



Channel Islands
Waterfront Homeowners Association

FEBRUARY 2024

Annual Meeting



FEBRUARY 2024

Annual Meeting

AGENDA

9 AM PUBLIC MEETING

Welcome Message: Bill Clark President

Pledge of Allegiance

Special Guest Speakers* (10-20 minutes speaking followed by a couple of questions)

9:10 Michael Tripp: Channel Islands Harbor Director – Harbor Update

9:30 Michael Wolfe: Public Works Director- Seawalls

9:50 Alex Nguyen: Oxnard City Manager – Seawalls and City Update

10:10 Chuck Carter: CIWHA Board Member & CINC Clean Water Team – Water Quality Update

10:30 General Q/A

10:45 Bill Clark: Thanks to the guests!

PROPERTY OWNERS ONLY MEETING - BEGIN 10:50 am



Channel Islands
Waterfront Homeowners Association



Channel Islands
Waterfront Homeowners Association

REPRESENTING MANDALAY BAY HOMEOWNERS

FEBRUARY 2024

Annual Meeting

AGENDA

9 AM PUBLIC MEETING

Welcome Message: Bill Clark President



FEBRUARY 2024

Annual Meeting

AGENDA

Special Guest Speakers*

(10-20 minutes speaking followed by a couple of questions)

- 9:10 Michael Tripp: Channel Islands Harbor Director – Harbor Update
- 9:30 Michael Wolfe: Public Works Director- Seawalls
- 9:50 Alex Nguyen: Oxnard City Manager – Seawalls and City Update
- 10:10 Chuck Carter: CIWHA Board Member & CINC Clean Water Team – Water Quality Update
- 10:30 General Q/A
- 10:45 Bill Clark: Thanks to the guests!

PROPERTY OWNERS ONLY MEETING - BEGIN 10:50 am

FEBRUARY 2024

Annual Meeting



AGENDA

Special Guest Speakers*

(10-20 minutes of speaking followed by a couple of questions)

- 9:10 **Michael Tripp: Channel Islands Harbor Director – Harbor Update**
- 9:30 Michael Wolfe: Public Works Director- Seawalls
- 9:50 Alex Nguyen: Oxnard City Manager – Seawalls and City Update
- 10:10 Chuck Carter: CIWHA Board Member & CINC Clean Water Team – Water Quality Update
- 10:30 General Q/A
- 10:45 Bill Clark: Thanks to the guests!

PROPERTY OWNERS ONLY MEETING - BEGIN 10:50 am



Channel Islands Waterfront Homeowners Association
February 24, 2024

PROJECTS



New Hyatt House Project

- Grading permits will be pulled this month
- Groundbreaking will be in April
- Project is expected to take 24 months to complete



Kiddie Beach Parking Lot and Surge Wall

Kiddie Beach Parking Lot improvement and bathroom remodel

Estimated cost \$300,000

Notice to Proceed issued on January 8th

Parking lot expected to be completed in April 2024

Seawall rebuild – Engineering underway

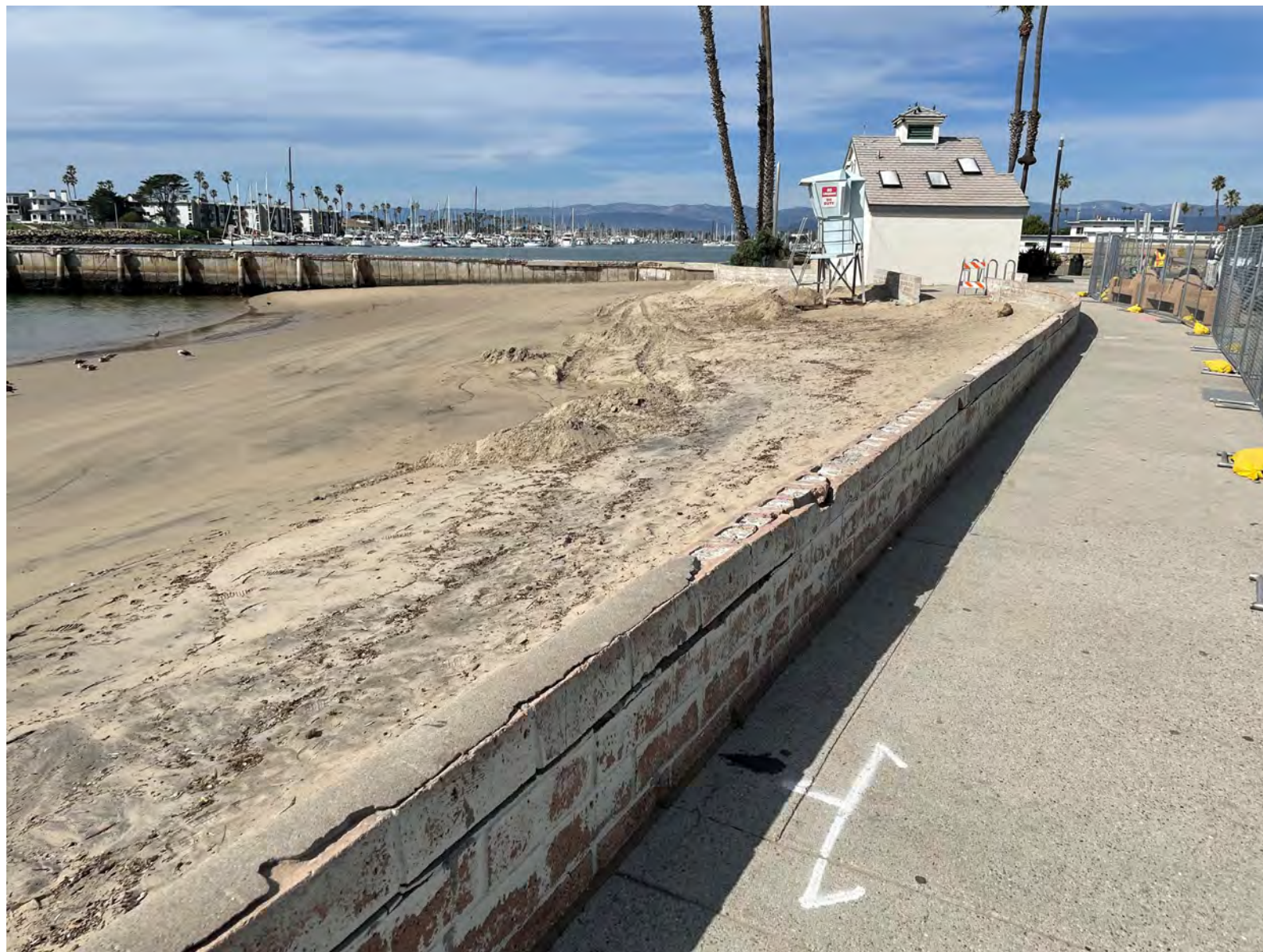
Surge wall rebuild – Estimated cost \$2,000,000



Kiddie Beach Parking Lot



Kiddie Beach Seawall



Silverstrand Parking Lot

Slurry and Seal



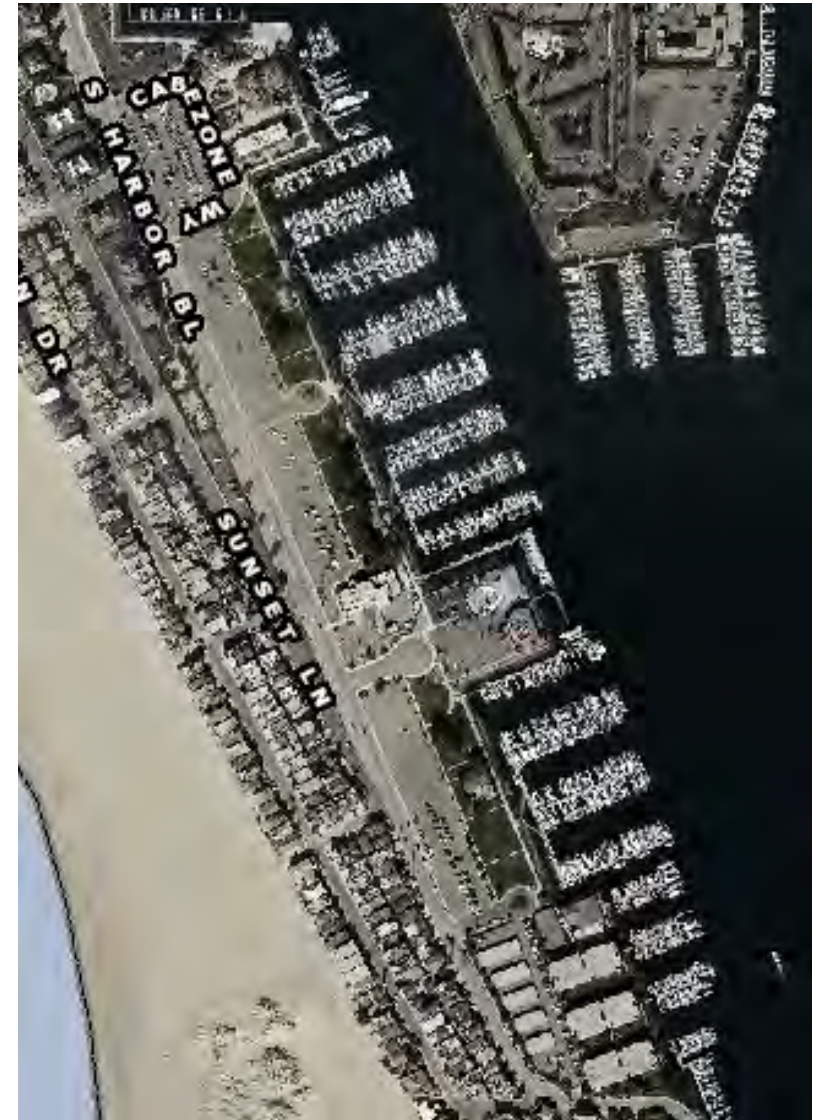
Channel View Park Parking Lot

Complete Resurfacing



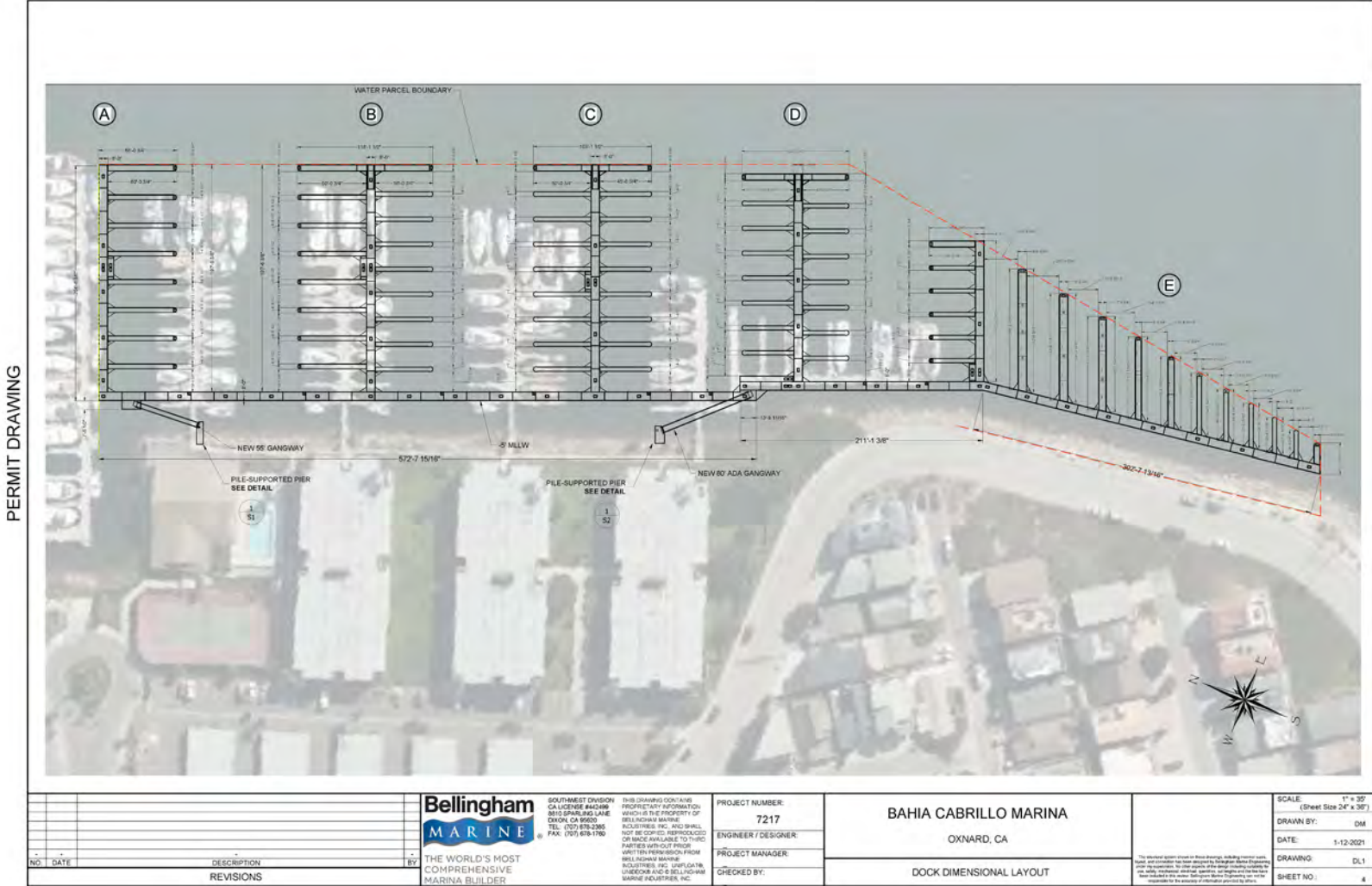
Harbor Blvd. Parking Lots Repaving Project

- Preparing RFP Now
- Will Follow Kiddie Beach Parking Lot
- Expected to be completed by the end of 2024
- Estimated cost \$2,000,000



Bahia Marina Anchorage Replacement

Project expected to begin late 2024



PERMIT DRAWING

NO.	DATE	DESCRIPTION	BY

Bellingham MARINE
 THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER

SOUTHWEST DIVISION
 CA LICENSE #40498
 8815 SPARKLING LAKE
 DIXON, CA 95605
 TEL: (707) 478-2385
 FAX: (707) 478-1780

THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND IS THE PROPERTY OF BELLINGHAM MARINE INDUSTRIES, INC. AND SHALL NOT BE COPIED, REPRODUCED OR IN ANY MANNER TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION FROM BELLINGHAM MARINE INDUSTRIES, INC. UNPLUGGABLE, UNRECOVERABLE AND BELLINGHAM MARINE INDUSTRIES, INC.

PROJECT NUMBER: 7217
 ENGINEER / DESIGNER:
 PROJECT MANAGER:
 CHECKED BY:

BAHIA CABRILLO MARINA
 OXNARD, CA
 DOCK DIMENSIONAL LAYOUT

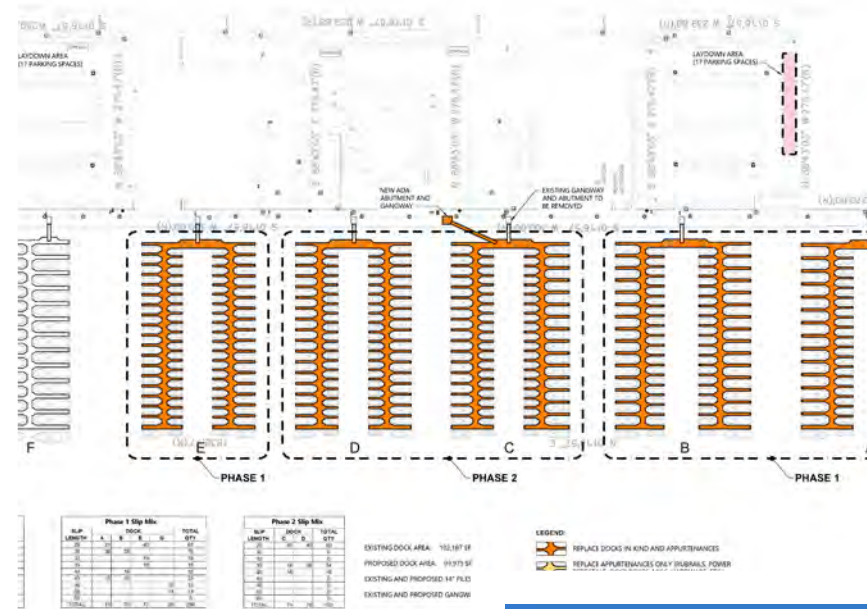
SCALE: 1" = 30'
 (Sheet Size 24" x 36")
 DRAWN BY: DM
 DATE: 1-12-2021
 DRAWING: DL1
 SHEET NO.: 4

Anacapa Isle Marina

PWP Amendment approved by the Coastal Commission June 2022

NOID approved by Coastal Commission December 2022

Project is underway



NO.	DATE	BY	REVISION



Fisherman's Wharf

- May 2022 – The Harbor Department released a Request for Proposals for the Fisherman's Wharf parcel. Four proposals were reviewed by Harbor Department staff, and the Harbor Advisory Committee
- September 2022 – Public meeting held on three proposals for the Fisherman's Wharf parcel
- November 2022 – Harbor Department announces its intent to enter into an Exclusive Right to Negotiate with Karls
- February 2023 – Due to some public opposition to the project, 12 workshops were held to give the public a better understanding of what was being proposed by the Karls group
- April 2023 – Exclusive Right to Negotiate approved by the Board of Supervisors
- January 2024 – Workshops held to introduce revised concept
- February 2024 – Currently working on environmental review

Karl's



Artisan Market



Artisan Market

Parks,
Playgrounds,
Outdoor
eating areas



Harbor View Park Playground



Harbor View Park Playground



Harbor View Park Playground



Harbor View Park Playground



Harbor View Park Playground

- New Features added to make playground more accessible
- Notice of Impending Development Submitted in January
- Project expected to begin this year



Harbor View Park Playground



EVENTS



2024 In the Harbor

Celebration of the Whales Festival	April 7
Father's Day Car Show at the Harbor	June 16
From the Tree to The Sea: Wooden Boat Show & Classic Cars at the Channel Islands Maritime Museum	June 16
4 th of July Festival/Electric Boat Parade/ Family Parade	July 4
Channel Islands Harbor Fine Art Festival	July 13, 14
Concerts by the Sea Summer Concerts Series	July 13, 20, 27
Vintage VW Car Show	TBD
Concerts by the Sea Summer Concerts Series	Aug. 3, 10, 17, 24, 31
Concerts by the Sea Summer Concerts Series	Sept. 7
Central Coast British Car Club Car Show	Sept. 22
37 th Annual Ponies by the Sea Car Show	Oct. 13
3 rd Annual Parade of Frights	Oct. 26
CI Harbor Farmer's Market Holiday Arts & Crafts	Dec. 1, 8, 15, 22
5 th Annual Channel Islands Harbor Food & Toy Drive	Dec. 7
58 th Annual Parade of Lights	Dec. 14

Harbor Patrol



Questions?



FEBRUARY 2024

Annual Meeting



AGENDA

Special Guest Speakers*

(10-20 minutes of speaking followed by a couple of questions)

- 9:10 Michael Tripp: Channel Islands Harbor Director – Harbor Update
- **9:30 Michael Wolfe: Oxnard Public Works Director- Seawalls**
- 9:50 Alex Nguyen: Oxnard City Manager – Seawalls and City Update
- 10:10 Chuck Carter: CIWHA Board Member & CINC Clean Water Team – Water Quality Update
- 10:30 General Q/A
- 10:45 Bill Clark: Thanks to the guests!

PROPERTY OWNERS ONLY MEETING - BEGIN 10:50 am

West Hemlock Repair Locations



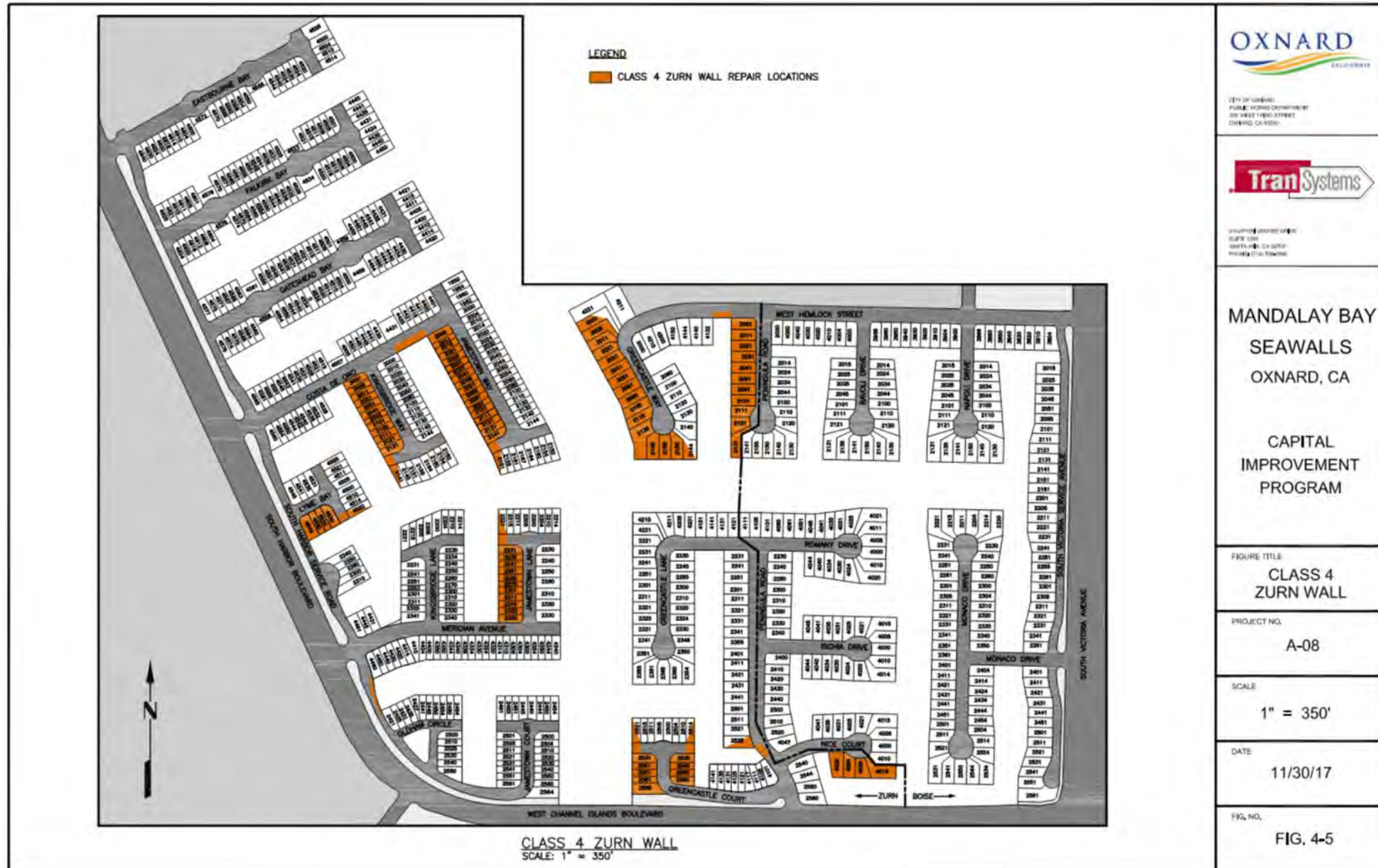
DRAFT

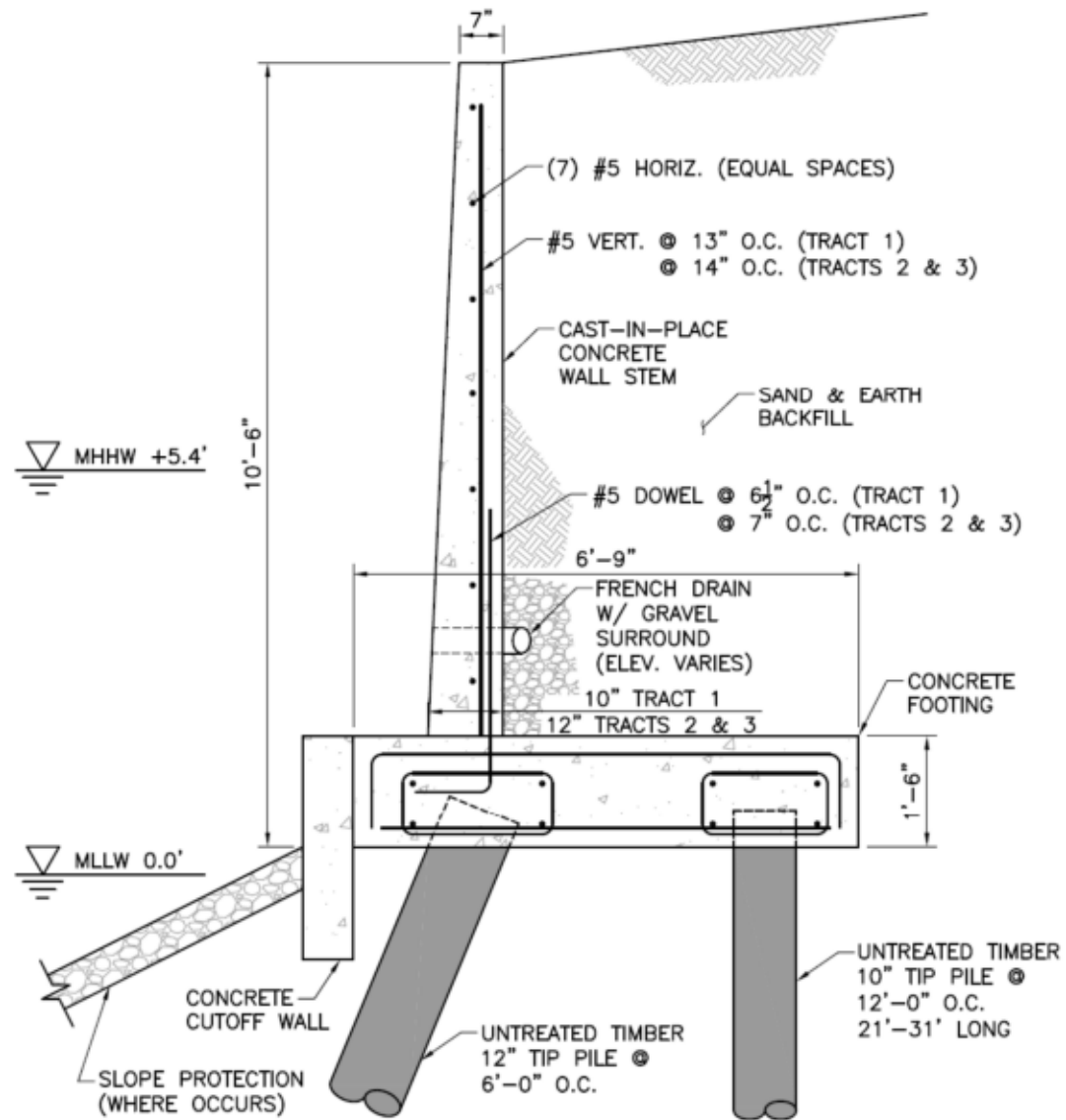
Project #	Description
1	370' West Hemlock Pilasters & Panels
2	Survey and Repair Weep Holes
3	(78) Class 3.5 Pilasters
4	(42) Class 4 Boise Panels
5	412' Footing
6	4,800' Class 4 Zurn Walls
7	(258) Class 3.5 Boise Panels
8	2,070' Class 3.5 Zurn Walls
9	250 Class 3 Pilasters
10	830' Class 3.5 Zurn Walls
11	1,227' Footing
12	Survey and Repair Weep Holes
13	(201) Class 2.5 Pilasters
14	5,600' Class 3 Zurn Walls
15	(434) Class 3 Boise Panels
16	(215) Class 2 Pilasters
17	500' Footing
18	2,900' Class 2.5 Zurn Walls

Class-4 Boise Panel Locations



Class-4 Zurn Wall Locations





TYPICAL "ZURN" WALL SECTION

SCALE: ½" = 1'-0"

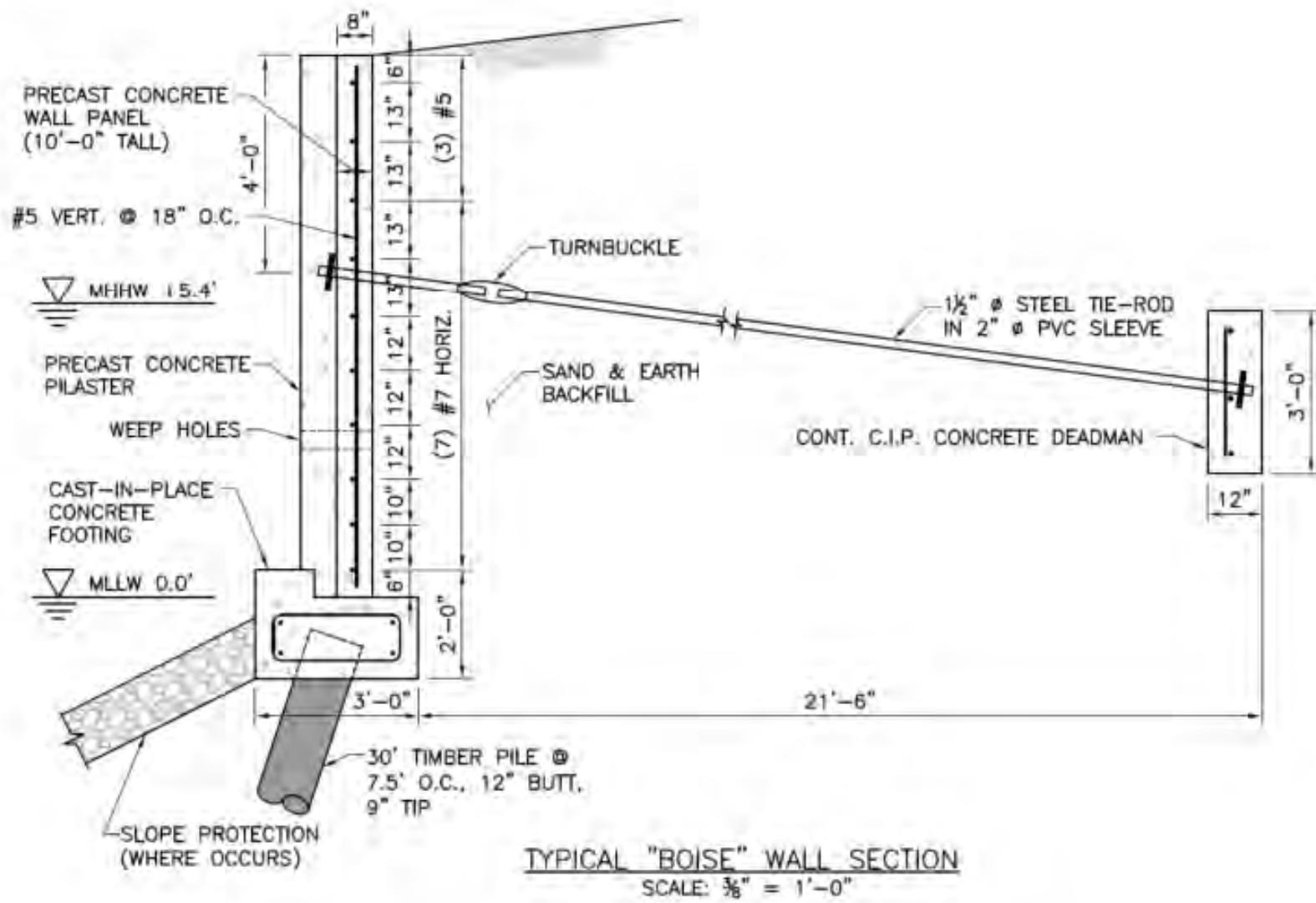


Figure 1 - Typical Boise wall [from TranSystems (2017)]

FEBRUARY 2024

Annual Meeting



AGENDA

Special Guest Speakers*

(10-20 minutes of speaking followed by a couple of questions)

- 9:10 Michael Tripp: Channel Islands Harbor Director – Harbor Update
- 9:30 Michael Wolfe: Oxnard Public Works Director- Seawalls
- 9:50 **Alex Nguyen: Oxnard City Manager – Seawalls and City Update**
- 10:10 Chuck Carter: CIWHA Board Member & CINC Clean Water Team – Water Quality Update
- 10:30 General Q/A
- 10:45 Bill Clark: Thanks to the guests!

PROPERTY OWNERS ONLY MEETING - BEGIN 10:50 am

FEBRUARY 2024

Annual Meeting

AGENDA

Special Guest Speakers*

(10-20 minutes of speaking followed by a couple of questions)

- 9:10 Michael Tripp: Channel Islands Harbor Director – Harbor Update
- 9:30 Michael Wolfe: Oxnard Public Works Director- Seawalls
- 9:50 Alex Nguyen: Oxnard City Manager – Seawalls and City Update
- **10:10 Chuck Carter: CIWHA Board Member & CINC Clean Water Team Water Quality Update**
- 10:30 General Q/A
- 10:45 Bill Clark: Thanks to the guests!

PROPERTY OWNERS ONLY MEETING - BEGIN 10:50 am

Understanding the Water Situation in and around Channel Islands Harbor

February 2024

Channel Islands Neighborhood Council (CINC)

Marine Advisory Committee (MAC)



Agenda

Has the CI harbor water quality been degraded since the MGS power plant pumps were shut off?

What has caused the degradation?

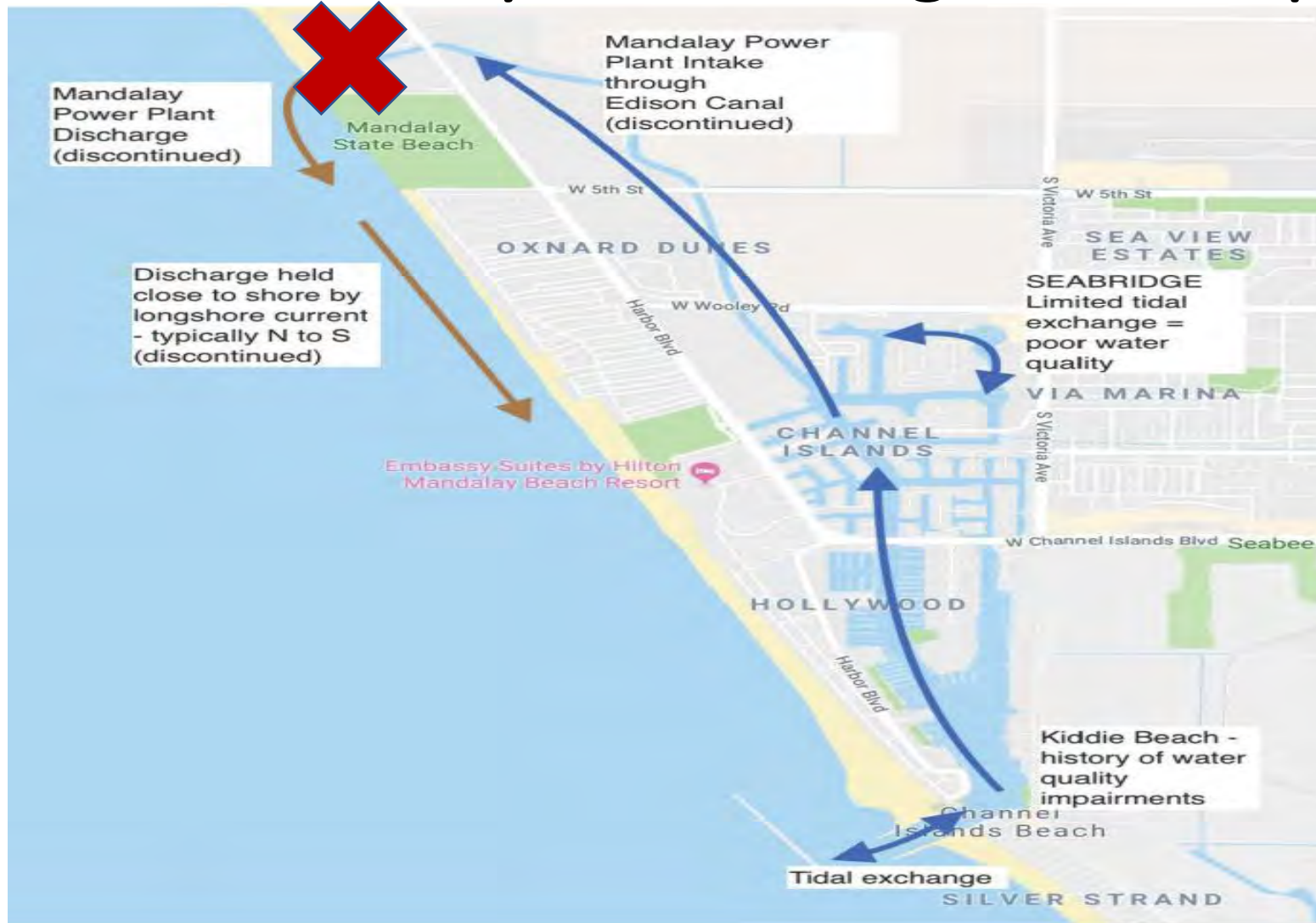
What are mitigation/remediation options?

What are other harbors doing?

- RFP for Conceptual Design
- Preliminary Engineering
- Environmental Review

?????

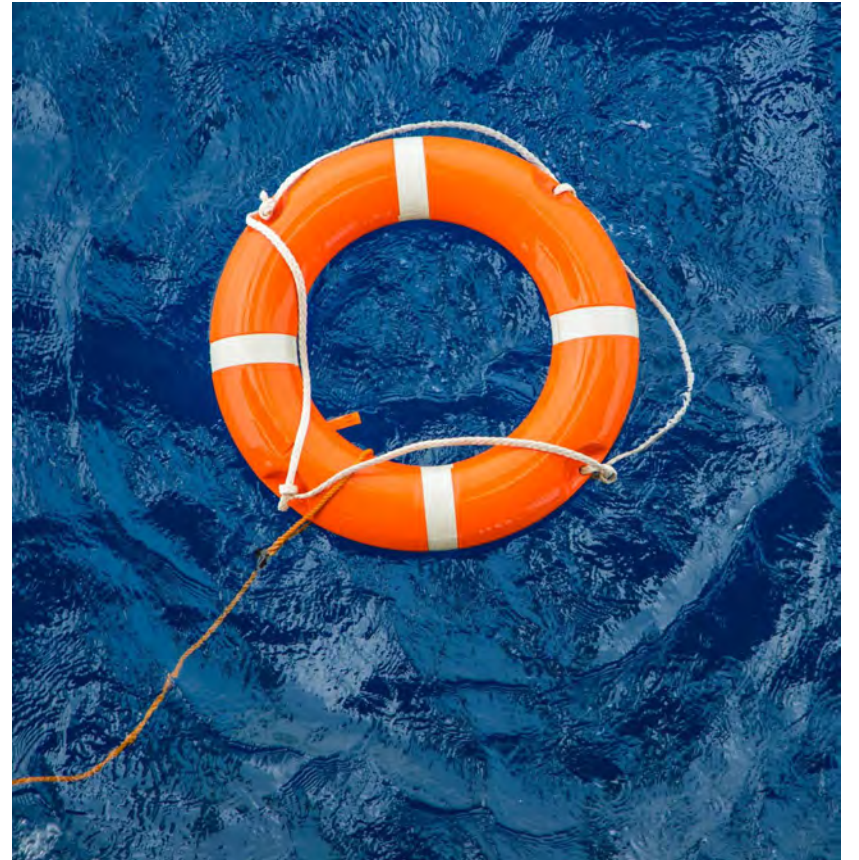
Harbor water circulation was drastically impacted after 60 years of Mandalay Generating Station operations



Ave. 1.5 billion gallons pumped out of canal per month stopped in 2018!

What has caused the degradation?

- 1) **Stagnant water:** Residence times have increased 3-fold.
- 2) **Low Dissolved Oxygen (DO)** Nutrient Pollution causes HAB Harmful Algae Bloom (Eutrophication) . When the algae decompose they consume oxygen. DO below 5 ppm for days can be harmful to fish and aquatic species.
- 3) **Elevated Bacteria** making the water unsafe for swimming and potentially fatal for marine life. Following recent rains, 2,000 *white seabass* died in the harbor grow-out pens.
- 4) **Pesticides** have been identified in the harbor water. While Pyrethroid pesticides are not harmful to humans, they are highly toxic to marine life, bees, and other beneficial insects.
- 5) **Toxicity:** Possible fish die-off

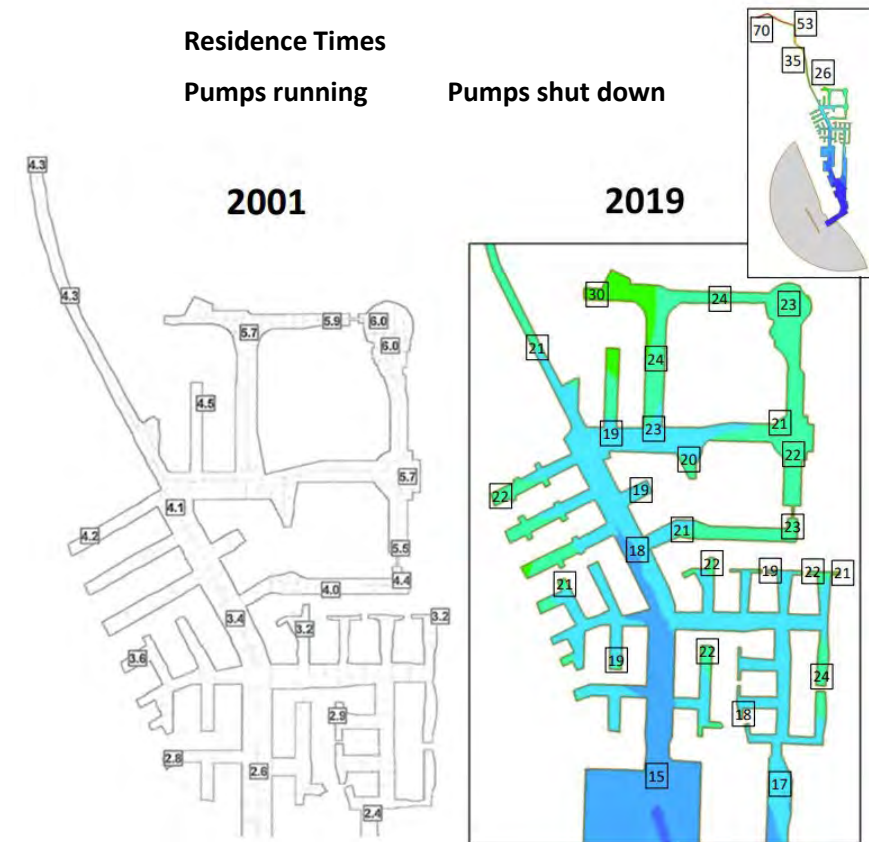


Aquatic Bioassay Consulting 2019 report

Water residence times near Seabridge and Westport increased from approximately 6 days when the pumps were active (left) to 20-30 days with the pumps off (right)

Figure 2. Modeled water residence times (approximately time that water remains in that location) in CIH based on conditions in 2001 with the Mandalay Power Plant pumps operating (left: from Moffatt & Nichol Engineers report, Fig. 3.7) and in 2019 with the Plant's pumps not operating (right: Anchor QEA memorandum, Fig. 7). The numbers indicate water residence times in units of days.

Water residence times in the upper portion of Edison Canal are extreme (≈ 70 days) with the pumps turned off

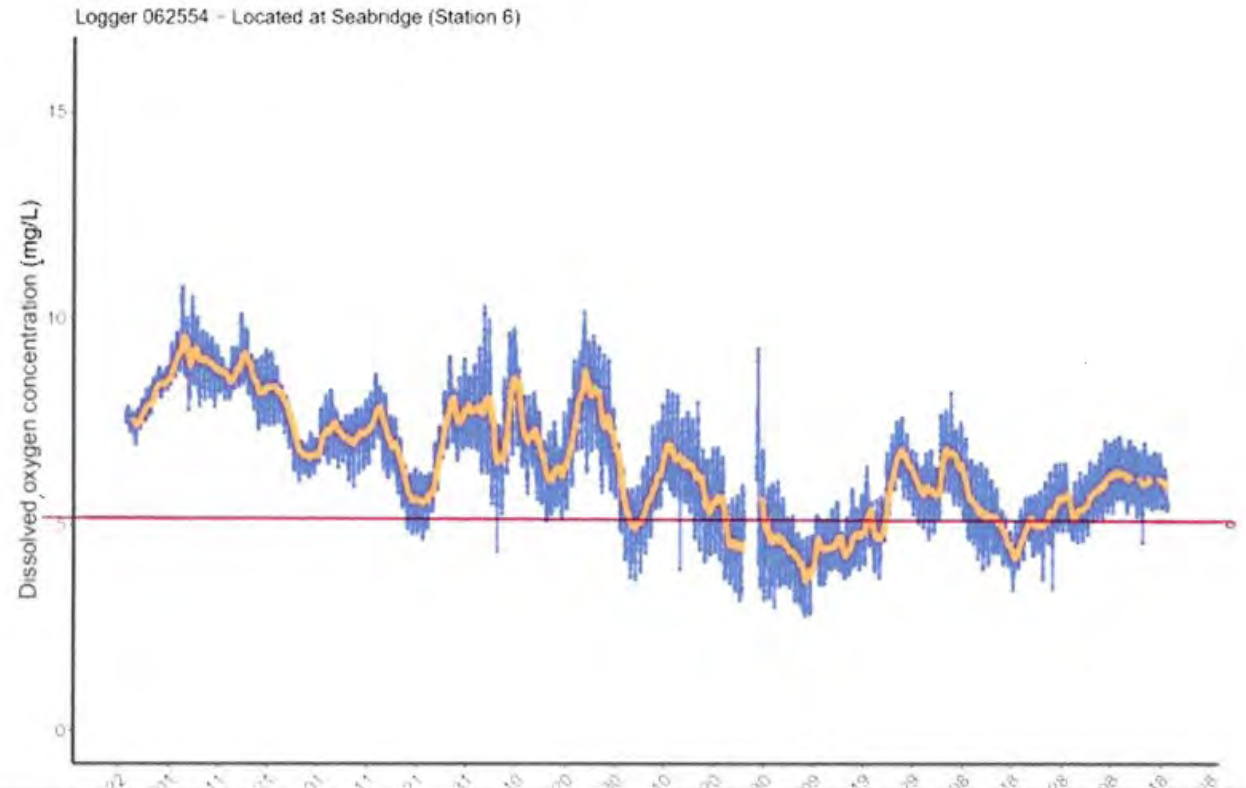


On-Going Concern: Fish Kill due to low Dissolved Oxygen Level (DO) or toxic algae

- City of Oxnard's website Water Quality weekly reporting for DO and chlorophyll
- Installed 2 remote sensors – Seabridge and Westport
- Implemented surface algae removal: City Contract Harbor Offshore
- DO dropped below 5 mg/L during several days from 07/01 through 10/08
- ABC did not report any toxic algae

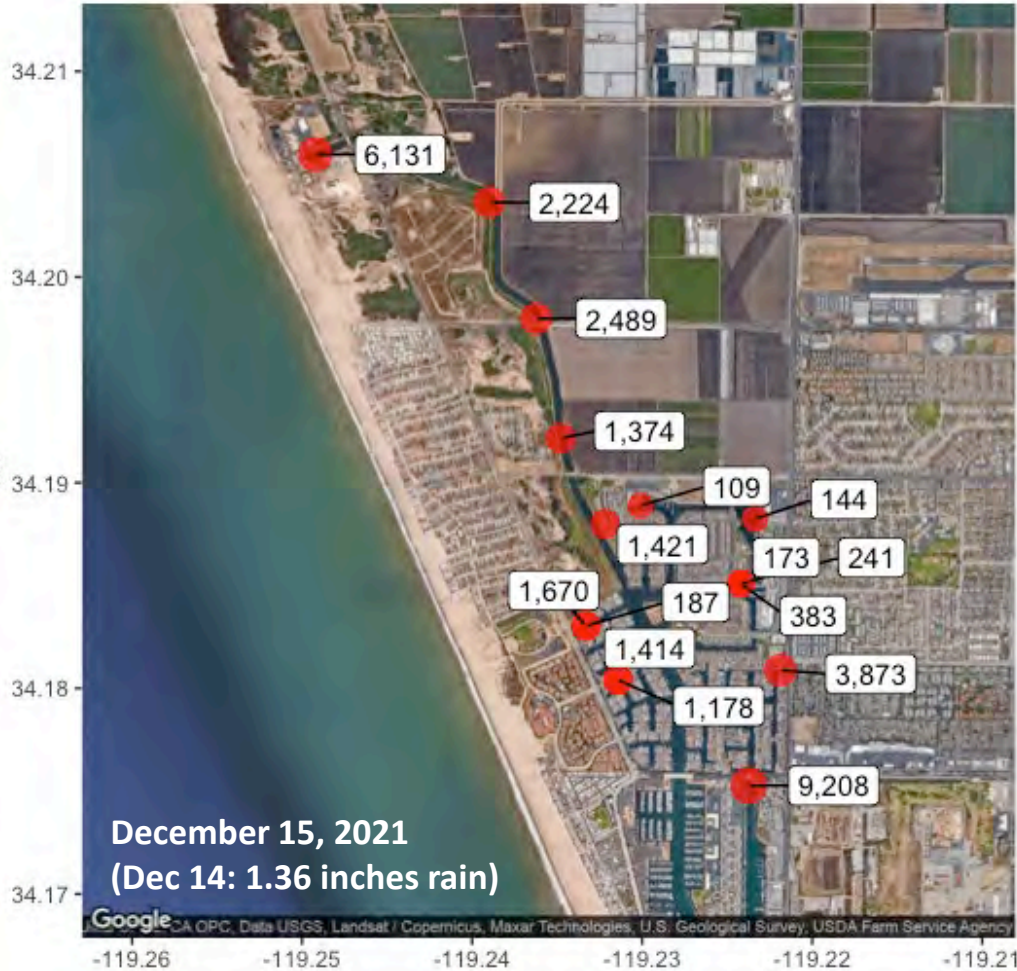


CHANNEL ISLANDS HARBOR WATER QUALITY: REMOTE SENSOR DATA – 3/23/23 THROUGH 10/19/23



Enterococcus Bacteria Documented Ecosystem **Recovery**

EPA Benchmark = **104 MPN**



Heavy rain caused extremely high bacteria levels in Edison Canal and also adjacent to storm drains. Entire harbor exceeds 104 MPN/100 ml.

One week after rains most of bacteria levels significantly lower. Exceptions are adjacent to storm drains and at Fifth Street Edison Canal, where visible inflow was observed.

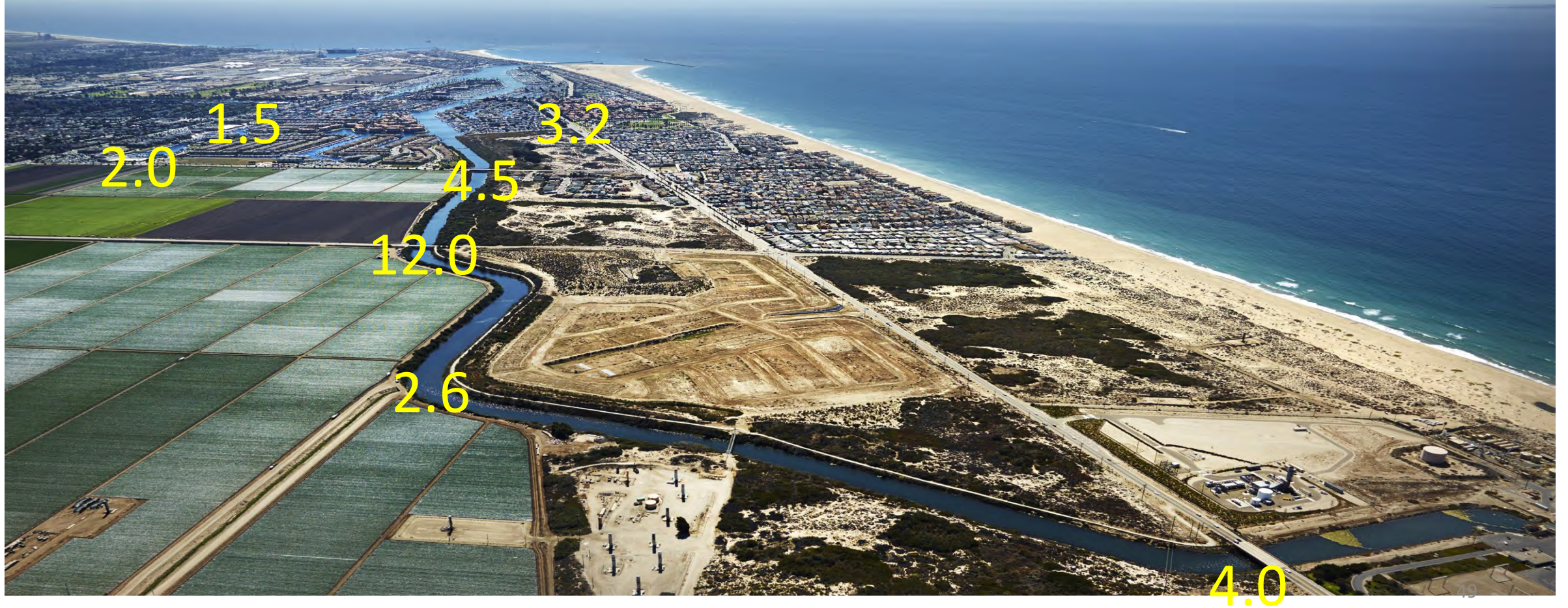
Kiddie Beach at Channel Islands Harbor Water Warning posted for Bacteria levels

- Kiddie Beach was **posted as unsafe** for body contact for 61 days as of 08/30/23.
- Average posted for 30 days in previous years.



Permethrin Levels 1/11/2023

EPA Chronic Benchmark= 1.4 ng/L



Goals

MAC has two parallel goals:

- Safe, swimmable, and fishable water in the Channel Islands Harbor **for all neighbors and visitors to enjoy**, and
- **Conservation of water** for agricultural and residential usage

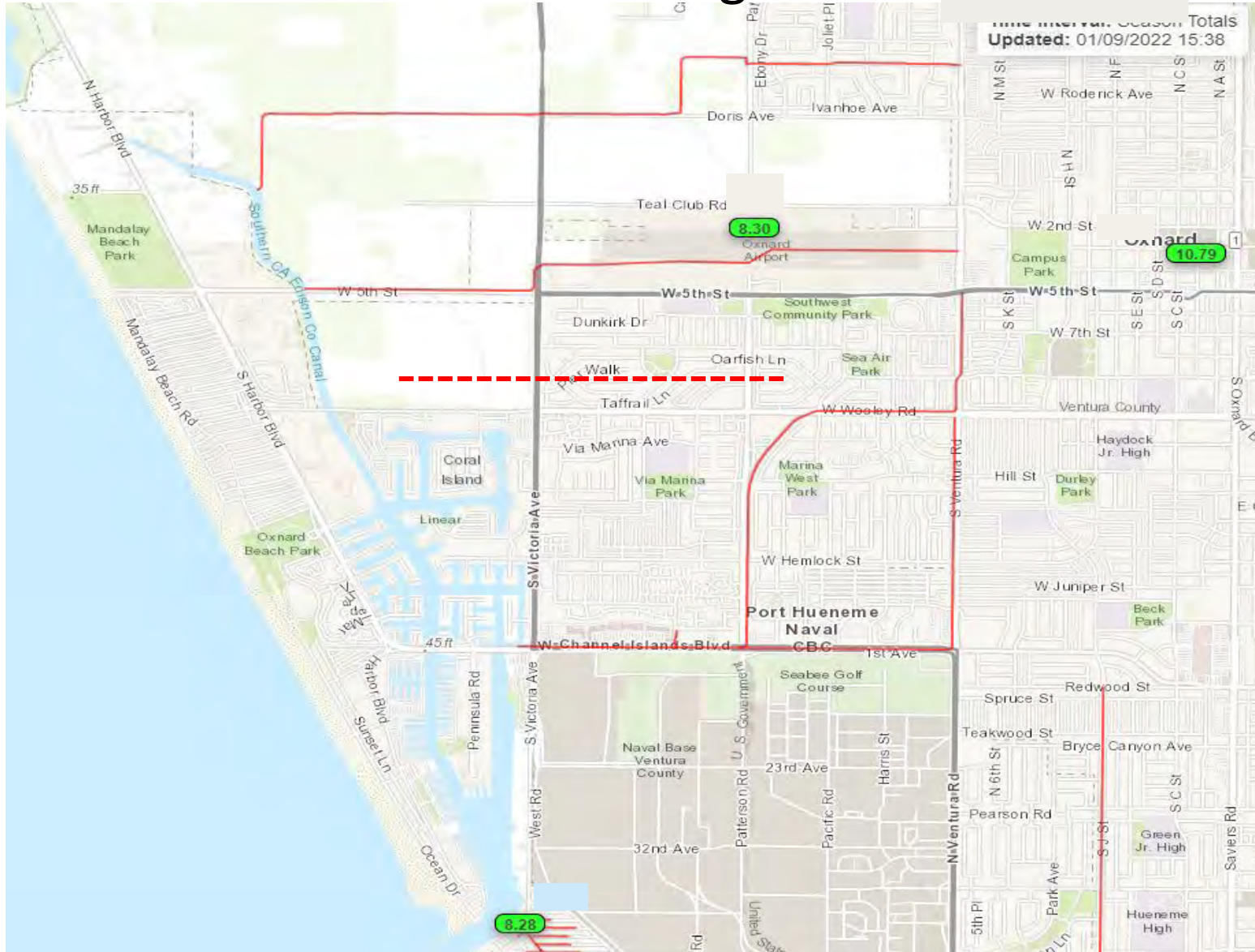


State Water Board Report (303.d list)

Impaired Water Bodies **Added January 2024**

Ref Row Number (draft report)	Water Body Name	Water Body Type	Pollutant	Category	Source	Listing Decision	Total Maximum Daily Load Date
2117	Channel Islands Harbor Beach	Coastal & Bay Shoreline	Indicator Bacteria	Pathogens	Major Municipal Point	Do not delist	8-Dec-08
2165	Hobie Beach	Coastal & Bay Shoreline	Indicator Bacteria	Pathogens	Natural Sources Urban Runoff/Storm Sewers	Do not delist	8-Dec-08
2457	Channel Islands Harbor	Bay and Harbor	Bifenthrin	Pesticides	A Source Unknown	Add to list	2037
2459	Channel Islands Harbor	Bay and Harbor	Permethrin	Pesticides	A Source Unknown	Add to list	2037
2492	Edison Canal	River & Stream	Malathion	Pesticides	A Source Unknown	Add to list	2037
2493	Edison Canal	River & Stream	Permethrin	Pesticides	A Source Unknown	Add to list	2037

What has caused the degradation?



VENTURA COUNTY VCPWA - WATERSHED PROTECTION MAP

- **Doris Drain** is listed as V.C.F.C.D. Ventura County Flood Control District (3.05 miles)
- **West Fifth St Drain** is MS4 managed by VC Watershed Protection District (2.44 miles)
- **Wooley Drain** is MS4 VCWPD (1.61 miles)
- **Oxnard West** is MS4 VCWPD (3.16 miles)
- **Wooley and Oxnard West** inflows from Cities of Oxnard and Port Hueneme



Marina Park

Camino Real Park

Golf N Stuff

SkyZone Trampoline Park

El Rio

Oxnard High School

Doris Drain

W 5th Street

The Murphy Auto Museum

Oxnard Airport

Wooley & Oxnard West

Polkoy Beach Park

US Navy Seabee Museum

Channel Islands Maritime Museum

Channel Islands Beach

Naval Construction Battalion Center Port Hueneme

Oxnard Coll

Doris Drain

- Doris Drain runs 3 miles from Ventura Road to Edison Canal
- 2,400 acres of agricultural runoff
- Significant flow most of the year
- Largest of 10+ drains, tile drains, and storm drains that discharge into Edison Canal and CI harbor



Fifth Street Drain

- 2,400 acres of agricultural runoff from Fifth St Drain
- 800 acres of Airport and Urban runoff
- Moderate flow most of the year



Toxicity – Canary in the Coal Mine

One test measures the survival of small shrimp in water sample over time (one week)



% of shrimp that did not survive on Oct 26, 2021



Moderate Rain (0.82")

% of shrimp that did not survive on Dec 15, 2021



Heavy Rain (1.36")

RECENT EVENTS

- City Council approved a new contract for ABC ***Aquatic Bioassay Consulting*** for Water Quality Monitoring
- **City Staff recommended funding for the new contract to be 80% from the four waterway communities (Mandalay Bay, Harbour Island Condominiums, Westport and Seabridge) & 20% from the General Fund**
- After discussion and consideration, the City Council approved the new contract with **funding from ARPA**
- We asked the City to recommend other a cost sharing formulas that are more equitable and include all entities that discharge pollutants into Edison Canal and Channel Islands Harbor
- EPA and the Water Board can assign Responsible Parties.
- The homeowners did not cause the degradation and we should not have to pay for a majority of the monitoring.



What are the mitigation/ remediation options?

- The City issued an RFP (Request for Proposal) for a *Water Quality Feasibility Study* in November.

Our understanding is that the vendor was **selected** on December 27, 2023

On the City Council Agenda for approval March 12th

We look forward to working with the consultants on the feasibility study to recommend solutions to this problem.



City of Oxnard Request for Proposals RFP #PW24-48

Consulting Services for Channel Island
Harbor Water Quality Feasibility Study and
Implementation Plan

Bid Close Date: 12/07/2023
at or before 2:00 p.m. PT

City of Oxnard
Purchasing
300 West Third Street
Oxnard, CA 93030

Solicitation opportunities: <https://www.oxnard.org/rfps-and-rfqs/>
City Website: <https://www.oxnard.org/>

The MAC team has met with State, County and City officials which resulted in the following:

- 1. City of Oxnard – Earmarked \$1.3 million from ARPA funds*
- 2. Ventura County matched City with additional \$1.3 million*
- 3. State included \$500,000 in FY 2024 budget for a harbor water quality feasibility study*

We appreciate the support from the City of Oxnard, Ventura County and the State of California

What are other harbors doing?

- Alamitos AES power plant uses Once Through Cooling.
- The City of Long Beach has proposed a remediation plan.
- They have developed “fish-friendly” pumps to maintain circulation when the AES power plant is decommissioned.

Alamitos Bay Water Circulation Summary

Existing Alamitos Bay water circulation

- Circulation from tides and powerplant cooling pumps (AES & HGS) for over 55 years
- Supports water quality and public uses

Phase out of Once Through Cooling (OTC)

- State Water Board Policy

No Pumping

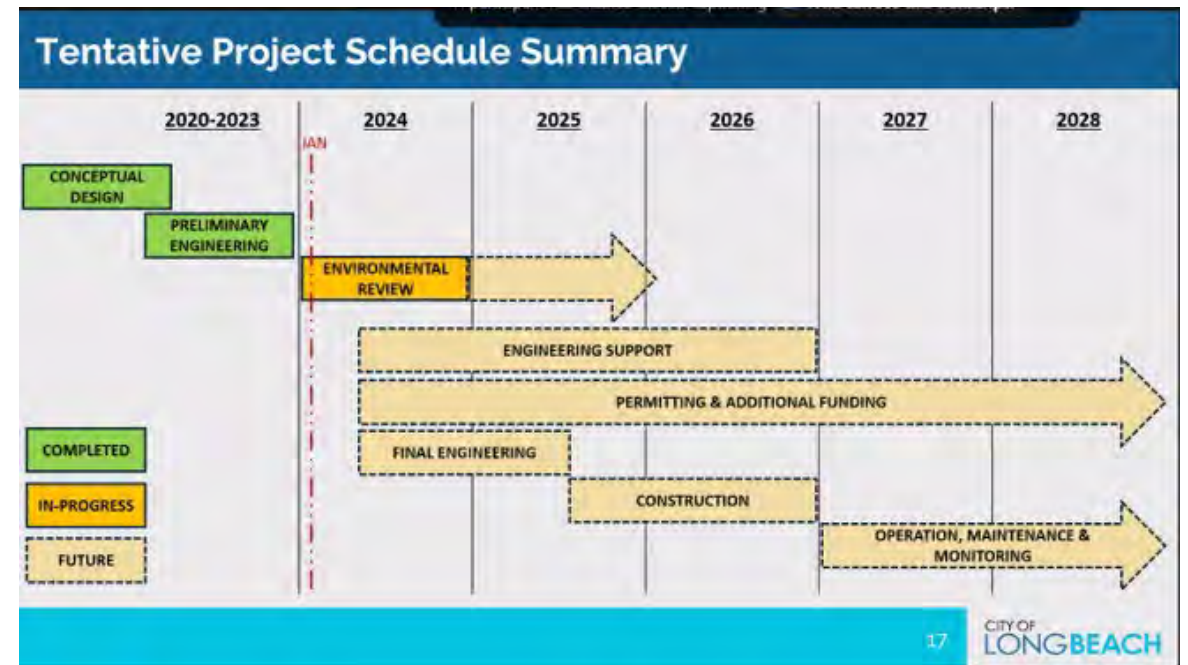
- Immediate effect on circulation
- Secondary effects on water quality:
 - bacteria concentrations harmful for human contact
 - Increase in temperatures and nutrients harmful for marine life
 - trash accumulation throughout bay

Alamitos Bay Water Quality Enhancement (ABWQE) Project

- Maintains existing water quality through circulation
- New fish-friendly pump house

4 CITY OF LONG BEACH

Historic Context - Alamitos Bay and the San Gabriel River



Ventura Harbor is building *Ventura WaterPure* Outfall Pipeline

- The horizontal directional drilling (HDD) will push a pipe through a hole starting in Marina Park that will run under the park and ocean floor to emerge approximately 2000- 4000 feet offshore. The outfall pipe will then continue along the ocean floor until it reaches an approximate water depth of 50 feet ~6,800'
- Approved by Coastal Commission for the disposal of concentrate generated by the new *Advanced Water Purification Facility* (AWPF)
- [Ocean Outfall | Ventura, CA](#)



Next Steps:

City to approve RFP for Feasibility Studies to prioritize Remediation Measures



Representatives from the City of Oxnard, Ventura County, Farm Bureau, NRCS, RCD, & CINC created a *Harbor Water Quality Task Force* to work with stakeholders to prioritize remediation options. Seek funding grants.



City released Request for Proposal (RFP) November 2023 for Environmental Consultants to prioritize remediation measures. City and County have committed \$3.1 million for remediation.



Evaluate options to restore circulation by pumping projects at the north end of Edison Canal. Meeting with Costal Commission?

Questions?



FEBRUARY 2024

Annual Meeting

AGENDA

Special Guest Speakers*

(10-20 minutes of speaking followed by a couple of questions)

- 9:10 Michael Tripp: Channel Islands Harbor Director – Harbor Update
- 9:30 Michael Wolfe: Oxnard Public Works Director- Seawalls
- 9:50 Alex Nguyen: Oxnard City Manager – Seawalls and City Update
- 10:10 Chuck Carter: CIWHA Board Member & CINC Clean Water Team Water Quality Update
- **10:30 General Q/A**
- 10:45 Bill Clark: Thanks to the guests!

PROPERTY OWNERS ONLY MEETING - BEGIN 10:50 am

FEBRUARY 2024

Annual Meeting

AGENDA

Special Guest Speakers*

(10-20 minutes of speaking followed by a couple of questions)

- 9:10 Michael Tripp: Channel Islands Harbor Director – Harbor Update
- 9:30 Michael Wolfe: Oxnard Public Works Director- Seawalls
- 9:50 Alex Nguyen: Oxnard City Manager – Seawalls and City Update
- 10:10 Chuck Carter: CIWHA Board Member & CINC Clean Water Team Water Quality Update
- 10:30 General Q/A
- **10:45 Bill Clark: Thanks to the guests!**

PROPERTY OWNERS ONLY MEETING - BEGIN 10:50 am



FEBRUARY 2024

Annual
Meeting
CLOSED
SESSION

PROPERTY OWNERS ONLY MEETING - BEGIN 10:50 am

This closed-session meeting is for
Property Owners in Mandalay Bay

