Marina Park-Marina & Marine Uses

Marina Park Master Plan

Marina Park-Marina & Marine Uses

Questions From Last Meeting

- What is an appropriate number of public visitor / short term berths in Marinapark? Are they the right size? (Beek, Selich, Ford)
- What types of maintenance or commercial work can be done at the marina, if any? (Barrett)
- Where are the berths for the sailing center keelboats? (Whitford)
- Where are the MP temporary tie-up docks for dinghies, duffies of locals, moorings, and visitors? How many? (Ford)
- Can a dinghy hoist for the sailing center be added? (Ford)
- Where can beach launched/stored canoes,kayaks go? (Whitford)

Marina Park-Marina & Marine Uses

Brief Answers To Questions From Last Meeting

- What is an appropriate number of MP public visitor / short term berths? Are they the right size?

  - Current estimates by City HR, County HP, NB marine uses show a public-available slip/services request market need for approx. 17,000 berth-days/nights per yr of occupancy at 13,500 days/nites per yr for visitors (1-14 days/nites,avg 7) ; 3,500 days/nite per yr for harbor-based short term berth users (15-30 days/nites,avg 21) Proposed MP Marina V/ST berth capacity (23) provides apx. 8,400 days/nites or about 49% of the need. (Existing 5 OCHP slips provide for another 9% of projected need for public-available slips/services in NB)

  - Possible sizes of vessels in slips is 25'-55'; end /side ties 60'-200': dinghy docks 8'-22'; sail ctr.docks 8'-30'+

  - Most ocean-capable vessels visiting NB are in the 35'-65'+range, thus 40-50' slips, 60'+ end/side tie.

- What types of maintenance or commercial work can be done at the marina, if any?

  - Would be permitted/regulated/forbidden per policy, code same as other NB marinas (including BYB), docks.

- Where are the berths for the sailing center keelboats?

  - Four 30' side ties inside Sailing Center east docks; 1@30'+,1@ 40'+/2 slips provide total of 6 SC keelboats.

- Where are the MP temporary tie-up docks for dinghies, Duffies of locals, moorings, and visitors? How many?

  - The 200' west + 140' east public docks, 2 Marina dinghy basins = 32-44 dinghies, duffies, etc. (8'-22').

  - Expanded public docks at 15th Street and 19th Street (const. 2008) = 44-47 (32 new spaces +exist 12-15)

  - New Total Small Boat Berths In And Adjacent To Marinapark = 76-91 (500% - 530% increase)

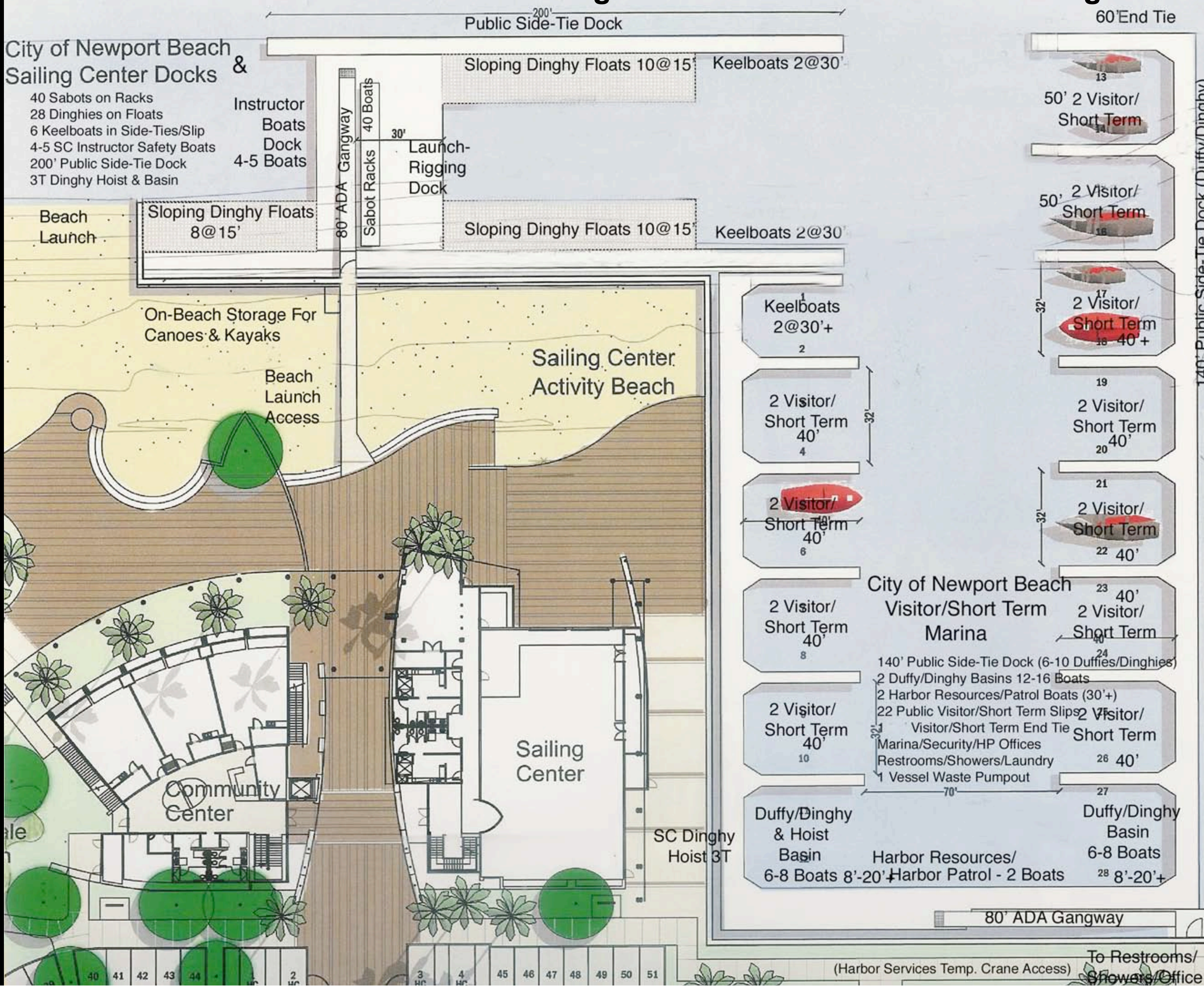
- Can a dinghy hoist for the sailing center be added?

  - A swing-arm electric hoist (similar to yc hoists-see BCYC) is possible between SC Building & Dinghy Basin.

- Where can beach launched/stored canoes,kayaks go?

  - On the beach areas adjacent to the Sailng Ctr dock access walk & 18th St. launch corridors.

Marina Park Master Plan - Detailed Sailing Center/ Marina Uses and Docking Areas



Marina Park-Marina & Marine Uses

Summary of Project Marine Elements

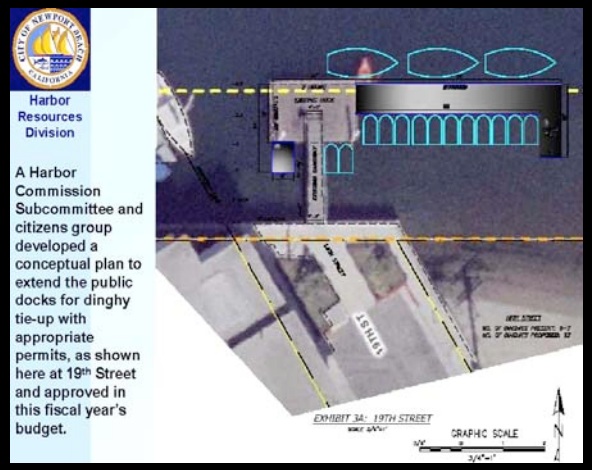
City Sailing Center

- 200’ Public Side-Tie Dock (w/util)
  - large visiting, specialty vessels
  - event short-term use (races, parades)
  - public dock short-term use (bay boats)
  - future water-taxi stop
- 28+ Sloping Dinghy Floats @ 15’
- 40 Sabots @8’ on Dock Rack
- 50’ Dock for Instructor/Safety Boats (4-5)
- 40’ Dock for Sabot Launch/Rigging (4)
- 4 SC Keelboats to 30’ on side-ties
- Swing-Arm Hoist for SC Dinghy Launch (3t)
- Basin for Seasonal SC Dinghy In-Out
- Beach Launch/ Storage-Canoes/Kayaks
- 80’ ADA - accessible gangway, docks, walks
- Security gate, cameras, lighting, policing 24/7
- Sailing Center Building & Site Area

City Visitor /Short Term Marina

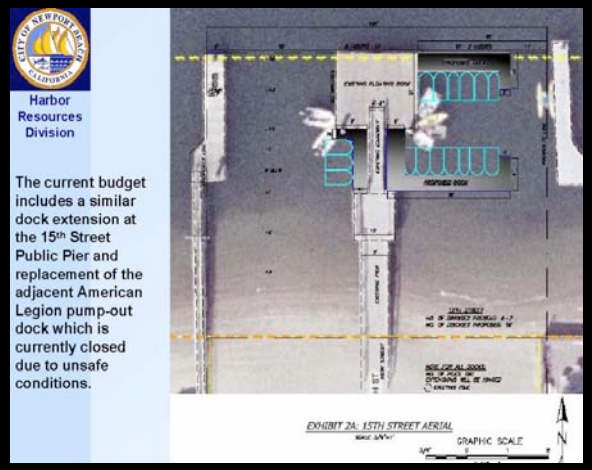
- 140’ Public Side-Tie Dock (w/util)
  - medium visiting, specialty vessels
  - event short-term use (races, parades)
  - public dock short-term use (bay boats)
  - future water-taxi stop
- 2 Basins (220’) for 12-16 dinghies/Duffies
- 6 Sailing Center Keelboats- 30’, 40’ slip,side ties
- 70’ Harbor Resources/HP Side-Tie (2 @30’+)
- 18 Visitor/Short Term Slips @40’+,4@50’+(w/utl)
- 1 Visitor/Short Term End-Tie at 60’+ (w/util)
- Fixed or Mobile Vessel Waste Pumpout Facility
- 80’ ADA - accessible gangway, docks, walks
- Security gate, cameras, lighting, policing 24/7
- Harbor Services temporary access area
- Marina Building (restrooms, showers, laundry, marina and security offices, equipment, etc.)

Marina Park-Marina & Marine Uses



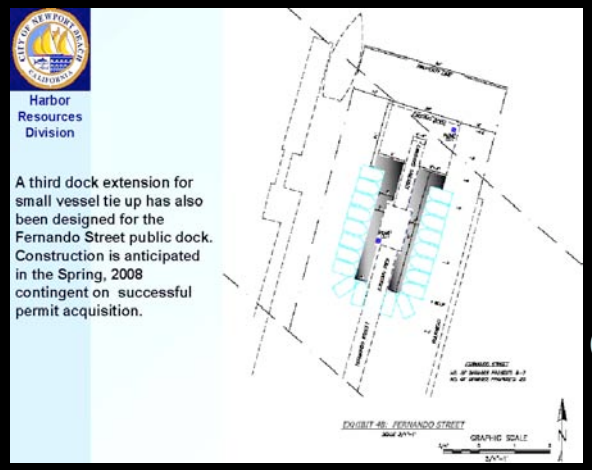
19th / MP

(+16 Boats)



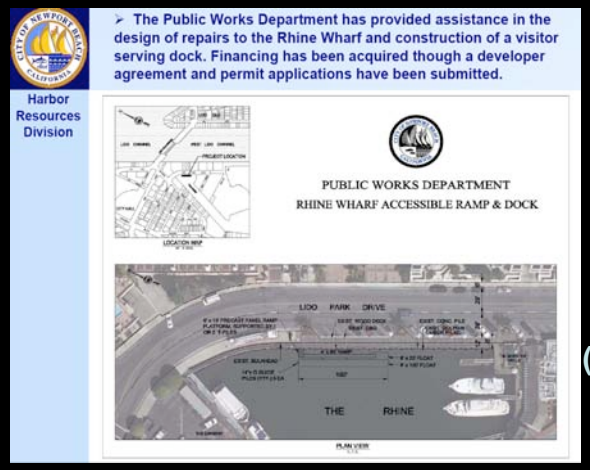
15th / MP

(+16 Boats)



Fernando

(+20 Boats)



Rhine Wharf

(124' / 8-10 boats)

2008 New Dinghy/Duffy/Small Boat Docking & Storage at Peninsula /MP Area Public Docks

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Summary of Project Marine Elements

City Public Dock / Beach Launch Improvements

- **15th Street Public Dock-add 16 new Dinghy/Duffy Spaces to existing 6-8 spaces = 22-24**
- **18th Street Public Hand-Carry/Beach Launch-add sub-sand pavers for support, ADA use**
- **19th Street Public Dock-add 16 new Dinghy/Duffy Spaces to existing 6-8 spaces = 22-24**

(Sailing Center Public Hand-Carry/Beach Launch-add sub-sand pavers for support, ADA)

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City Policy Basis For Visitor/Short Term Docks

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Relevant Newport Beach General Plan Harbor & Bay Element Policies

- **POLICY HB-1.1.1-WATER-DEPENDENT USES: Designate water dependent uses/activities as the highest priority, water-related use/activities as the second priority, and water enhanced use/activities as the third priority.**
- **POLICY HB-1.2.2-LAND USE CHANGES: When reviewing proposals for land use changes, the City shall consider the impact on water-dependent and water-related land uses and activities and the importance of providing adequate sites for the facilities and services essential to the harbor. …**
- **POLICY HB-1.2.4-LAND USE REGULATIONS:-Ensure that land use regulations applicable to waterfront property continue to allow a wide variety of water-dependent, water-related and water-enhanced uses.**
- **POLICY HB-2.1.1-PUBLIC ACCESS: Encourage the expansion and improvement of existing public waterfront access and water-uses access which provide important links to waterfront uses such as beaches, small vessel launching facilities, public dock and other similar public water areas.**
- **POLICY HB-2.1.7 VISITING VESSELS: Encourage new and improved facilities and services for visiting vessels, including mooring and docking facilities, dinghy docks, guest docks, club guest docks, pumpouts & other features, through City, County & private means.**

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Relevant Policy Excerpts From the Newport Beach Local Coastal Program Land Use Plan

3.3 Vessel Launching, Berthing, and Storage

Coastal Act policies related to vessel launching, berthing and storage that are relevant to Newport Beach include the following:

30224. Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

30234. Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.

30234.5. The economic, commercial, and recreational importance of fishing activities shall be recognized and protected.

Newport Harbor is the largest small craft harbor in the United States with over 9,000 boats at 2,119 commercial slips and side ties, 1,221 bay moorings, and 1,230 piers. Newport Beach recognizes the importance of protecting and enhancing services and facilities that are essential to a working harbor.

3.3.2-7. Protect, and where feasible, expand and enhance facilities and services for visiting vessels, including public mooring and docking facilities, dinghy docks, guest docks, club guest docks, pump-out stations and other features, through City, County, and private means.

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Answers to Some Frequently-Asked Questions

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- **What is the difference between a visitor mooring and visitor slip?- who wants slips?**

A public mooring in Newport Harbor provides only a means of self-securing a single vessel to floats anchored to the harbor bottom-no other services or facilities are provided or guaranteed, although the HP does provide mooring assistance when needed. A dinghy is required to go ashore at one of the harbor's public docks, since no shoreboat or watertaxi service is currently provided. No shoreside support facilities are provided for mooring areas.

A public visitor slip in a Southern California marina or harbor typically provides electricity, water and other utilities to the vessel, and a vessel waste pumpout facility, as well as lighted, secured access to the docks and shore. Landside support includes restrooms, showers, laundry, and security facilities, all ADA accessible directly on dock and land from the the visitor slip. Direct access to landside transportation, stores, restaurants, repair and parts are also a benefit. It also provides space for vessel tenders or dinghies for harbor visits by water. It is a significantly more secure location for vessel and crew in inclement weather and storms than a mooring or anchorage, and has 24/7 site and dock security.

Those who want slips are: boaters whose vessels' systems require electrical power and potable water; boating families with small children; solo boaters; boaters with disabilities; aging boaters; inexperienced boaters; boaters seeking rest and reprovisioning before or after a long or difficult sea passage , coastal cruising transits or races; boaters who are not a member of a yacht club or yc members who can't use an already full yc guest dock, or have not found a slip of the right size, duration or availability scheduling in a private marina.

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- **Why should the City of Newport Beach provide visitor/guest slips to the boating public?**

Policy/Commitment: *Our General Plan Harbor and Bay Element and Local Coastal Program Land Use Plan both have specific policies and implementation objectives regarding the provision of an expanded range of facilities and services for visiting boaters. The Council, City Administration, Harbor Resources Division and the Harbor Commission are strongly committed to these policies and implementation efforts as a matter of public policy for the City and its Harbor.*

Location/Role: *Since its beginning, Newport Harbor has been both a waypoint for coastal boating traffic in transit and a destination for recreation, repair, and as a boating event venue. Our harbor annually receives visits from several thousand vessels of 35'' to 250' ocean-capable size who bring millions of dollars of direct and indirect revenues to the local economy, good will, history, curiosity, competition, and who depend on our role as a California "harbor of refuge and rescue" in inclement weather or other vessel distress. There is a very high market demand for visitor slip facilities and services in Newport Beach which is currently underserved or unmet by the few publicly-available slips during the summer and year-round.*

- **Doesn't Newport Harbor already have public visitor slips? visitor moorings?**

Newport Harbor has a total of 5 public-agency-operated visitor slips available to the general public, located at the County Harbor Patrol facility. These, like the varying numbers of temporarily unoccupied moorings which may be available for general public visitor use, are generally in high demand/ experience high occupancy during the summer season and in-transit vessel season. County HP and City Harbor Resources Division indicate that most visitors to Newport seek a public visitor slip due to their higher availability in other Southern California harbors and the need to utilize the additional facilities and services available with a slip. Even regular visitors to our harbor regularly request/suggest publicly-available slips as an alternative to their experiences with the harbor's very basic moorings and the lack of landside services provided.

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Sources of Need For Public Visitor & Short Term Slips

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SOURCES OF NEED FOR ADDITIONAL <u>PUBLIC VISITOR SLIPS</u> IN NEWPORT HARBOR

- Temporary berthing of visiting individual or grouped vessels seeking a slip while in transit along the Southern California coast or entire West Coast

- Temporary berthing of individual or grouped vessels seeking a slip while using Newport Harbor as a coastal cruising destination or regional cruising base

- Temporary berthing of individual or grouped vessels seeking a slip while staging in Newport Harbor before and after local and coastal/international major racing/cruising events, major national and international regattas based in NH, boat parades, boat shows, etc. (fire code, navigational safety)

- Temporary berthing of NB-visiting historic vessels, tallships, scientific & research vessels, other specialty vessels related to NH activities and events

- Temporary berthing of in-coastal transit individual vessels or groups of vessels seeking "safe harbor" and a slip /utilities while awaiting repairs in local boatyards or dealers (fire code, navigational safety)

TOTAL ESTIMATED VISITOR SLIP/SIDE-TIE DEMAND = 13,500 VESSEL DAYS/ NIGHTS PER YEAR

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SOURCES OF NEED FOR PUBLIC SHORT-TERM SLIPS IN NEWPORT HARBOR

- Temporary relocation of vessels from piers & docks during dredging & construction activities at private and commercial docks
- Temporary relocation of vessels from mooring areas during dredging , remediation, and mooring repositioning in the mooring areas and adjacent channels
- Temporary staging docking of NB homeported and outside vessels entering/leaving NB boatyards and limited dock space (fire code, navigation, etc.)
- Temporary staging of vessels entering/leaving NB boat dealers for legally- docked commissioning, delivery, refit at dealers (fire code, navigation, etc.)
- Temporary berthing of NB-visiting historic vessels, tallships, scientific/ research ves-sels, large sail racing vessels, other vessels for activities and events in Harbor (harbor research studies, boat parades, charity & international regattas, boat shows)
- Temporary berthing of NB City, County, State, Federal vessels providing harbor survey, repair, remediation, maintenance and service functions
- Temporary extension of stay by visitor-slip (1-14 day) vessels to maximum of 30 days
- Other temporary berthing needs related to harbor activities, events, construction

TOTAL ESTIMATED SHORT-TERM SLIP/SIDE-TIE DEMAND = 3500 VESSEL DAYS-NIGHTS/YR