



CITY OF

NEWPORT BEACH

Harbor Commission Staff Report

June 11, 2025
Agenda Item No. 6.1

TO: HARBOR COMMISSION

FROM: Chris Miller, Public Works Administrative Manager, 949-644-3043
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TITLE: Balboa Yacht Basin Marina Reconstruction and Maintenance Dredging - Update

ABSTRACT:

The City-owned and operated Balboa Yacht Basin marina has reached the end of its useful life and is due for replacement. Conceptual design plans are complete, and the permitting stage has commenced. In addition, there is a need to dredge the marina, yet the dredged material is unsuitable for open-ocean disposal. Therefore, the City is attempting to take advantage of the unique opportunity to dispose the material at Port of Long Beach Pier G Fill Project. Staff will provide the Harbor Commission with a detailed update on these two Balboa Yacht Basin projects.

RECOMMENDATION:

1. Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because this action will not result in a physical change to the environment, directly or indirectly.
2. Receive and file.

DISCUSSION:

Marina Replacement

The Balboa Yacht Basin (BYB) is exactly 40 years old having been reconstructed in September 1985. The marina has been showing signs of wear over the past 15 to 20 years, and it is therefore time to replace the marina.

Last fall, the City Council awarded BYB design and construction support services to Anchor QEA, Inc. who has since completed their 100% conceptual design. (Attachment A). Key features of the replacement marina are as follows:

- The marina layout will maintain its current configuration with five headwalks projecting channelward.
- The marina layout will better accommodate modern vessel beams compared to vessel dimensions from 40 years ago.
- The proportional slip mix will remain relatively the same to the extent possible.

- The marina layout includes a representative mix of ADA accessible slips along with two ADA compliant gangways. These components are important and proportional to a marina of this size.
- The number of slips will decrease from 170 to 150 based solely on the abovementioned design criteria.
- There will be a decrease in the proposed number of piles. Additionally, most piles will be positioned at the base of the slips along the main headwalks (preferred) versus the current pile layout at the tips of the finger floats (not preferred).
- Many piles are proposed to remain in place and be reused, representing a cost savings pending other considerations.
- The publicly accessible pumpout and guest docks will remain.
- A new dock area specifically for hand launching dinghies and stand up paddleboards for BYB tenants will be added to an otherwise unused area of the basin along the bulkhead between D & E Docks. A similar but smaller dock area will be added to the end of E Dock adjacent to Beacon Bay.

The conceptual design package is required for the permitting process which has already commenced. After permits are secured, final engineered plans are generated so the project can be advertised for bid. It is conceivable that minor design updates could occur from either regulatory input or final engineering design considerations later.

Maintenance Dredging

The BYB was last dredged when the marina was reconstructed in the mid-1980's. While the BYB is mostly an enclosed basin without a direct source of sediment infill, material does move along the adjacent channel and into the BYB. In total, about 40,000 cubic yards could be dredged within the main fairways of the BYB. (Dredging within the individual slips will not occur unless slips are unoccupied while dredging. Due to complications of relocating the entire marina, even in phases, the preferred approach is to focus the dredging within the main fairways only.)

The sediment within the BYB has been characterized as unsuitable for disposal at the EPA's federal open-ocean disposal site "LA-3" which is 6.5 miles from Newport Harbor's Entrance Channel. Therefore, an alternate disposal site must be used, and by coincidence, the Port of Long Beach's Pier G Fill Project will be available in the latter part of 2025 to satisfy this need.

Note: The Pier G Fill Project is the same disposal option currently being used by the U.S. Army Corps of Engineers for the Lower Bay federal channels dredging project during the same time period. However, the Corps' contract will be separate and independent of the City's BYB project. It is conceivable that the same contractor could bid on both projects but that both projects would be managed independent of one another.

As of the date of composing this report, a Memorandum of Agreement for BYB disposal has been approved by the City Council and is pending approval by the Port of Long Beach Harbor Commission at their June 9, 2025 meeting.

Permits for dredging the BYB are in their final stages of approval. Once secured, the City will advertise the project to bid with an anticipated dredge start date of later 2025 or early 2026 (to be determined upon Port of Long Beach coordination).

FISCAL IMPACT:

There is no fiscal impact related to this item because these are not projects at this time. Both projects will eventually be bid and will be considered by the City Council for approval.

ENVIRONMENTAL REVIEW:

Staff recommends the Harbor Commission find this action is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the Harbor Commission considers the item). In addition, a notice of this evening's meeting was sent to all the Balboa Yacht Basin tenants, and it was also posted on site.

ATTACHMENTS:

Attachment A – Balboa Yacht Basin Conceptual Plans
Attachment B – Notice of Harbor Commission Meeting