



January 24, 2024

Mr. Sam Fearer, Coastal Analyst
CALIFORNIA COASTAL COMMISSION
South Central Coast Area Office
89 So. California Street, Suite 200
Ventura, CA 93001

**SUBJECT: NOTICE OF IMPENDING DEVELOPMENT –Construction of a New
Playground at “Harbor View Park” in Channel Islands Harbor**

Dear Mr. Fearer:

Pursuant to Public Resources Code §30606 and California Coastal Commission Regulation § 13359, this letter is presented to provide Notice of Impending Development (NOID) for the construction of a new playground in Channel Islands Harbor, Oxnard, California. The proposed project is located off Harbor Blvd, just south of Marine Emporium Landing and north of Barracuda Way. The certified Channel Islands Harbor Public Works Plan, 7th Amendment, (PWP) is the PWP covering this project. This NOID provides a description of the proposed project as well as a showing of consistency with the PWP.

Notice/Background

Channel Islands Harbor features many public parks and open spaces, providing opportunity for further development and programming to enhance its accessibility and usability for a diverse range of visitors. Recognizing this potential, the Ventura County Harbor Department intends to construct a new playground within an existing park area on the west side of the harbor.

The proposed project site is an existing grass parcel situated between Marine Emporium Landing and Barracuda Way on the west side of the Harbor. Originally, the Harbor was developing plans for the "Santa Cruz Island Park" as identified in the Channel Islands Harbor Public Areas Plan and Design Guidelines, adopted by the Board of Supervisors on June 24, 2008. However, after taking public input and project cost estimates into account, it became evident that the previously designated location on the southeast side of the Channel Islands Bridge posed insurmountable challenges.

The feasibility of this original site was hampered by issues related to lack of parking, accessibility, safety concerns, and the high costs associated with slope stabilization and the overall construction necessary to bring the envisioned plans to fruition. Consequently, the County conducted a comprehensive review of alternative park locations also outlined in the Channel Islands Harbor Public Areas Plan and Design Guidelines. This evaluation aimed to identify areas that were not only accessible from existing public walkways and ample parking, but also amenable to a wide range of family-friendly recreational activities, including picnicking, play, and the enjoyment of harbor activities.

The outcome of this assessment led to the selection of a new site on the west side of the Harbor. The chosen location is at Harbor View Park, which is an existing linear grass area conveniently situated close to shopping areas, public restrooms, and the popular Farmers Market.



Proposed Project Site at Harbor View Park, Channel Islands Harbor

Project Description

Construct an approximately 6,000 sq. ft. playground area (“Harbor View Park”) within an existing grass park, on the west side of the Harbor near the Marine Emporium Landing retail center. The proposed project will consist of a new sea inspired playground over a rubber mound, a nature-inspired swingset with accessible bucket seats, and a sensory play area. The site improvements also include entry monument signage, new meandering concrete walkways, a concrete seatwall, shade sails, concrete picnic tables and a water bottle fill station.

At the heart of the park's design stands a custom designed children's play structure, serving as the focal point for recreational activities. The structure is designed to embrace an imaginative maritime theme, with an 11ft. tall ship and octopus-themed "kraken" play feature. The 3 ft. tall rubber mound adds a topographical element to the play area, enhancing the overall appeal of the park.

Two (2) 11ft. high shade sails supported by steel posts and reinforced concrete footings are proposed, to help create an inviting picnicking space with three new concrete tables. New curved concrete sidewalks that connect to the existing parking lot and promenade, will enable easy movement throughout the park, particularly for visitors with mobility challenges.



Park Rendering

In response to community feedback, the Harbor proposes to introduce a range of inclusive design elements that cater to children with sensory and other disabilities. This includes a sensory path along the playground, with musical chimes, a tactile stone abacus, and petal drums, providing a multisensory experience that encourages engagement and creativity. The nature-inspired swing set will feature a diverse selection of swings designed to cater to a broad spectrum of park-goers, ensuring that children with varying abilities can enjoy the joys of play together. Americans with Disabilities Act (ADA) compliant accessibility to the play areas will be provided throughout and will allow users with physical limitations easier access to the playground.

The park's construction will require minimal changes to the existing site. The site configuration remains largely unchanged, utilizing existing grades without substantial grading needs. The project focuses primarily on the installation of the new playground, improved sidewalk access, the addition of a picnic gathering spot, and the installation of seatwall seating and an identifiable monument sign.



Sensory Path and Picnic Area Rendering



Park Signage and Concrete Seat Wall

Existing Conditions

The site is an existing grassy park positioned immediately to the south of the Marine Emporium Landing complex. This green area is nestled between the waters of the west channel of the harbor and South Harbor Boulevard. It forms a seamless connection between the public promenade and the parking lot on the western edge of the site. Access to the site is facilitated through its linkage with South Harbor Boulevard, a pivotal artery of transportation in the Harbor.

Covering an area of approximately 111 feet in length and 106 feet in width, the site's dimensions provide an open area for the creation of a better recreational space. The

prevailing landscape predominantly features grass, offering a natural canvas for the envisioned park elements. There are a handful of shrubs and trees that shade the area, contributing to the overall atmosphere and character of the space. The existing mature shrubs and trees will be retained as part of the design, preserving the existing landscape's integrity.

Ample parking is directly adjacent to the proposed site in parking lot W-5.



Existing site looking from public promenade seaward.





Existing site looking North towards Marine Emporium Landing.

Landscape and Planting Design

There is one mature tree with two palms existing on the site and will remain. The base shrubs at the tree will be thinned out. New planting will be a mix of groundcovers, evergreen and ornamental shrubs, grasses, and propagated plants and succulents from adjacent plantings throughout the harbor. New planting will be mostly at the base of the existing large tree. The proposed plant palette can be found on the sheet L1 of the Preferred Conceptual Landscape Design plans (Attached) and is comprised of plant material known to thrive in the local climate and soil conditions. The plant palette includes plants native to Mediterranean climates. 15% or less of the plant material will require moderate water and the remainder will require low to very low water once established. The proposed plant palette coupled with the irrigation system described below will meet or exceed the state and local standards for water conservation through water efficient landscape irrigation design.

Irrigation Design

In order to irrigate new planting within the project limit, plans will be developed to use the existing irrigation system but provide new valves and modify and/or repair affected irrigation due to new construction. Additionally, the existing irrigation within the project limits will be retrofitted to bring the irrigation systems up to current standards. All landscape areas will be irrigated on separate hydrozones with drip irrigation (or other highly efficient irrigation) so that once established, water can be regulated in a more

efficient manner. Turf areas will be irrigated using the existing turf spray irrigation and will be modified and retrofitted due to new construction.

Grading and Drainage

The proposed grading will be reused and balanced within the limits of development; no offsite import of native material is expected. The proposed flatwork and improvements will be designed as accessible. The proposed developed flows maintain the existing drainage pattern for the site. The center mounded play area directs flow towards the vegetated areas for infiltration. Proposed sidewalk and flatwork improvements run off to the existing landscaped areas and proposed landscape areas bordering the site. The site will not substantially increase runoff as a result of the proposed development.

Erosion Control

The proposed development is expected to disturb less than one acre and will comply with the NPDES by installing Best Management Practices (BMPs) that control construction runoff. The erosion control plan will illustrate and direct the contractor to place and maintain BMPs that limit erosion and sediment from leaving the site during construction

Lighting

The lighting design will adhere to the guidelines established in the Public Areas Plan and Design Guidelines. Lower-level lighting within the playground area will be implemented, choosing fixtures that provide ample illumination for pathways without creating unnecessary competition with the existing lighting along the waterfront promenade. The addition of new lighting will be aimed at enhancing safety and security within the playground area.

Consistency with the Certified Public Works Plan

The proposed Harbor View Park is consistent with the policies of the PWP as follows. The County of Ventura, Harbor Department, has always had, as a key priority, public access and low cost recreational opportunities. The California Coastal Commission has supported County plans to make additional park space, especially along the water, available whenever it is feasible to do so.

The Statute and the regulations require that the NOID present information sufficient to ascertain whether the park is consistent with the PWP. In this case, that evaluation is fairly straightforward. The policies of the certified PWP, which would apply to this park, are those related to land use, public access, water quality, and biological resources.

As to land use, Figure IV within the PWP contains the Land Use Map for the landside parcels, and designates this land as Visitor Serving Harbor Oriented. This land use category, described on page 16 of the PWP, includes "picnicking and other passive recreation....park areas..." The use as a park is clearly contemplated within the land use designation.

As described in the certified public works plan “Four public parks exist within the Harbor itself. The linear Channel Islands Harbor Park is located on the western Harbor side, and consists of all open turf and landscaped area, trees, picnic tables, walkways and restroom facilities. The public walkway which encircles the Harbor is directly adjacent to this park. Two parking lots (W-4 and W-5) serve this park and adjacent boat slips with 352 spaces. The view from the park is primarily of a 300-foot wide boat slip complex. The sense of openness and motion fully apparent at the Harbor recreational area W-1 is not present at this park area. Further, there is the lack of direct water access for fishing. As a result this attractive park area is only lightly used.”

The certified PWP is silent regarding grading and utilities, and in any event this site is an already existing flat-graded and grass area along the public promenade and located along the water’s edge. The current setting is devoid of any public amenities, extensive landscaping other than a grassy lawn and includes adjacent sidewalk access between the parking lot and promenade.

In short, the diminutive nature of the park, the strong policy preferences for public access at the water, and the developed setting all act to reduce any issues of PWP compliance and render this decisions fairly straightforward. Essentially, this is an enhancement project of an already existing park interrupting no coastal resources whatsoever, while setting the stage to deliver a key public access component in Channel Islands Harbor.

Land and Water Recreation

The project enhances recreational opportunities on and along the water by adding waterfront park amenities for visitors to the Harbor, and by improving amenities for the public at the Harbor.

Visual Access

Exhibit E of the PWP designates various areas as view corridors, with most of Harbor Boulevard and the entire site being among them. These corridors are outlined to extend from Harbor Boulevard, serving the dual purpose of preserving views from the street and ensuring unobstructed vistas over the park area to the waterway. The project focuses on enhancing visual access by improving the existing park space through the addition of walkways, seating areas, and thoughtfully landscaped elements, all contributing to a more inviting and aesthetically pleasing environment.

The introduction of the new playground is a substantial enhancement to the visual quality of Harbor Boulevard, the adjacent waterfront, and the inland Harbor areas. Lower-level features within the playground area have been strategically planned, ensuring that the playground's activities do not hinder views from Harbor Boulevard to the waterfront.

All new landscaping within the site is carefully integrated within the view corridor to minimize potential visual disruptions and is intentionally designed to frame and accentuate the views.

At present, the presence of boats obstructs views of the water from Harbor Boulevard. However, the project is designed to enhance views of the water by adding more pedestrian walkways, seating and the new park. Consequently, this project will not result in any loss of view corridors.

Recreational Boating

The project has no effect on existing recreation boating.

Biological Resources

Great Blue Herons, Black Crowned Night Herons and Snowy Egrets have been known to roost and nest in various areas of the Harbor. These birds have historically been very mobile both within and outside of the Harbor. Biological reports indicate these species may periodically relocate from the Harbor to Naval Base Ventura County and then return. They have been known to nest on the west side adjacent to high traffic areas; in the very tall Mexican Fan Palms in the Harbor and in Mandalay Bay, Seabridge, and up and down various roadways; and on the peninsula in the Monterey Cypress, New Zealand Christmas Trees, Torrey Pines, Ficus and Mexican Fan Palms. Because of this fact, no location within the Harbor has been identified as a permanent nesting site. However, working closely with the Coastal Commission, the County of Ventura was an early adopter of a tree trimming policy within its PWP for the Harbor, which requires evaluation for nesting birds, and sets conditions for each project to identify any nearby roosting or nesting areas in advance of all construction.

Public Works Plan Policies 12 through 17 address the protection of the avian population in the Harbor and have been added as conditions of approval to this NOID.

Water Quality -- The project will have no effect on water quality within the Channel Islands Harbor.

City of Oxnard Local Coastal Plan and Coastal Zone

The City of Oxnard's Local Coastal Plan designates this area as "Existing Visitor Serving Commercial" and "Harbor Channel Islands." Policies included on pages 20-22 of the Plan related to providing visitor serving and recreational uses. The project anticipated by this NOID is consistent with the City's LCP.

Construction Staging

Construction will be staged in parking lot (W-5) at the edge of the proposed park with the least impact on views. Public walkways will be kept open at all times, or, if this is not possible, alternative access will be provided.

Project Scheduling

Upon acceptance of this NOID by the California Coastal Commission, the County will have construction plans completed, obtain necessary building permits as well as permits from other agencies, and put the project out for bid.

Environmental Review

Based on the findings above and in the Findings section below, the Harbor Department has determined that this project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15303(c) New Construction or Conversion of Small Structure.

Notification

Pursuant to Coastal Act §30606, the Harbor Department is notifying, through provision of this letter or a notice of availability of this letter, the Coastal Commission and Ventura County Board of Supervisors as well as other interested persons, organizations, and governmental agencies of the impending development. A list has been provided of all persons and organizations receiving a notice of approval of this NOID. A photograph is included showing the notice has been posted onsite. The NOID has also been posted on the Harbor's website.

Conditions of Approval

The County of Ventura has applied conditions of approval to this project in order to further ensure compliance with the Coastal Act, the Public Works Plan, Ventura County standards including the Uniform Building Code, and other Channel Islands Harbor policies that may apply. These conditions are included at the end of this letter.

Conclusion/Findings

1. The proposed project is consistent with the policies of the Channel Islands Public Works Plan as described in the text of the document above.
2. The project requires the removal of no trees. New landscaping will be native or regionally appropriate, low water using species.
3. The project will improve recreational opportunities by adding picnic and resting areas in the Harbor along the waterfront, adding a much-needed children's play area for visitors and residents.
4. The project is consistent with the policies and ordinances of the City of Oxnard's Local Coastal Plan and Coastal Zoning Ordinance as described above.

In conclusion, we believe the approved project is in compliance with the certified PWP as well as consistent with the purposes of the Coastal Act by furthering recreational opportunities and amenities within the Harbor. Please let us know if any additional information or materials are needed to assist with your review.

Sincerely,



Michael Tripp
Director

C: Steve Hudson, District Director District Director
Barbara Carey, District Manager
Ventura County Board of Supervisors
Dr. Sevet Johnson, Ventura County CEO

Attachments:

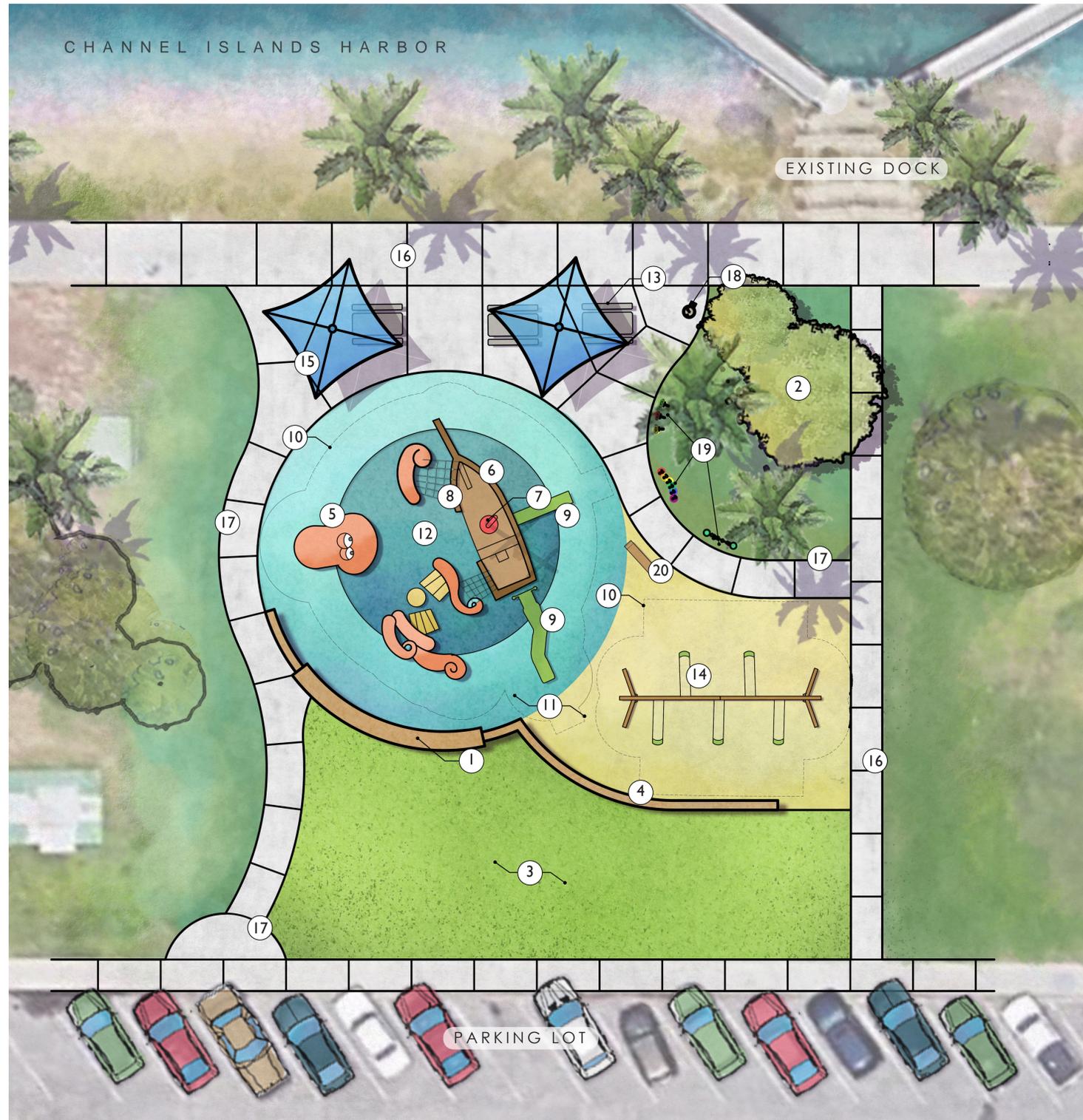
Conditions of Approval of Project
Concept plans
Material Specifications
Notice Posted on Site on January 24, 2024
Mailing List for Notice

**County of Ventura Conditions of Approval
NOID – New Harbor View Park off S. Harbor Boulevard**

- 1) Prior to obtaining a building permit or grading permit from the County of Ventura, the Harbor Department shall approve all plans for construction of this project, including grading, building, and landscaping plans. Plans submitted for approval by the Harbor Department and for building permit issuance shall demonstrate compliance with the PWP.
- 2) Plans submitted to the County of Ventura for building permits shall include a copy of these conditions, as well as any additional special conditions added by the California Coastal Commission, on the first few sheets of the plans.
- 3) Any modifications to the plans after approval of the Harbor Department shall also be approved by the Harbor Department.
- 4) All landscaping, lighting, public access and signage plans shall comply with criteria approved by the County of Ventura.
- 5) No materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health shall be handled, stored or used on the project property, except as provided by a permit issued by the Ventura County Fire Department.
- 6) Landscaping and irrigation plans shall show proper water meter size, backflow prevention devices and cross-connection control. All irrigation systems shall be designed to be low water using and shall include automatic rain shut-off and water sensor shut off devices as water conservation measures.
- 7) All trees planted or placed on the property shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise approved on the landscape plans.
- 8) All Fire Department approvals to ensure access and the availability of water for fire combat operations to all areas of the project shall be obtained prior to final occupancy.
- 9) Prior to installation of lighting, a lighting plan shall be submitted to the Harbor Department showing type of fixtures, heights, and intensity of illumination. Lighting plan shall comply with the standards approved by the County of Ventura and included in the Channel Islands Harbor Public Areas Plan & Design Guidelines. Lighting fixtures shall be cut-off type fixtures that divert lighting downward onto the property and shall not cast light onto adjacent properties, roadways or waterways. Under canopy lighting shall be concealed or recessed so as to not be directly visible from the street.

- 10) All trucks hauling graded or excavated material offsite, if any, shall be required to cover their loads as required by the California Vehicle Code Sec. 23114, with special attention to preventing spilling onto public streets.
- 11) All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.
- 12) Contractor shall ensure that all construction equipment is maintained and tuned to meet applicable Environmental Protection Agency (EPA) and California Air Resources Board (CARB) emission requirements. At such time as new emission control devices or operational modifications are found to be effective, contractor shall immediately implement such devices or operational modifications on all construction equipment.
- 13) Contractor shall minimize the number of vehicles and equipment operating on site at the same time.
- 14) At all times during construction activities, contractor shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
- 15) During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), contractor shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.
- 16) Throughout construction, contractor shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways.
- 17) Contractor shall employ current Best Management Practices to protect against storm water runoff into storm drains and the Harbor.
- 18) Construction staging areas shall be screened and protected to avoid material being blown or washed into the Harbor. Screening material shall be approved by the Harbor Department. Contractor shall limit outdoor storage of materials to the locations shown and all construction material shall be stored within the staging area. Construction staging area shall remain locked and secure when not in use.
- 19) Hours of construction shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday, and not allowed on Sunday or holidays without prior approval of the Harbor Department.

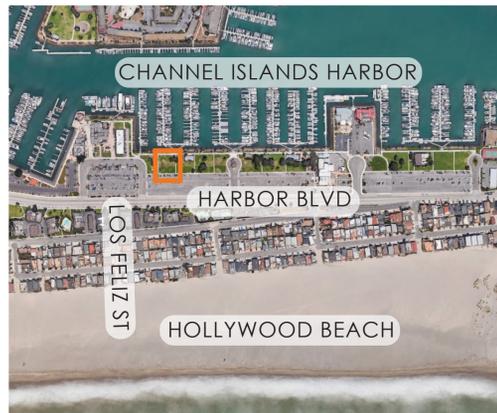
- 20) Signage shall be provided to notify the public when access to public sidewalk will be blocked because of construction. Signage will indicate alternate routes.
- 21) Adequate trash facilities and pick ups shall be provided to maintain the site free of debris, food waste, and to minimize scavenger birds.
- 22) Policy 10 of the Channel Islands Public Works Plan relating to the presence of black-crowned night herons, great blue herons, or snowy egrets, shall be implemented.
- 23) All tree trimming and removal, if any, in conjunction with the project shall comply with Policy 14 Trimming or Removal of Trees of the Channel Islands Harbor Public Works Plan.
- 24) All requirements of Water Quality Policies 1, 2, 3, 4, 5, 6, 7, 8 and 9 of the Channel Islands Harbor Public Works Plan shall be complied with in conjunction with construction of the project.
- 25) Removal of Staging Equipment: All staging equipment and all construction related debris shall be removed from the staging site within sixty (60) days of completion of all development in conjunction with this project.
- 26) Invasive Plants: All vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, and no plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified by the State of California shall be employed in any landscaping or planter areas, or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property.



SITE IMPROVEMENT LEGEND #

1. ENTRY MONUMENT SIGNAGE
2. EXISTING LANDSCAPE TO REMAIN
3. EXISTING LAWN TO REMAIN
4. CONCRETE SEATWALL
5. OCTOPUS ('KRAKEN') PLAY FEATURE
6. PIRATE SHIP PLAY FEATURE
7. CROW'S NEST
8. CLIMBING NET
9. SLIDE
10. SAFETY 'FALL ZONE'
11. RUBBER PLAY SURFACING
12. RUBBER MOUND
13. CONCRETE PICNIC TABLES (3)
14. NATURE-INSPIRED SWINGSET WITH ACCESSIBLE BUCKET SEATS
15. SHADE SAILS (2)
16. EXISTING SIDEWALK
17. PROPOSED CONCRETE SIDEWALK
18. WATER BOTTLE FILL STATION
19. SENSORY PLAY
20. BENCH

CONTEXT MAP, N.T.S



PLANT PALETTE

- LAVATERA MARITIMA - TREE MALLOW
- LESSINGIA FILAGNIFOLIA 'SILVER CARPET' - SILVER CARPET BEACH ASTER
- AGAVE ATTENUATA - FOX TAIL AGAVE
- AGAVE DESMETIANA 'VARIEGATA' - VARIEGATED DWARF AGAVE
- MUHLENBERGIA DUBIA - PINE MUHLY
- DUDLEYA BRITTONII - GIANT CHALK DUDLEYA
- ACANTHUS MOLLIS - BEARS BREECH

- DIANELLA TASMANICA 'SILVER STREAK' - SILVER STREAK FLAX LILY
- FRAGARIA CHILOENSIS - BEACH STRAWBERRY
- BOUTELOUA GRACILIS - BLONDE AMBITION
- SENECIO MANDRALISCAE - BLUE CHALK STICKS
- VERBENA LILACINA 'DE LA MINA' - VERBENA DE LA MINA
- ACHILLEA X 'MOONSHINE' - MOONSHINE YARROW



SHADE SAIL: USA SHADE
MODEL: SINGLE POST AURORA



SKATE DETERRENT: SKATE STOPPERS
MODEL: STARFISH FAMILY



WATER BOTTLE FILL STATION:
MOST DEPENDABLE FOUNTAINS, INC
MODEL: 10145 SM W/ PET FOUNTAIN



SENSORY PLAY
FREENOTES HARMONY PARK, MODELS: STONE ABACUS, CALYPSO CHIMES, PETAL DRUMS



PICNIC TABLE
BELSON OUTDOORS, MODEL: TF3226 - 60"L X 63"W X 30"H



SWINGS
KOMPAN, MODEL: CLASSIC SWINGS, NATURAL ELEMENT



PARK RENDERING

Harbor View Park

Preferred Conceptual Landscape Design



PLAYGROUND RENDERING

Harbor View Park

Preferred Conceptual Landscape Design



PLAYGROUND RENDERING

Harbor View Park

Preferred Conceptual Landscape Design



PARK SIGNAGE RENDERING

Harbor View Park

Preferred Conceptual Landscape Design



PIRATE SHIP + PICNIC AREA RENDERING

Harbor View Park

Preferred Conceptual Landscape Design



COUNTY *of* VENTURA

HARBOR DEPARTMENT

3900 Pelican Way
Oxnard, CA 93035
(805) 973-5950

HARBOR VIEW PARK- MATERIAL SPECIFICATIONS:

SHADE SAILS

Company: USA Shade

Model: Single Post Aurora

Materials: Steel & HDPE, a high-density polyethylene mesh

Potential Environmental Impacts:

Microplastic Pollution: none

PFA's Associated with material: some researchers have found the presence of PFA's in HDPE, but the levels are equivalent to FDA approved food storage containers

Life Span of Materials: The typical benchmark for HDPE life expectancy is 50 years and 72-73 years for hot-dipped galvanized steel

WATER BOTTLE FILLING STATION

Company: Most Dependable Fountains, inc.

Model: 10145 SM OR SMSS W/ OPTIONAL PET FOUNTAIN

Material/Color: Stainless Steel

Potential Environmental Impacts:

Microplastic Pollution: none

PFA's Associated with material: none

Life Span of Materials: The life span for stainless steel could be anywhere between 50-100 years

SWINGS

Company: Kompan

Model: Classic Swings, Natural Element

Material/Color: Natural Robinia

Potential Environmental Impacts:

Microplastic Pollution: none

PFA's Associated with material: some researchers have found the presence of PFA's in HDPE, but the levels are equivalent to FDA approved food storage containers

Life Span of Materials: The life span for robinia is approximately 40 years and typical benchmark for HDPE life expectancy is 50 years

CONCRETE PICNIC TABLE

Company: Belson Outdoors

Model: TF3226 - 60"L x 63"W x 30"H

Material/Color: Polished Grey

Potential Environmental Impacts:

Microplastic Pollution: none

PFA's Associated with material: none

Life Span of Materials: The life span for reinforced concrete between 50-100 years

SENSORY PLAY ELEMENTS

Company: Freenotes Harmony Park

Model: Stone Abacus, Calypso Chimes, Petal Drums

Material/Color: Colors vary. Materials include stone, steel, aluminum, fiberglass and HDPE

Potential Environmental Impacts:

Microplastic Pollution: none

PFA's Associated with material: some researchers have found the presence of PFA's in HDPE, but the levels are equivalent to FDA approved food storage containers

Life Span of Materials: The life span for stone is 100 years or more, steel could be anywhere between 50-100 years, aluminum lasts at least 75 years, fiberglass can last from 15-50 years, and HDPE life expectancy is 50 years

RUBBER SURFACING

Company: Spectraturf

Model: SpectraPour: Pour-in-Place Rubber Playground Surfacing

Material/Color: Blue, Sky Blue and Sand Colored Pour-in-Place Rubber Playground Surfacing

Potential Environmental Impacts:

Microplastic Pollution: None

PFA's Associated with material: There is no conclusive research that identifies PFA's in rubber pour-in-place material. The first layer of SBR cushion is made of Styrene-butadiene "recycled off-highway tires processed to remove any contaminants" Mixed with Polyurethane which is used to make seat cushions that we sit on everyday. The top layer is made of EPDM (Ethylene Propylene Diene Monomer) which is virgin rubber used in all vehicle rubber finishes.

SpectraTurf is the only safety surfacing company that recycles existing rubberized playground material and keeps it out of the landfills.

Life Span of Materials: Pour-in-place rubber can last 12-15 years if properly maintained.

CUSTOM PLAY STRUCTURE

Company: ID Sculpture

Model: Custom Structure

Material/Color: GFRC, HDPE and hot dipped galvanized steel

Potential Environmental Impacts:

Microplastic Pollution: None

PFA's Associated with material: Chemical composition for the custom play structure is certified with IPEMA and follows the Consumer Product Safety Improvement Act of 2008 (CPSIA). There are no PFA's in hot-dipped galvanized steel. Some researchers have found the presence of PFA's in HDPE, but the levels are equivalent to FDA approved food storage containers.

Life Span of Materials: The life span for GFRC is estimated between 30-50 years. The typical benchmark for HDPE life expectancy is 50 years and 72-73 years for hot-dipped galvanized steel.



NOTICE OF IMPENDING DEVELOPMENT Construction of New Playground at Harbor View Park Located on the West Side of the Harbor near Marine Emporium Landing, Channel Islands Harbor, Oxnard, California

Pursuant to Public Resources Code §30606 and California Coastal Commission Regulations §§ 13358 and 13359, this **NOTICE** is provided to Interested Parties of the intent of the Harbor Department to construct a new playground at Harbor View Park, located along the western side of the harbor, near Marine Emporium Landing in Channel Islands Harbor, Oxnard, California.

This **NOTICE** must be submitted prior to commencement of development by the public agency proposing a project pursuant to an adopted Public Works Plan. In this case, the certified Channel Islands Harbor Public Works Plan (7th Amendment) (PWP) is the PWP covering this project. This **NOTICE** is prepared consistent with the PWP. It is the intention to have this **NOID** considered by the Coastal Commission at the soonest possible date.

In addition, Coastal Act §30605 makes clear that Coastal Commission review of the **NOTICE** is limited to imposing conditions consistent with Section 30607 and 30607.1.

A full and complete copy of the **NOTICE OF IMPENDING DEVELOPMENT** may be obtained at the Harbor Patrol public counter located at the above address. For further information please contact County of Ventura Harbor Department, 805 973 5950.

Michael Tripp
Director

Date: January 24, 2024

CIBCSD
353 Santa Monica Blvd.
Oxnard CA 93035

Chris Delith, Biologist
US Fish & Wildlife
2493 Portola Rd., Ste. B
Ventura CA 93003

Dr. Sevet Johnson
CEO, County of Ventura
Mail Stop L #1940

Sam Fearer, Coastal Program Analyst
California Coastal Commission
80 S. California St. Second Floor
Ventura CA 93001

California Dept. of Fish & Wildlife
3883 Ruffin Rd
San Diego CA 92123

Jeff Gorell, Supervisor
2nd District
2100 E Thousand Oaks Blvd, Suite E
Thousand Oaks CA 91362

Planning
Naval Base Ventura County of Ventura
311 Main Rd., Bldg. 66
Point Mugu CA 93042

Pacific Corinthian Marina
2610 S Harbor Blvd
Oxnard CA 93035

Vianey Lopez, Supervisor
5th District
Mail Stop L#1860

US Army Corp of Engineers
2151 Alessandro Dr Ste 110
Ventura CA 93001

California Coastal Conservancy
1330 Broadway Ste 1100
Oakland CA 94612

Janice Parvin, Supervisor
4th District
980 Enchanted Way #203
Simi Valley, CA 93065

Alicia Stratton
VCAPCD
669 County Square Dr.
Ventura CA 93003

Dave Ward, Planning Director
County RMA
Mail Stop L#1740

Kelly Long, Supervisor
3rd District
1203 Flynn Rd., Ste 220
Camarillo CA 93012

Tiffany North
County Counsel
Mail Stop L#1830

Clerk of the Board
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Anacapa Marine Services
3202 S. Victoria Ave.
Oxnard CA 93035

Vintage Marina
2950 Harbor Blvd
Oxnard CA 93035

Vintage Marina Partners LP
P O Bin 1969
Bakersfield CA 93303

Prime Residential
50 California St Ste 2525
San Francisco CA 94111

Brighton Management
Attn: Joseph Fan
21725 Gateway Center Dr
Diamond Bar CA 91765

Steve Buenger
Marine Emporium
3600 S Harbor Blvd
Oxnard CA 93035

Channel Islands HOA
c/o Lordon Management
31255 Cedar Valley Dr, Ste 202
Westlake Village CA 91361

Channel Islands Villas LP
Attn: Mr. Rohit Mehta
11022 Santa Monica Blvd #400
Los Angeles CA 90025

Oxnard Marinas LLP
Attn: Tom Hogan
3416 Via Lido Ste G
Newport Beach CA 92663

J&S Restaurants, Inc.
Attn: Willem Jonker
1851 Lombard St Ste 200
Oxnard CA 93030

Anacapa Isle Marina
3001 Peninsula Rd
Oxnard CA 93035

TBYCI, LLC, Gregory Schem
c/o Harbor Real Estate Group
13555 Fiji Way
Marina del Rey CA 90292

Ventura County Maritime Museum
3900 Bluefin Circle
Oxnard CA 93035

Leon Kaplan
c/O Ophir Management Services
6345 Balboa Blvd #358
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US Coast Guard CI Harbor
4201 S Victoria Ave
Oxnard CA 93035

PCYC
2600 S Harbor Blvd
Oxnard CA 93035