



June 22, 2020

Supervisor Steve Bennett
Supervisor Linda Parks
Supervisor Bob Huber
Supervisor Kelly Long
Supervisor John Zaragoza
Ventura County Board of Supervisors

Subject: Ventura County Board Meeting of June 23, 2020 - Regular Agenda Item 41: Approval of, and Authorization for the Harbor Director to Sign, Two Amendments to Agreements Between the County of Ventura and Channel Islands Harbor Properties LLC regarding ERNs for Parcel X-3 and Parcels F and F-1.

As previously decided at the November 5, 2019 Board of Supervisors meeting, the intention was to extend only the contractual deliverables due date, not the exclusivity for parcels X-3 and F and F-1. There is no information about which and how many of the required deliverables Channel Islands Harbor Properties LLC (CIHP) has actually submitted to the County since that November meeting. The Board also at that meeting agreed that before extending exclusivity, the Board should know what the development concepts will be. These items should be made public before any consideration of an ERN extension is made.

Now the Harbor Department says “to do so any other way (than a visioning project now) would assuredly lead to similar conflict as has been experienced with Fisherman’s Wharf.” Why is the Harbor Department so intent on protecting CIHP and not open the parcels and allow other developers to participate in this visioning process? What is the point of visioning meetings when the ERN amendment for F and F-1 clearly says CIHP’s project will be an apartment project? This seems like the Harbor Department has already approved the apartment concept.

These two parcels have locked out other developers’ ideas for many, many years. Why is the Harbor Department so afraid to open these parcels up to a Request for Proposal from other developers including CIHP? Extending the ERNs would tie up these parcels at least for another year or more.

We ask the Board, if necessary, to only extend the due dates for deliverables no more than in three-month increments as well as any exclusivity and motivate CIHP to get the deliverables done or terminate the ERN. The Board and public should know what CIHP’s project concepts are for these two parcels before exclusivity is extended for another year. Any visioning and planning should be followed by an open and transparent Request for Proposal process followed by and

ERN that ensures development of the agreed upon vision. This is not the time to continue to extend exclusivity to only one developer whose intention from the start has been the development of high-density luxury apartments on public harbor waterfront land.
Thank you.

Best regards,

Rene Aiu on behalf of the Harbor & Beach Community Alliance

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