

Dear Mr. Nyhoff and Mayor Flynn,

I attended the Neighborhood council meeting last evening at the Performing Arts center and want to thank you both for your presentations.

I am sad to say that my neighborhood is not actually represented by a formal neighborhood council and we have not been successful in finding a volunteer for heading one.

The main reason for that is burnout as there have been many volunteers working for many years in an attempt to bridge the gap between our assessment fund balance and the funding required to perform repairs on the seawalls in Mandalay Bay.

Mr. Nyhoff - when Bill Clark and I met with you, a year ago last month, we had hope – it was agreed that this was an urgent matter that required attention... but then of course other matters have taken precedence.

Last night Mayor Flynn referenced the Channel Islands Harbor development saying, “People come from all over” - and “We are going to make the harbor great!”

Of course this was mainly in reference to south of the bridge.
North of the bridge is another matter.

The City of Oxnard knew that Mandalay Bay’s assessment was inadequate for covering expenses associated with the maintenance of the Seawalls. This knowledge was reflected in the arrangements for assessments in the Seabridge and Westport developments.

The residents of Mandalay Bay have been requesting clarification and assistance since 1976 on defining the scope of the Waterway Maintenance District.

See: <http://channelislandsca.com/wp-content/uploads/2014/10/MBay-History-1968-to-2003.pdf>

The City of Oxnard began the 20 Year Seawall Maintenance Plan in 1999

In the presentation **by the city of Oxnard** at our annual meeting in 2005 it was estimated that the replacement cost of the 7.8 miles of Seawall would cost \$56,000,000 or \$1,359.72 per foot. For the 743 properties in Mandalay Bay and 132 Harbor Island properties and that we did not have the required money for the budget or needed maintenance.

See: Page 32

http://channelislandsca.com/wp-content/uploads/2014/06/MBa_FY05-06_Public_Hearing_5-17-05.pdf

05-06 Budget (not much has changed except the passing of time and increased cost of work)

Seawall Maintenance:	\$111,329
Landscape Maintenance:	138,495
Guard Rail Replacement:	190,000
Channel Cleaning	63,000
Total Appropriation	\$502,824

*Leaves Waterway Fund Balance of \$475,269



Priority for Known Seawall Maintenance



Repair/ Maintenance Item	Total Estimated	1-5 years cost	6-10 years In	11-15 years dollars
Boise Wall Repair and Maintenance				
Pilasters	2,500,000	575,000	575,000	1,350,000
Wall panel cracks	4,500,000	35,000	2,000,000	2,465,000
Sink hole	400,000	100,000	100,000	200,000
Weep hole	550,000	550,000		
Zurn Wall Repair and Maintenance				
Wall stem	660,000	200,000		460,000
Slope protection	1,300,000	100,000	200,000	1,000,000
Joint repair	180,000			180,000
Weep hole	50,000			50,000
Grand Total	10,140,000	1,560,000	2,875,000	5,705,000

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ABOVE WAS FROM 2005 PRESENTATION BY CITY OF OXNARD

Jump ahead to 2012

Strategic investigation of the condition of the Seawalls

http://channelislandsca.com/wp-content/uploads/2013/04/Strategic_Investigation_PhaseB.pdf

“The Class 4 rated (tract 1) 10” thick Zurn Walls with a “deck surcharge” may be as short as 2-3 years...

The Class 4 rated (tracts 2 &3) 12” thick Zurn walls have 5-19 years until failures are expected under static (nonseismic) conditions but repairs are recommended to start in 5 years to avoid the need for costly shoring during repair work.

The Class 4 rated Boise panels with significant vertical or diagonal cracking are expected to fail within 3-10 years. ...”

(ahem that was a 2012 report – check your calendars now)

Representatives of our homeowners association (<http://channelislandsca.com/>) meet with the City every month and they graciously provide us information and access to plans, consultant reports, schedules and contractors so that we can facilitate work with the homeowners.

We have been trying for YEARS to work out funding to prolong the life of the Seawalls.

I can walk out my front door and throw rocks at 5 homes on my street owned and occupied by folks older than 80 – a few of them over 90. Additionally there are many folks that have experienced major impact on retirement planning due to the economic times. The additional economic impact of recovery from a major disaster would take many who are on the edge, *under water* – so to speak. Approximately 30% of the property owners in this area actually live elsewhere. The newer buyers in the area are asking why they were not informed about the issues and why nobody is “doing anything”. Some think lawsuits are the answer to everything. Many residents just wake up every morning happy to be where they are and hope it is all still here the next day. These are important parts of the make-up of the overall demographics of our community.

The settling that caused the gaps leading to the vibration of the paving system to break water pipes is an excellent example of the fragility of infrastructure over time – thank goodness the crews were present and the breaks were not discovered due to an earthquake when resources would have been stretched thinner.

2015 Disaster Planning - Our Current Project

The consultant (TranSystems) engineering firm that monitors the condition of the Seawalls has recommended that we move from the repair and restore plan to planning for disaster. The drought may have prolonged the stability in some scenarios but serious rains may undermine that.

The failure of **ANY** Seawall will require immediate action and permits to protect and mitigate damage to both people and property. The plan at this time is to examine the most likely points of failure and address those scenarios by developing action plans for the eventuality. This will include permits from the Coastal Commission and the Army Corp of engineers. Eventually this information will impact the value of homes as it will very likely require disclosure by realtors and could have effects on insurance as well.

It saddens me to think of the area of Mandalay Bay becoming an inevitable disaster zone if action is not taken now. It frustrates me to think that just as the South side of the Harbor will be celebrating Grand Openings – the North side will be having preventable catastrophic failures.

Sincerely,
Debbie Mitchell
Seawall – “Team Oxnard”
Channel Islands Waterfront Homeowners Association
www.channelislandsca.com

