of Port Commissioners receive an update on the Ventura Harbor Commercial Fish Modernization Project.

**ADJOURNMENT**

*This agenda was posted on Friday, January 16, 2026 by 6:00 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  
JANUARY 21, 2026

APPROVAL OF MINUTES  
JANUARY 7, 2026  
REGULAR MEETING

# VENTURA PORT DISTRICT

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## BOARD OF PORT COMMISSIONERS REGULAR MEETING MINUTES OF JANUARY 7, 2026

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### **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 5:37PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

#### **ROLL CALL:**

##### **Commissioner's Present:**

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

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

None.

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

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

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

Tom Bunn, Lagerlof, LLP via Zoom

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

0 via zoom; 0 in-person

**PUBLIC COMMUNICATIONS:** None. Closed at 5:37PM.

**CONVENED TO CLOSED SESSION AT 5:37PM.**

**ADJOURNMENT:** Closed Session was adjourned 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 6:06PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

**PLEDGE OF ALLEGIANCE:** By Jessica Snipas, Business Operations Manager.

**ROLL CALL:**

**Commissioners Present:**

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

**Commissioners Absent:**

None.

**Port District Staff:**

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

**Legal Counsel:**

Tom Bunn, Lagerlof, LLP via Zoom

**City of Ventura Liaisons:**

Councilmember Duran, City Council Liaison – absent

**Number of interested persons:**

0 via zoom; 0 in person

**ADOPTION OF AGENDA**

**ACTION:** Commissioner Stephens moved to adopt the January 7, 2026 agenda.

Commissioner Anderson seconded. The vote was unanimous.

## **APPROVAL OF MINUTES**

**ACTION:** Vice-Chair Howell moved to approve the December 10, 2025 regular meeting minutes.

**Commissioner Rainey seconded. The vote was unanimous.**

**PUBLIC COMMUNICATIONS:** None. Closed at 6:07PM.

**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:** None. Closed at 6:08PM.

**STAFF AND GENERAL MANAGER REPORTS:** Mr. Pendleton reported on Village holiday events, mid-year budget schedule, fuel tank replacement and fisheries building status.

## **CONSENT AGENDA:**

### **A) Approval of Out-of-Town Travel Request(s)**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the out-of-town travel requests for:

- a) General Manager, Brian D. Pendleton to attend the LCW 2026 Annual Public Sector Employment Law Conference from January 21 - 23, 2026 in San Francisco, CA.
- b) General Manager, Brian D. Pendleton to attend Congressional meetings and CMANC Conference from February 8-12, 2026 in Washington DC.
- c) Commissioner Rainey to attend Congressional meetings and CMANC Conference from February 8-12, 2026 in Washington DC.

Public Comment: None. Closed at 6:29PM.

**ACTION:** Vice-Chair Howell moved to approve the out-of-town travel requests.

**Commissioner Anderson seconded. The vote was unanimous.**

### **B) Termination of Office Lease Agreement with Junior Explorers – Ventura LLC**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the termination of an Office Lease Agreement between the Ventura Port District dba “Ventura Harbor Village” and Junior Explorers – Ventura LLC dba “Junior Explorers”, for the premises located at 1591 Spinnaker Drive, Suite #117B, Ventura, California 93001, consisting of approximately 811 square feet.

Public Comment: None. Closed at 6:29PM.

**ACTION:** Commissioner Vice-Chair Howell moved to approve the termination of an Office Lease Agreement between the Ventura Port District dba “Ventura Harbor Village” and Junior Explorers – Ventura LLC dba “Junior Explorers”, for the premises located at 1591 Spinnaker Drive, Suite #117B, Ventura, California 93001, consisting of approximately 811 square feet.

**Commissioner Anderson seconded. The vote was unanimous.**

**STANDARD AGENDA:**

**1) Status Report on Recent Storm Events**

Recommended Action: Informational.

That the Board of Port Commissioners receive a report on recent winter storm events that have impacted Ventura Harbor.

Report by Harbormaster, John Higgins.

Public Comment: None. Closed at 7:18PM.

**ACTION: The Board of Port Commissioners received a report on recent winter storm events that have impacted Ventura Harbor.**

**No action was taken.**

**ADJOURNMENT:** The meeting was adjourned at 7:19PM.

The next regular meeting is Wednesday, January 21, 2026.

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Anthony Rainey, Secretary



BOARD OF PORT COMMISSIONERS  
JANUARY 21, 2026

DEPARTMENTAL STAFF REPORTS  
DECEMBER 2025  
&  
GUIDING PRINCIPLES  
FIVE-YEAR OBJECTIVES INDEX

<b>GUIDING PRINCIPLES</b>	
1)	Maintain a safe, navigable, and resilient harbor.
2)	Advance the harbor's vibrant, working waterfront in support of commercial and recreational fishing and boating.
3)	Grow financial sustainability through a reliable, recurring revenue stream supplemented with grants and public-private partnership investment while maintaining responsible budgeting practices.
4)	Establish and implement harbor-wide environmental sustainability policies and practices through collaboration with our business partners.
5)	Build respectful, productive relationships with employees, tenants, residents, visitors, stakeholders, public officials, and elected representatives while promoting diversity, equity, and inclusion.
6)	Provide exceptional public service and organizational transparency.
7)	Provide high-quality Harbor and coastal visitor-serving amenities, services, facilities and infrastructure.
8)	Support the Channel Islands National Park in its efforts to provide a first-class visitor center, educational resources, and ferry boat services to the islands.

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

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

Meeting Date: January 21, 2026

TO: Board of Port Commissioners  
FROM: Todd Mitchell, Deputy General Manager  
Justin Fleming, Capital Projects Manager  
SUBJECT: December 2025 Capital Projects Report

**CONVERSION OF OLD BOAT STORAGE TO PARKING LOT PROJECT**

**Status: Construction Completed**

**Budget: On Budget**

As part of the District’s overall plan to relocate tenants from the former boat storage area to the new boat storage location, the vacated site was slated for conversion into a parking lot. This improvement aligns with the FY25–26 CIP, which includes resurfacing and upgrading District parking facilities. Construction activities began in the first week of December with the application of a Type II slurry seal, followed by completion of striping, ADA-compliant paths of travel, and installation of a parking payment machine. All work was completed prior to the Parade of Lights, allowing the new parking lot to be fully operational and to successfully serve as a designated shuttle location for the event.



**SPINNAKER MONUMENT SIGN**

**Status: Construction to Start in January**

**Budget: On Budget**

Staff, Coastal Architects, and Dave’s Signs have worked closely to finalize the design and wording for the new Spinnaker Entry Feature Signage project included in the FY25-26 Capital Improvements Plan (CIP). As of the end of December, this design has been reviewed by the City of Ventura and a permit has been issued.



District Facilities’ staff will remove all existing lettering and prepare the walls for painting the second week of January. A painting contractor (Mr. Paint) is scheduled to do a complete repaint of the existing walls and entry features in keeping with the Port District’s approved color palette and match the Ventura Harbor North sign. Once the walls are painted, the sign contractor will install lettering atop the curved radius walls, and new lettering on the face of the pillar walls on Spinnaker Dr. This project should be completed by the end of February 2026.



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

**Status: Construction Underway**

**Budget: On Budget**



1559 Spinnaker Dr, Unit #101 suffered substantial flood damage from an upper waste line rupture, in January 2024. Riviera Construction Group was selected to perform the work. The Notice to Proceed was issued on October 31<sup>st</sup> with work beginning in mid-November. As part of the normally scheduled construction, new high efficiency heat pumps have been installed in Suite #101 to both allow for tenants to have more climate control over their individual units, as well as increasing energy efficiency overall.

Additionally, while relocating the 4-inch grease line from the upstairs restaurant, it was discovered that subsequent underground cast iron waste lines were in very poor condition and in danger of failure. If these lines were to fail it could cause damage to the structural integrity of the building. District Staff, therefore, authorized a change order to completely replace both underground and overhead cast iron with long lasting ABS. The first line to be replaced was a major 4-inch waste line. The remaining plumbing is expected to be completed by the second week of January, making way for rough framing and electrical. Even with the additional plumbing work, the job is still expected to be completed by the end of February 2026.



## 1575 SPINNAKER DR. FACADE RENOVATION

**Status: Bidding Stage**

**Budget: Pending Bids**

The project has been rebid; the second-round bid opening occurred on December 16, 2025. Four bids were received. Staff expects to make a recommendation to the Board in January 2026.



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

Meeting Date: January 21, 2026

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TO: Board of Port Commissioners  
FROM: Brian D. Pendleton, General Manager  
Todd Mitchell, Deputy General Manager  
SUBJECT: December 2025 Dredging Report

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

**Political Advocacy for Federal Funding**

Staff is working with our lobbyist (Carpi & Clay) to prepare a draft letter for Congressman Carbajal to send to the President's Office of Management and Budget (OMB) to request Ventura Harbor dredging be fully funded in the FY27 budget. In January, OMB is working with the US Army Corps of Engineers (Corps) to determine which projects and at what funding levels they will be included in the President's Budget. Congressman Carbajal has sent a request letter to OMB each year since representing the District and, to date, each year has seen the project fully funded.

In February, the District will participate in the CMANC trip to Washington DC to follow up on this request with Congressman Carbajal, OMB, and the Corps headquarters staff.

**2026 Dredging**

In mid-December, Staff was informed by the Corps' Los Angeles District that FY26 dredging funding for Ventura Harbor has been allocated. This was done in advance of the government passing an FY26 Energy & Water Appropriations bill (which, when passed, will include \$5.98M for Ventura Harbor dredging). In essence, the Corps is borrowing against a budget that has not yet been passed. This is because the funding was initially included in the President's Budget and later ratified by the draft House Appropriations and Senate Appropriations committee budgets.

This underscores the continued importance of advocating for Ventura Harbor dredging to be fully funded in the President's Budget.

**Detached Breakwater Repair**

District staff are awaiting the report from the recent comprehensive condition assessment of the breakwater and jetties (performed by the Corps in September and October). This assessment will be used to determine the specifications and derive a cost estimate for performing the work (expected by summer of 2026). Once determined, staff will need to work with our elected officials to request funding.

**INNER HARBOR DREDGING**

Despite storm activity during the holidays, the inner harbor navigation channels remain in good condition at this time. Coincident with the federal dredging program, a hydrographic survey of the inner harbor will be conducted to verify

**ATTACHMENT:**

Attachment 1 – Carpi & Clay Federal Report (December)

# Federal Update

January 5, 2026

## Fiscal Year 2026 Appropriations Update

With the government operating under a continuing resolution through January 30, 2026, House and Senate appropriators are focused on establishing a bicameral framework to guide negotiations on the remaining bills. On December 20, House Appropriations Committee Chairman Tom Cole (R-OK) and Senate Appropriations Committee Chair Susan Collins (R-ME) **announced** that they had reached agreement on the remaining topline funding allocations for FY26. In his statement, Chairman Cole said the agreement would set overall discretionary spending below the level projected under the current continuing resolution. While the announcement establishes an aggregate fiscal framework, specific subcommittee allocations and bill text have not yet been released. Both chambers will resume session during the week of January 5, 2026 and a path forward on the remaining FY26 appropriations bills will be a priority item.

FY26 Appropriations Bill	House Subcommittee Allocation (in Billions)	Passed House Committee	Passed House	Passed Senate Committee	Passed Senate	Signed into Law
Agriculture-Rural Development-FDA	\$25.523	June 23 by a 35-27 vote	November 12 by a 222-209 vote	July 10 by a 27-0 vote	August 1 by an 87-9 vote November 12 by a 60-40 vote	November 12
Commerce-Justice-Science	\$76.824	September 10 by a 34-28 vote		July 17 by a 19-10 vote		
Defense	\$831.513	June 12 by a 36-27 vote	July 18 by a 219-202 vote	July 31 by a 26-3 vote		
Energy-Water Development	\$57.300	July 10 by a 35-27 vote	September 4 by a 214-213 vote			
Financial Services-General Government	\$23.198	September 3 by a 35-28 vote				
Homeland Security	\$66.361	June 24 by a 36-27 vote				

ATTACHMENT 1

Interior-Environment	\$37.971	July 22 by a 33-28 vote		July 24 by a 26-2 vote		
Labor-HHS-Education	\$184.491	September 9 by a 35-28 vote		July 31 by a 26-3 vote		
Legislative Branch	\$6.700	June 26 by a 34-28 vote	November 12 by a 222-209 vote	July 10 by a 26-1 vote	August 1 by an 81-15 vote November 12 by a 60-40 vote	November 12
Military Construction-Veterans Affairs	\$152.091	June 10 by a 36-27 vote	June 25 by a 218-206 vote November 12 by a 222-209 vote	July 26 by a 26-3 vote	August 1 by an 87-9 vote November 12 by a 60-40 vote	November 12
State-Foreign Operations	\$46.218	July 23 by a 35-27 vote				
Transportation-HUD	\$89.910	July 17 by a 35-28 vote		July 24 by a 27-1 vote		

## DOT Publishes BUILD NOFO

The Department of Transportation published a [notice of funding opportunity](#) (NOFO) for the availability of \$1.5 billion through the Better Utilizing Investments to Leverage Development (BUILD) Program. Eligible projects include highway or bridge projects, public transportation projects, passenger and freight rail projects, port infrastructure, including inland port and land ports of entry projects, surface transportation components of an airport project, project investing in surface transportation facilities located on tribal land, projects to replace or rehabilitate a culvert or prevent stormwater runoff for the purpose of improving habitat for aquatic species that will advance the goal of the program, and intermodal projects. Applications are due by February 24, 2026.

## LEGISLATIVE ACTIVITY

**House Passes SPEED Act Aimed at Accelerating Federal Permitting.** On December 18, the House passed the *Standardizing Permitting and Expediting Economic Development (SPEED) Act* ([H.R. 4776](#)) in a 221-196 vote, advancing legislation aimed at streamlining federal environmental reviews under the *National Environmental Policy Act* (NEPA). Led by Representatives Bruce Westerman (R-AR) and Jared Golden (D-ME), the bill would reduce duplicative reviews by allowing federal agencies to rely on existing state, Tribal, or prior federal environmental analyses; extend the duration of programmatic reviews; impose firm deadlines on environmental assessments and impact statements; and limit litigation by shortening the statute of limitations and narrowing standing and venue. The bill would also clarify that receipt of federal funding alone does not constitute a “major Federal action” for NEPA purposes.

Senate Democratic leaders have indicated they are unlikely to advance the House measure unchanged and instead expect to pursue a separate bipartisan permitting framework in 2026.

**House Passes Permitting Reform Measures Focused on NEPA and Digital Reviews.** On December 10, the House passed the following bills by a voice vote:

- The *ePermit Act* ([H.R. 4503](#)), which aims to improve environmental reviews and authorization through the use of interactive, digital, and cloud-based platforms; and
- The *Studying NEPA’s Impact on Projects Act* ([H.R. 573](#)), which would require the Council on Environmental Quality to publish an annual report on environmental reviews and causes of action based on alleged non-compliance with the *National Environmental Policy Act*.

**House Passes FMC Reauthorization to Expand Oversight of Global Shipping Practices.**

On December 15, the House passed the Federal Maritime Commission (FMC) Reauthorization Act of 2025 ([H.R. 4183](#)) by a voice vote. This bill would reauthorize the FMC through FY 2027 and expand the agency’s authority to investigate anticompetitive practices in international shipping, including potential market manipulation linked to China. The bill would authorize \$49.2 million annually for the FMC, up from \$40 million in FY 2025, and direct the agency to report on nonreciprocal trade practices, review complaints against shipping exchanges, and analyze trade imbalances caused by ocean carriers. It also broadens the definition of “controlled carriers” to include firms owned or influenced by nonmarket economies, repeals certain exemptions for those carriers, and establishes new advisory committees focused on ports and ocean carriers. The bill awaits further consideration in the Senate.

**Senate Passes Bill to Simplify Federal Disaster Assistance Process.**

On December 17, the Senate passed the *Disaster Assistance Simplification Act* ([S. 861](#)), which aims to streamline how disaster survivors apply for federal recovery assistance. Sponsored by Sens. Gary Peters (D-MI), Rand Paul (R-KY), James Lankford (R-OK), and Thom Tillis (R-NC), this bill would require the Federal Emergency Management Agency (FEMA) to develop a universal application that allows individuals affected by federally declared disasters to apply for assistance across multiple federal programs through a single process. The bill aims to reduce administrative burdens and speed access to aid by replacing the current system of agency-specific applications, while maintaining federal data security and privacy standards. The measure now heads to the House for further consideration.

**Senate Passes Bipartisan Recycling and Reuse Bills.**

The Senate approved two bipartisan bills aimed at strengthening recycling infrastructure and reducing waste. The *Strategies to Eliminate Waste and Accelerate Recycling Development (STEWARD) Act* ([S. 351](#)), led by Senate Environment and Public Works Committee Chair Shelley Moore Capito (R-WV) and Ranking Member Sheldon Whitehouse (D-RI), would invest in recycling and composting infrastructure—particularly in rural and underserved communities—and improve data collection on waste management systems. The Senate also passed the *Research for Environmental Uses and Sustainable Economies (REUSE) Act* ([S. 2110](#)), sponsored by Chair Capito and Senator Jeff Merkley (D-OR), which would direct EPA to study the feasibility of federal refill and

reuse programs designed to reduce reliance on single-use plastics. These bills now await further consideration in the House.

**Senate Confirms Trump Administration Nominees.** On December 18, the Senate approved the [following nominations](#) by an en bloc 53-43 vote:

- Pedro Allende to be Under Secretary of Homeland Security for Science and Technology
- James Percival to be General Counsel at the Department of Homeland Security
- Harry Kumar to be Assistant Secretary of Commerce for Legislative and Intergovernmental Affairs
- Joyce Meyer to be Under Secretary of Commerce for Economic Affairs
- Jeffrey Hall to be Environmental Protection Agency (EPA) Assistant Administrator of Enforcement and Compliance
- Douglas Troutman to be EPA Assistant Administrator for Toxic Substances
- Ethan Klein to be Chief Technology Officer and Associate Director of the Office of Science and Technology Policy
- Stephen Carmel to be Administrator of the Maritime Administration
- Tim Petty to be Assistant Secretary of Commerce for Oceans and Atmosphere
- Laura DiBella to be a Federal Maritime Commissioner

**House Committee Approves Transportation Bills.** On December 18, the House Transportation & Infrastructure Committee approved the following bill:

- The *Recreational Drone Empowerment Act* ([H.R. 6460](#)), which would provide the Federal Aviation Administration (FAA) with authority to authorize recreational unmanned aircraft system (UAS) operations in certain sectors of the airspace.

**Bipartisan Bill Introduced to Help Communities Pay for Wildfire Cleanup.** On December 16, Senators Jeff Merkley (D-OR) and Roger Marshall (R-KS) introduced the *Post-Wildfire Environmental Assistance Act* ([S. 3506](#)) to expand federal assistance for hazardous debris cleanup following wildfires. This bill would amend the *Robert T. Stafford Disaster Relief and Emergency Assistance Act* to allow Fire Management Assistance Grants to be used for debris removal and remediation, even when a wildfire does not meet the threshold for a major disaster declaration. Under the bill, the President could authorize federal support to clear debris from both public and private lands, including hazardous materials such as asbestos, heavy metals, and contaminated water or septic systems. The legislation also authorizes the Environmental Protection Agency to provide technical expertise, personnel, and other resources to assist state and local governments with hazardous waste cleanup. This bill has been referred to the Senate Committee on Homeland Security and Governmental Affairs for further consideration.

## CONGRESSIONAL LETTERS

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**Senators Request Action on Fish and Wildlife Service Staffing Levels.** On December 18, Senator Adam Schiff led 19 Senate colleagues in sending a [letter](#) to Department of the Interior Secretary Doug Burgum and U.S. Fish and Wildlife Service Director Brian Nesvik raising concerns about recent declines in Fish and Wildlife Service staffing. Citing data obtained

through a *Freedom of Information Act* request, the lawmakers note that staffing reductions have affected the agency's ability to manage national wildlife refuges, protect endangered species, and carry out conservation, flood control, and wildfire mitigation activities. The letter requests information on plans to address staffing capacity, maintain refuge operations, and ensure the agency can meet its statutory responsibilities. This letter comes as the U.S. Fish and Wildlife Service begins a comprehensive review of all national wildlife refuges, marine national monuments, and national fish hatcheries. The review is being conducted pursuant to a [Director's Order](#) issued on December 16.

**California Democrats Express Opposition to Proposed Offshore Drilling Expansion.** On December 4, Senator Alex Padilla (D-CA), House Natural Resources Committee Ranking Member Jared Huffman (D-CA), Senator Adam Schiff (D-CA), and 25 California Members of Congress sent a [letter](#) to President Trump and Interior Secretary Doug Burgum urging them to substantially revise the proposed five-year National Outer Continental Shelf Oil and Gas Leasing Program, objecting to the inclusion of six potential offshore lease sales off the California coast. The lawmakers warned that expanded offshore drilling would pose unacceptable environmental, economic, and public safety risks to coastal communities. They also emphasized California's long-standing opposition to offshore drilling, citing past oil spills, the state's dependence on a clean coastline for tourism, fisheries, ports, and defense infrastructure, and state laws that effectively block new offshore development.

## FEDERAL FUNDING AWARDS

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**DOT Announces SS4A Awards.** On December 23, the Department of Transportation (DOT) [announced](#) \$982 million to 521 projects across 48 states, 18 Tribal communities, and Puerto Rico through the Safe Streets and Roads for All (SS4A) competitive grant program. The funding will support roadway safety improvements such as safer intersections, pedestrian and bicycle infrastructure, sidewalk upgrades, and enhanced emergency response capabilities.

## FEDERAL AGENCY ACTIONS AND PERSONNEL CHANGES

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**President Trump Signs Executive Order Directing Evaluation of State AI Regulations and Federal Preemption Options.** On December 11, President Trump signed an [executive order](#) establishing a federal policy framework for artificial intelligence (AI) aimed at promoting U.S. leadership while reducing regulatory fragmentation across states. The order directs the Department of Justice to create an AI Litigation Task Force to challenge state AI laws deemed inconsistent with federal policy, instructs the Department of Commerce to evaluate and identify state AI laws that may conflict with interstate commerce or constitutional protections, and outlines potential limits on certain federal funding for states with conflicting AI regulations. It also calls on federal agencies, including the Federal Communications Commission and Federal Trade Commission, to consider federal reporting, disclosure, and consumer protection standards for AI models, and directs the Administration to develop legislative recommendations for a uniform national AI framework that would preempt conflicting state laws while preserving state authority in specified areas such as child safety and state procurement.

**DOT Announces Semifinalists in Innovation Challenge.** On December 2, DOT [announced](#) 15 semifinalist teams to advance to the next stage of the Advanced Research Projects Agency-Infrastructure (APPA-I) Ideas and Innovation Challenge. The winners will be awarded a total of \$1 million in prizes across two stages.

**Federal Court Rules FEMA BRIC Program Termination Violated Law.** On December 11, Judge Richard G. Stearns for the U.S. District Court for the District of Massachusetts granted [summary judgment](#) for a coalition of states in *State of Washington, et al. v. FEMA, et al.*, holding that FEMA's actions to end or wind down the Building Resilient Infrastructure and Communities (BRIC) pre-disaster mitigation program violated federal law. The court found FEMA lacked authority to substantially reduce core mitigation functions and to withhold or redirect funds Congress made available for mitigation. The court entered a permanent injunction preventing FEMA from terminating BRIC as established by statute, while noting the agency could seek changes from Congress or propose a different mitigation program consistent with law.

**Trump Administration Fills Senior FEMA Response and Recovery Post.** President Trump has appointed Gregg Phillips to lead the Federal Emergency Management Agency's (FEMA) Office of Response and Recovery. This Office oversees core FEMA functions, including search and rescue coordination, disaster assistance to individuals and communities, debris removal, and intergovernmental response operations. Phillips has held senior roles in state government, including as head of the Mississippi Department of Human Services and deputy commissioner of the Texas Health and Human Services Commission, and has also been involved with election integrity advocacy organizations.

**FEMA Releases Updated Building Codes Adoption and Enforcement Playbooks.** FEMA has released updated versions of its [Building Codes Adoption Playbook](#) and [Building Codes Enforcement Playbook](#) to provide state, local, tribal, and territorial authorities with practical, implementation-focused guidance on adopting and enforcing current model building codes. According to FEMA, the playbooks are intended for jurisdictions with responsibility over building code policy and administration and offer step-by-step guidance on code adoption and enforcement, information on applicable FEMA grant programs, and extensive appendices with tools and templates, including inspection checklists, permit and application forms, enforcement notices, and variance documentation.

**Interior Pauses Five Offshore Wind Projects Pending National Security Review.** On December 22, the Department of the Interior [announced](#) an immediate pause on all large-scale offshore wind projects currently under construction in the United States, citing national security risks identified in classified assessments by the Department of Defense. According to Interior, the pause affects five projects along the East Coast and is intended to allow federal agencies to evaluate whether identified risks—such as radar interference associated with turbine structures—can be mitigated in coordination with leaseholders and state partners. Interior Secretary Doug Burgum stated that the action prioritizes national security, while developers, grid operators, and state officials have raised concerns about project delays, grid reliability, and energy costs as the review proceeds.

**Interior Confirms Departure of Energy and Minerals Chief.** On December 19, the Department of the Interior confirmed that Leslie Beyer left her role as Assistant Secretary for Land and Minerals Management, which oversees the Department's energy and mining programs on public lands and waters. Beyer was confirmed as Assistant Secretary by the Senate in September. The position will be filled on an acting basis by Lanny Erdos, Director of the Office of Surface Mining Reclamation and Enforcement. Interior did not provide a specific reason for Beyer's departure, which was announced in a secretarial order.

## ## ##

**VENTURA PORT DISTRICT  
DEPARTMENTAL STAFF REPORT**

Meeting Date: January 21, 2026

TO: Board of Port Commissioners  
FROM: Todd Mitchell, Deputy General Manager  
Sergio Gonzalez, Facilities Manager  
SUBJECT: December 2025 Facilities Report

**MAINTENANCE ACTIVITIES**

**VHV FRONTAGE BOATYARD PUB PLANTER LANDSCAPING**

**Status: Completed**

**Budget: Budgeted (Grounds Maintenance)**

The frontage planter surrounding the Boatyard Pub restaurant at VHV 1583 was demoed and refreshed after the tenants' completion of their restaurant improvements. Irrigation sprinklers were eliminated and transitioned to drip system. Foliage and hardscape were replaced to match the conceptual design drafted using the Districts landscaping palette guidelines.

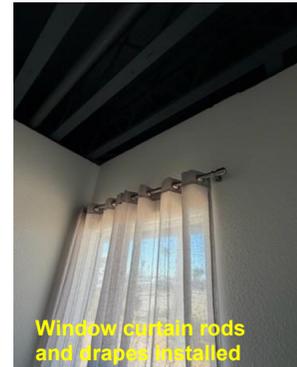
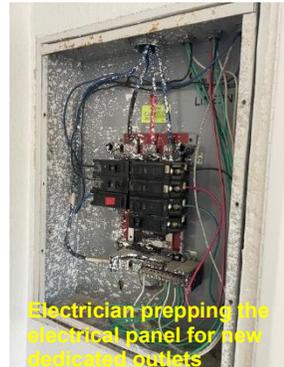


**VHV 1583 SUITE #104A TENANT IMPROVEMENT**

**Status: Completed**

**Budget: Budgeted (Tenant Improvements)**

Assisted Capital Projects and Leasing team by completing required improvements as per the lease agreement with the new tenant. In-house team led by Maintenance Tech 2, Luis Quezada added 4 dedicated electrical outlets on the south wall of suite. Curtain drapes and hardware were installed on all windows. Entry doors locksets were replaced with new dedicated key sets. Suite was detailed and cleaned.



## VHV 1567 FRONTAGE PLANTER REHAB

**Status: Completed**

**Budget: Budgeted (Grounds Maintenance)**

Contractor was sourced out to demo existing VHV 1567 frontage parking lot landscaping planter and rehab. High water consumption sprinklers were removed and transitioned to drip irrigation. Landscape vegetation was replaced with low water sustainable plants based on the VPD landscaping palette.



## VPD ADMIN BUILDING SECOND FLOOR BALCONY RAILING AND STAIRCASE

**Status: Completed**

**Budget: Budgeted (Building Maintenance)**

Painting contractor was sourced to prep, prime, and repaint to match the VPD Administration building exterior second floor balcony rails and rear staircase. Railing hardware was beginning to succumb to the harsh weather elements and stain existing paint. Existing paint was also weathering and in need of repainting.

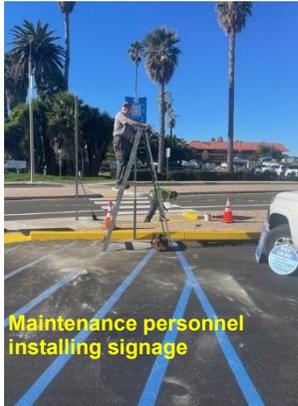


## COMPLETION AND ACTIVATION OF LAUNCH RAMP AUXILLARY PAID PARKING LOT

**Status: Completed**

**Budget: Budgeted (Capital Project & Parking Management Project)**

The Maintenance Department assisted in the final completion and activation of the Launch Ramp auxiliary parking lot. The maintenance team installed a concrete base and assisted in the mounting of the new parking meter machine. Paid parking signage was installed inside the lot. New path of travel pathway curbs were painted safety yellow.



Maintenance personnel installing signage



Maintenance personnel painting path of travel curbs



New path of travel curbs painted safety yellow



New concrete base and installation of parking meter machine

## VPD 2025 PARADE OF LIGHTS AND WINTER WONDERLAND FESTIVITIES

**Status: Completed**

**Budget: Budgeted (Marketing)**

The Maintenance Department assisted the Marketing team by prepping, staging, setting up, and eventually breaking down all necessary décor, hardware, signage, and event materials for the 2025 Parade of Lights and Winter Wonderland.



Safety perimeter set up for Harbor Cove fireworks launch site



Portable light towers set up for additional parking lot lighting



Shuttle Parking signage set up at Parcel 19A



Christmas décor set up at VHV for Winter Wonderland

## 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: January 21, 2026

TO: Board of Port Commissioners  
FROM: Brian Pendleton, General Manager  
John Higgins, Harbormaster  
SUBJECT: December 2025 Harbor Patrol Report

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**PUBLIC SAFETY**

**Overview:**

December is consistently a busy month for Port District staff and the Harbor Patrol due to multiple special events held both on the water and on shore. Staffing levels for the Harbor Patrol and Marine Safety team are planned to ensure a high standard of safety for residents and visitors. Long term weather forecasting remains a priority for the Patrol and allows timely and accurate intelligence to be shared with Port District staff in advance of scheduled events. This year, both the Santa Paddle and the Parade of Lights were not impacted by adverse weather conditions. Attendance at both events was strong, and no safety issues were reported.



**Santa Paddle:**

This year's Santa Paddle saw a record number of participants. With early notification, the Harbor Patrol supplemented staffing levels to ensure appropriate safety coverage. A primary safety concern for large paddling groups is that many participants wear costumes, which can significantly impair swimming ability. Increased participation also results in substantial congestion within the waterways during the event.



The Harbor Patrol deployed two patrol vessels and one rescue watercraft. The patrol vessels provided traffic control along both sides of the group, while the rescue watercraft operated within the formation to allow rapid and safe access to any participant who entered the water. At the start of the event, patrol units conducted personal flotation device compliance checks and issued warnings or loaner life jackets as needed. An estimated ten personal flotation devices were loaned during the event, which hosted over one hundred participants. This represents a notable improvement compared to prior years and provides a useful benchmark for future events. This event was deemed a success and there were no reports of anyone falling in the water.

**Parade of Lights:**

The Harbormaster and Senior Harbor Patrol Officer participated in the pre-event skippers meeting to meet with participants and share important information related to the event. During the meeting, the goals of the parade were reviewed, along with expectations and coordination procedures should any issues arise. This year, a significant number of participating boaters were first time entrants, and additional time was dedicated to addressing questions and ensuring all participants clearly understood the event plan.

The event on both nights began on time and remained on schedule. Participation levels on Friday were consistent with prior years, which proved beneficial for first time participants by allowing them to familiarize themselves with the parade flow without added pressure. Saturday saw increased participation, and all boaters demonstrated a clear understanding of the event, maintaining appropriate spacing throughout. Both parade laps concluded with sufficient time for vessels to safely position themselves for the fireworks display.

As with the Santa Paddle, the Parade of Lights was completed successfully with no issues reported or observed. Following the event, the Harbormaster met with staff to gather feedback and identify potential improvements related to participant safety and overall boater experience. Few recommendations were offered, with the primary suggestion being to consider starting the parade closer to the Village. This adjustment could improve vessel spacing prior to arrival at the Port District judging area and initiate the event earlier at the primary landside viewing location.

**Harbor Village Security:**

The Port District has invested in strengthening physical security within the Harbor Village. In addition to daily eighteen-hour coverage, security staffing was increased from Thanksgiving through New Year's to include two officers on duty during peak weekend hours. This enhanced presence has resulted in a noticeable reduction in vagrancy, positive feedback from business owners, and fewer incidents involving theft or vandalism.

For the Parade of Lights, the Port District requested a total of eight security officers for both event nights. The contracted security provider supplied three additional officers each night at no additional cost. This increased staffing level was well received and proved effective in supporting public safety throughout Harbor Village and the beach fireworks viewing areas.

**Late December Rain Events:**

As verbally reported at the previous meeting, a series of storms arrived toward the end of the month and produced significant rainfall, wind, and elevated sea conditions. Total rainfall for December reached approximately three hundred percent of the seasonal average.

During multiple days of sustained rainfall, the Harbor Patrol responded to incidents both on land and on the water. Several notable responses included the rescue of individuals trapped in vehicles that entered flooded conditions on Navigator Drive. Harbor Patrol personnel assisted four individuals from three vehicles during this incident. Harbor Patrol also assisted with traffic control on Spinnaker Drive when flooding occurred at the intersection of Harbor Blvd. and Olivas Park Dr.



The widespread flooding contributed to the collapse of revetment at the Ventura Isle Marina and caused additional infrastructure impacts throughout the harbor area. During one wind event, a carport within the mobile home park was dislodged and blown across the property, creating safety concerns that required monitoring and coordination.

### **Post Storm Soundings:**

The Harbor Patrol conducted informal depth surveys within the inner harbor to assess whether storm runoff had negatively affected navigable depths. No locations were identified with depth related concerns, including areas near the barranca outflow paths. Some minor silt accumulation was observed along the revetment adjacent to the Harbor Patrol dock. The Harbormaster plans to coordinate with Manson workboats to evaluate the feasibility of using prop wash to help scour and redistribute sediment in this area.



### **BEACHES**

#### **Harbor Cove:**

Harbor Cove remains vibrant and active on a daily basis. There have been no significant changes other than the annual removal of the beach trail. Beach Volleyball has already begun with practices by the local college occurring several times a week and on select weekends. Ventura Colleges program has grown as a result of the safe beach location.

#### **South Beach:**

The rains have deposited a significant amount of wood and other debris. The Port District has strategically deployed trash cans as a method for the public to help remove the more harmful items like plastics, rubbers, and metals. This has been very effective and as a result the large majority of the remaining items are large trees from the Arundel and rivers. Many of the large trees exceed the Harbor Patrols' abilities to relocate them. We will discuss with the dredge heavy equipment operators if there is an opportunity to relocate some of the larger items to South of Surfers Knoll.



The Beach is otherwise somewhat healthy and well suited to accept additional sand from dredging. The added sand plus the opportunity for some of the sand from the flowing river mouth migrating up coast this summer may finally give us a few years of respite from the erosion retreating back to the dunes. The pictures taken were on January 14, 2026 and show a healthier beach than in the past several years.



## HARBOR PATROL 911 CALLS NOVEMBER (23 CALLS)

Incident	Case Number	Units	Priority	Problem	Agency	Address	City	Response Date
<a href="#">25-0185907</a>		HARB1, MED472, SQ103	M5	CONVULSIONS/SEIZURES	Ventura County Fire Department	1665 Spinnaker Dr	Ventura	12/4/2025 3:25:57 PM
<a href="#">25-0185909</a>		HARB1, MED471, SQ103	M7	HEADACHE NO CODE	Ventura County Fire Department	1215 Anchors Way	Ventura	12/5/2025 5:06:20 AM
<a href="#">25-0185997</a>		HARB1, MES, SQ103, LH, UK	F7	INVESTIGATION	Ventura County Fire Department	1600 Spinnaker Dr	Ventura	12/5/2025 8:10:20 AM
<a href="#">25-0186146</a>		BH, B2, BOAT15, E36, EMS18, HARB1, LIFE601, MES1, MED473, MRES1, MTS, OR1, OR23	F5	OCEAN RESCUE LOW	Ventura County Fire Department	1-199 Shoreline Dr	Ventura	12/6/2025 2:35:43 PM
<a href="#">25-0186206</a>		HARB1, ME2, MED471	F4	TC	Ventura County Fire Department	E HARBOR BL / OLIVAS PARK DR	Ventura	12/6/2025 7:54:46 PM
<a href="#">25-0186253</a>		HARB1, MED475, MED495, SQ103	M3	BREATHING PROBLEMS HIGH	Ventura County Fire Department	1049 Marina Dr	Ventura	12/6/2025 9:49:29 PM
<a href="#">25-0186373</a>		HARB1, MED471, SQ103	M7	FALL NO CODE	Ventura County Fire Department	1190 Navigator Dr	Ventura	12/7/2025 11:43:25 AM
<a href="#">25-0186492</a>		HARB1, MES, MED495	M3	UNCONSCIOUS/FAINT HIGH	Ventura County Fire Department	1112 Marina Dr	Ventura	12/7/2025 6:30:12 PM
<a href="#">25-0186820</a>		HARB1, MED471, MED474, SQ103	M7	SICK PERSON NO CODE	Ventura County Fire Department	1060 Navigator Dr	Ventura	12/8/2025 8:23:42 PM
<a href="#">25-0187132</a>		HARB1, MED473, SQ103	M5	ABDOMINAL PAIN	Ventura County Fire Department	1112 Marina Dr	Ventura	12/9/2025 11:00:28 PM
<a href="#">25-0187197</a>		HARB1, ME2, MED474, SQ103	M7	FALL NO CODE	Ventura County Fire Department	1215 Anchors Way	Ventura	12/10/2025 8:11:36 AM
<a href="#">25-0187242</a>		HARB1, ME2, MED691	M7	ABDOMINAL PAIN NO CODE	Ventura County Fire Department	1215 Anchors Way	Ventura	12/11/2025 5:46:11 PM
<a href="#">25-0187776</a>		HARB1, ME2, MED471, MED475, SQ2	M5	SICK PERSON NON EMD	Ventura County Fire Department	1215 Anchors Way	Ventura	12/11/2025 7:46:01 PM
<a href="#">25-0188327</a>		HARB1, ME2, MED495	M5	CONVULSIONS/SEIZURES NON EMD	Ventura County Fire Department	947 Schooner Dr	Ventura	12/13/2025 5:50:37 PM
<a href="#">25-0189449</a>		HARB1	F9	TEST CALL	Ventura County Fire Department	1003 Anchors Way	Ventura	12/17/2025 11:56:09 AM
<a href="#">25-0189751</a>		HARB1, ME2, MED474, SQ2	M3	UNCONSCIOUS/FAINT HIGH	Ventura County Fire Department	1215 Anchors Way	Ventura	12/18/2025 9:29:55 AM
<a href="#">25-0193547</a>		HARB1, MED495, SQ2	M5	FALL	Ventura County Fire Department	1060 Navigator Dr	Ventura	12/20/2025 6:31:54 PM
<a href="#">25-0193656</a>		HARB1, MED473, SQ2	M7	CONVULSIONS/SEIZURES NO CODE	Ventura County Fire Department	1050 Schooner Dr	Ventura	12/21/2025 6:50:49 AM
<a href="#">25-0193741</a>		B2, B24, EMS63, HARB1, LIFE601, ME1, ME2, MED473, OR1, VBOAT19	F5	OCEAN RESCUE LOW	Ventura County Fire Department	135 Shoreline Dr	Ventura	12/21/2025 1:26:57 PM
<a href="#">25-0193920</a>		HARB1, MED473, SQ2	M7	FALL NO CODE	Ventura County Fire Department	1054 Marina Dr	Ventura	12/23/2025 7:42:58 AM
<a href="#">25-0111219</a>		HARB1, MED471, SQ2	M3	SICK PERSON HIGH	Ventura County Fire Department	1054 Marina Dr	Ventura	12/23/2025 10:23:46 PM
<a href="#">25-0111336</a>		BH, B25, EMS18, HARB1, HARB2, HARB3, LIFE601, MES, MED693, MTS, OR1, VBOAT19	F5	OCEAN RESCUE LOW	Ventura County Fire Department	1600 Spinnaker Dr	Ventura	12/23/2025 10:54:39 AM
<a href="#">25-0111437</a>		HARB1, MES, ME6, MED475	M3	BREATHING PROBLEMS HIGH	Ventura County Fire Department	1049 Marina Dr	Ventura	12/23/2025 2:52:36 PM
<a href="#">25-0111474</a>		HARB1, MED473, SQ2	M7	FALL NO CODE	Ventura County Fire Department	1215 Anchors Way	Ventura	12/23/2025 5:06:05 PM
<a href="#">25-0111830</a>		HARB1, ME2, MED472, MED473	M3	BREATHING PROBLEMS HIGH	Ventura County Fire Department	1050 Schooner Dr	Ventura	12/24/2025 10:41:40 AM
<a href="#">25-0112451</a>		HARB1, ME2, SQ2	F7	PUBLIC SERVICE	Ventura County Fire Department	1215 Anchors Way	Ventura	12/25/2025 4:44:35 PM
<a href="#">25-0112456</a>		HARB1	F9	MODERATE FLOODING	Ventura County Fire Department	1060 Navigator Dr	Ventura	12/25/2025 4:57:44 PM
<a href="#">25-0112491</a>		B61, B91, HARB1, MTS	F7	HAZARD INVESTIGATION	Ventura County Fire Department	1060 Navigator Dr	Ventura	12/25/2025 5:52:30 PM
<a href="#">25-0112736</a>		HARB1, HARB2, MED473, SQ2	M5	FALL	Ventura County Fire Department	955 Navigator Dr	Ventura	12/26/2025 10:30:27 AM
<a href="#">25-0112940</a>		HARB1, HARB2, MED495, SQ2	M7	SICK PERSON NO CODE	Ventura County Fire Department	1215 Anchors Way	Ventura	12/26/2025 8:54:08 PM
<a href="#">25-0113025</a>		HARB1, HARB2, ME2	F7	FIRE ALARM	Ventura County Fire Department	1050 Schooner Dr	Ventura	12/27/2025 6:42:31 AM

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

Meeting Date: January 21, 2026

TO: Board of Port Commissioners  
 FROM: Todd Mitchell, Deputy General Manager  
 Dave Werneburg, Marina Supervisor  
 SUBJECT: December 2025 Marina Report

**MARINA DEPARTMENT ACTIVITIES**

**Ventura Harbor Village Marina**

Total Slip Count	102	100%
Slips Assigned	98	96%
Slips Occupied	74	72%
Slips Available	4	3%

**Port District Dry Storage – 19A**

Total Spaces	97	100%
Active Contracts	38	39%
Available	59	61%

**COMMERCIAL FISHING**

**California Market Squid Harvest – Ventura Harbor**  
 2025-26 Squid Season opened April 1, 2025

<b>California Market Squid Statistics</b>		
<b>State-wide Seasonal Squid Limit:</b>	118,000 tons	236,000,000 lbs.
<b>Ventura December 2025 Landings</b>	6,009 tons	12,019,376 lbs.
<b>Ventura Season-to-date:</b>	36,706 tons	73,411,334 lbs.

December experienced robust landings, adding another 12 million pounds before all three fisheries wrapped up the second week of the month in anticipation of the holidays. It does not appear that the industry will hit the quota this season. The unofficial number circulating among industry is about 80,000 tons or 68% of statewide quota. Some harvesting will continue; recent samplings show the squid are healthy but undersized for most of the market. Another run is anticipated as the juveniles mature, but not enough to hit the quota before March 31, 2026.

**Ventura Fuel Tank Replacement Project**

By State mandate, all single-walled underground fuel tanks must be removed from the ground by December 31, 2025. While Ventura Harbor Marine Fuel (VHMF), which is owned by Safe Harbors, technically is double walled, the hybrid of steel and fiberglass is still deemed single-walled and required removal.

District staff have been working with Safe Harbor since their acquisition of VHMF on planning for the project to manage impacts to nearby businesses, tenants, and the public. This includes providing a temporary fueling service during construction, relocating some parking for NPS, and later will include ensuring continuity of access for the public at the promenade.

A temporary 10,000-gallon fuel tank was placed between Andria’s patio and Del Mar’s squid dewatering equipment in early December and tank removal began Monday, December 15<sup>th</sup> after the Parade of Lights was concluded.



Safe Harbor's team met the deadline for removing the three 20,000-gallon tanks before year-end without incident. Prior to removal, the remaining fuel was pumped into tanker trucks and transported to the temporary fuel tank.

The tanks underwent internal cleaning and were loaded on flatbed trucks and transported offsite. One of the tanks did partially break open as it was being lifted out. Since the tanks were empty and clean, there was no discharge of fuel.



It was expected that fuel service would be down only a couple of days while new connections were made and inspected. However, this took significantly longer than planned to satisfy City requirements and the service was down from December 23 to January 13.

Soil testing, dewatering, and other preconstruction activities (along with associated permit approvals) will continue through January before the two new 30,000-gallon tanks can be installed.



In addition to the tanks, there are fuel line replacements planned for under the Fuel Pier and in the ground between the tanks and the Fuel Pier. None of these tasks are time sensitive except for the need to complete construction before it impacts increased public activity during the summer and increased squid landings in the fall.

# DECEMBER MARKETING REPORT - *Visitor Experience*

December 2025 report showcases samples & highlights of the Ventura Harbor Visitor Attraction Plan.

## 49TH VENTURA HARBOR PARADE OF LIGHTS & FIREWORKS

Parade of Lights "Let It Glow" featured **38 decorated boat participants across two nights** with 27 boats on Fri. and 38 boats on Sat. **Thousands flocked to Ventura Harbor** over the 2-day event. The Village featured DJ's, carnival rides, live performers, bubble shows, and more! A free shuttle offered both night had **197 rides on Friday & 403 rides on Saturday.**



**A LOOK AHEAD TO 2026 PARADE**  
The 2026 Parade of Lights will be the Harbor's 50<sup>th</sup> Anniversary and will return to the third weekend in December on **Fri, Dec 18 & Sat, Dec 19 at 6:30 pm.**



**1400**  
New Social Media Followers

**96**  
New Email Subscribers

**60,000+**  
Web Visits

**21**  
Awards

**\$3500+**  
Prizes

**3000+**  
Guests

**25**  
Sponsors

## WINTER WONDERLAND & HOLIDAY MARKETPLACE

Winter Wonderland & Holiday Marketplace delivered with fabulous event attendance & expanded programming, with **22 vendor and entertainment partnerships, new local aerial group, & the popular Bubble Show, three nonprofits - Make A Wish Foundation, Local Love Project/Spark of Love Toy Drive, and Salvation Army** to participate in holiday giving. **Two new free STEM-based educational activations** enhanced accessibility, learning, and engagement.



\*Retail driven incentive scavenger hunt

## VENTURA HARBOR SANTA PADDLE

The Santa Paddle had record numbers this year – **over 100 on the water!**



## ENTERTAINMENT & Music in December:

- Dec 6** | Kris Simeon
- Dec 13** | Surfer Joe Band
- Dec 21** | Jared Nels
- Dec 27** | Morrison Drive
- Dec 28** | Mark Masson

## VENUE & FILM RENTALS

December welcomed a **Blood Drive, two weddings, Holly Jolly Market, and Chanukah Festival.**

December On-Site Rental Income: **\$2k**

# DECEMBER MARKETING REPORT - *Content Development*

\*December 2025 report showcases samples & highlights of the Ventura Harbor Visitor Attraction Plan.

## SOCIAL MEDIA - *Cross Network Performance Metrics*



<b>84k</b> Total Audience	<b>2.2 mil</b> Impressions	<b>41k</b> Engagements	<b>36k</b> Link Clicks
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## VISUALS - *Sampling of Content*

Coordinated personalized video advertisements for **every Village retailer** in December leading up to the holidays to encourage gift purchases + shopping.



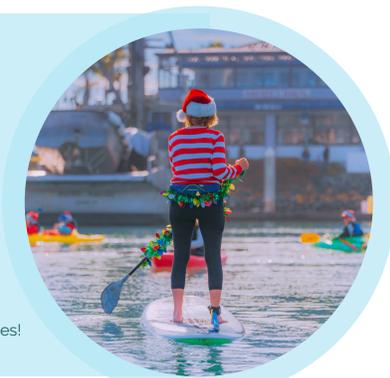
Treasure Cove

## COPYWRITE - *Enewsletters / Blog Performance*

Topics included: **Ventura Pottery Market + Bowl of Thanks, Cozy Coastal Vibes highlighting holiday event schedule, and Shop Small Saturday festivities.** Plus one Village Tenant newsletter reminder on Shop Small Saturday programming + free parking.

<b>4</b> E-Newsletters	<b>19k</b> Subscribers	<b>18k</b> Opens	<b>784</b> Link Clicks
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*Benchmark:*  
We continue to exceed national average open rates!



## REELS - *Short Video Compilations*

Topics included: Paid partnership for custom reels featuring **Village retail/gift locations:** Barefoot Boutique, Casa de Regalos, Deep Sea Wine, Frenchies, Golden Hour Goods, Harbor Village Gallery & Gifts, Hats Unlimited, Island Packers Gift Shop, Lost in Socks, Mermaid Gallery, Treasure Cove, Ventura Dive & Sport, Ventura Pottery Gallery, Ventura Swimwear. Plus various **decor & event promotions** - Parade of Lights, Santa Paddle, Winter Wonderland, & Chanukah!

Record setting metrics for December



**22**  
Reels

**634k**  
Views

## ADVERTISING - *Digital + Print*

Meta & traditional advertising efforts featured primarily on **Holiday Shopping at the Harbor, Twinkling Seasonal Decor, Parade of Lights & Fireworks, Boat Parade Recruitment, Winter Wonderland, and Santa Paddle.**



# DECEMBER MARKETING REPORT - Outreach & Stewardship

December 2025 report showcases samples & highlights of the Ventura Harbor Visitor Attraction Plan.

## PAID MEDIA OUTREACH & COVERAGE -

To round off 2025, continued widespread editorial coverage in print, on-air and online, securing **NBC TV Los Angeles, NBS San Diego, NBC San Francisco Bay Area, KETY Television Santa Barbara, Fabulous California, The Trip, Los Angeles Daily News, The Desert Sun Palm Springs, Santa Clarita Valley Signal, Ojai Valley News, Valley Scene Magazine, 805 Living Magazine and Ventana Magazine.** Top California family magazine outlets, including **Los Angeles Parent Magazine, Kids Guide Magazine, Ventura County Mom Collective,** featured Harbor's family-friendly events.



## VENTURA HARBOR PARADE OF LIGHTS SPONSORS!

*Thank You*

### Admiral sponsor:

Four Points by Sherton  
Holiday Inn  
Express & Suites

### Sweepstakes sponsor:

Portside Ventura Harbor

### Award sponsors:

The Greek Mediterranean Steak & Seafood  
Brophy Bros Restaurant & Clam Bar  
TowBoatUS Ventura  
Island Packers  
Ventura Yacht Club  
Deep Sea Wine Tasting Room

### Ship's Captain sponsor:

Andria's Seafood  
Restaurant & Market

### Starboard sponsors:

Safe Harbor Ventura Isle  
Ventura West Marina

### Stern sponsors:

Ventura Marina Community  
Coastal Cone Ice Cream

### Community & Media Partners:

Brilliance Events/RP Barricade/Boatyard  
Pub/Sunbelt Rentals/The Acorn  
Culmulus Broadcast/95.1FM KBBY/Valley  
Scene Magazine/VC Reporter/Ventura  
Breeze/The Signal

## CHANUKAH FESTIVAL

The annual Chanukah Festival returned; hosted by Chabad of Ventura on Sun, Dec 21 in VHV courtyard.



**\$17k+**

Total  
Sponsorships

**\$10k+**

In-kind  
Sponsorships

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

Meeting Date: January 21, 2026

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TO: Board of Port Commissioners  
FROM: Todd Mitchell, Deputy General Manager  
Jessica Snipas, Business Operations Manager  
SUBJECT: December 2025 Property and Leasing Report

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**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 four tenants regarding exploring future tenancy, initial inspection, final inspection, site reviews, or space discussions.
  - For the Parking Program, staff continue to respond to all emails sent to [parking@venturaharbor.com](mailto:parking@venturaharbor.com) and address tenant communications.
- Leasing Advertising, Showings, and Executions
  - Staff conducted 2 showings.
  - Advertising: Ads are placed in the Ventura Chamber of Commerce Connection Breakfast as well as on LoopNet and CoStar Diamond Package Listings. (The Diamond Package ensures our listing appears as one of the top results on their websites and is also promoted through banners on other sites.) Note, LoopNet is accessible to the public and CoStar's platform is limited to memberships, which generally are industry professionals, such as brokers.
- Yardi Software
  - Staff has weekly meetings with Balanced Asset Solutions LLC regarding the Yardi migration and have begun the lease data entry and training process.
  - Staff began working with Yardi on the Deal Manager and Commercial Café modules.
  - Staff conducted one tenant portal meeting to assist tenants with registering for the portal. As of 1/13/26, 93% of tenants have registered on the tenant portal, 81% have paid online, and 88% have submitted their sales online.
- Looking Forward: Continuing to Implement Leasing Strategy
  - Staff will need to complete the lease migration process in Yardi, verify the data input into the software, and continue to assist tenants registering on the tenant portal.

**CURRENT VACANCY REPORT**

- 1) 1559 Spinnaker Drive #101 (Office suite)
  - The prior tenant's lease underwent early termination due to the suite experiencing a flood. The suite required planning/permitting by the City, Notice to Proceed was issued in October, and construction started in November. The goal is for the construction to be completed in the winter of 25-26. Marketing efforts are underway.
- 2) 1575 Spinnaker Drive #101/102/103/105A & B (Restaurant suite)
  - Plans submitted to City to renovate the façade have been approved and bid opening took place in October, however bids were rejected. Bidding round two is underway. Marketing efforts continue.

**CURRENT AVAILABILITY REPORT**

1) 1575 Spinnaker Drive #204C (Office suite)

- The tenant is in a month-to-month status because the renovation of the downstairs restaurants is expected to require installation of new ventilation that will pass through a portion of the suite. The staff's architect has advised this will change the square footage. Therefore, the tenant and District have agreed to keep this unit on a month-to-month basis until the plans for the new restaurant are approved by City Building & Safety.

CATEGORY	TOTAL Square Footage	Harbor Vacancy Sq Ft	Harbor Vacancy %	Harbor Available Sq Ft	Harbor Available %		City * Vacancy %	City * Available %
Office	38,580	1,817	5%	275	1%		17%	20%
Retail	20,260	0	0%	0	0%		16%	17%
Restaurant	33,622	3,720	11%	0	0%		0%	No Data

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

Office: 1559 #101  
 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: N/A  
 Restaurant: N/A

\* **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 2024. They also include year-to-date (YTD) comparisons. The year-to-date overall sales for all Harbor Village Tenants through the month of November are up 5% over the same period last year.

**ATTACHMENTS:**

Attachment 1 – November 2025 Sales Report  
 Attachment 2 – December LoopNet Activity Report

ATTACHMENT 1

**Ventura Harbor Village  
Tenant Sales Summary**

Month of November

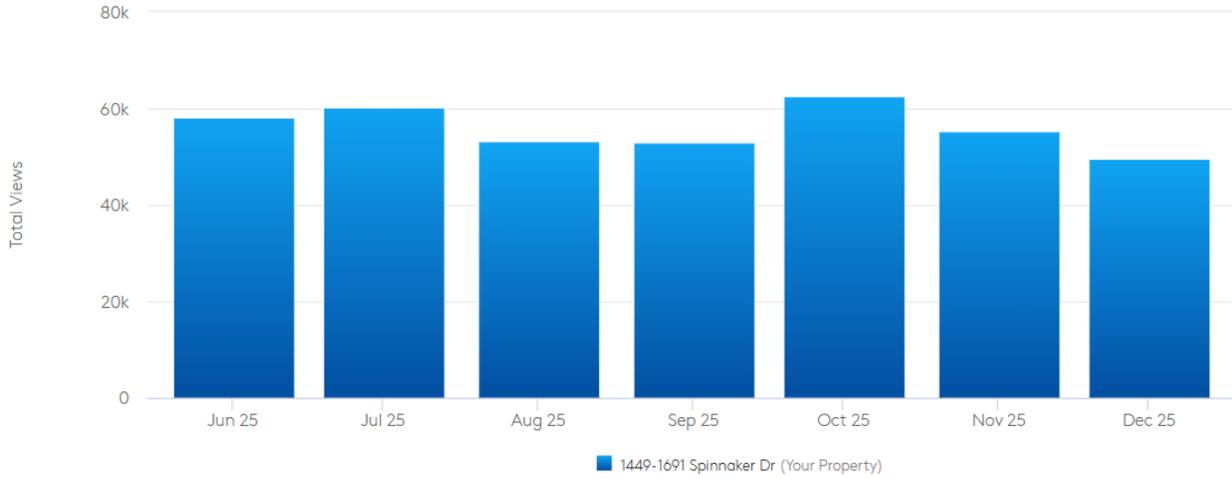
	<u>November-2025</u>	<u>November-2024</u>	<u>% Change</u>
Restaurants	\$ 1,449,348	\$ 1,514,433	-4.30%
Retail	\$ 287,002	\$ 332,949	-13.80%
Charters	\$ 690,734	\$ 562,100	22.88%
Total	\$ 2,427,083	\$ 2,409,482	0.73%

Year-to-date through July

	<u>Jan - Nov 2025</u>	<u>Jan - Nov 2024</u>	<u>% Change</u>
Restaurants	\$ 21,714,216	\$ 20,988,920	3.46%
Retail	\$ 4,492,359	\$ 4,885,864	-8.05%
Charters	\$ 9,276,884	\$ 7,917,971	17.16%
Total	\$ 35,483,459	\$ 33,792,755	5.00%

## ATTACHMENT 2 LoopNet Activity Report

### LoopNet June 2025 – Dec 2025 Listing Activity Report for Total Views

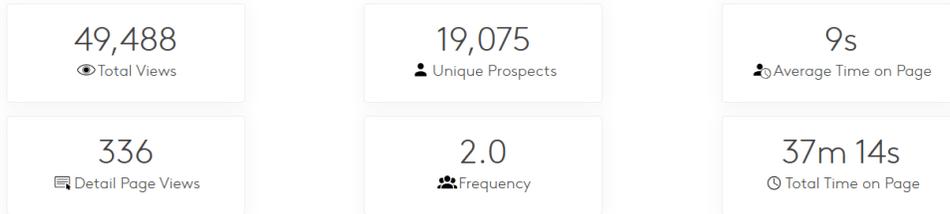


### LoopNet Dec 2025 Activity Summary

#### Activity Summary

12/01/2025 - 12/31/2025

Summary of everyone that has seen your property.





VENTURA  
PORT DISTRICT  
*Established 1952*

BOARD OF PORT COMMISSIONERS  
JANUARY 21, 2026

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

**VENTURA PORT DISTRICT  
BOARD COMMUNICATION**

**CONSENT AGENDA ITEM A**  
Meeting Date: January 21, 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

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**RECOMMENDATION:**

That the Board of Port Commissioners approve the out-of-town travel requests for:

- a) Administrative Services Manager, Sarah Clancy to attend the GFOA 2026 Annual Conference from June 25, 2026 – July 1, 2026 in Chicago, IL.
- b) General Manager, Brian D. Pendleton to attend the 2026 ICSC @Monterey from March 23, 2026 – March 25, 2026 in Monterey, CA.
- c) Deputy General Manager, Todd Mitchell to attend the 2026 ICSC @Monterey from March 23, 2026 – March 25, 2026 in Monterey, CA.
- d) Business Operations Manager, Jessica Snipas to attend the 2026 ICSC @ Monterey from March 23, 2026 – March 25, 2026 in Monterey, 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 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:**

**GFOA 2026 ANNUAL CONFERENCE:**

This is GFOA's flagship event and the largest gathering of public finance professionals in North America. The conference offers a unique opportunity to engage with peers, learn from experts, and explore solutions that directly support our department's goals in financial stewardship, operational efficiency, and strategic planning. Pre-conference seminars will be focused on Enterprise Funds, Budgets, and ACFR. The conference sessions will be focused on financial reporting, treasury management, ERP systems, risk mitigation, and more.

**2026 ICSC @MONTEREY:**

The General Manager, Deputy General Manager, and Business Operations Manager will travel to the International Council of Shopping Centers (ICSC) @Monterey conference and trade show

in Monterey, California from March 23 to March 25, 2026. These ICSC events are regional conferences with the goal of gathering “innovators and dealmakers, who are dedicated to strengthening communities and economies by bringing the spaces where consumers shop, dine, work, play, and gather to life.”

Three staff will attend to maximize the ability to meet with businesses and brokers while also hosting an exhibiter’s booth for attendees to visit.

The benefit to the District for this travel is to meet with representatives of restaurant and retail businesses and business brokers for the purpose of identifying tenant leads to fill the restaurant space at 1575 Spinnaker Dr. and other vacancies as applicable.

Staff will also use the travel as an opportunity to identify restaurants and retailers in similar communities along the central coast, conduct site visits, and coordinate meetings to discuss the restaurant opportunity at Ventura Harbor Village.

**FISCAL IMPACTS:**

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

<b>GFOA</b>	<b>CLANCY</b>
Registration	\$1,404.00
Lodging	\$1,650.00
Flight	\$600.00
Meals	\$585.00
Mileage	\$78.00
Miscellaneous (Transit/Parking)	\$612.00
<b>TOTAL</b>	<b>\$4,929.00</b>

<b>ICSC</b>	<b>PENDLETON</b>	<b>MITCHELL</b>	<b>SNIPAS</b>
Registration	\$525.00	\$525.00	\$525.00
Flight	\$0.00	\$0.00	\$0.00
Lodging	\$686.00	\$686.00	\$686.00
Meals	\$205.00	\$205.00	\$205.00
Mileage	\$450.00	\$0.00	\$0.00
Miscellaneous (Transit/Parking)	\$150.00	\$150.00	\$150.00
Booth Cost	\$975.00	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$2,991.00</b>	<b>\$1,566.00</b>	<b>\$1,566.00</b>



VENTURA  
PORT DISTRICT  
*Established 1952*

BOARD OF PORT COMMISSIONERS  
JANUARY 21, 2026

CONSENT AGENDA ITEM B  
APPROVAL OF PAYMENTS FOR  
DECEMBER 2025

**VENTURA PORT DISTRICT  
BOARD COMMUNICATION**

**CONSENT AGENDA ITEM B**  
Meeting Date: January 21, 2026

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TO: Board of Port Commissioners  
FROM: Brian D. Pendleton, General Manager  
Sarah Clancy, Administrative Services Manager  
SUBJECT: Approval of Payments for December 2025

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**RECOMMENDATION:**

That the Board of Port Commissioners review and approve payments made by check, ACH, and EFT for the month of December 2025.

**SUMMARY:**

Attached for the Board's review is the payment register for December 2025.

**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 December 2025 can be found as Attachment 1. The register includes a brief description of the purpose for each check.

In attachment 2, staff has 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 – December 2025
- Attachment 2 – Non-Routine Expenditures over \$20,000

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
371	THE GAS COMPANY	12/9/2025	ACH			
				21506004 Dec 25	58.84	10621506004 Dec 25
				31506000 Dec 25	390.74	10831506000 Dec 25
				01506002 Dec 25	228.19	14401506002 Dec 25
				24007661 Dec 25	557.27	1482407661 Dec 25
				31506002 Dec 25	146.90	17131506002 Dec 25
<b>Total 371</b>					<b>1,381.94</b>	
372	VENTURA WATER	12/9/2025	ACH			
				10003300 Nov 25	672.36	10003300 Nov 25
				10010300 Nov 25	192.83	10010300 Nov 25
				10011300 Nov 25	662.31	10011300 Nov 25
				10012300 Nov 25	715.77	10012300 Nov 25
				10013300 Nov 25	665.60	10013300 Nov 25
				10014300 Nov 25	4,962.86	10014300 Nov 25
				10015300 Nov 25	210.87	10015300 Nov 25
				10016300 Nov 25	1,589.77	10016300 Nov 25
				10017300 Nov 25	639.31	10017300 Nov 25
				10018300 Nov 25	1,496.39	10018300 Nov 25
				10019300 Nov 25	199.41	10019300 Nov 25
				10020300 Nov 25	287.29	10020300 Nov 25
				10021300 Nov 25	3,628.66	10021300 Nov 25
				10022300 Nov 25	300.56	10022300 Nov 25
				10024300 Nov 25	685.48	10024300 Nov 25
				10071300 Nov 25	193.50	10071300 Nov 25
				10081300 Nov 25	100.93	10081300 Nov 25
				10082300 Nov 25	564.20	10082300 Nov 25
				10083300 Nov 25	271.99	10083300 Nov 25
				10104300 Nov 25	56.86	10104300 Nov 25
				10108300 Nov 25	186.89	10108300 Nov 25
				10109300 Nov 25	395.45	10109300 Nov 25
				10110300 Nov 25	1,221.85	10110300 Nov 25
				10111300 Nov 25	4,011.91	10111300 Nov 25
				41641300 Nov 25	152.40	41641300 Nov 25
				41644300 Nov 25	333.21	41644300 Nov 25
<b>Total 372</b>					<b>24,398.66</b>	
374	AT&T	12/9/2025	ACH			
				6371658015	1,233.85	VPD administration monthly internet-Dec 25
<b>Total 374</b>					<b>1,233.85</b>	

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
375	CALIFORNIA STATE DISBURSEMENT UNIT	12/10/2025	ACH			
				PE 120925	111.28	Employee garnishment PE 120925
<b>Total 375</b>					<b>111.28</b>	
376	NETCHEX	12/11/2025	ACH			
				2097506	128,802.24	Payroll processing -Payroll PE 120925
<b>Total 376</b>					<b>128,802.24</b>	
377	NETCHEX	12/12/2025	ACH			
				202512-2558	771.74	Monthly payroll processing fees-Dec 25
<b>Total 377</b>					<b>771.74</b>	
378	P. E. R. S.	12/10/2025	ACH			
				PR 111425	39.99	1959 survivor contribution 102925-111125
				PR 111425	10,926.61	Member contributions 102925-111125
				PR 111425	15,467.42	PERS contributions PE 111125
				PR 111425	36.16	Service credit purchase 102925-111125
<b>Total 378</b>					<b>26,470.18</b>	
379	BALANCE ASSET SOLUTIONS LLC	12/4/2025	ACH			
				6694	6,956.25	Voyager Implementation Nov 25
<b>Total 379</b>					<b>6,956.25</b>	
380	BALANCE ASSET SOLUTIONS LLC	12/4/2025	ACH			
				6759	6,956.25	Voyager Implementation -Dec 25
<b>Total 380</b>					<b>6,956.25</b>	
381	STANDARD INSURANCE COMPANY	12/12/2025	ACH			
				Dec 25	4,208.79	Insurance premiums -Dec 25
<b>Total 381</b>					<b>4,208.79</b>	
8	VALLEY SCENE MAGAZINE	12/17/2025	EFT			
				000233	1,030.00	Holiday Events Ads
				000242	1,030.00	Shop Small Advertising
<b>Total 8</b>					<b>2,060.00</b>	

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
9	CYBERCOPY INC.	12/18/2025	EFT	B152200	198.26	Parade of Lights/Winter Wonderland banners 2025
				B152082	1,424.45	Parade of Lights/Winter Wonderland promotional materials 2025
				<b>Total 9</b>		<b>1,622.71</b>
10	FAST UNDERCAR	12/18/2025	EFT	01UL3004	23.33	EV2-windshield wiper blades
				<b>Total 10</b>		<b>23.33</b>
11	LIEBERT CASSIDY WHITMORE	12/18/2025	EFT	301405	4,783.00	HR Legal services - Jul 25
				304021	475.00	HR Legal services-Aug 25
				308967	47.50	HR Legal services-Oct 25
				306180	332.50	HR Legal services-Sep 25
				301404	142.50	Personnel Policies review-Jul 25
<b>Total 11</b>		<b>5,780.50</b>				
12	MAVCCO FUEL	12/18/2025	EFT	Nov 25	1,943.57	Boat fuel- Nov 25
				<b>Total 12</b>		<b>1,943.57</b>
13	LAZ KARP ASSOCIATES, LLC	12/18/2025	EFT	SI1042958	1,140.35	Additional event staffing
				SI1041821	899.25	Additional event staffing
				SI1042958	18,750.00	Parking management - monthly fixed fee -Nov 25
				SI1041821	18,750.00	Parking management - monthly fixed fee -Oct 25
<b>Total 13</b>		<b>39,539.60</b>				
14	LAZ KARP ASSOCIATES, LLC	12/18/2025	EFT	SI1038747	12,470.40	Change order 5-additional staffing
				SI1038747	52,046.84	Parking machines, signs
				SI1040294	18,750.00	Parking management - monthly fixed fee
				SI1040293	782.52	Parking Management -Change order # 7-additional ambassador staffing
<b>Total 14</b>		<b>84,049.76</b>				
15	RINCON CONSULTANTS, INC.	12/18/2025	EFT	70434	3,191.50	CEQA Addendum - Parcel 20/14
				69983	13,878.75	CEQA Addendum - Reimbursable
				67791	564.00	Dredging Consulting Support
				69984	8,229.04	Sand Management CDP Support

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
				70550	6,033.00	Sand Management CDP Support
				67784	13,116.00	Sand Management CDP Support
				68577	10,647.50	Sand Management CDP Support
<b>Total 15</b>					<b>55,659.79</b>	
16	CAL TERMITE & PEST CONTROL	12/19/2025	EFT			
				82604	35.00	1575 #102 extended care drywood termite inspection
				77519	420.00	1591 # 113 termite inspection
				70865	350.00	VHV pest control services
				79056	350.00	VHV pest control services
				81836	350.00	VHV pest control services
<b>Total 16</b>					<b>1,505.00</b>	
17	CUMULUS BROADCASTING INC.	12/19/2025	EFT			
				BB4649047	2,250.00	VHV December shopping radio advertising
<b>Total 17</b>					<b>2,250.00</b>	
18	CYBERCOPY INC.	12/19/2025	EFT			
				B200069	1,088.28	"Pay Here" signage
<b>Total 18</b>					<b>1,088.28</b>	
19	FAST UNDERCAR	12/19/2025	EFT			
				01UN6976	61.40	EV1 and EV 2 windshield wiper blades
				01UN8728	-78.23	M48 -Return of starter core
				01UN3212	354.26	M48-Starter replacement
				01UN5059	154.09	M50-Battery replacement
				01UN6978	11.39	VPD maintenance van windshield wiper blades
<b>Total 19</b>					<b>502.91</b>	
20	HENDERSON MARINE	12/19/2025	EFT			
				46554	765.36	Harbor Patrol dock piling rollers
<b>Total 20</b>					<b>765.36</b>	
21	JANITEK CLEANING SOLUTIONS	12/19/2025	EFT			
				57915A	1,729.49	1431/1691 NPS janitorial services
				57916A	232.88	Marketing office janitorial services
<b>Total 21</b>					<b>1,962.37</b>	

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
22	K & L GATES LLP	12/19/2025	EFT			
				100254602	3,294.05	Coastal Commission Permitting-Nov 25
<b>Total 22</b>					<b>3,294.05</b>	
23	MARITIME PUBLISHING	12/19/2025	EFT			
				2025-94674	268.00	Parade of Lights advertising
<b>Total 23</b>					<b>268.00</b>	
24	MCCORMIX CORP.	12/19/2025	EFT			
				35489	311.78	Maintenance vehicle fuel
<b>Total 24</b>					<b>311.78</b>	
25	NOBLEGUARD SECURITY INC	12/19/2025	EFT			
				NGSI-VPD-INV100112-04	19,914.00	Village security services-Nov 2025
<b>Total 25</b>					<b>19,914.00</b>	
26	PREMIER PROPERTY PRESERVATION LLC	12/19/2025	EFT			
				187962	5,970.50	VHV janitorial services - Nov 25
<b>Total 26</b>					<b>5,970.50</b>	
27	RIVIERA CONSTRUCTION GROUP	12/19/2025	EFT			
				5071-01	7,618.20	1559 # 101 permit reimbursement
<b>Total 27</b>					<b>7,618.20</b>	
28	SITEONE LANDSCAPE SUPPLY,LLC	12/19/2025	EFT			
				160991011-001	7.60	Finance charge
<b>Total 28</b>					<b>7.60</b>	
29	SUSAN BEJECKIAN PUBLIC RELATIONS	12/19/2025	EFT			
				55	1,800.00	Monthly public relations services
<b>Total 29</b>					<b>1,800.00</b>	
30	TIMES MEDIA GROUP	12/19/2025	EFT			
				2025ci-18794	370.00	December holiday event advertising
<b>Total 30</b>					<b>370.00</b>	
31	VENTURA CHAMBER OF COMMERCE	12/19/2025	EFT			
				61495099657	440.00	Annual connection breakfast club
<b>Total 31</b>					<b>440.00</b>	

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
32	WSP USA INC	12/19/2025	EFT			
				40285755	3,169.47	Design services DRC presentation for commercial fish modernization project
<b>Total 32</b>					<b>3,169.47</b>	
382	WELLS FARGO BUSINESS CREDIT	12/1/2025	ACH			
				NOV25	26,740.03	NOV25 CREDIT CARD CHARGES
<b>Total 382</b>					<b>26,740.03</b>	
383	AFLAC	12/12/2025	ACH			
				792868	1,600.60	Nov 25 premiums
<b>Total 383</b>					<b>1,600.60</b>	
384	CALPERS	12/10/2025	ACH			
				PR 112525	2,689.24	Employee 457 contributions -PE 112525
<b>Total 384</b>					<b>2,689.24</b>	
385	MISSION SQUARE	12/10/2025	ACH			
				PR 112825	2,524.77	Employee 457 contributions -PE 112525
<b>Total 385</b>					<b>2,524.77</b>	
386	COSTAR REALTY INFORMATION, INC	12/2/2025	ACH			
				122997859	966.63	VHV leasing analytics - Nov 25
<b>Total 386</b>					<b>966.63</b>	
387	SEIU LOCAL 721	12/4/2025	ACH			
				Nov 25 dues	318.26	Nov 2025 dues
<b>Total 387</b>					<b>318.26</b>	
388	CALPERS	12/15/2025	ACH			
				R 121225	2,628.93	Employee 457 contributions -PE120925
<b>Total 388</b>					<b>2,628.93</b>	
389	MISSION SQUARE	12/15/2025	ACH			
				PR 121225	2,524.77	Employee 457 contributions -PE120925
<b>Total 389</b>					<b>2,524.77</b>	
390	EMPLOYEE PAYROLL CHECK	12/12/2025	ACH			
				54393	2,528.04	Employee payroll ck PE 120925
<b>Total 390</b>					<b>2,528.04</b>	

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## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
391	LOWE'S BUSINESS ACCTS/SYNCB	12/15/2025	ACH			
				Dec 25	1,367.92	Statement closing date 11.17.25
<b>Total 391</b>					<b>1,367.92</b>	
392	CALPERS HEALTH BENEFITS DIVISI	12/9/2025	ACH			
				Dec 25	34,743.89	Health premiums-Dec 25
<b>Total 392</b>					<b>34,743.89</b>	
393	LOOPNET	12/15/2025	ACH			
				123135208	1,200.00	VHV leasing advertising -Dec 25
<b>Total 393</b>					<b>1,200.00</b>	
33	CUMULUS BROADCASTING INC.	12/31/2025	EFT			
				BB4593242	230.00	VHV additional fall events advertising
				BB4584847	240.00	VHV Fall events additional advertising
				BB4593240	460.00	VHV Fall events extra advertising
<b>Total 33</b>					<b>930.00</b>	
34	CYBERCOPY INC.	12/31/2025	EFT			
				B152594	536.60	Parade of Lights shuttle signage
				B152530	628.18	Parade of Lights signage
				B149489	127.36	VHV Movie Night posters and signage
<b>Total 34</b>					<b>1,292.14</b>	
35	E.J. HARRISON & SONS INC.	12/31/2025	EFT			
				Stmt 111825A	9,951.21	Trash service
				Stmt 1225A	437.37	Trash service
				Stmt 121725A	663.30	Trash service
				Stmt 101725C	9,898.71	Trash service
<b>Total 35</b>					<b>20,950.59</b>	
36	FAST UNDERCAR	12/31/2025	EFT			
				01UP9598	42.56	M45 brake line repair
				01UQ7279	1.50	M48-auto fuse
				01UQ7572	10.94	VPD automotive fuses
				01UQ8335	44.27	VPD automotive windshield wipers and fuses
<b>Total 36</b>					<b>99.27</b>	

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## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
37	JANITEK CLEANING SOLUTIONS	12/31/2025	EFT			
				57961A	152.14	1431/1691 NPS janitorial services
<b>Total 37</b>					<b>152.14</b>	
38	MCCORMIX CORP.	12/31/2025	EFT			
				35902	564.90	Maintenance vehicle fuel
<b>Total 38</b>					<b>564.90</b>	
39	NOBLEGUARD SECURITY INC	12/31/2025	EFT			
				NGSI-VPD-INV 100112-05	28,135.28	Village security services-Dec 2025
<b>Total 39</b>					<b>28,135.28</b>	
40	PREMIER PROPERTY PRESERVATION LLC	12/31/2025	EFT			
				188132	6,390.50	Janitorial services -Dec 25
<b>Total 40</b>					<b>6,390.50</b>	
41	SANBELL	12/31/2025	EFT			
				7427	5,832.50	Commercial fisheries Topo survey- Nov 25
				7506	9.70	Document reimbursables-Nov 25
				7505	2,336.00	Fish Pier mapping-Nov 25
				7515	1,190.50	General Survey and Engineering services - Nov 25
				7516	190.00	Parcel 19A-Parking reconfiguration, re-stripping design
<b>Total 41</b>					<b>9,558.70</b>	
42	WHIZCOM MARKETING LLC	12/31/2025	EFT			
				1135	1,562.24	Parade of Lights boat and reception photography
				1136	475.00	VHV Winter Wonderland photography/editing
<b>Total 42</b>					<b>2,037.24</b>	
43	MR. PAINTING, INC.	12/31/2025	EFT			
				3139	9,800.00	VPD balcony rail painting
<b>Total 43</b>					<b>9,800.00</b>	
395	P. E. R. S.	12/23/2025	ACH			
				PR 112825	26,112.21	PERS employee contributions PE 112525
<b>Total 395</b>					<b>26,112.21</b>	

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## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
396	NETCHEX	12/24/2025	ACH			
				2108624	128,656.07	PR 122625
<b>Total 396</b>					<b>128,656.07</b>	
397	SUN LIFE FINANCIAL	12/24/2025	ACH			
				Nov 25	1,751.25	Dental premiums Dec 25
<b>Total 397</b>					<b>1,751.25</b>	
398	AT&T	12/24/2025	ACH			
				Dec 25-Mktg	149.80	Marking internet-Dec 25
<b>Total 398</b>					<b>149.80</b>	
399	P. E. R. S.	12/31/2025	ACH			
				PR 121225	26,862.85	PERS employee contribution PE 120925
<b>Total 399</b>					<b>26,862.85</b>	
401	WEX BANK	12/11/2025	ACH			
				108557330	275.48	VPD vehicle fuel-Nov 25
<b>Total 401</b>					<b>275.48</b>	
402	AT&T	12/23/2025	ACH			
				Dec 25-HP	235.74	Harbor Patrol-Landline-Dec 25
<b>Total 402</b>					<b>235.74</b>	
403	AFLAC	12/24/2025	ACH			
				116180	1,566.80	Premiums - Dec 25
<b>Total 403</b>					<b>1,566.80</b>	
404	PITNEY BOWES	12/26/2025	ACH			
				3107484491	154.80	Marketing postage machine lease
<b>Total 404</b>					<b>154.80</b>	
405	WEX BANK	12/29/2025	ACH			
				109235072	740.88	VPD vehicle fuel-Dec 25
<b>Total 405</b>					<b>740.88</b>	
406	VERIZON WIRELESS	12/29/2025	ACH			
				6130356608	1,129.43	Cell phones Nov 7- Dec 06 2025
<b>Total 406</b>					<b>1,129.43</b>	

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## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
407	MISSION SQUARE	12/29/2025	ACH			
				PR 122625	2,113.54	Employee 457 Contributions- PR 122625
<b>Total 407</b>					<b>2,113.54</b>	
408	CALPERS	12/30/2025	ACH			
				PR 122625	2,628.93	Employee 457 Contributions- PR 122625
<b>Total 408</b>					<b>2,628.93</b>	
409	KOZWEL BOATWORKS	12/23/2025	ACH			
				4568180	2,362.47	Boat exhaust manifolds
<b>Total 409</b>					<b>2,362.47</b>	
410	SOUTHERN CALIF. EDISON	12/2/2025	ACH			
				01707 Nov 25	248.78	01707 Nov 25
				10253 Nov 25	1,138.25	10253 Nov 25
				10873 Nov 25	96.57	10873 Nov 25
				23480 Nov 25	576.43	23480 Nov 25
				26501 Nov 25	64.92	26501 Nov 25
				27914 Nov 25	7.20	27914 Nov 25
				30433 Nov 25	121.13	30433 Nov 25
				33701 Nov 25	219.09	33701 Nov 25
				41163 Nov 25	370.58	41163 Nov 25
				43532 Nov 25	270.16	43532 Nov 25
				47851 Nov 25	647.24	47851 Nov 25
				54067 Nov 25	1,407.10	54067 Nov 25
				61460 Nov 25	611.28	61460 Nov 25
				63421 Nov 25	1,526.13	63421 Nov 25
				69707 Nov 25	20.39	69707 Nov 25
				73704 Nov 25	188.61	73704 Nov 25
				74392 Nov 25	2,544.97	74392 Nov 25
				75747 Nov 25	833.42	75747 Nov 25
				81085 Nov 25	2,783.43	81085 Nov 25
				88160 Nov 25	182.36	88160 Nov 25
				93625 Nov 25	418.92	93625 Nov 25
				94121 Nov 25	173.72	94121 Nov 25
				94883 Nov 25	6,212.06	94883 Nov 25
				99957 Nov 25	781.28	99957 Nov 25
<b>Total 410</b>					<b>21,444.02</b>	

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Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
411	SOUTHERN CALIF. EDISON	12/30/2025	ACH			
				01707 Dec 25	265.12	01707 Dec 25
				10253 Dec 25	1,254.94	10253 Dec 25
				23480 Dec 25	641.44	23480 Dec 25
				26501 Dec 25	64.22	26501 Dec 25
				27914 Dec 25	31.17	27914 Dec 25
				30433 Dec 25	206.59	30433 Dec 25
				33701 Dec 25	247.72	33701 Dec 25
				41163 Dec 25	406.45	41163 Dec 25
				43532 Dec 25	363.24	43532 Dec 25
				47851 Dec 25	792.01	47851 Dec 25
				54067 Dec 25	1,505.50	54067 Dec 25
				61460 Dec 25	704.01	61460 Dec 25
				63421 Dec 25	1,379.34	63421 Dec 25
				73704 Dec 25	200.15	73704 Dec 25
				74392 Dec 25	2,896.77	74392 Dec 25
				75747 Dec 25	1,003.15	75747 Dec 25
				81085 Dec 25	3,155.78	81085 Dec 25
				88160 Dec 25	198.61	88160 Dec 25
				93625 Dec 25	559.29	93625 Dec 25
				94121 Dec 25	304.99	94121 Dec 25
				94883 Dec 25	6,555.90	94883 Dec 25
				99957 Dec 25	1,057.59	99957 Dec 25
<b>Total 411</b>					<b>23,793.98</b>	
412	SOUTHERN CALIF. EDISON	12/30/2025	ACH			
				25979 Dec 25	23.76	25979 Dec 25
				25979 Nov 25	-12.35	25979 Nov 25
				96751 Dec 25	20.93	96751 Dec 25
				96751 Nov 25	-17.86	96751 Nov 25
<b>Total 412</b>					<b>14.48</b>	
413	EMPLOYEE PAYROLL CHECK	12/1/2025	ACH			
				54348	2,267.96	Employee PR check-PE 112525
<b>Total 413</b>					<b>2,267.96</b>	
414	EMPLOYEE PAYROLL CHECK	12/30/2025	ACH			
				54436	2,346.77	Employee payroll check-PR 123025
<b>Total 414</b>					<b>2,346.77</b>	

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Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
415	AMAZON CAPITAL SERVICES	12/3/2025	ACH			
				DEc 25	3,161.64	Amazon charges - Nov 25
<b>Total 415</b>					<b>3,161.64</b>	
416	COSTAR REALTY INFORMATION, INC	12/30/2025	ACH			
				123152523	966.63	VHV leasing analytics - Dec 25
<b>Total 416</b>					<b>966.63</b>	
417	WELLS FARGO BUSINESS CREDIT	12/1/2025	ACH			
				OCT25 CC CHARGES	25,731.40	OCT25 CREDIT CARD CHARGES
<b>Total 417</b>					<b>25,731.40</b>	
61030	SITEONE LANDSCAPE SUPPLY,LLC	12/15/2025	Check			
				158770533-001	-506.56	VHV promenade trash enclosures concrete pads
<b>Total 61030</b>					<b>-506.56</b>	
61197	UPKEEP TECHNOLOGIES INC	12/1/2025	Check			
				INV00090799	-993.31	Additional subscriptions for new employees
<b>Total 61197</b>					<b>-993.31</b>	
61208	AG DESIGNS 805 INC	12/3/2025	Check			
				1593	1,376.40	Maintenance crew safety supplies-Sun hats and beanies
				1603	358.60	Maintenance crew safety vests
				1609	373.25	Maintenance crew safety vests
<b>Total 61208</b>					<b>2,108.25</b>	
61209	ARAMSCO, INC	12/3/2025	Check			
				S7419301.001	804.01	VHV janitorial supplies
<b>Total 61209</b>					<b>804.01</b>	
61210	C E D	12/3/2025	Check			
				9009-1064080	253.00	1449 restroom occupancy sensors
<b>Total 61210</b>					<b>253.00</b>	
61211	CALIFORNIA ELECTRICAL SUPPLY	12/3/2025	Check			
				8997-1098479	127.88	1449 breakers at electrical panel
				8997-1098358	8.09	1449 electrical repair
<b>Total 61211</b>					<b>135.97</b>	

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## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
61212	CALIFORNIA TRAVEL ASSOCIATION	12/3/2025	Check	19822	1,850.00	25/26 membership
<b>Total 61212</b>					<b>1,850.00</b>	
61213	CHEMSEARCH FE	12/3/2025	Check	9386237	601.14	VPD shop stock-aerosols
<b>Total 61213</b>					<b>601.14</b>	
61214	COASTAL COPY, INC	12/3/2025	Check	1172956	93.29	Marina printer lease 11/21/25 - 12/21/25
<b>Total 61214</b>					<b>93.29</b>	
61215	CREATIVE COAST PRODUCTIONS	12/3/2025	Check	00054	150.00	Additional staffing-Snow Machine event 11/29
<b>Total 61215</b>					<b>150.00</b>	
61216	CREATIVE COAST PRODUCTIONS	12/3/2025	Check	00055	250.00	Live music performance 12/06
<b>Total 61216</b>					<b>250.00</b>	
61217	CREATIVE COAST PRODUCTIONS	12/3/2025	Check	00056	400.00	Live music performance 12/13
<b>Total 61217</b>					<b>400.00</b>	
61218	DEPT. OF WEIGHTS & MEASURE	12/3/2025	Check	25N001486	480.50	PERMIT# ELE-7-003179 Annual dock fee -electrical Pedestals
<b>Total 61218</b>					<b>480.50</b>	
61219	E.J. HARRISON & SONS INC.	12/3/2025	Check	Stmt 111825B	437.37	Trash service
				Stmt 111825C	663.30	Trash service
<b>Total 61219</b>					<b>1,100.67</b>	
61220	FERGUSON ENTERPRISES INC.	12/3/2025	Check	5910368	199.34	1449 restroom faucet replacement
				5907542	310.08	1691 NPS faucet replacement
<b>Total 61220</b>					<b>509.42</b>	

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Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
61221	GLADWELL GOVERNMENT SERVICES INC	12/3/2025	Check			
				5891	800.00	Records retention policy consultant
<b>Total 61221</b>					<b>800.00</b>	
61222	GOTAK LLC	12/3/2025	Check			
				B3XX8JMA-0003	5,500.00	Lifeguard emergency radios
<b>Total 61222</b>					<b>5,500.00</b>	
61223	GRAINGER INC.	12/3/2025	Check			
				9727292576	295.94	Fish Pier-Hoist 2 connection cable repairs
				9718985063	354.97	M59-New floor mats for Ford van
				9714684165	37.65	Maintenance crew rain gear
				9717310875	17.36	VPD shop stock-screws
				9718012017	24.49	VPD shop stock-screws
<b>Total 61223</b>					<b>730.41</b>	
61224	GREEN THUMB INTERNATIONAL	12/3/2025	Check			
				543242	1.29	6 screws
				543228	31.83	Landscape equipment repair parts
				543229	-1.29	Returned merchandise-screws
<b>Total 61224</b>					<b>31.83</b>	
61225	HD SUPPLY, INC	12/3/2025	Check			
				9242867590	106.64	VHV LED light bulbs
<b>Total 61225</b>					<b>106.64</b>	
61226	HDS WHITE CAP CONST. SUPPLY	12/3/2025	Check			
				10022732915	59.27	Empty sand bags for expected rainstorm
<b>Total 61226</b>					<b>59.27</b>	
61227	HP MEDIA, LLC	12/3/2025	Check			
				2011	3,500.00	101 freeway electronic advertising sign - 4 weeks
<b>Total 61227</b>					<b>3,500.00</b>	
61228	INDUSTRIAL BOLT AND SUPPLY	12/3/2025	Check			
				269077-1	95.68	VHV - entrance monument signage repair
<b>Total 61228</b>					<b>95.68</b>	

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## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
61229	INSIGHT ENVIRONMENTAL INC	12/3/2025	Check			
				49297	770.00	VPD office asbestos test for security upgrades
<b>Total 61229</b>					<b>770.00</b>	
61230	JAKE DAVID	12/3/2025	Check			
				290	1,688.00	2025 Halloween events video and editing
<b>Total 61230</b>					<b>1,688.00</b>	
61231	JENNIFER TALT-LUNDIN	12/3/2025	Check			
				112025	200.00	To get cash -for extra tickets for Parade of Lights boaters luncheon and awards
<b>Total 61231</b>					<b>200.00</b>	
61232	K & L GATES LLP	12/3/2025	Check			
				100249783	13,363.00	Coastal Commission Permitting through 11/15/25
				100205604	6,359.50	Coastal Commission Permitting-Jul 25
<b>Total 61232</b>					<b>19,722.50</b>	
61233	KELLY CLEANING AND SUPPLIES	12/3/2025	Check			
				69740340	430.00	VPD administration carpet cleaning
<b>Total 61233</b>					<b>430.00</b>	
61234	MARITIME PUBLISHING	12/3/2025	Check			
				2025-94462	535.00	POL advertising
<b>Total 61234</b>					<b>535.00</b>	
61235	MATILJA WATER	12/3/2025	Check			
				Nov 25	69.15	Reverse osmosis and water cooler
<b>Total 61235</b>					<b>69.15</b>	
61236	MCCORMIX CORP.	12/3/2025	Check			
				34994	374.19	Maintenance vehicle fuel
<b>Total 61236</b>					<b>374.19</b>	
61237	MCMASTER-CARR	12/3/2025	Check			
				55721074	34.12	VPD-shop stock -wood screws
<b>Total 61237</b>					<b>34.12</b>	
61238	MUZICRAFT INC.	12/3/2025	Check			
				202127	348.06	VHV monthly public music
<b>Total 61238</b>					<b>348.06</b>	

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Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
61239	NOBLE CONSULTANTS INC.	12/3/2025	Check			
				2025083	4,420.00	Derecktor marina plan review
				2025102	3,602.00	Navigation study
				2025083	4,853.50	Navigation study-General channal analysis
<b>Total 61239</b>					<b>12,875.50</b>	
61240	PRECISION PAVEMENT STRIPING, INC.	12/3/2025	Check			
				10099	1,570.00	1567/1591 pavement stripping EV charger stalls
<b>Total 61240</b>					<b>1,570.00</b>	
61241	RASMUSSEN & ASSOCIATES INC	12/3/2025	Check			
				21471	875.00	1559 # 101 architectural support
				21470	5,900.00	1575 - Exterior facade architectural support
<b>Total 61241</b>					<b>6,775.00</b>	
61242	ROSE RITTER	12/3/2025	Check			
				102725	90.00	Dry Storage tenant security refund
<b>Total 61242</b>					<b>90.00</b>	
61243	SB BUBBLE GUY	12/3/2025	Check			
				1364	800.00	POL bubble shows 12/13/2025
<b>Total 61243</b>					<b>800.00</b>	
61244	SERVICE-PRO FIRE PROTECTION	12/3/2025	Check			
				B-4547	169.95	VHV annual backflow inspection
				S-25951	3,384.00	VHV annual fire sprinkler inspection
<b>Total 61244</b>					<b>3,553.95</b>	
61245	SMITH PIPE & SUPPLY INC.	12/3/2025	Check			
				4324562	218.70	Irrigation valve boxes
				4324283	251.67	VHV landscaping supplies
<b>Total 61245</b>					<b>470.37</b>	
61246	SUNBELT RENTALS, INC.	12/3/2025	Check			
				141206174-0037	353.75	Monthly scrubber rental
<b>Total 61246</b>					<b>353.75</b>	

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Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
61247	THE SIGNAL	12/3/2025	Check			
				151631	950.00	VHV holiday events advertising
<b>Total 61247</b>					<b>950.00</b>	
61248	UPKEEP TECHNOLOGIES INC	12/3/2025	Check			
				INV00090799	993.31	Additional subscriptions for new employees
<b>Total 61248</b>					<b>993.31</b>	
61249	VENTURA BREEZE	12/3/2025	Check			
				INV-001229	585.00	POL advertising
<b>Total 61249</b>					<b>585.00</b>	
61250	VENTURA COUNTY REPORTER	12/3/2025	Check			
				2025-160213	425.00	VHV holiday and shopping events advertising
<b>Total 61250</b>					<b>425.00</b>	
61251	VORTEX INDUSTRIES, INC	12/3/2025	Check			
				01-2082462	1,376.51	VPD-Admin door closure repair
				01-2082688	1,977.64	VPD-Shop bay door emergency repair
<b>Total 61251</b>					<b>3,354.15</b>	
61252	HYPNOTIC MYSTIQUE ENTERTAINMENT	12/3/2025	Check			
				HME00001	900.00	VHV - Holiday LED performers
<b>Total 61252</b>					<b>900.00</b>	
61253	3DIGIT MEDIA	12/17/2025	Check			
				2025-25638	1,800.00	VHV village promo shopping advertising
<b>Total 61253</b>					<b>1,800.00</b>	
61254	ALEJANDRA'S NURSERY	12/17/2025	Check			
				739	725.67	19A dry storage protective shrubs
<b>Total 61254</b>					<b>725.67</b>	
61255	ALLIANT INSURANCE SERVICES	12/17/2025	Check			
				3335002	132.00	VHV event insurance
<b>Total 61255</b>					<b>132.00</b>	
61256	ALSCO INC	12/17/2025	Check			
				LLOs2481857	165.26	Laundry services for uniforms, towels, rugs
				LLOS2483909	293.62	Laundry services for uniforms, towels, rugs

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
				LLOS2488061	195.09	Laundry services for uniforms, towels, rugs
				LLOS2490092	177.10	Laundry services for uniforms, towels, rugs
				LLOS2492142	199.40	Laundry services for uniforms, towels, rugs
				LLOS2442760A	610.66	Laundry services for uniforms, towels, rugs
				LLOS2442760	-191.46	Returned merchandise-Maintenance uniforms
<b>Total 61256</b>					<b>1,449.67</b>	
61257	ARAMSCO, INC	12/17/2025	Check			
				S7428756.001	1,275.05	Janitorial supplies
				S7438150.001	613.88	Janitorial supplies
				S7443938.001	1,057.10	Janitorial supplies
<b>Total 61257</b>					<b>2,946.03</b>	
61258	ATLANTIS UTILITY INC	12/17/2025	Check			
				A-208412	125.00	Launch Ramp-Monthly cell service connection
<b>Total 61258</b>					<b>125.00</b>	
61259	BRILLIANCE EVENTS	12/17/2025	Check			
				00035	500.00	POL DJ services 12/12/25
				00036	500.00	POL DJ services 12/13/25
<b>Total 61259</b>					<b>1,000.00</b>	
61260	C E D	12/17/2025	Check			
				9009-1064584	48.64	1691 Lighting ballast
				9009-1064228	106.51	LED light fixture
<b>Total 61260</b>					<b>155.15</b>	
61261	CAPITAL ONE TRADE CREDIT	12/17/2025	Check			
				c15fb0b3	28.70	Mobile pressure repair
				9592679c	43.79	Mobile pressure repair
<b>Total 61261</b>					<b>72.49</b>	
61262	COASTAL ARCHITECTS	12/17/2025	Check			
				102132	645.00	Tenant signage review
<b>Total 61262</b>					<b>645.00</b>	
61263	COASTAL OCCUPATIONAL MEDICAL	12/17/2025	Check			
				5027399	305.00	Pre-employment screenings
<b>Total 61263</b>					<b>305.00</b>	

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
61264	CREATIVE COAST PRODUCTIONS	12/17/2025	Check			
				00058	800.00	Live music performances 12/27-12/28
<b>Total 61264</b>					<b>800.00</b>	
61265	CREATIVE COAST PRODUCTIONS	12/17/2025	Check			
				00057	250.00	Live music performances 12/21
<b>Total 61265</b>					<b>250.00</b>	
61266	CREATIVE COAST PRODUCTIONS	12/17/2025	Check			
				00047	1,700.00	Winter Wonderland - additional event staffing 12/20
<b>Total 61266</b>					<b>1,700.00</b>	
61267	CUSTOM AWARDS & ENGRAVING	12/17/2025	Check			
				14656	268.91	Parade of Lights-winner award plaques 2025
<b>Total 61267</b>					<b>268.91</b>	
61268	DIAL SECURITY INC	12/17/2025	Check			
				519196	299.00	1431 NPS security/fire alarm monitoring
				519195	663.00	1431 NPS security/fire alarm monitoring
<b>Total 61268</b>					<b>962.00</b>	
61269	DIXON RESOURCES UNLIMITED	12/17/2025	Check			
				4956	705.00	On call-parking consulting service -Nov 25
				4870	2,467.50	On call-parking consulting service -Sep 25
<b>Total 61269</b>					<b>3,172.50</b>	
61270	E.J. HARRISON & SONS INC.	12/17/2025	Check			
				Stmt 120325A	90.00	Trash service
<b>Total 61270</b>					<b>90.00</b>	
61271	FENCE FACTORY	12/17/2025	Check			
				685652	3,817.00	19A- additional security fencing at block wall
<b>Total 61271</b>					<b>3,817.00</b>	
61272	FOUREST TREE SERVICE, INC	12/17/2025	Check			
				2640	24,512.00	1567 Planter rehab
				2642	22,962.00	1575 planter rehab
				2641	13,484.00	1583-Boat Yard Pub landscaping
				2643	3,321.60	1583-Boat Yard Pub landscaping change order
<b>Total 61272</b>					<b>64,279.60</b>	

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
61273	GANNETT CALIFORNIA LOCALIQ	12/17/2025	Check			
				0007461603	1,452.30	1575 project rebid noticing
<b>Total 61273</b>					<b>1,452.30</b>	
61274	GOODE TIME PRODUCTIONS LLC	12/17/2025	Check			
				2025LA47	1,000.00	VHV-Winter Wonderland-Christmas Carolers- 12/20/25
<b>Total 61274</b>					<b>1,000.00</b>	
61275	GRAINGER INC.	12/17/2025	Check			
				9723945078	108.63	Mobile pressure washer repair
				9729761727	279.48	Repair pendant control station
				9741716592	142.98	VPD shop stock-Light bulbs
<b>Total 61275</b>					<b>531.09</b>	
61276	GREEN THUMB INTERNATIONAL	12/17/2025	Check			
				543689	198.57	VHV landscaping supplies
<b>Total 61276</b>					<b>198.57</b>	
61277	INDUSTRIAL BOLT AND SUPPLY	12/17/2025	Check			
				269625-1	42.33	Parking signage hardware
				269353-1	112.17	VPD hardware dock repair
				269484-1	68.85	VPD hardware dock repair
<b>Total 61277</b>					<b>223.35</b>	
61278	J. W. ENTERPRISES	12/17/2025	Check			
				401373	121.12	Launch ramp-Portable temporary restroom rental
<b>Total 61278</b>					<b>121.12</b>	
61279	JAKE DAVID	12/17/2025	Check			
				293	860.00	VHV December events - video film and editing for social media
<b>Total 61279</b>					<b>860.00</b>	
61280	JC SWEEPING	12/17/2025	Check			
				1083	730.00	VPD/VHV monthly contract parking lot sweeping
<b>Total 61280</b>					<b>730.00</b>	

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
61281	JPL CONSTRUCTION INC	12/17/2025	Check			
				2512-207-SPVPD	560.00	VPD-emergency generator service call
				2512-202-SPVPD	840.00	VPD-emergency generator service call-Maintenance and training
<b>Total 61281</b>					<b>1,400.00</b>	
61282	MCMASTER-CARR	12/17/2025	Check			
				55648726	318.43	Harbor Patrol truck parts-corrosion gas spring
				55709367	173.65	VHV monument signage repair
				55862940	110.97	VHV monument signage repair
				56015605	172.14	VPD administration office new coffee installation parts
<b>Total 61282</b>					<b>775.19</b>	
61283	MED-TECH RESOURCE LLC	12/17/2025	Check			
				683274	1,116.91	Required medical equipment-Splints and ring cutter
<b>Total 61283</b>					<b>1,116.91</b>	
61284	PHOTO-SCAN OF LOS ANGELES	12/17/2025	Check			
				36682	957.95	Monthly key card and camera support
<b>Total 61284</b>					<b>957.95</b>	
61285	PRECISION PAVEMENT STRIPING, INC.	12/17/2025	Check			
				10106	16,810.00	Restriping Dolphin lot per Safe Harbors lease agreement
<b>Total 61285</b>					<b>16,810.00</b>	
61286	PROFORMA	12/17/2025	Check			
				BI85016363A	329.72	Harbor Patrol -Uniform reflective identification supplies
<b>Total 61286</b>					<b>329.72</b>	
61287	RASMUSSEN & ASSOCIATES INC	12/17/2025	Check			
				21472	2,503.53	VPD administration office architectural security renovations
<b>Total 61287</b>					<b>2,503.53</b>	
61288	RING CENTRAL INC	12/17/2025	Check			
				CD_001271096	979.33	VPD monthly phone service
<b>Total 61288</b>					<b>979.33</b>	
61289	SB BUBBLE GUY	12/17/2025	Check			
				1372	1,305.00	VHV -Bubble show 12/20/25
<b>Total 61289</b>					<b>1,305.00</b>	

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
61290	SMITH PIPE & SUPPLY INC.	12/17/2025	Check			
				4327333	184.34	VPD landscaping supplies
<b>Total 61290</b>					<b>184.34</b>	
61291	SMOGEZ INC.	12/17/2025	Check			
				351205010	40.00	M44-smog check
<b>Total 61291</b>					<b>40.00</b>	
61292	STEVE MARTINS WORKING WILDLIFE INC	12/17/2025	Check			
				250201	2,984.00	VHV Winter wonderland reindeer event
<b>Total 61292</b>					<b>2,984.00</b>	
61293	SUNRIDGE LANDSCAPE MAINT., INC	12/17/2025	Check			
				120125	1,594.00	Additional landscaping labor-Nov 25
				120225	1,800.00	Monthly contracted mowing service
<b>Total 61293</b>					<b>3,394.00</b>	
61294	THE ACORN NEWSPAPERS	12/17/2025	Check			
				2025ci-18819	1,190.00	VHV holiday event advertising
<b>Total 61294</b>					<b>1,190.00</b>	
61295	THE AMGRAPH GROUP	12/17/2025	Check			
				22121012	14,983.84	Anchors Way banner installation
<b>Total 61295</b>					<b>14,983.84</b>	
61296	THE CITY OF VENTURA	12/17/2025	Check			
				CINV-00001169	100.00	Trash service
<b>Total 61296</b>					<b>100.00</b>	
61297	THE HOLLY WORKSHOP	12/17/2025	Check			
				36016	36,000.00	50% Progress payment-Holiday Decor installation
<b>Total 61297</b>					<b>36,000.00</b>	
61298	TIME TO SHINE	12/17/2025	Check			
				63413	3,082.50	Monthly window cleaning services
<b>Total 61298</b>					<b>3,082.50</b>	
61299	TRAFFIC TECHNOLOGIES LLC	12/17/2025	Check			
				52412	341.57	No Parking signage hardware
<b>Total 61299</b>					<b>341.57</b>	

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
61300	VENTANA MONTHLY	12/17/2025	Check			
				2025-160667	625.00	December holiday advertising
<b>Total 61300</b>					<b>625.00</b>	
61301	VENTURA COUNTY REPORTER	12/17/2025	Check			
				2025-160665	420.00	VHV December holiday event advertising
				2025-160666	420.00	VHV POL event advertising
<b>Total 61301</b>					<b>840.00</b>	
61302	WEST MARINE PRO	12/17/2025	Check			
				3674034	667.56	Breakers at Dock pedestals 50A
				3675097	267.03	Breakers at Dock pedestals 50A
				3675372	267.03	Breakers at Dock pedestals 50A
				3675133	133.51	Breakers at Dock pedestals 50A
<b>Total 61302</b>					<b>1,335.13</b>	
61303	BRYAN STANGE DBA 805 GROUCH	12/18/2025	Check			
				1	300.00	Parade of Lights performer 12/12/25
				2	425.00	Parade of Lights performer 12/13/25
<b>Total 61303</b>					<b>725.00</b>	
61304	K & L GATES LLP	12/18/2025	Check			
				100243677	10,422.55	Aquaculture, Coastal Commission Permitting and Marina lease-Nov 25
<b>Total 61304</b>					<b>10,422.55</b>	
61305	ROBIN AXWORTHY DBA SCEMC	12/18/2025	Check			
				12202025	1,600.00	VHV Winter Wonderland live music performers
<b>Total 61305</b>					<b>1,600.00</b>	
61306	KOZWEL BOATWORKS	12/23/2025	Check			
				4568180	2,232.21	Boats-2 exhaust manifolds
<b>Total 61306</b>					<b>2,232.21</b>	
61306	KOZWEL BOATWORKS	12/26/2025	Check			
				4568180	-2,232.21	Boats-2 exhaust manifolds
<b>Total 61306</b>					<b>-2,232.21</b>	

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
61307	ALEXANDRIA DANIELSON	12/31/2025	Check			
				VH121801	1,172.50	Holiday graphic design work
<b>Total 61307</b>					<b>1,172.50</b>	
61308	ALSCO INC	12/31/2025	Check			
				LLOS2496311	306.74	Laundry services for uniforms, towels, rugs
<b>Total 61308</b>					<b>306.74</b>	
61309	ALYSSA PARK	12/31/2025	Check			
				2025031	3,600.00	Social media content development
<b>Total 61309</b>					<b>3,600.00</b>	
61310	AMERICA TOW & AUTO LLC	12/31/2025	Check			
				121	150.00	Removal of abandoned vehicle-Dolphin lot
				122	250.00	Removal of abandoned vehicle-Dolphin lot
<b>Total 61310</b>					<b>400.00</b>	
61311	ARTURO MEDINA	12/31/2025	Check			
				12273	300.00	Parade of Lights photography coverage
<b>Total 61311</b>					<b>300.00</b>	
61312	C E D	12/31/2025	Check			
				9009-1063917	248.22	1583 # 104A electrical upgrades
				9009-1063916	62.74	1583 Low voltage transformer installation
<b>Total 61312</b>					<b>310.96</b>	
61313	CALIFORNIA ELECTRICAL SUPPLY	12/31/2025	Check			
				8997-1096565	192.40	1575 # 207 Electrical breaker replacement
<b>Total 61313</b>					<b>192.40</b>	
61314	CLIFTON LARSON ALLEN LLP	12/31/2025	Check			
				L251650314	249.38	FYE 25 GASB 87 & 96 support
				L251698964	399.00	FYE 25 GASB 87 & 96 support
				L251721558	3,142.13	FYE 25 GASB 87 & 96 support
				L251783184	5,068.88	FYE 25 GASB 87 & 96 support
				L251708943	798.00	FYE Audit
<b>Total 61314</b>					<b>9,657.39</b>	

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
61315	FENCE FACTORY	12/31/2025	Check			
				685699A	78.66	19A dry storage fence cloth shade
				685698B	187.50	19A dry storage service and repair chain link
				675421	26,469.37	Parcel 19A dry storage sliding gates and bollards
<b>Total 61315</b>					<b>26,735.53</b>	
61316	GRAINGER INC.	12/31/2025	Check			
				9752813791	57.10	Shop stock - automotive fuses
				9747431162	90.60	Shop stock - batteries
				9746778209	60.94	Shop stock - light bulbs
<b>Total 61316</b>					<b>208.64</b>	
61317	JPL CONSTRUCTION INC	12/31/2025	Check			
				2512-203-SPVPD	980.00	Commercial Fisheries -coordination of SCE utility marking
				2512-205-SPVPD	1,260.00	Commercial Fisheries -coordination of SCE utility marking
<b>Total 61317</b>					<b>2,240.00</b>	
61318	Meta De Cafe	12/31/2025	Check			
				000051	350.00	Parade of Lights content creation
<b>Total 61318</b>					<b>350.00</b>	
61319	NJAMU MCCRARY-SWADER	12/31/2025	Check			
				122325	500.00	Refund tenant security deposit
<b>Total 61319</b>					<b>500.00</b>	
61320	PATRICK BURDICK	12/31/2025	Check			
				121025	400.00	Winter Wonderland Mr. and Mrs. Santa Claus characters
<b>Total 61320</b>					<b>400.00</b>	
61321	R P BARRICADE	12/31/2025	Check			
				67110	207.66	Parade of Lights delineator rental
<b>Total 61321</b>					<b>207.66</b>	
61322	RASMUSSEN & ASSOCIATES INC	12/31/2025	Check			
				21524	2,580.00	1559 remodel storefront construction support
				21523	2,730.00	1575 Bid assistance-exterior Facade improvements
				21525	1,887.50	VPD administration front office assistance and permit
<b>Total 61322</b>					<b>7,197.50</b>	

# ATTACHMENT 1

## Payment Register

Period: From 12/01/2025 to 12/31/2025

Check/ACH/EFT #	Payee Name	Check Date	Payment Method	Invoice #	Amount	Notes
61323	SAFE HARBOR VENTURA ISLE	12/31/2025	Check			
				7219081	51.11	Pressure washer fuel
<b>Total 61323</b>					<b>51.11</b>	
61324	SMITH PIPE & SUPPLY INC.	12/31/2025	Check			
				4331169	330.85	VHV landscaping and irrigation supplies
<b>Total 61324</b>					<b>330.85</b>	
61325	SUNBELT RENTALS, INC.	12/31/2025	Check			
				141206174-0038	353.75	Monthly floor scrubber rental
<b>Total 61325</b>					<b>353.75</b>	
61326	THE ACORN NEWSPAPERS	12/31/2025	Check			
				2025-160672	300.00	Winder Wonderland events E-Blast
<b>Total 61326</b>					<b>300.00</b>	
61327	THE CITY OF VENTURA	12/31/2025	Check			
				CINV-00001209	1,293.67	Parade of Lights police traffic services
<b>Total 61327</b>					<b>1,293.67</b>	
61328	THE SIGNAL	12/31/2025	Check			
				151843	875.00	VHV Holiday event advertising
<b>Total 61328</b>					<b>875.00</b>	
61329	VC BALLOONS	12/31/2025	Check			
				000402	298.49	Parade of Lights boater awards ceremony decor
<b>Total 61329</b>					<b>298.49</b>	
61330	VENTURA RENTAL PARTY CENTER	12/31/2025	Check			
				212647	62.10	Parade of Lights boater awards and ceremony tables
<b>Total 61330</b>					<b>62.10</b>	
<b>Grand Total</b>					<b>1,202,810.37</b>	

**ATTACHMENT 2**  
**Non-Routine Expenditures over \$20,000.00 for December 2025**

December 2025 –

- LAZ Karp Associates was paid \$84,049.76 with EFT number 14 on 12/18/25 – \$18,750 was for regular monthly billing. The additional monies paid covered parking machines, signage, and additional event staffing
- Rincon Consultants, Inc was paid \$55,659.79 with EFT number 15 on 12/18/25 – CEQA Addendum (reimbursable), Dredging Consulting, and Sand Management CDP support
- Nobleguard Security Inc was paid \$28,135.28 with EFT number 39 on 12/31/25 – Normal monthly security plus additional security for December events
- Fourest Tree Service, Inc was paid \$64,279.60 with check number 61272 on 12/17/25 – Buildings 1567 and 1575 planter rehab and 1583 landscaping
- The Holly Workshop was paid \$36,000.00 with check number 61298 on 12/17/25 – 50% payment for Holiday Décor Installation
- Fence Factory was paid \$26,735.53 with check number 61315 on 12/31/25 – Parcel 19A gates and bollards



VENTURA  
PORT DISTRICT  
*Established 1952*

BOARD OF PORT COMMISSIONERS  
JANUARY 21, 2026

CONSENT AGENDA ITEM C  
APPROVAL OF AMENDMENT No. 1 TO  
THE LEASE AGREEMENT WITH DEL MAR  
SEAFOODS, INC.

---

**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. 1 to the Lease Agreement with Del Mar Seafoods, Inc.

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**RECOMMENDATION:**

That the Board of Port Commissioners approve Amendment No. 1 to the Lease Agreement dated February 1, 2026 (the "Lease") between the Ventura Port District and Del Mar Seafoods, Inc. for the premises located at 1449 Spinnaker Drive, Suite #C, E, and G ("Premises"), consisting of approximately 2,530 square feet.

**SUMMARY:**

Staff is recommending a first amendment to the lease to include a single one-year option to extend and modifying the lease to provide a holdover period.

**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:**

Del Mar Seafoods, Inc. (Del Mar) has been a fisheries tenant in good standing in building 1449 Suite #C, E, and G since February 2016.

Del Mar's lease expires January 31, 2026, and the tenant wishes to continue their tenancy. As the District will be undergoing a fisheries landside modernization project, staff plans to align new leases for all the fishery tenants closer to the project's completion date. Accordingly, this amendment will extend the tenant's current lease until the that time through a one-year extension and a holdover period allowing the lease to go month-to-month. The tenant is in agreement.

Staff is recommending that one one-year extension and a holdover period, with step increases, be added to the lease.

**FISCAL IMPACT:**

If the Board approves Amendment No. 1, the lease will be extended for one more year with a step increase, and the tenant will enter into a holdover period with a step increase. No landlord improvements are required.

**ATTACHMENTS:**

Attachment 1 - Location Map

Attachment 1 - Location Map





**BOARD OF PORT COMMISSIONERS  
JANUARY 21, 2026**

**STANDARD AGENDA ITEM 1  
AWARD OF BID FOR THE 1575  
SPINNAKER DRIVE EXTERIOR  
FAÇADE IMPROVEMENTS PROJECT**

**VENTURA PORT DISTRICT  
BOARD COMMUNICATION**

**STANDARD AGENDA ITEM 1**  
Meeting Date: January 21, 2026

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TO: Board of Port Commissioners  
FROM: Todd Mitchell, Deputy General Manager  
Justin Fleming, Capital Projects Manager  
Thomas Bunn, Lagerlof LLP, District Legal Counsel  
SUBJECT: Award of Bid for the 1575 Spinnaker Drive Exterior Façade Improvements Project

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**RECOMMENDATION:**

That the Board of Port Commissioners:

- a) Reject the bid protests from SBS Corporation.
- b) Reject the bid received for the 1575 Spinnaker Drive Exterior Façade Improvements Project by Ramsa Construction.
- c) Find that MCM Construction Inc. is the lowest responsive and responsible bidder and award the 1575 Spinnaker Drive Façade Improvements Project to MCM Construction Inc. in the amount of \$3,198,000.00.

**SUMMARY:**

The Port District's 5-Year Capital Improvement Plan (CIP) includes funding for exterior façade improvements at 1575 Spinnaker Drive in the amount of \$3,050,000 over two years. Four bids were received, with Ramsa Construction Group (Ramsa) submitting the lowest bid at \$2,940,000. After review by the architect (Rasmussen), and District Legal Counsel (Lagerlof LLP), it was determined that the lowest bid was incomplete and failed to meet bid requirements.

The second lowest bid was provided by MCM Construction Inc. (MCM) in the amount of \$3,198,000.00. After review by the architect (Rasmussen), and District Legal Counsel (Lagerlof LLP), it was determined that the second lowest bid was complete and meets bid requirements.

**GUIDING PRINCIPLES:**

- 3) Increase economic development, vitality, and diversity of the District through effective leasing and marketing strategies.

**5-YEAR OBJECTIVES:**

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

**BACKGROUND:**

The exterior façade of 1575 Spinnaker Drive has aged significantly and no longer reflects the Port District's goal of maintaining a modern, attractive property that appeals to new tenants and visitors. To address this, the District engaged Rasmussen Architects to design a comprehensive remodel of the building's exterior, including updates to the façade, patio, and supporting wall. Plans were approved by the City of Ventura in July 2025, and the District initiated a formal competitive bidding process in September 2025. Seven bids were received at this time. The two lowest bids were found to have material deficiencies, and the third lowest bid was 19% above the CIP budget. All bids were therefore rejected by The Board.

## **Public Bid Process and Results**

The District re-issued a public call for bids and received four bids:

- **Ramsa Construction**
  - *Bid:* \$2,940,000.00
- **MCM Construction**
  - *Bid:* \$3,198,000.00
- **SBS Corporation**
  - *Bid:* \$3,415,000.00
- **Monet Construction**
  - *Bid:* \$3,474,000.00

Bids were opened on December 16, 2025.

### **Bid Protests: 3 Protests, 2 Issues**

Two bid protests were received from SBS Corporation (SBS) on December 19<sup>th</sup>, 2025 against both the lowest and second lowest bids. SBS alleged that both Ramsa's and MCM's bids violated Public Contract Code requirements as they had not listed a properly licensed fire sprinkler subcontractor. Per the code, subcontractors must be listed for any work exceeding 0.5% of the total bid or \$10,000, whichever is greater. MCM submitted an official response to the protests, citing that they had engaged a licensed fire sprinkler subcontractor who will not be performing more than 0.5% of the total bid. After review by Staff, Rasmussen Architects, and District Legal Counsel, it was determined that the project's scope for fire sprinklers does not exceed 0.5% of the total bid, does not require the subcontractor to be listed, and that neither Ramsa's nor MCM's bids are not in violation of Public Contract Code.

The third protest was also against Ramsa. This was submitted by MCM on December 22<sup>nd</sup>, 2025. MCM's protest alleged that Ramsa Construction failed to list six comparable projects that had been completed within the past 36 months as required by the Bid Documents. After review by District Staff, Rasmussen Architects, and District Legal Counsel, it was determined that Ramsa's bid did not meet the bid requirements for comparable projects listed, which renders it non-responsive. Therefore, the bid by MCM is the lowest responsive bid.

### **FISCAL IMPACT:**

The FY25-26 CIP budget includes \$2,550,000 for the 1575 Spinnaker Facade Renovation, with an additional \$500,000 budgeted in FY26-27, for a total project cost of \$3,050,000. The work to be performed is not expected to exceed the FY25-26 CIP budget; however, the 5-year CIP will need to be adjusted in FY26-27 to reflect the bid exceeding the overall project budget by \$148,000 plus costs for continued support by the architect throughout the project. This will be included in the midyear budget presented in February.

### **ATTACHMENT:**

Attachment 1 – Lagerlof Memo Regarding Bid Responses



**TO:** JUSTIN FLEMING, CAPITAL PROJECTS MANAGER  
VENTURA PORT DISTRICT

**FROM:** LAGERLOF, LLP

**DATE:** JANUARY 16, 2026

**SUBJECT:** BID PROTESTS RE 1575 SPINNAKER

**Requested Review**

You asked us to review three bid protest letters relating to the low bidders, Ramsa Construction, Inc. (“Ramsa”) and Modern Construction Management, Inc. (“MCM”), and to advise whether (1) either bid is nonresponsive for failure to list a fire sprinkler subcontractor under the subcontractor listing laws, and (2) Ramsa’s bid is nonresponsive for failure to meet the “Comparable Project Experience” requirement (six prior similar projects).

**Subcontractor Listing Protests**

Two of the protests assert, in substance, that the low bidders were required to list a fire sprinkler subcontractor under the Subletting and Subcontracting Fair Practices Act (Public Contract Code section 4100 et seq.). Based on the information provided, those protests are without merit because the fire sprinkler scope is below the statutory listing threshold.

Public Contract Code section 4104, subdivision (b), requires a bidder to list any subcontractor that will perform work in excess of one half of one percent of the prime contractor’s total bid, while Public Contract Code section 4106 separately requires that subcontractors performing work subject to the Act be properly licensed. Here, MCM states it obtained a written C-16 proposal for \$5,000, which is less than one half of one percent of MCM’s total bid, so no listing was required under section 4104(b). MCM further represents that, in any event, the subcontractor it solicited for this scope is properly licensed to perform the fire sprinkler work, addressing the licensing requirement under section 4106.

Consistent with Public Contract Code section 4104(b), if the fire sprinkler portion of the work is less than one half of one percent of the overall bid, the bidder is not required to list a sprinkler subcontractor for that scope, and the related licensing issue under section 4106 is likewise not implicated for purposes of bid responsiveness. On that basis, the listing protests against Ramsa and MCM should be denied.



### **Comparable Project Experience Requirement (Ramsa)**

The third protest against Ramsa has merit because it identifies a failure to comply with an express bid responsiveness requirement. The bid documents require bidders to “describe at least six (6) comparable projects” completed within the past 36 months, and expressly warn that “[f]ailure to include at least six (6) jobs similar in size and scope” will render the proposal “informal or non-responsive.”

The protest also quotes the Instructions to Bidders (Section 20) stating that failure to submit a complete list including at least six similar jobs “will render a proposal informal and will be cause for its rejection.”

Under competitive bidding principles, bids must conform to the specifications, and material deviations may not be waived. Case law reflects that responsiveness is generally determined from the face of the bid, based on the “four corners” of the bid documents, without post hoc supplementation. See *Great West Contractors, Inc., supra*, 187 Cal.App.4th 1425, 1428.

In staff’s judgment, the projects listed are not comparable in size or scope, so Ramsa’s bid submittal does not meet the bid document requirement to provide six comparable projects in the form required. This is a material defect rendering the bid nonresponsive, and the District should reject Ramsa’s bid.

### **Recommendation**

For the reasons above, we recommend denying the subcontractor listing protests against Ramsa and MCM because the fire sprinkler portion of work is below the statutory one half of one percent threshold and therefore did not need to be listed, sustaining the protest against Ramsa concerning its failure to meet the “Comparable Project Experience” requirement because that omission is a material defect rendering its bid nonresponsive under the bid specifications, and awarding the contract to MCM as the lowest responsive and responsible bidder.



BOARD OF PORT COMMISSIONERS  
JANUARY 21, 2026

STANDARD AGENDA ITEM 2  
RECEIVE AN UPDATE ON THE  
COMMERCIAL FISH MODERNIZATION  
PROJECT

**VENTURA PORT DISTRICT  
BOARD COMMUNICATION**

**STANDARD AGENDA ITEM 2**  
Meeting Date: January 21, 2026

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TO: Board of Port Commissioners  
FROM: Brian D. Pendleton, General Manager  
Todd Mitchell, Deputy General Manager  
SUBJECT: Receive an Update on the Commercial Fish Modernization Project

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**RECOMMENDATION:**

That the Board of Port Commissioners receive an update on the Ventura Harbor Commercial Fish Modernization Project.

**SUMMARY:**

District Staff continue to work with the engineering and architect team selected by the Port of Hueneme for the Commercial Fish Modernization Project. Staff have met in a group setting with all of the fishery companies several times and have responded to comments received on their needs from the project. Staff have also met with Andria's Seafood (Andria's) regarding modifications to the project. Staff presented a conceptual design to the City of Ventura's (City) Design Review Committee (DRC) through a public hearing and are planning to return to DRC at the March 4<sup>th</sup> hearing.

Staff will provide an update on the project as presented to the fisheries and Andria's, including presenting conceptual renderings.

**GUIDING PRINCIPLES:**

- 2) Advance the harbor's vibrant, working waterfront in support of commercial and recreational fishing and boating.
- 3) Grow financial sustainability through a reliable, recurring revenue stream supplemented with grants and public-private partnership investment while maintaining responsible budgeting practices.

**5-YEAR OBJECTIVE:**

- F) Support current and future commercial fishing and sustainable aquaculture industries. Maintain and improve working waterfront facilities and infrastructure.
  - 2) Continue improvements of District's Working Waterfront infrastructure.
- R) Seek opportunities to grow revenues and secure grants; continue to improve the quality, efficiency, and transparency of financial reporting, monitoring, and property management.
  - 2) Seek additional grant funding for improving/replacing District capital assets.

**BACKGROUND:**

In January 2023, the Oxnard Harbor District, which owns and operates the Port of Hueneme (Port), prepared and submitted a grant application for the California State Transportation Agency (CalSTA) entitled the "2022 Port and Freight Infrastructure Program." The Port generously invited the District to participate as a sub-applicant, with the intention of using any awarded funds for the modernization of the District's current commercial fish offloading facilities at Ventura Harbor.

On July 6, 2023, the Port was notified that the Ventura Harbor Commercial Fish Landing Site Modernization Project (Project) was one of the named projects to receive a portion of the Ports and Freight Infrastructure Program (PFIP) funds that had been awarded to qualifying ports.

These awarded funds (Grant), which will be administered by and passed through from the Port

(as the main recipient of the Grant under the PFIP grant) to the District, will be used to fund the relocation of the current fish offloading facilities at the Port to Ventura Harbor (Harbor), including funding engineering/architect services for the design, permitting, entitlements, and construction of new modernized commercial offloading facilities at the Harbor that can (1) accommodate existing fish offloading at the Harbor; (2) absorb the fish and squid offloading that currently takes place at the Port as a result of the impending closure of fishing activities there; and (3) add additional capability to offload other sustainable fisheries/aquaculture. After work on the Project at the Harbor is nearing completion, a portion of the Grant will be used to fund the (i) demolition of the existing commercial fishing facilities at the Port; and (ii) repaving of the ground areas underneath the existing facilities at the Port.

The relocation of commercial squid fishing from the Port to the Harbor has notable benefits to both while preserving the local product landings of a sustainable fishery, working waterfront, local jobs, and keeping California ports and harbors competitive for federal maintenance investments. Moreover, the Project will modernize the current 40-year-old facility to increase fish offloading capacity and efficiency at the Harbor. This expansion of the Harbor's fish offloading facilities will benefit the District by increasing its commercial fisheries throughput capacity and expanding opportunity to receive and offload other sustainable fisheries/aquaculture.

### **Ongoing Pursuit of Entitlements and Permits**

Ventura Harbor is in the City of Ventura and coastal zone, which means the City and Coastal Commission will also consider the project for the purpose of issuing entitlements. The District submitted Planning application materials developed by the previous architect (WSP) and as part of the CEQA process. The City responded with letters requesting additional submissions and the engineering and architect contracted by the Port (led by KPFF). The engineering team is working to respond also to comments received at the DRC hearing, from the fishery tenants, and from Andria's.

The latest drawings prepared by the engineering team are attached to this report (Attachment 1). Staff's presentation to the fisheries on January 14<sup>th</sup> did not generate any requested changes to the design, however additional feedback is encouraged.

### **Next Steps**

Staff and the engineering team will submit a revised plan set to the City which will be heard at the City's March 4<sup>th</sup> DRC hearing. Staff and the engineering team will also continue to meet with City department staff to respond to all requirements to complete the Planning process and subsequent building plans. The City has communicated its willingness to perform an expedited building plan review which will be a big advantage to keep the project on grant schedule (construction complete within the first half of 2028).

Staff is also working to set up a meeting with Ventura County Resource Management's Food Facilities staff with Andria's to discuss how to minimize business disruption during construction. Part of Andria's restaurant and office exists within the 2-story building that is being demolished.

### **FISCAL IMPACTS:**

The amount of funding being made available under the Subaward Agreement is \$15.7 million. Expenditures are planned through the entire performance period of the Grant with most of the costs being related to construction in the last year of the Project. All grant funding passes from the State to the Port directly to its consultants and contractors – no funds pass through the District. Expenditures greater than the grant amount will be the responsibility of the District.

To prepare the pre-application materials, the District retained WSP for various tasks between 2022 and 2025, which are funded through the District's Fishing Modernization Fund. This is not reimbursable from the Grant but has helped to keep the Project on schedule thus far.

Additional work is also being done at the District's expense related to survey and geotechnical work, the uses for which are broader than just this Project.

**ATTACHMENTS:**

Attachment 1 - Site Plan & Renderings Presentation

# Commercial Fish Modernization Project

Design Revision as of Jan 14, 2026

Prepared by KPFF and RNT Architects under contract to The Port of Hueneme and under the direction of the Ventura Port District.



ROESLING NAKAMURA TERADA ARCHITECTS



VENTURA PORT DISTRICT  
Established 1952



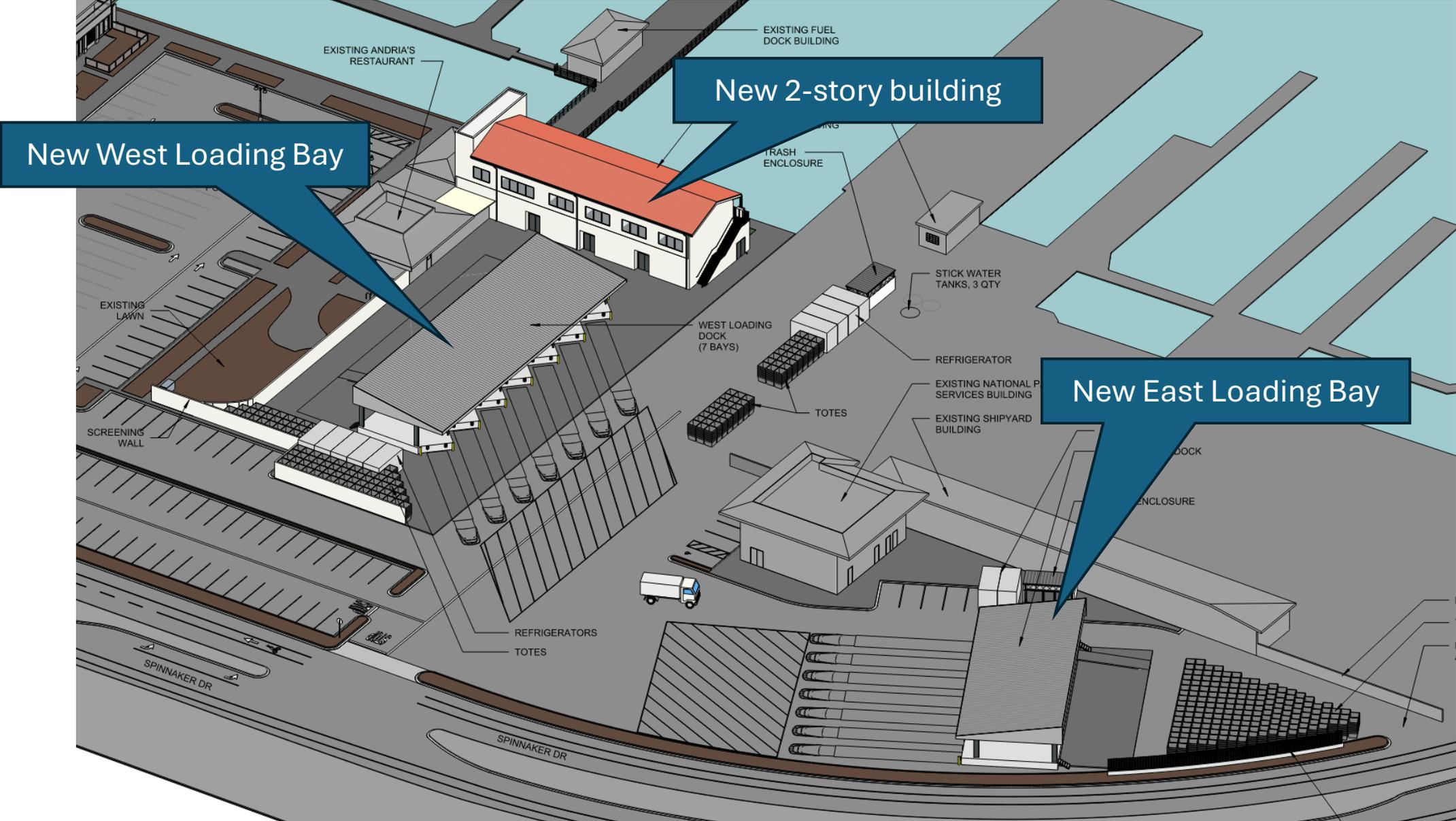
**The Port**  
**OF Hueneme**  
Oxnard Harbor District

# Timeline Recap

- Concepts prepared by WSP end of 2022 through fall of 2025
- Previous concepts submitted to City in summer 2025 and again in fall of 2025 in preparation for public hearing (Design Review Committee (DRC))
- Port of Hueneme contracts new design team in Oct 2025
- DRC Hearing November 2025
- These revisions based on stakeholder engagement and DRC comments
- Next City submission: early February
- Return to DRC: March 4
- Stakeholder engagement - ongoing

# Previous Concept – (Presented to DRC in November 2025)

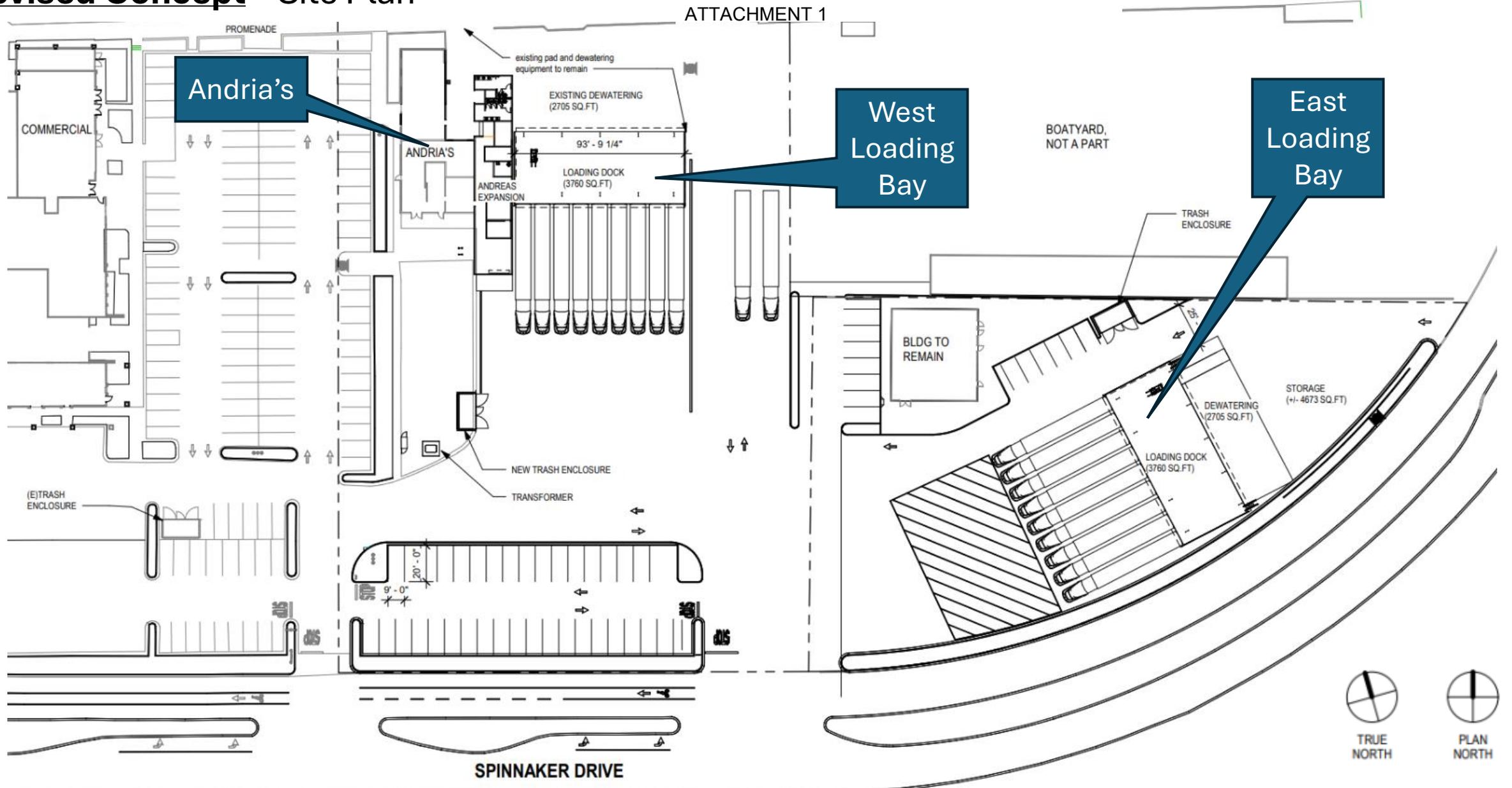
ATTACHMENT 1



# Revised Concept

- Removes the 2 story building. Instead:
  - Andria's Seafood remains in existing building with additional constructed area to maintain same square feet of operational space.
  - Remodels and expands existing Loading Dock (rather than constructing a new West Loading Dock).
  - New Public Restrooms stay in this plan.
  - Revises location of nearby trash enclosure.
- Minimal changes at East Loading Dock

# Revised Concept – Site Plan



Andria's

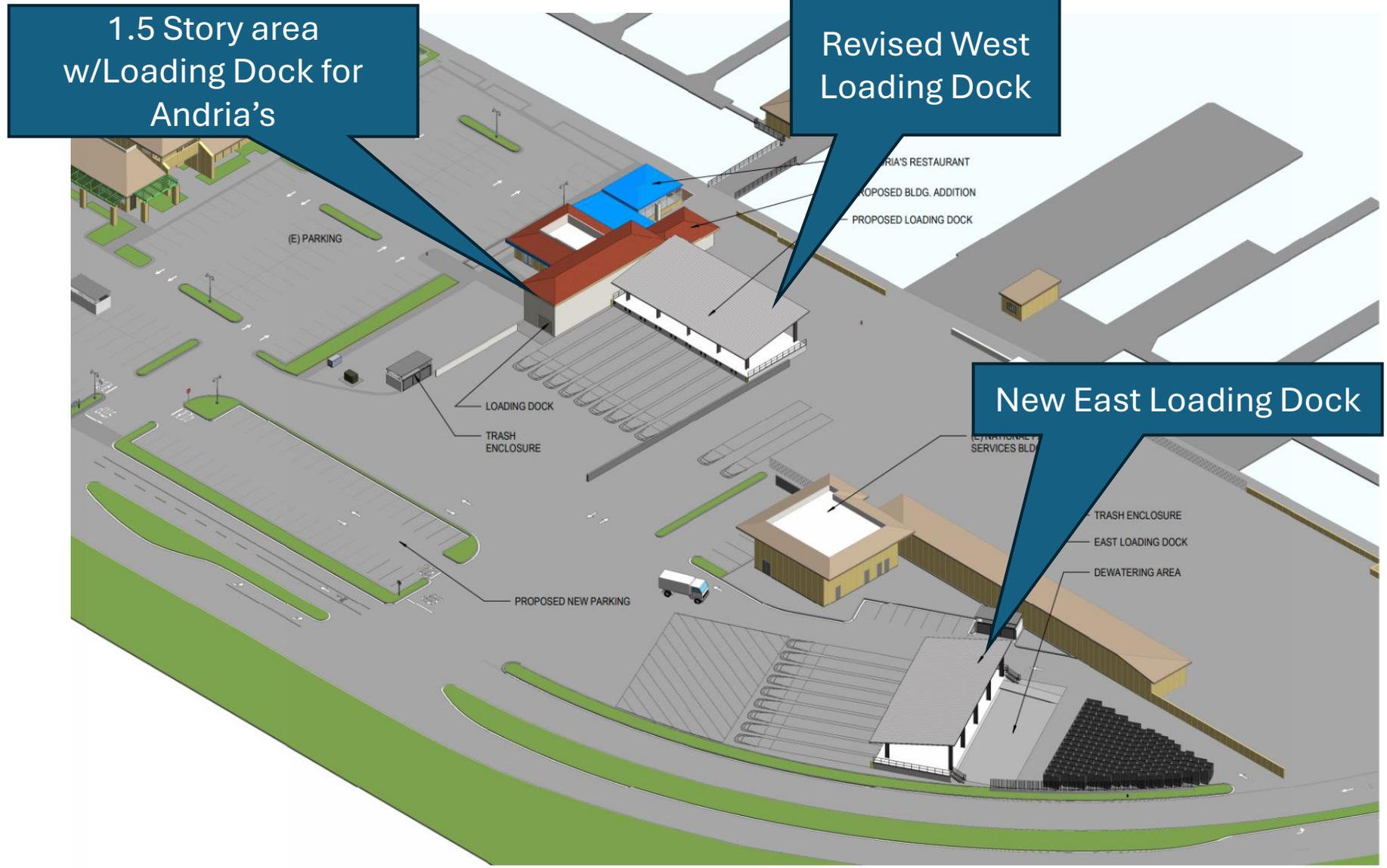
West Loading Bay

East Loading Bay



# Revised Concept - View Looking North East

ATTACHMENT 1



# Revised Concept - View Looking Southwest (Towards Surfers Knoll)

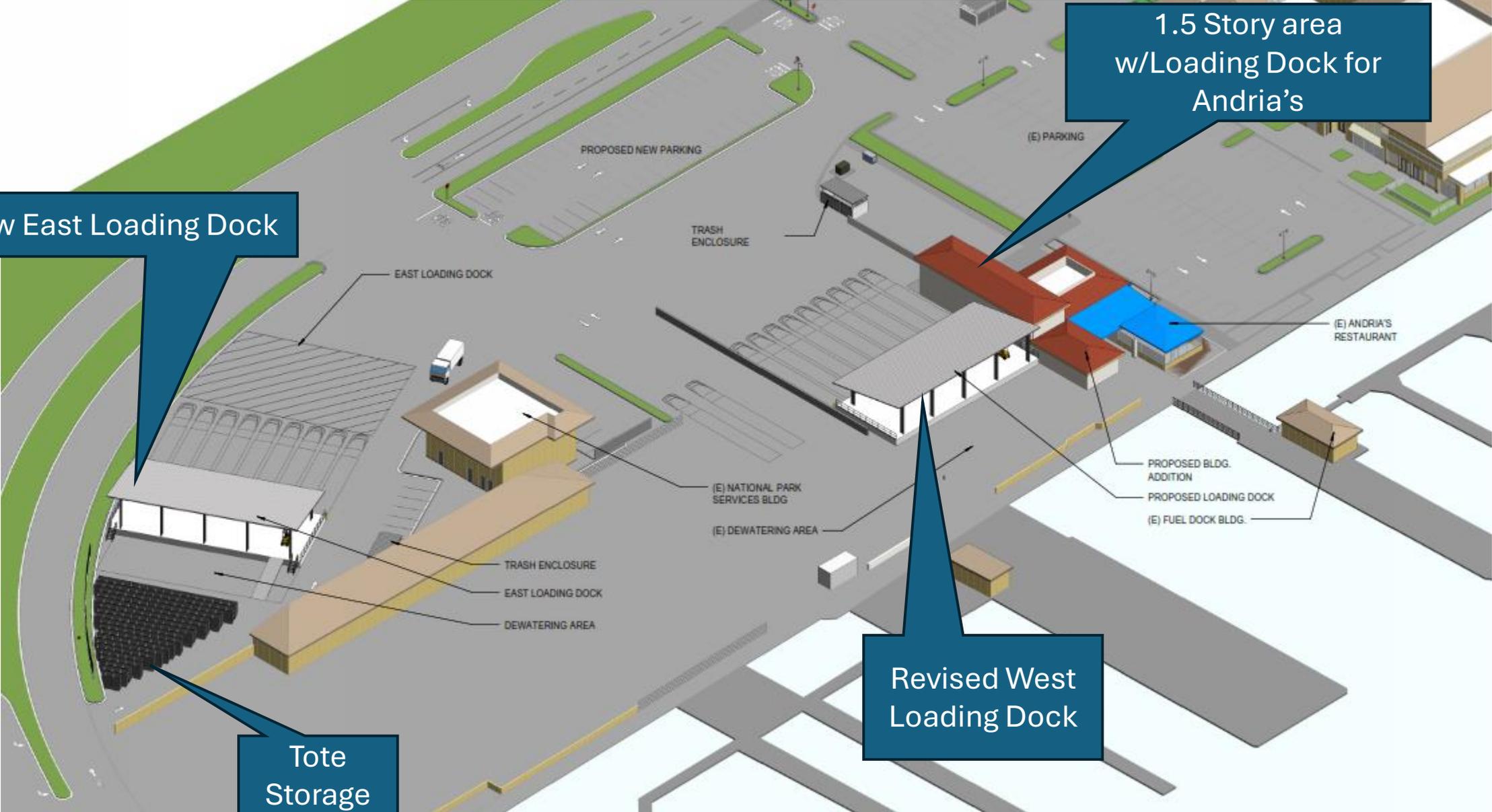
ATTACHMENT 1

New East Loading Dock

1.5 Story area w/Loading Dock for Andria's

Revised West Loading Dock

Tote Storage



# Revised Concept – West Loading Dock View From the Promenade at the Fish Pier

ATTACHMENT 1

Modernized and Expanded West Loading Bay

1.5 Story area for Andria's

New Public Restrooms

Existing Andria's Patio

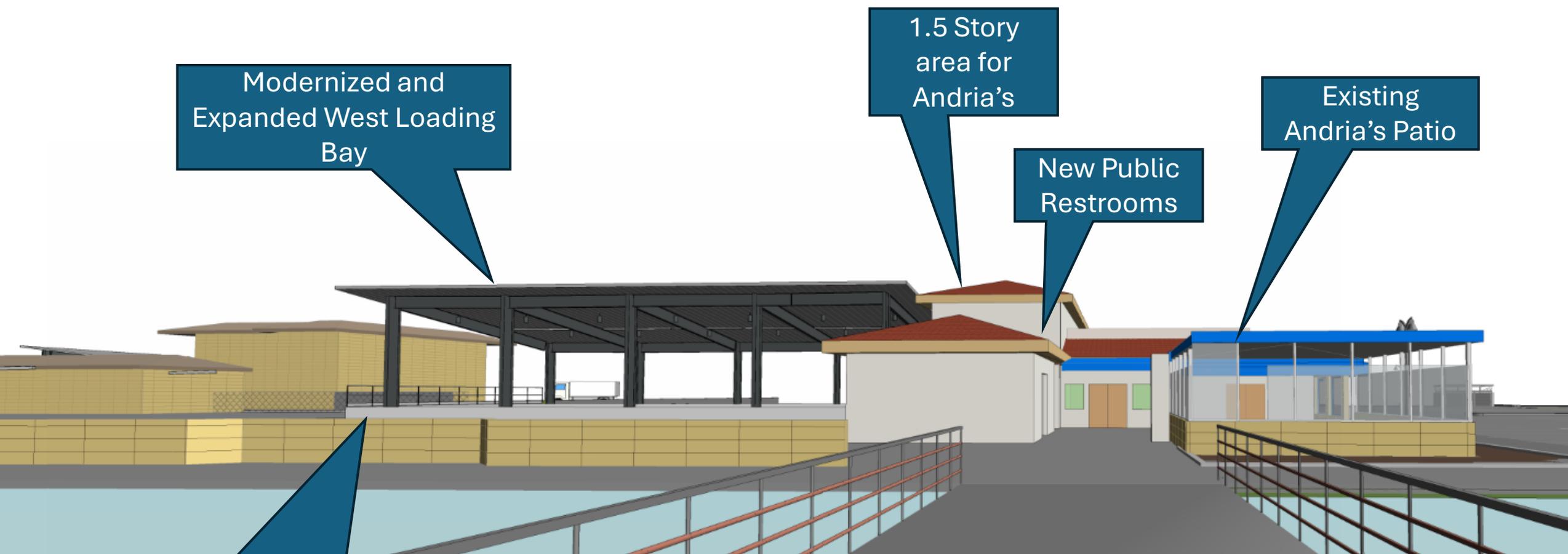
Fish Pier

Existing Offloading Area Remains but will have new artistic screening facing Promenade



# Revised Concept – West Loading Dock View From the Fuel Pier

ATTACHMENT 1



Modernized and Expanded West Loading Bay

1.5 Story area for Andria's

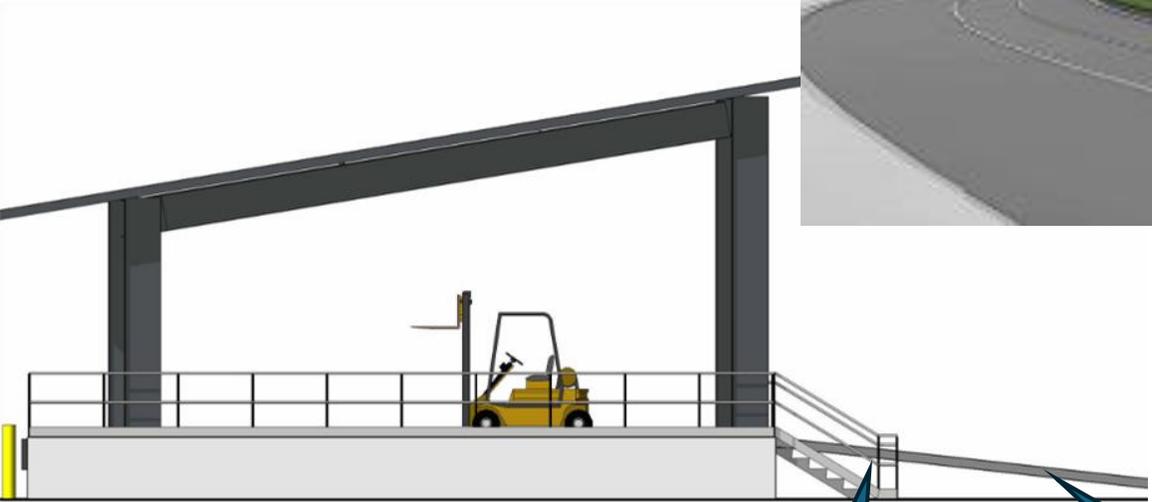
New Public Restrooms

Existing Andria's Patio

Existing Offloading Area Remains but will have new artistic screening facing Promenade

# Revised Concept – New East Loading Dock

ATTACHMENT 1



Truck Loading

Forklift Ramp

Dewatering Equipment

Tote Storage

New Entrance

# Existing Site Conditions Pictures

ATTACHMENT 1



# Existing Site Conditions Pictures

ATTACHMENT 1

