



CITY OF NEWPORT BEACH

HARBOR RESOURCES

September 18, 2007

Subject: Newport Bay Marina

Dear Residents and Business Owners,

As some of you may be aware, ETCO Development is proposing to redevelop the property at 2300 Newport Boulevard; the proposed project is known as Newport Bay Marina. In addition to redevelopment of the site itself, the project also includes:

- Replacement of most, if not all, of the existing bulkhead along approximately 485 feet of the waterfront;
- Reconfiguration of the existing 21-boat slip marina;
- Closure of one of the existing slipways (the other will be widened and remain open);
- Site remediation of the contaminants located in sediment near and within the boat slipways; these contaminants are related to the previous shipbuilding/repair use of the property.

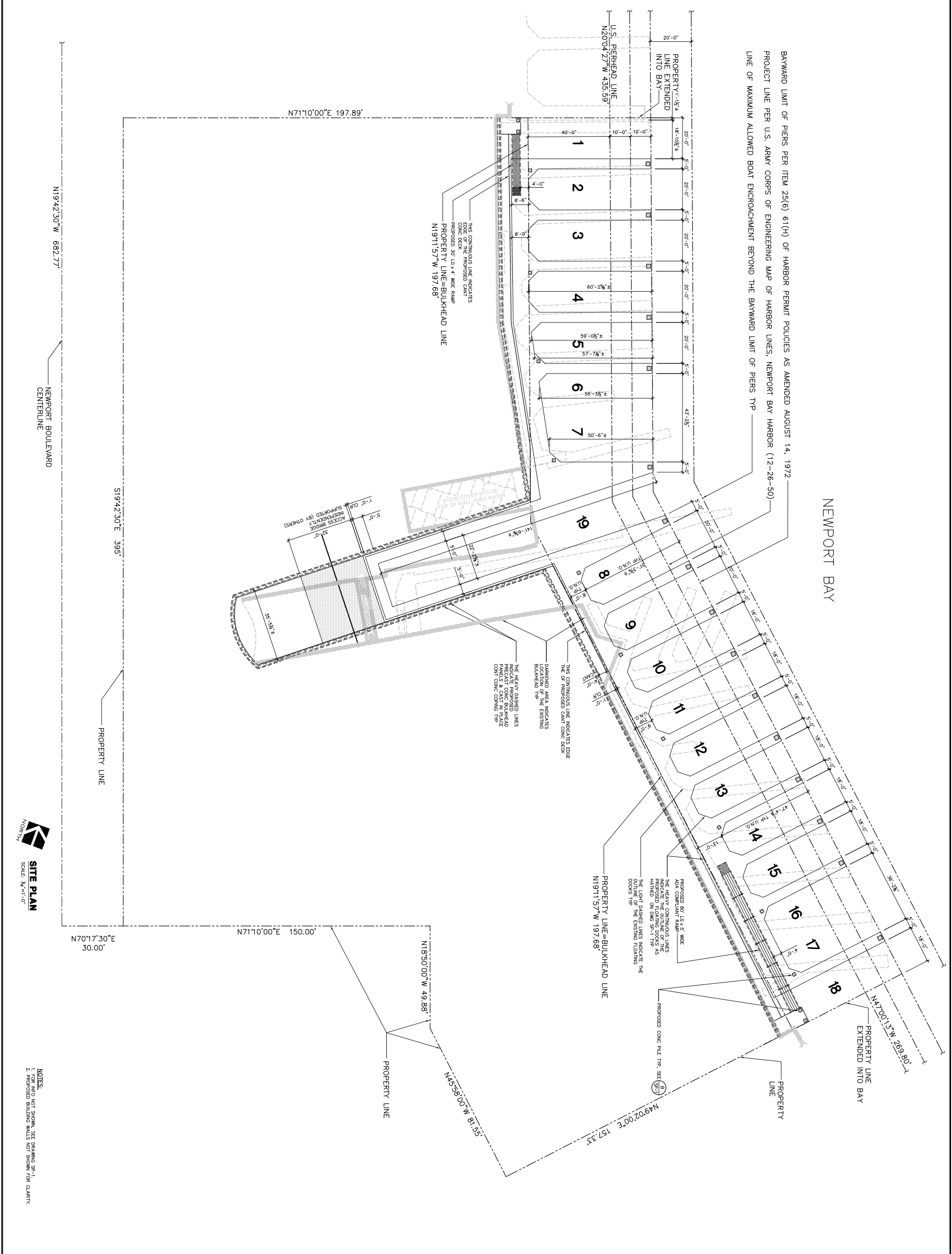
The marina portion of the project will be considered by the Harbor Commission at their October 10, 2007 meeting at 6:00 p.m. in the City Council Chambers at 3300 Newport Boulevard. You are invited to provide comments at this meeting or you may submit your comments to me in writing prior to October 10, 2007.

The Harbor Commission will be requested to advise the City's Harbor Resources Division on the Approval in Concept necessary for the marina portion of the project to be considered by the City's Building Department and federal / state regulatory agencies. The Harbor Commission will also be requested to advise Harbor Resources on any proposed special conditions that may be placed on the marina portion of the project.

The landside portion of the project was approved and an Environmental Impact Report certified at the November 16, 2006 Planning Commission Public Hearing and is currently on file with the Coastal Commission for their review and approval.

Enclosed is the following information:

- Project Description;
- Deck Level Plan of the Newport Bay Marina Project, which shows the proposed project at the street level and provides the context for the seawall and marina aspects of the proposed project;
- Site Plan – Seawall/Dock Layout; and
- Proposed Dock Overlay.



SITE PLAN
SCALE: 1/8"=1'-0"

NOTES:
1. FOR INFO NOT SHOWN, SEE DRAWING SP-1.
2. PROPOSED BUILDING WALLS NOT SHOWN FOR CLARITY.

<p>6041</p> <p>SP-1A</p>	<p>DESIGNER: P. PETROV</p> <p>DRAWN BY: P. PETROV</p> <p>CHECKED BY: M. JAFARI</p> <p>PROJECT MGR.: P. PETROV</p> <p>DATE: 09/11/07</p>		<p>WILLIAM SIMPSON & ASSOCIATES, INC. CONSULTING STRUCTURAL ENGINEERS</p> <p>151 KALMUS DR., SUITE C-140 COSTA MESA, CA 92626 WWW.WSASE-USA.COM</p> <p>P (714) 434-9922 F (714) 434-9955 E-MAIL: MAIL@WSASE-USA.COM</p>	<p>NEWPORT BAY MARINA 2300 NEWPORT BOULEVARD NEWPORT BEACH, CA 92663</p> <p>EXISTING DOCK & BULKHEAD WITH AN OVERLAY OF THE PROPOSED DOCK & BULKHEAD</p>	<p>OWNER</p> <p>Newport Bay Marina, LLC 9952 SANTA MONICA BOULEVARD, SUITE 200 BEVERLY HILLS, CA 90212 PHONE: (310) 691-5500 FAX: (310) 282-8193</p>	<p>SUBDIVIDER/APPLICANT</p> <p>ETCO Development, Inc. 2222 NEWPORT BOULEVARD NEWPORT BEACH, CA 92663 PHONE: (949) 200-7220 FAX: (949) 200-7240</p>	<p>OWNERSHIP OF DOCUMENTS</p> <p>DRAWING AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. NO PART OF THIS DRAWING OR INSTRUMENTS OF SERVICE OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.</p> <p>WILLIAM SIMPSON & ASSOCIATES, INC.</p>
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Newport Bay Marina Project Description

Location

The site is located at 2300 Newport Blvd., between Woody's Wharf and the Crab Cooker Restaurant. The site consists of 2.37 acres and is currently developed with approximately 44,300 square feet of commercial and office, a commercial marina, two boat slipways, an existing bulkhead, and associated parking. All current structures on the site will be demolished.

Project Description

The proposed Newport Bay Marina project will be a mixed use development with approximately 35,750 square feet of commercial and office uses and 27 residential units, located above the ground floor commercial uses. The project will consist of eleven three-story buildings over a subterranean parking structure. The project includes a 10-foot wide public access easement along the property's entire bay frontage, as well as pedestrian accessways through the project.

In addition to redevelopment of the site itself, the project will include:

Replacement of most, if not all, of the existing bulkhead –The existing bulkhead was constructed in the late 1920's or early 1930's. Much of the bulkhead is in poor condition and showing signs of deterioration. Most, if not all, of the bulkhead will be replaced. To reduce the disturbance to the marine environment, areas of the existing bulkhead which are still in good condition will be retrofitted and/or renovated. The new bulkhead will be constructed in the same location as the existing bulkhead or behind it, extending along approximately 485 feet of waterfront. Mitigation measures to avoid impacts to water quality are included in the certified Final EIR for the property.

Reconfiguration of the existing 21-boat slip marina – Some of the existing slips in the marina are substandard. The new marina will be configured to be consistent with California Department of Boating and Waterways standards and will result in an improved marina use with 19 slips, one of which is an expanded slipway, allowing a variety of boat usage on a visitation basis.

Closure of one of the existing slipways and expansion of the other slipway – The smaller slipway, which has been covered for several years, will be closed and the larger one will be expanded to a length of approximately 150 feet, with a width of approximately 34 feet. The expanded slipway will allow for the temporary berthing of five to ten smaller boats.

Site remediation of contaminants – There are contaminated sediments at the mouth of one of the slipways. These sediments are associated with the previous shipbuilding/repair use of the property and are contaminated with metals that are considered hazardous waste. These contaminants will be excavated and disposed of at a licensed facility pursuant to mitigation measures included in the certified Final EIR.

Additional information and project plans as well as the Harbor Resources staff report will be available on the City's website at : <http://www.city.newport-beach.ca.us/HBR/Hottopics.htm>

Sincerely,

Chris Miller

Harbor Resources Supervisor

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