

HARBOR NEWS

From Channel Islands Harbor

NOVEMBER 2014, VOL 1, ISSUE 1

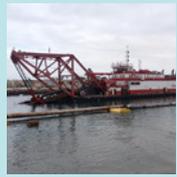
FRIENDS OF THE CHANNEL ISLANDS HARBOR LESSEES ASSOCIATION

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Harbormaster Jack Peveler Retires After 30 years of Service

Harbor Captain Gary Hirtensteiner is promoted to Harbormaster



After 30 years of dedicated service to the boating community, Ventura County residents, guests and harbor visitors, Channel Islands harbormaster, Jack Peveler retired this August.

"Over the years, Jack has made many friends with commercial fishermen, sport fishermen, recreational boaters, Harbor lessees, as well as regular Harbor guests and he has been a pleasure to work with. We'll miss him," said Channel Islands Harbor director Lyn Krieger who has worked with Peveler for the last 18 years.

Peveler has had many accomplishments in his career as noted in a declaration awarded to him on August 5, 2014 by the Ventura County Board of

Supervisors that said, "We thank him (Peveler) for his unwavering dedication, generosity of spirit and tireless commitment to our community's boaters, visitors, and friends at the Harbor and the Department for the past 30 years."

Knowledgeable in vessel handling and design, Peveler spearheaded the planning and construction of many Harbor Patrol boats; was key in the creation of a partnership with Ventura County Fire, the City of Oxnard and USCG training of personnel and improving communications across agencies.

In 1997, Peveler hired and trained the County's beach lifeguards, and took the lead in professionalizing the County's lifeguard program, achieving US Lifeguard Association certification; and, then started the Junior Lifeguard program, that has now served over 4,000 youths in Ventura County.

Following the tragic crash of the Alaska Airlines passenger jet in 1998 just off shore, Peveler coordinated the response and the ferrying of Coast Guard personnel to the crash site, supervised maintenance workers on daily beach watches, coordinated with

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New Lifeguard Tower and Restroom Facility Complete



New Silver Strand lifeguard tower adjacent to the Harbor's east jetty.

The ever-popular Silver Strand Beach adjacent to Channel Islands Harbor has been operating without a permanent lifeguard tower and public restrooms for the past 11 years.

The 40-year old construction had “aged out” after so many years of exposure to salt air and water eventually weakened the cement block construction creating many cracks in the structure, caused by rusted rebar that was used to fortify the cement block.

In 2013, Ventura County declared the facility unfit for occupancy and a hazard nuisance. It was then demolished, leaving only the aged parking lot in service. Since that time, beach goers used port-a-potties and a temporary lifeguard tower has

The newly completed facility provides a permanent lifeguard tower, first aid room, modern handicap accessible public restrooms, and lockers and showers for lifeguards, as well as a much-needed new 76-space parking lot.

been put up seasonally.

Once the County was able to find funding for the replacement project, the Harbor filed a new construction permit in 2006. After reviewing complaints from

residents who reside in shore side homes on the popular beach, the California Coastal Commission amended the building location, moving it closer to the Harbor’s jetties. The project was again approved in 2008, but on appeal by detractors, construction was delayed, again.

The main issue for the residents was that the proposed 33-foot tall lifeguard tower would block views and be an eyesore. Also, with another restroom located less than a mile up the beach there would be no need to replace the original restroom.

Finally, on November 12, 2013, the Ventura Co. Board of Supervisors unanimously approved the amended Public Works Plan as it conformed to all the requirements of the Coastal Commission and other agencies. In December last year, the Coastal Commission gave its final approval and construction began soon after.

The newly completed facility provides a permanent lifeguard tower, first aid room, modern handicap accessible public restrooms, and lockers and showers for lifeguards, as well as a much-needed new 76-space parking lot. The project cost nearly one million dollars.

“We now have a building that is easy to maintain called a “wash through” facility, it is hosed down for cleaning. The hardware is connected to the building, known as ‘prison’ hardware, Krieger said.

Supervisors commented that the children and families who frequent the beach deserve a safe, clean and easily accessible restroom. The first aid room and lockers for lifeguards are improvements that can aid in the

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LIFEGUARD

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expedited treatment of visitors in need.

One opponent at the November 2013 Board meeting stated she didn't approve the facility as planned because she believes the money should be used for some-

thing that benefits the entire community, not so few.

Supervisor Steve Bennett responded saying it would benefit the entire community, and to build a facility that can withstand the beach climate, and that is safer and easier to maintain, will benefit everyone that uses Silver

Strand beach.

"Even in the winter months with cooler weather and colder water, the beach is busy with surfers and other year-round users of Silver Strand. We are pleased to have this entire project completed," Krieger said.

HARBORMASTER

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– Lyn Krieger
Channel Islands Harbor Director

commercial fisherman, boaters and members of the public as well.

Being environmentally conscious, Peveler created a snowy plover and least tern protection program in cooperation with the Ventura County Audubon Society and the US Fish and Wildlife Service; installed the first free bilge pump operation in Southern California, led the Clean Marina program in the Harbor, and developed an oil recycling program and, was involved in construction, repair and maintenance of Harbor facilities and dredging projects.

What's next for Peveler? "I have a new boat and I am taking my beautiful wife out for fishing around the Channel Islands National Park," he said.

Hirstensteiner promoted to Harbormaster

August 17, 2014—Twenty-three year harbor patrol veteran, Gary Hirstensteiner, was promoted to Harbormaster for Channel Islands Harbor.

This water sports enthusiast, joined the harbor patrol in 1991, was promoted to Sergeant in 2001, then Captain—a position that was created for him—in 2006.

"Gary has accomplished many important things in his tenure here. He has been instrumental in developing Harbor Patrol training and writing Patrol training manuals. He has been key in coordinating training with Ventura County Fire, the Coast Guard and other agencies," said Krieger.

Hirstensteiner has been overseeing the Emergency Medical Training recertification that is required every two years, and the renewal of the US Coast Guard Captain's licenses for all 15 of the department's patrol officers; as well as keeping certification active for the important hazardous waste operations program. He has also been representing the County of Ventura at the Channel Islands National Marine Sanctuary Advisory Committee.

"HAZWOPER as we refer to it allows the harbor to accept hazardous wastes like oil, antifreeze, oiled water and fuel. When a call comes in about a situation like



this, the responding officer first tries to find the source of the problem, and stop it. Then assess the situation and call for additional help as needed," explained Hirstensteiner.

The harbor patrol under Peveler and now Hirstensteiner employs enforcement through education. "We would rather educate than just write a citation, whenever possible. When it comes to something like a BUI (boating under the influence) it is always a citation and usually includes a trip to jail by Sheriff deputies," he explained.

What Hirstensteiner says he likes most about the job is helping people, "There is no better feeling when you can help someone out of a difficult situation. When we get a call that a boater is about to run aground, when we get there and throw them a line and tow them to safety, they are very thankful and we feel very rewarded by the experience."



Record Amount of Sand Being Dredged from Channel Islands Harbor

Hueneme Beach will benefit from this epic sand removal project

October 14, 2014

More sand than has ever been removed from Channel Islands Harbor began spewing out of the dredge pipeline near the Port Hueneme lighthouse on Tuesday afternoon. A whopping 2.2 million cubic yards of sand is being piped southward to replenish the severely eroded coastline. Dredging was to begin on October 1, but since the machinery needed retooling, it took longer than expected for the project to start.

In April last year, the City of Port Hueneme declared a local state of emergency due to severe shoreline erosion and in October of last year, Ventura County declared a State of Emergency on behalf of the City of Port Hueneme. The City spent \$1.3 million to build a temporary blockade of boulders along 500 feet of beach below the eroded sections of the Port Hueneme Surfside Drive, but estimated that an additional \$2

million would be needed to erect a blockade along the remaining 900 feet of the beach.

During the development of the Harbor in the 1950s, a sand trap was designed to retain sand for placement on Hueneme Beach every two years due to down coast erosion. When the sand is placed on Hueneme Beach it slowly flows southeast and protects Point Mugu (part of Naval Base Ventura County) and the remainder of the coastline toward the Ventura County line.

In attendance at a press conference on Tuesday, October 14, Congresswoman Julia Brownley, County Board of Supervisors Kathy Long and John Zaragoza, Port Hueneme Mayor John Sharkey and District Deputy Engineer David Van Dorpe (Army Corps of Engineers) were on hand to celebrate this epic project.

“After several cycles of less dredging than is required to keep our sand trap and entrance

cleared, we are very grateful to have a project of this size. Ventura County Supervisor Kathy Long (whose district includes the City of Port Hueneme and the portion of the Navy Base most affected by loss of sand), Congresswoman Julia Brownley, and Congresswoman Lois Capps, have worked incredibly hard along with Harbor staff to make sure this happened,” said Lyn Krieger, Channel Islands Harbor director.

Two years ago there was only enough funding to remove 700,000 cubic yards of sand.

Krieger reached out to local officials to find funding for this necessary project.

Supervisor Kathy Long praised and thanked Krieger for her hard work, and for getting a “small but mighty team” together. She also thanked Brownley for doing the heavy lifting in D.C. to get the money and the project moving forward.



As Van Dorpe said, “There is only so much money and there is a lot of competition from other ports and harbors for these projects. The effort of Lyn Krieger and the team of local officials, made this day a reality.”

Turning to face the large dredge, Sharkey pointed and said, “Isn’t that dredge the most beautiful thing you have ever seen? We are so grateful to Julia Brownley for her support and Lyn Krieger for ‘knocking herself out’ on this project.”

Channel Islands Harbor—Effective July 15, 2014, the Ventura County Board of Supervisors entered a new Exclusive Right to Negotiate (ERN) with Channel Islands Harbor Properties (CIHP)—the third development company in 7 years to attempt to revitalize this aging area of the Harbor.

In the 6-month term, the agreement calls for the developer to do preliminary work like market reviews, soil testing, identifying permitting requirements, and retaining an architect. By the end of the six-month term, the project proposal will be ready to present to the public for comments.

The previous lessee, Upside Development, withdrew from the process due to uncertainties about both timing of the project and cost of the Coastal Commission permitting process, as well as potential development costs.

In 2007, EMC Development of Los Angeles, planned to build 600 to 800 apartments and 75,000 to 150,000 sq. ft. of retail and commercial space. The massive size of the plan led to public criticism and soon after the economy dipped into recession. Finally, the short-term lease ran out.

“CIHP has extensive development experience, and is working quickly to stay on track with the schedule. We are optimistic that the economy has improved enough, and that this lessee has had the benefit of the experience of the last two developers, that the



Fisherman's Wharf on Harbor's west side.

New Lessee to Begin Development Plans for Fisherman's Wharf

This is the third developer to agree to revamp the once vibrant property

The new lessee plans to develop a minimum of 25,000 sq. ft. of commercial and retail space and build about 300 apartments units at an estimated cost of more than \$100 million.

project may succeed this time,” said Krieger.

The new lessee plans to develop a minimum of 25,000 sq. ft. of commercial and retail space and build approximately 300 apartments units at an estimated cost of more than \$100 million.

“They (CHIP) are now doing preliminary work, such as soils testing to determine what kind of foundation will be needed, and associated costs; building surveys for demolition costs, adequacy of water service, and the like,” stated Krieger.

The first public meetings will likely take place this winter. After that, the project will be firmed up, and submitted to the Board of Supervisors and then the Coastal Commission for any Public Works Plan amendment needed.

“The Plan amendment would take at least a year. Two is not unusual. After that, they’ll make final building drawings and apply for permits. It is likely that we are 3 to 4 years away from construction work,” Krieger said.

Revamp of Casa Sirena Hotel and the Lobster Trap Restaurant in the Works

This vacant and deteriorated area of the Harbor slated for redevelopment



Vacant once-bustling properties on track to be revamped.

Channel Islands Harbor Peninsula — This blighted area of the harbor may see new life with plans to completely raze the old Casa Sirena Hotel and once-loved Lobster Trap restaurant.

On August 15, 2014, the Ventura County Board of Supervisors entered two new Exclusive Right to Negotiate agreements for these two properties to be revamped the harbor's peninsula.

Brighton Management, which owns a number of hotels in the Ventura and Los Angeles region, including the Four Points Sheraton in Ventura Harbor, Ventura Marriott, Oxnard Residence Inn and Courtyard Hotel, among others is the new leaseholder for the Casa Sirena Hotel property. In May, Brighton purchased the neighboring hotel, the Hampton Inn. Both properties have harbor and marina views.

"Brighton will be responsible for development of a new hotel property on the peninsula, and is very excited about the prospect, as are we, about having a new, functioning hotel next to

the Hampton Inn instead of the closed Casa Sirena Hotel property," said Harbor Director Lyn Krieger.

As with the previous lessee, Greystar Investment Group, the hotel proposal includes a housing component in addition to a new hotel. In 2008, the planned redevelopment was slated to include 225 to 250-room brand name 4-star hotel, a full restaurant and bar with public access, about 10,000 sq. ft. of retail space for shops and a small eatery and improved public parkland with a walking promenade and a small condo community to provide an income stream. The estimated cost for this project was \$100 million.

As the economy sagged into a recession, development plans went no further and the short-term lease ran out.

On August 15 this year, a second agreement was entered with Channel Islands Harbor Property (CIHP) for a limited number of apartments on the peninsula as well and a new restaurant to

replace the long vacant Lobster Trap at the tip of the peninsula.

"We have been searching for the right lessee to revitalize this area of the Harbor. Now with two capable developers we are excited about the future for this once bustling location," Krieger said.

In the six-month term, the developer will do preliminary work including soil testing, to determine what foundation will be best, costs to raze the current buildings, adequate water service, permitting and the like. By the end of the short-term lease, the project proposal will be ready to present to the public for comments, sometime this fall.

"We are still looking at three to four years for construction to begin on these projects. The Board of Supervisors will have to give final approval and the California Coastal Commission may require Public Works Plan amendments. This is a typical time line for projects of this magnitude," stated Krieger.