

The following information is historical data that was held as backup for anticipated questions and discussions.

A frequently asked question:

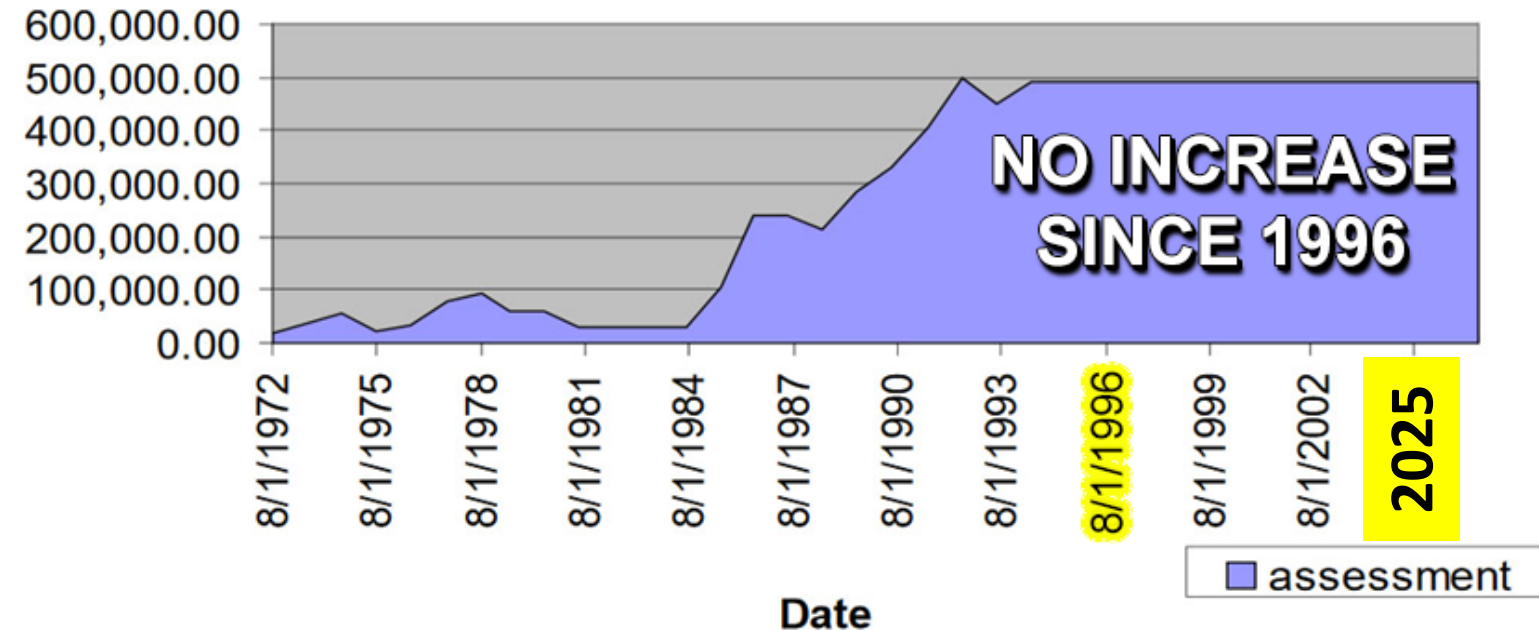
I pay taxes why do you not fix the seawalls with that money?

There has been no increase in our assessment since 1996. It has been known that we do not accumulate enough in our assessment to fund required seawall repairs.

- **Assessment District Budget**
- **Landscape Budget**
- **Concerns**

Waterway Maintenance District Assessments

Assessments



Channel Islands Waterfront Homeowners Association

History & Background



Waterways 1 - Background on Seawalls

Between 1968 and 1973, 743 single-family attached and detached homes and 37 City owned greenbelts were constructed to create the Mandalay Bay community.

At the time of construction, seawalls were built to create waterways throughout the newly built homes. When the seawalls were constructed in the mid-1960s, developers built the seawalls according to the building codes at that time, which were inferior to today's building codes regarding seismic activity and soil and structure responses.

The materials used to construct the seawalls have adversely reacted to the marine environment and began to degrade within 20 years of completion.

Over the last 60 years, hundreds of repairs have been made to the seawalls to maintain their integrity. The City will continue to make repairs to the seawalls in an effort to insure their integrity until such time that a CFD is formed and the City of Oxnard is in a financial position to meet its obligation for the replacement of the Mandalay Bay seawalls



Seawall Project Updates - REVIEW

PRESENTED BY CITY

PLAN A: Repairs without seismic resilience

Seawall Repair Option

- \$50M Project Cost
- 5 - 7 year Construction Phasing
- \$62 per lineal foot of seawall
x 40 feet = \$2,480 per year

PLAN B: Repair/Replace with seismic resilience

Seawall Reconstruction Option

- \$200M Project Cost
- 7 – 10 year Construction Phasing
- \$171 per lineal foot of seawall
x 40 feet= \$6,840 per year

Dissatisfaction with plans A & B resulted in a recommendation approved for:

PLAN C: Explore new options

“The Hemlock” R&D project which was approved by the Coastal Commission & Army Corp in 2018.

- **Seawall Project Communications (HEMLOCK PROJECT)**

<https://www.oxnard.gov/public-works/special-districts/mandalay-bay-seawalls>

BACKGROUND

This project was originally approved by the Waterboard, the California Coastal Commission and Army Corp of Engineers and fully permitted in 2017 & 2018 as an R&D project to establish methodology and costs for a type of seawall repairs throughout or development.

2018: The HEMLOCK project was halted was halted by a new (at the time) Public Works director who proceeded down a path of “Value Engineering” process to confirm the accuracy of the information and costs provided by TranSystems.

Oct 2018 - April 2020: RFP for Mandalay Bay Seawall Repair Feasibility Study and Phase 2 Construction Documentation for 3900-3966 West Hemlock Street submission closed on November 6, 2018. Due to a lack of responses from qualified proposers, a revised RFP was released on November 21, 2018. PW 19-25R closed on December 10, 2018. A budget appropriation for this contract was approved by the City Council on **February 5, 2019**, in the amount of **\$163,413** to fund the approved contract with **TetraTech**. The Conceptual Study and Feasibility Analysis was completed in April 2020

July 28, 2020

October 2021: Michael Wolfe was hired as Public Works director we have experienced a profound change in engineering, transparency and proactive planning.

June 4, 2024: City Council Approves 2.5 million in Capital Improvement Budget for Seawalls! The City Council voted to approve and fund this project as recommended by the current Public Works Department.

AS OF THIS WEEK THE ONLY APPROVAL PENDING IS WATERBOARD

On the horizon

Leadership from CIWHA, through their annual meetings and person-to-person coordination, have been engaging and educating their community on the needs and costs of the seawall replacement.

Through the City's contract with NBS, the City will work with residents on outreach and surveying to obtain the required $\frac{2}{3}$ vote by registered voters to approve a bonded CFD for seawall replacement. With the approval of the CFD, Mandalay residents would have a bonded assessment placed on their tax bill to cover the costs associated with 50% of the seawall obligations.

AGENDA

PROPERTY OWNERS CLOSED SESSION

- Assessment District Budget**

2017-2018		2022-2023	
Landscape Maintenance	\$ 142,906	Landscape and Waterway Maintenance	\$356,668
Waterway Maintenance	\$ 342,590	<17-18 combined = 485,496 22-23 = 356,668	
Total Budget Requirements	\$ 485,496	Overhead, City Staff and Consulting Services	\$134,159
Plus: Delinquency	4,505	Subtotal	490,827
Plus: County Collection Fee	1,359	County Collection Fee	\$1,380
Net Required from Assessment	\$491,835	Assessment Required	\$492,207
County Assessment Roll	\$491,835		\$492,207
Assessment Required	\$491,835		\$492,207

Background Information

Channel Islands
Harbor

South of the
bridge on Channel
Islands Blvd.

The Channel Islands Harbor has a long, colorful history, having been carved out of the sand dunes, which at one time served the needs of Hollywood's silver screen stars.

The process began with the dredging of the Harbor in 1960. After five years of preparation, the Harbor was dedicated on May 30, 1965 by Richard Bard, an organizer and financial supporter of the project.



Channel Islands
Waterfront Homeowners Association

Background Information

Channel Islands Harbor



The swampy marshes of the Harbor pre-development



Channel Islands
Waterfront Homeowners Association

Background Information

Channel Islands Harbor



The Channel Islands Harbor build out in the late 1960s.



New docks at Channel Islands Harbor.



The Channel Islands Maritime Museum in its original location at Fisherman's Wharf.



The swampy marshes of the harbor pre-development in 1974.



Channel Islands
Waterfront Homeowners Association

FEBRUARY 2024

Background Information

- 1. Mandalay Development**
- 2. Formation of CIWHA**
- 3. Waterways 1 (MAD) Assessment District**
- 4. Harbor Patrol**



Background Information

1. Mandalay Development



1969 - 1973

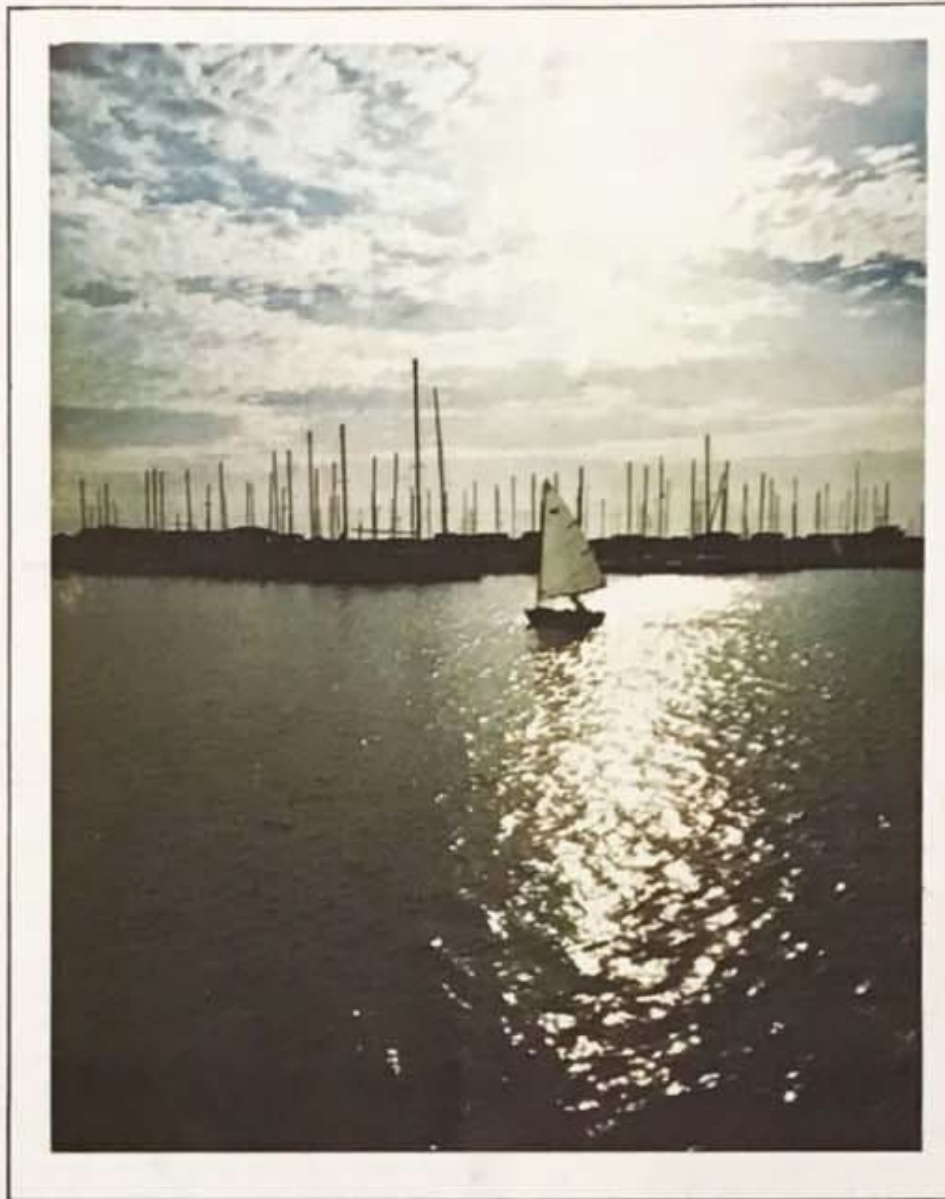
The Mandalay development was underway.

This was before the introduction of mandatory environmental reviews.





it's about time
ventura county
had a newport
of its own.



Well, now it does. It's called Mandalay Bay, and it's reminding a lot of people about what happened down south. Thirty years ago, Newport was just another beach town...today you need \$100,000 even to be looking. But what do you get? A mini-lot and a lot of congestion. That's where Mandalay Bay is different.

This new marina community at Channel Islands Harbor has all the characteristics of Newport. Except the crowds. And the cost. Complete marina facilities, fine restaurants and nearby shopping centers. With some of the most elegant homes and townhouses you'll ever see. And select homesites, too. All ready for your private slip and boat.

Years from now, residents of Mandalay Bay will sit smugly on the patios of their homes, glad they didn't miss the opportunity. Ventura County now has a prestigious marina community of its own. Isn't it about time you got in on it?



Marina Homes with lot from \$53,400
 Marina Townhouses with lot from \$42,200
 Marina Homesites from \$25,000

Background Information

1. Mandalay Development

There are approximately 743 single family attached and detached homes, with boat docks within Mandalay Bay.

Mandalay Bay was the first waterfront residential development in the Channel Islands Harbor, with original construction Initial construction of single-family homes and townhouses in Mandalay Bay took place between 1968 and 1973.



Channel Islands
Waterfront Homeowners Association

Background Information

1. Channel
Islands
Waterfront
Homeowners
Association

The Channel Islands Waterfront Homeowners Association was formed by an agreement between the developers and the City of Oxnard before homes were sold.

Background Information

2. The Formation of The Waterways Assessment District

The Assessment District for Mandalay Bay was created by the following City resolutions:

- On or about May 26, 1970, by Resolution No. 5,121, the City declared its intention to form an assessment district for the maintenance of waterways in Tracts 1904 and 2026-1 (the "District").
- On or about June 16, 1970, the City Council by Resolution No. 5,144 formed the District.
- On or about November 23, 1971, the City Council, by Resolution No. 5,487, included Tract 2026-2 into the District.
- Tract 2026-3 was later included in the District by Resolution No. 6830.
- Pursuant to the District, the homeowners in the Tracts have been assessed and have paid monies into an account for the maintenance and repair of the waterways and seawalls.



Background Information

2. The Formation of The Waterways Assessment District

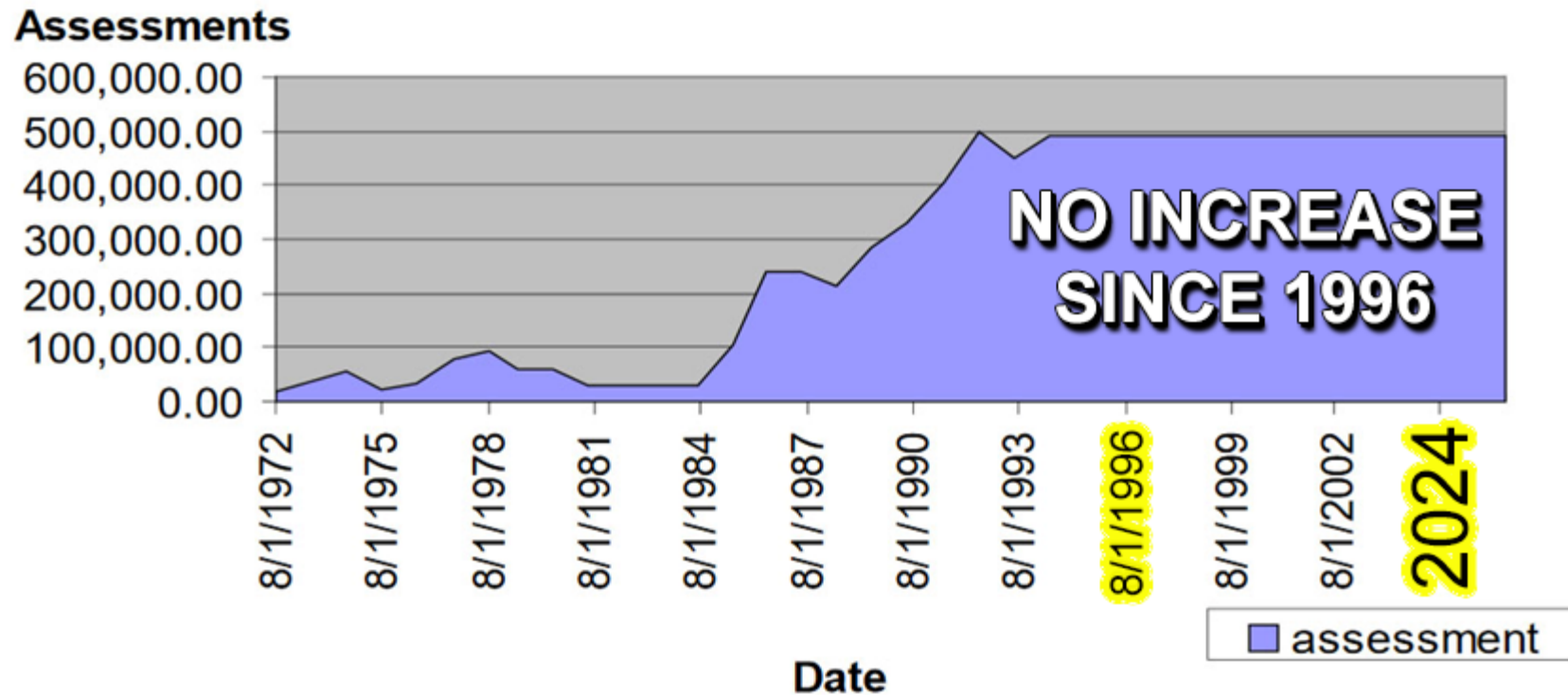
“**Assessment**” means any levy or charge upon real property by an agency for a **special benefit** conferred upon the real property. “**Assessment**” includes, but is not limited to, “**special assessment**,” “**benefit assessment**,” “**maintenance assessment**” and “**special assessment tax**”.

Background Information

2. The Formation of The Waterways Assessment District

Because of the adoption of Proposition **218** by the voters of the State of California in **1996**, the City is precluded from raising the assessments for maintenance of the waterways and seawalls in the District, **except in accordance with the notice and majority protest procedures set forth in Prop 218 and statutes implementing Prop 218.**

Waterway Maintenance District Assessments



Background Information

2. The Formation of The Waterways Assessment District

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In 2006 the City presented at our Annual meeting the need to increase our assessment to fund required maintenance projects according to estimates known at that time which included Seawall Repairs, Dredging, Landscape improvements, Guardrail repairs... etc.

Background Information

2. The Formation of The Waterways Assessment District

As a general matter, an assessment represents the entirety of the cost of the improvement or property-related service, less any amounts attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property.

Increasing ***Assessments - or acquiring a Bond*** requires engineering reports, public hearings and the passing of a ballot measure.

Background Information

2. The Waterways Assessment District

Funding Agreements

Recognizing all the foregoing, City staff and CIWHA discussed (for years) the possibility of proceeding with a long-term plan to provide shared funding mechanisms to provide for such repairs on an ongoing basis along with several cost-sharing options.

10/6/2020

SUBJECT:

Resolution to Affirm City Commitment to Seawall Funding.

RECOMMENDATION: That City Council adopt a resolution affirming the City of Oxnard's commitment to share the repair/replacement costs associated with the Mandalay Bay seawalls in the amount of 50% of the total repair/replacement costs with the funding mechanism to be determined at a later date.

Approved by City Council 7-0

Assessment

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Assessment

2. The Waterways Assessment District

Changes & Costs

The City now wants to charge the Homeowners north of the bridge for water quality mitigation expenses.

Beginning in the late 70's homeowners in Mandalay were raising concerns at City Council meetings regarding the drains into the Harbor, stating that homeowners should not pay for the repercussions of debris flowing in from outside our development.

The foundation documents state that should water quality degrade the residents should bear the costs.

We still believe that the runoff to the drains and Edison Canal plus the pollutants from the large homeless encampment between 5th and Wooley are causing problems that we should NOT pay for!



Background Information

3. Harbor Patrol

May 10, 2018 the Ventura County Grand Jury released a report in response to Residents of the Seabridge Community complaint regarding \$100,000 unsubstantiated annual expenditures for County Services that included Harbor Patrol.

Nov 2018 Ballot measure passed in favor of reducing the maximum special tax on developed properties in Seabridge at Mandalay Beach by 17 percent.

The consequence of this eliminated the agreement with the county for services North of ChannellIslands Blvd.

The Harbor Department director at that time; Mark Sandoval, presented to a neighborhood group that it would cost approx. \$55 per home per month for residents north of the bridge to retain Harbor Patrol Services.

12/31/2019 County Harbor Patrol Services stopped for Seabridge, Westport and Mandalay Bay.

In an emergency always call 911.

For City Compliance issues like dock safety or big stuff floating on the waterways – logs, trash or dock safety issues, boats adrift or parked in the wrong slip.

Code Compliance: (805)385-7940.

West Hemlock Repair Locations



CITY OF OXNARD
 PUBLIC WORKS DEPARTMENT
 305 WEST THIRD STREET
 OXNARD, CA 93033



6 HUTTON CENTRE DRIVE
 SUITE 1500
 SANTA ANA, CA 92707
 PHONE: (714) 754-0800

MANDALAY BAY
 SEAWALLS
 OXNARD, CA

CAPITAL
 IMPROVEMENT
 PROGRAM

FIGURE TITLE
 WEST HEMLOCK ST.

PROJECT NO.
 A-01

SCALE
 1" = 350'

DATE
 11/30/17

FIG. NO.
 FIG. 4-1

DRAFT

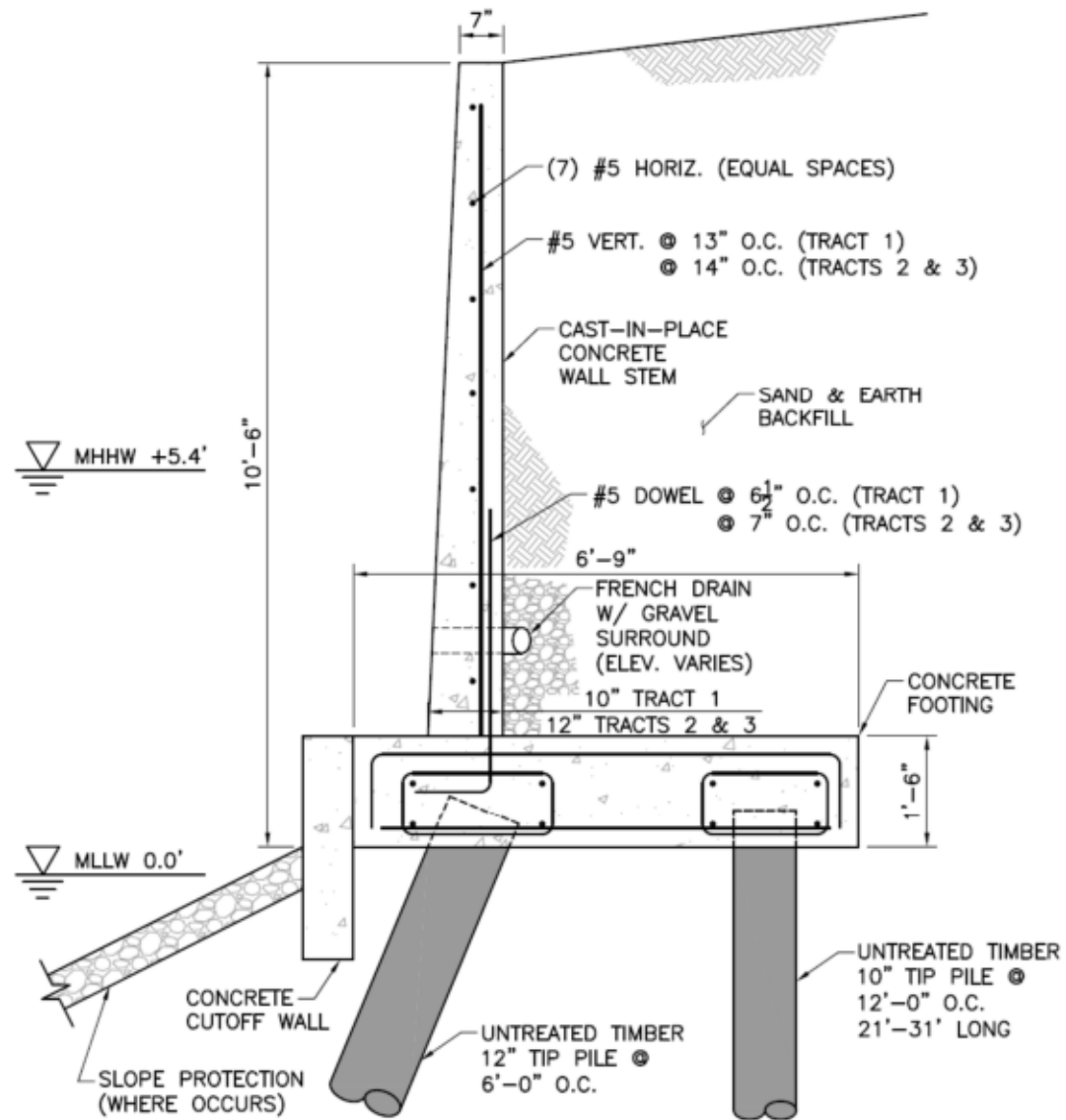
Project #	Description
1	370' West Hemlock Pilasters & Panels
2	Survey and Repair Weep Holes
3	(78) Class 3.5 Pilasters
4	(42) Class 4 Boise Panels
5	412' Footing
6	4,800' Class 4 Zurn Walls
7	(258) Class 3.5 Boise Panels
8	2,070' Class 3.5 Zurn Walls
9	250 Class 3 Pilasters
10	830' Class 3.5 Zurn Walls
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"

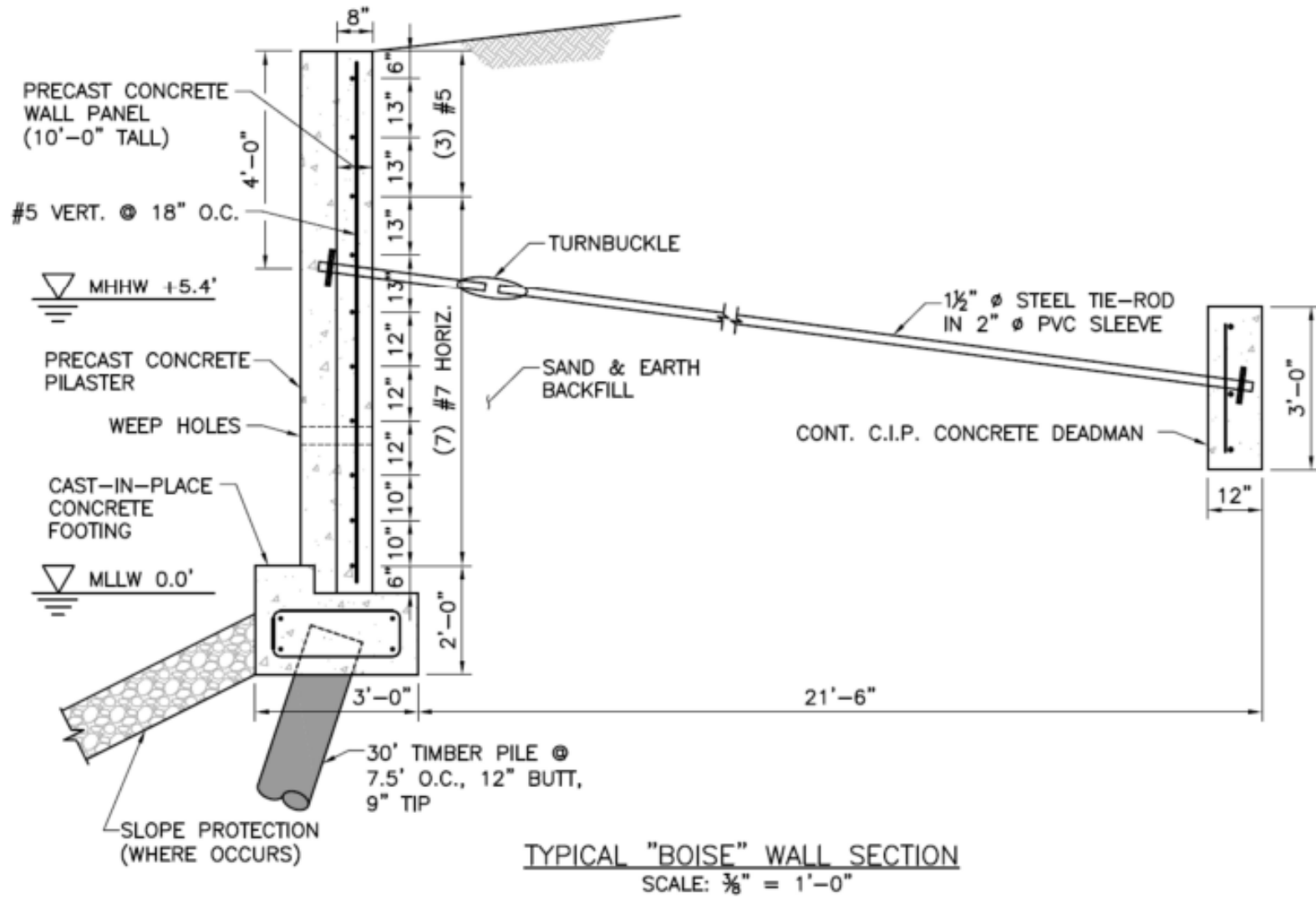


Figure 1 - Typical Boise wall [from TranSystems (2017)]