
VENTURA HARBOR BOAT LAUNCHING FACILITY FEASIBILITY REPORT



Boarding Float



Boat Wash Station

Ventura Port District
\$890,000 Grant

SUMMARY

The Boating and Waterways Commission is being asked to consider a \$890,000 (Harbors and Watercraft Revolving Fund (HWRF)) Boat Launching Facility (BLF) grant to the Ventura Port District for the installation of two new pile-guided boarding floats and improvements to the boat wash stations at Ventura Harbor BLF.

The proposed grant would demolish and replace both boarding floats and make improvements to the boat wash station area for ADA compliance by removing and replacing the drainage pads, demolishing the curb around the boat wash island, and removing and reinstalling the existing boat wash station equipment and protective bollards.

There are no expected problematic financial, engineering, permitting, stakeholder or public access issues associated with this project. This project is anticipated to be completed by July 2024.

The Department of Parks and Recreation, Division of Boating and Waterways (DBW) seeks Commission Advice and Comment on this proposed \$890,000 Harbors and Watercraft Revolving Fund BLF grant to the Ventura Port District for the Ventura Harbor BLF improvements described in this May 5, 2022, feasibility report.

GRANT APPLICANT AND PREVIOUS COMMISSION ACTION

Grant Applicant

The grant applicant for this project is the Ventura Port District, which has owned, operated, and maintained the Harbor infrastructure and public facilities since 1952 and leases other boating-related facilities to private enterprise operators. Ventura Port District has the authority to construct, operate, and maintain the Ventura Harbor Boat Launching Facility.

Starting in Los Angeles from HWY 101 north, take the S. Victoria Avenue exit #64 and head west. Turn right on Olivas Park Drive, turn right on E. Harbor Blvd. turn left Schooner Dr., turn left on Anchors Way. The facility is approximately ¼ mile on the left.

Ventura Harbor Public Boat Launch Facility



Source: Google Earth

Area

Ventura Harbor is in Ventura County on the California Coast between Santa Barbara and Los Angeles. The City of Ventura has a population of 110,763. Ventura's topography is shaped by rivers, foothill slopes, and plains. Ventura is a popular tourist attraction with its landmark Mission San Buenaventura, beaches, and recreational boating.

Ventura is also home to the National Park offices for the famous Channel Islands National Park, and the departure point for the official Park concessionaire, Island Packers, which offers public boat transportation and whale watching trips. The islands can also be accessed by private boat.

The Ventura Port District hosts many restaurants, galleries, boutiques, entertainment venues, harbor boat tours, and more at the oceanfront Harbor Village. This area attracts locals and tourists alike, offering a broad range of active and leisure opportunities.

Ventura Harbor is a 274-acre, multiple use recreational and commercial fishing small craft harbor. The Harbor features 1,600 berths, a public boat launching facility, charter fishing operations, commercial fishing support facilities, a harbor patrol, two boat repair yards, fuel docks, and public restrooms. It also includes several public and private marinas as well as a private yacht club. Ventura Harbor BLF is open to the public, provides ocean access, and does not charge to launch vessels, but has a maximum \$10/day parking fee in the main parking area. There is no fee to park in the overflow lot.

The nearest boat ramps are the Channel Islands Harbor Launch Ramp, which is located 7 miles to the south, and Lake Casitas, 12 miles inland, which has two public boat ramps at Lake Casitas Recreation Area – the Santa Ana Ramp and the Coyote Boat Ramp – for recreational boating access north of the City of Ventura.

History

Ventura Harbor, including the BLF, was constructed with a \$4.75 million general obligation bond issued in 1962. By June of 1963, the Harbor was complete and commenced operations. The existing BLF launch ramp was constructed “in the dry” before the Harbor was opened and withstood nearly fifty years of use before requiring improvements in 2013. DBW granted \$2,550,000 to the Ventura Port District for the six-lane concrete ramp reconstruction, which was completed in 2014.

Usage

According to the California Boater Needs Assessment of 2018, recreational boaters at Ventura Harbor BLF commonly include locals and users from the greater Los Angeles area. Visitors cite several reasons for visiting Ventura Harbor, including scenery and natural beauty, good facilities, that it’s close to home, and affordable.

According to the District, motorized and non-motorized boaters do not experience significant overlap or conflict when launching at the BLF. Boaters access the facility for sailing, cruising, fishing, kayaking, and paddling. The launch ramp is also utilized by research and commercial operators.

The upgraded facility offers boaters a revitalized concrete launch ramp with improved traction for vehicles, a parking lot, a convenient location adjacent to a fuel and bait dock, and easy access to the open ocean. Continued improvements to the facility, as proposed in this project, will improve safety and accessibility at the BLF and will keep the facility usable for 20 years to come for locals and tourists.

Ventura Harbor BLF is accessible 24 hours a day, 7 days a week. The BLF is open year-round with its peak season between March and November. The busiest weekdays for recreational boating are Thursday through Sunday, and for commercial and research boating is Monday through Wednesday.

Boater spending supports local shops, restaurants, lodging, and equipment rentals.

Existing Conditions

The BLF currently has six lanes for boat launching and retrieval, two 180-foot boarding floats with rusted hardware, a six-unit restroom facility, boat wash down area, and 203 parking spaces (22 vehicle, 75 vehicle/trailer, 2 ADA vehicle/trailer, and 2 ADA vehicle stalls at the BLF, plus 60 vehicle, 38 vehicle/trailer, and 4 ADA accessible spaces in the overflow lot located at the corner of Harbor Boulevard and Schooner Drive).

Ventura Harbor Public Boat Launch Facility



Source: Google Earth

The public launch ramp at Ventura Harbor received a grant from the Division of Boating and Waterways, Harbors and Watercraft Revolving Fund in 2013 for reconstruction of the concrete boat launch ramp. This project, completed in 2014, did not include replacement of the boarding floats as they had approximately ten years of service life remaining.

The District has maintained the boarding floats in the years since the ramp reconstruction. However, the float hardware has rusted and weakened, causing two floats to break away during recent high wave events. The floats have been reattached, but the District anticipates that the condition will continue to deteriorate and pose safety risks until the floats can be replaced. The wooden top surface is also deteriorating and has undergone continuous repair. The boarding floats are currently serviceable but deteriorating rapidly.

The boat wash down station is located on a concrete island. This raised island is surrounded by a concrete curb, which is not ADA accessible. This project proposes removing the raised island and

curb, replacing the concrete drainage pads, and refitting the existing boat wash station equipment and protective bollards to create a new, ADA-compliant boat wash down area.

Ventura Port District has recently funded and completed maintenance improvements that include replacing drain covers at the boat washdown area and slurry sealing and restriping the launch ramp parking lot and the asphalt concrete vertical curve at the top of the ramp that had experienced pitting and wear from saltwater exposure.

The existing boat ramp is still in good condition, with v-grooves intact for adequate traction for launching and retrieval of boats. No new project credit signage is needed due to the installation of a recent project credit sign in 2014.

PROJECT DESCRIPTION

The proposed project would complete the installation of two new pile-guided boarding floats and design and construct ADA improvements to the boat wash station at the BLF.

Proposed Project Scope

Boarding Floats. Install two new 8' x 200' boarding floats, utilizing the existing abutments and piles.

Boat Wash Station Improvements. Remove the raised island and curb to provide ADA accessibility, replace the concrete drainage pads, and reuse the existing boat wash station and protective bollards.

Cost Estimate

The Port District estimates the entire project cost total as currently proposed is \$890,000. Table 1 (see below) identifies the current cost estimate and the division of costs and scope items between available funding sources. This estimate includes a contingency budget (10% of the construction subtotal) to supplement any unforeseen construction expenses that may occur during the construction process that affect the approved scope items.

Table 1: Cost Estimate, Ventura Harbor Boat Launching Facility	
CONSTRUCTION COSTS	
Mobilization	\$ 30,000
Boarding Float Demolition and Replacement	511,000
Boat Wash Station Demolition and Construction	75,000
Construction Subtotal	\$ 616,000
NON-CONSTRUCTION COSTS	
Escalation 26.8%**	\$ 165,400
DBW Contingency 10%	61,600
Engineering*	25,000
Inspection*	15,000
Permits*	7,000
Non-Construction Subtotal	\$ 274,000
TOTAL ESTIMATED PROJECT COST	\$ 890,000
<i>* Per Harbor District Cost Estimate</i>	
<i>** 13.4% per year for 2 years = 26.8% escalation (2021 CCI)</i>	

Project Status

Only preliminary planning and concept designs for the boat washdown have been completed.

Timeline

The District plans to apply for permits and begin designs in summer of 2022. The District estimates that the project will be completed no later than two years from the execution of the proposed grant agreement.

Engineering Feasibility

There are no particularly difficult or unusual problems associated with the proposed project.

Environmental Impact and Permits

Per the District's Environment Consultant, California Environmental Quality Act (CEQA) document for this project is a Categorical Exemption as it is a replacement of the existing project. The project may be eligible for a California Coastal Commission Coastal Development Permit waiver. City of Ventura permits may be required to conduct the work. The District has experience working with architects and the City for designing ADA access, which will be necessary for the boat wash down island. Applications will be filed this summer.

PROJECT METRICS

Annual Launches

Current. According to the boat launching data provided by the Port District, the annual number of boat launches at the Ventura Harbor BLF is approximately 8,000 motorized and 3,000 non-motorized.

Future. The Port District does not estimate an increase in the annual number of boat launches at the improved facility as a result of this replacement.

Annual User Days

Current. Based on the California Boating Needs Assessment study published in 2002, the south coast average for number of users per motorized boat is 3.78 and average of one user per non-motorized boat, therefore the current estimated annual number of user days is 33,240 (current annual launches * user per boat). The 2018 California Boating Needs Assessment Study does not establish the average number of users per boat.

Future. The annual user days for this facility is estimated to remain 33,240.

User Day Value

Current. The 2018 Boating Needs Assessment Study estimated a base unit day value in the Southern California region. The unit day value is an established way to measure recreational benefits that boaters gain from the experience of boating on a particular body of water. This value, adjusted for CPI, is currently \$32.70 per user. The total current annual user day value for this facility is approximately \$1,086,948 (user day value * annual user days).

Future. DBW estimates that the total annual user day value for proposed facility will retain its value of \$1,086,948 (user day value * projected annual user days).

Benefit-Cost Ratio

A common method in the analysis of investments is to establish net present value of the benefits and costs associated with a project. If the Benefit/Cost ratio exceeds "1" then the investment, weighed against available investment alternatives, is worthy of consideration from a financial perspective. The results of this analysis are as follows:

Benefit. The total benefits over the 20-year life of the project are estimated at \$14,266,070.

Cost. Net costs over the 20-year grant period are estimated to be \$9,770,738.

Ratio. Therefore, the Benefit-Cost Ratio is 1.46.

User Fees

There is no fee to launch but there is a maximum \$10 per day parking fee. The Annual Pass is \$150, the Discounted Annual Pass is \$75 (Small Boat Dry Storage Customers), and the Vendor Daily 8-Hour Pass is \$5. There is no fee to park in the overflow lot.

CONCLUSION

The Department's analysis indicates that this project, as proposed, makes needed improvements, is feasible from an engineering perspective, is cost effective, and increases public access.

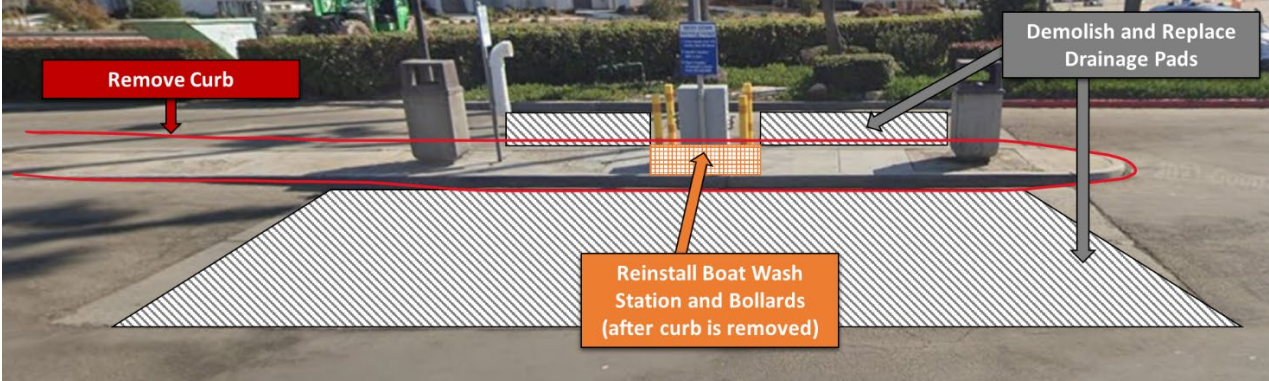
COMMISSION ADVICE AND COMMENT

The Department of Parks and Recreation, Division of Boating and Waterways seeks Commission Advice and Comment on this proposed \$890,000 Harbors and Watercraft Revolving Fund grant to the Ventura Port District for improvements as described in this May 5, 2022, feasibility report.

CONDITION

As a condition of the grant, the District shall complete the California Environmental Quality Act (CEQA) requirements, at its own expense. No reimbursement will occur until CEQA is complete.

Proposed Improvements for Boarding Floats and Boat Wash Down Area



Source: Google Earth