

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT OFFICE  
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May 14, 2024

## NOTICE OF PERMIT WAIVER EFFECTIVENESS

**To:** City of Oxnard  
**From:** Barbara Carey, District Manager  
Sam Fearer, Coastal Program Analyst  
**Subject:** Coastal Development Permit (CDP) Waiver 4-23-0827-W

Please note that CDP Waiver 4-23-0827-W was reported to the California Coastal Commission on May 10, 2024 and became effective as of that date. CDP Waiver 4-23-0827-W allows for:

Repair of the pilasters along West Hemlock Street within the Mandalay Bay Residential Community will consist of removing approximately 2" of the existing deteriorated concrete surface of each pilaster, applying a corrosion resistant epoxy over any exposed reinforcing bars and securing a new 6.5" concrete pilaster jacket over the roughened surface using a marine concrete mix. The West Hemlock Street seawall repairs will consist of removing approximately 1" of the existing deteriorated concrete surface over the entire length of the seawall repairs and securing a fiber reinforced polymer (FRP) panel over the exposed surface using a marine concrete mix. New weep holes will also be installed along the seawall to relieve hydrostatic pressure. In addition, the project includes the implementation of proposed Best Management Practices (BMPs) consisting of the use of a containment boom, silt curtain, and plastic tarps covering work platforms at each workstation will catch debris. Any leaks or spills of epoxy or marine concrete mix will be immediately cleaned up.

At: Approximately 370 linear feet of seawall and pilasters along West Hemlock Street within the Mandalay Bay Residential Community, Channel Islands Harbor, Oxnard (Ventura County).

Please be advised that CDP Waiver 4-23-0827-W only authorizes the development as proposed and described in the Commission's files; any changes to the proposed and

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described project may require a CDP to account for the changes or a CDP for the entire project. If you have any questions, please contact Sam Fearer in the South Central Coast District Office at the address and phone number above.

Sincerely,

Kate Huckelbridge, PhD  
Executive Director

*Sam Fearer*

Sam Fearer  
Coastal Program Analyst

cc: Commissioners/File