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May 18, 2024

Chair Kelly Long
Supervisor Janice S. Parvin
Supervisor Jeff Gorell
Supervisor Matt LaVere
Supervisor Vianey Lopez

CC: CEO Dr. Sevet Johnson
Harbor Department Director Michael Tripp
Clerk of the Board

RE: Time Certain Item #50, 5-21-24, 1:30 P.M.

Approval of, and Authorization for the Harbor Department Director to Execute, the Lease Option Agreement and a Long-Term Lease Agreement with Karls LLC, A California Limited Liability Company, for the Renovation and Operation of a Themed Retail Village (Project) on Harbor Parcels V, V1, V2, V3, V4 and a Portion of N-2, the Site known as Fisherman's Wharf at the Southwest Corner of Victoria Avenue and Channel Islands Boulevard, Oxnard; Authorization for, and Direction to, the Harbor Director to Submit the Project to the California Coastal Commission; Find that the Project is Exempt from the California Environmental Quality Act; and Direct filing of CEQA Notice of Exemption.

Dear Chair Long and Board Supervisors,

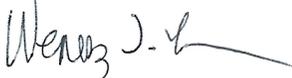
I am writing to ask for your vote in favor of Item #50 (as defined above), at the upcoming 5-21-24 Board meeting. Approval and authorization for the above-described actions is necessary for the Karls project to continue moving forward. This project will bring a much-needed revitalization to the Fisherman's Wharf at the Channel Islands Harbor. Additionally, the proposed project is designed to be visitor and public serving, with a focus on families and diversity, and will be a wonderful complement to our community.

I attended meetings hosted by Karls, where their project was presented, and community input and comments were requested and welcomed. The representative from Karls was very receptive to feedback and input from meeting attendees and expressed a desire to adapt the project as best as possible to meet the community's needs and requests. In my opinion, the Karls project exhibits a focus on the value of community, a respect for the area's heritage, and a sensitivity to the spectrum of income levels.

I support giving approval and authorization to the various actions listed in Item #50, and I'm asking you to each vote "Yes" and give your collective support to moving this project forward. Your approval will authorize our Harbor Department Director to submit this project to the California Coastal Commission, a big step towards making this wonderful project a reality for the community.

I believe in this project, and I think it will benefit our County. Please vote "Yes" on Item #50.

Respectfully submitted,



Wendy Lee