



**CITY OF NEWPORT BEACH
CITY COUNCIL AGENDA**

**JANUARY 31, 2026
COUNCIL CHAMBERS - 100 CIVIC CENTER DRIVE, NEWPORT BEACH, CA 92660**

**SPECIAL CITY COUNCIL MEETING
TIME: 9:00 AM**

**LAUREN KLEIMAN, Mayor
NOAH BLOM, Mayor Pro Tem
MICHELLE BARTO, Councilmember
ROBYN GRANT, Councilmember
JOE STAPLETON, Councilmember
SARA J. WEBER, Councilmember
ERIK WEIGAND, Councilmember**

**SEIMONE JURJIS, City Manager
AARON C. HARP, City Attorney
LENA SHUMWAY, City Clerk**

NOTICE REGARDING PRESENTATIONS REQUIRING USE OF CITY EQUIPMENT

Any presentation requiring the use of the City of Newport Beach's equipment must be submitted to the City Clerk 24 hours prior to the scheduled City Council meeting.

LEVINE ACT

Under the Levine Act, Section 84308 of the Government Code, a party to a proceeding before the City involving a contract (other than competitively bid, labor, or personal employment contracts), franchise, license, permit, or other entitlement for use, is required to disclose on the record of the proceeding any contribution in an amount of more than five hundred dollars (\$500) made within the preceding 12 months by the party or the party's agent to any elected or appointed officer of the City. If you have made a qualifying contribution, please ensure to make this disclosure on the record.

PUBLIC HEARINGS

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

NOTICE TO THE PUBLIC

Any times listed in this agenda are provided as a courtesy and the actual item may be heard before or after the time given.

This agenda was prepared by the City Clerk. Copies of the staff reports and supporting materials are on file with the City Clerk and are available for public inspection and copying at the City Clerk's Office or online at newportbeachca.gov/agendas. For questions or to request copies of any staff reports or other documentation related to items on this agenda, please contact the City Clerk's Office at 949-644-3005.

The City of Newport Beach's goal is to fully comply with the Americans with Disabilities Act (ADA). If you require special assistance to participate in this meeting, we will attempt to accommodate you in every reasonable manner. Please contact City Clerk staff prior to the meeting at 949-644-3005 or cityclerk@newportbeachca.gov so that reasonable accommodations can be made.

1. Welcome (Mayor Kleiman)

- Call the Meeting to Order
- Roll Call by City Clerk
- Invocation
- Pledge of Allegiance

2. Update on Financial Status and Budget Development

City staff will provide an update on the City's fiscal status and a preliminary outlook for City revenues and anticipated expenditures that will be used to develop the FY 2026-27 budget.

[Planning Session - Powerpoint](#)

3. City Initiatives

City staff will provide an update and seek guidance on department initiatives, including crime prevention and public safety priorities, technology and communications improvements, harbor operations and management, and resiliency improvements.

4. Updates on Community Development and Projects

City staff will provide an update on advanced planning projects such as Corona del Mar commercial corridor study, Newport Coast local coastal program, kicking off the 7th Cycle Housing Element, customer service improvements, and supporting development.

5. Updates on Public Works and Capital Improvement Program

City staff will provide an update on staffing improvements and updates on some major projects such as lower castaways and the police station and discuss the development of the FY26-27 Capital Improvement (CIP).

6. Public Comments on Non-Agenda Items

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the City Council. Speakers must limit comments to three minutes. Before speaking, please state your name for the record.

ADJOURNMENT

Testimony given before the City Council is recorded.

The timer light will turn yellow when the speaker has one minute remaining.

The timer light will turn red when the speaker has 10 seconds remaining.

PLEASE TURN CELL PHONES OFF OR SET IN SILENT MODE.

FISCAL YEAR 2026-27 PLANNING SESSION

January 31, 2026



AGENDA

- Update on Financial Status and Budget
- City Initiatives
- Updates on Advanced Planning and Land Use
- Updates on Public Works and Capital Improvement
- Public Comments on Non-Agenda Items

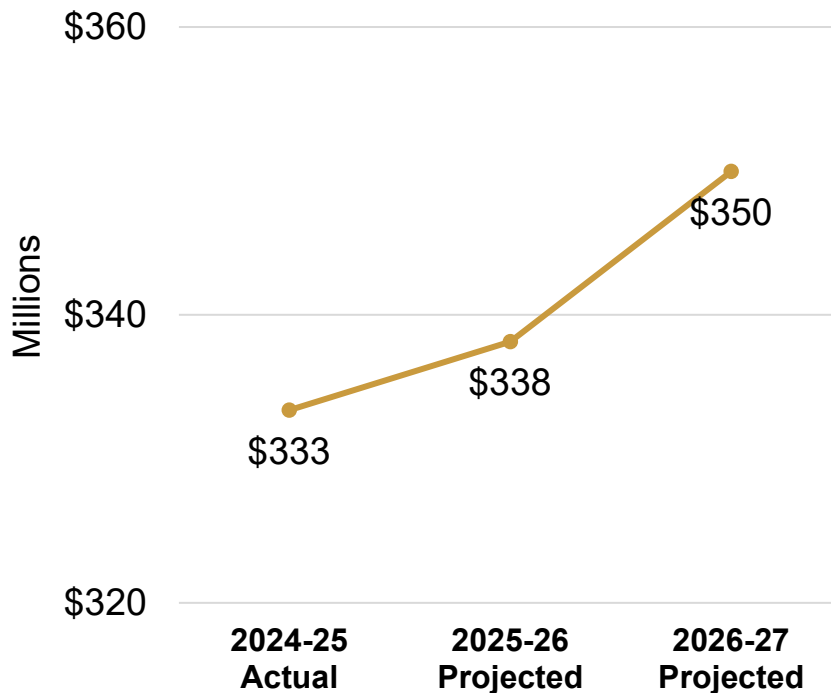




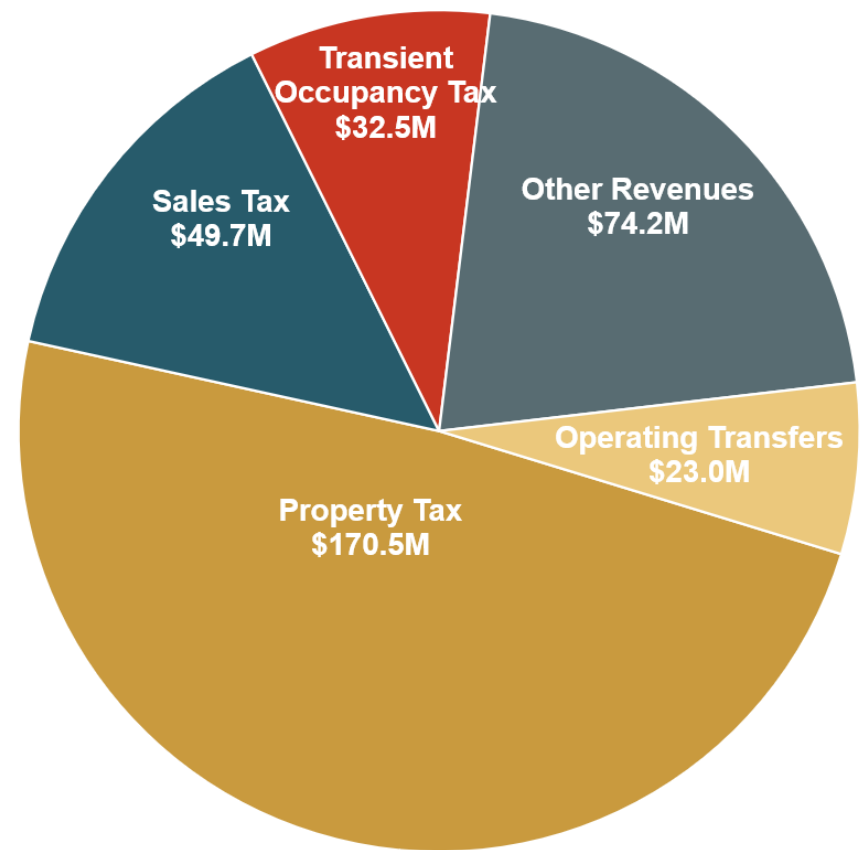
UPDATE ON FINANCIAL STATUS

GENERAL FUND REVENUES

Historical

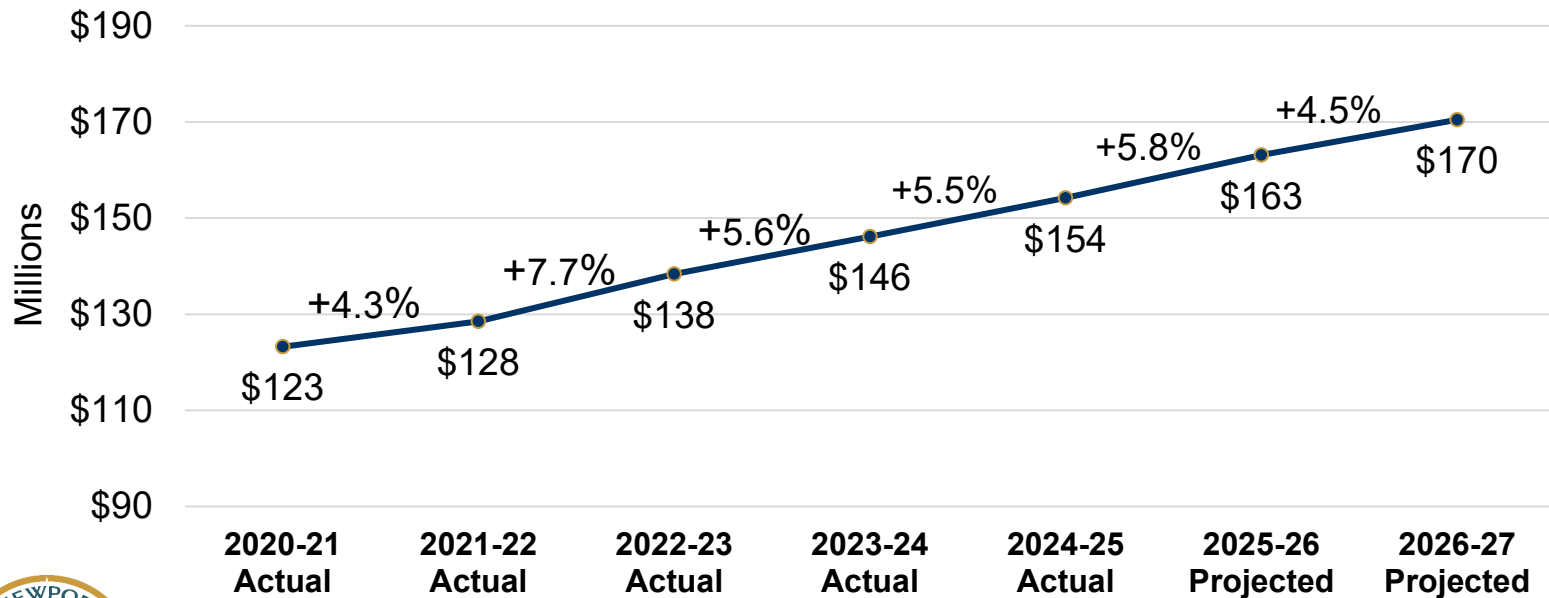


Fiscal Year 2026-27



PROPERTY TAX REVENUE

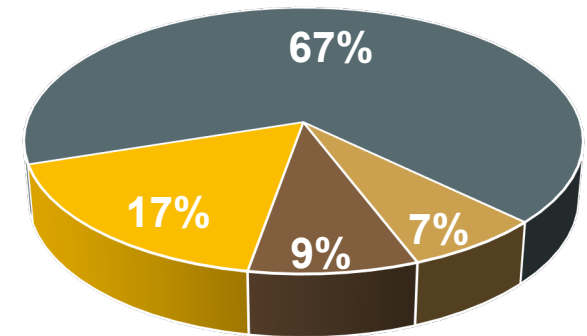
Property tax revenue, the City's largest source of revenue, is projected to increase by \$7 million (4.5%) due to an increase in assessed values related to the Proposition 13 inflationary adjustment and due to changes in ownership and new construction.



PROPERTY TAX REVENUE

The City receives 17% of the 1% property tax.

- Each city's percentage of the 1% varies.
- Newport Beach has the third highest city-share of the 1% property tax in Orange County, behind Santa Ana and Laguna Beach.
- A higher share of the total tax, combined with higher assessed values than many surrounding cities, significantly contributes to the City's fiscal stability.
- The City's assessed valuation is the second largest in Orange County (behind Irvine).
- Citywide assessed values are projected to reach \$88 billion in FY 2026-27.

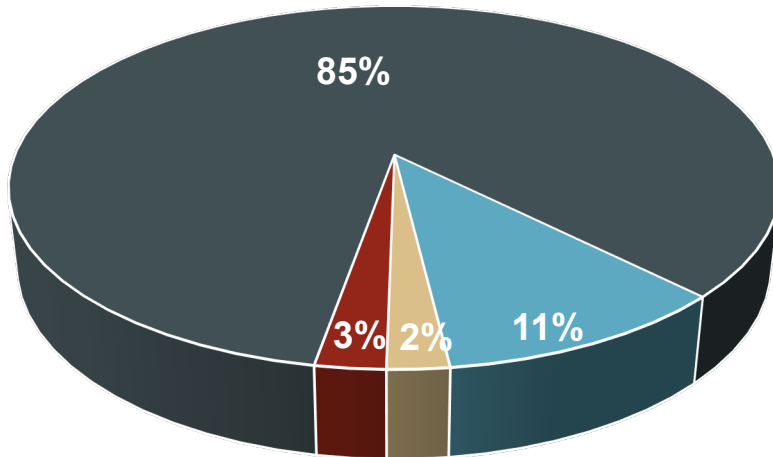


- City of Newport Beach
- Schools
- County of Orange
- Special Districts



PROPERTY TAX REVENUE BY CATEGORY & RESIDENTIAL SALES TRENDS

Property Tax Revenue by Category



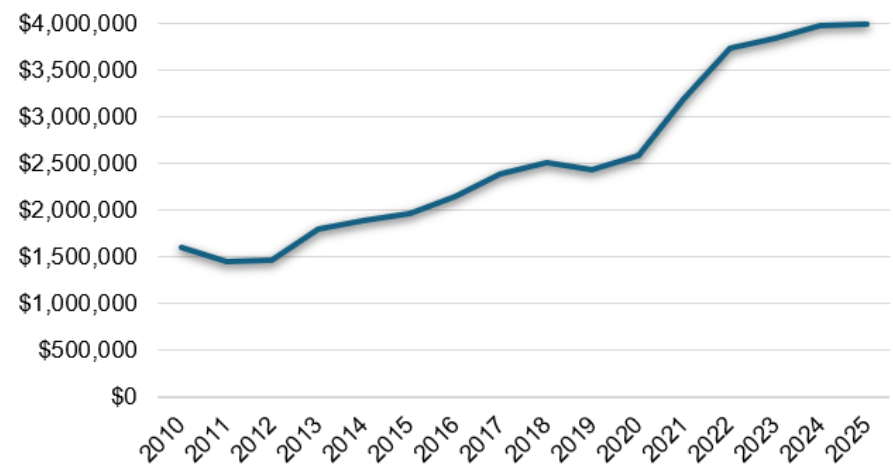
■ Residential ■ Commercial ■ Other ■ Unsecured



**DETACHED SINGLE-FAMILY HOMES
MEDIAN SALES PRICE HISTORY**

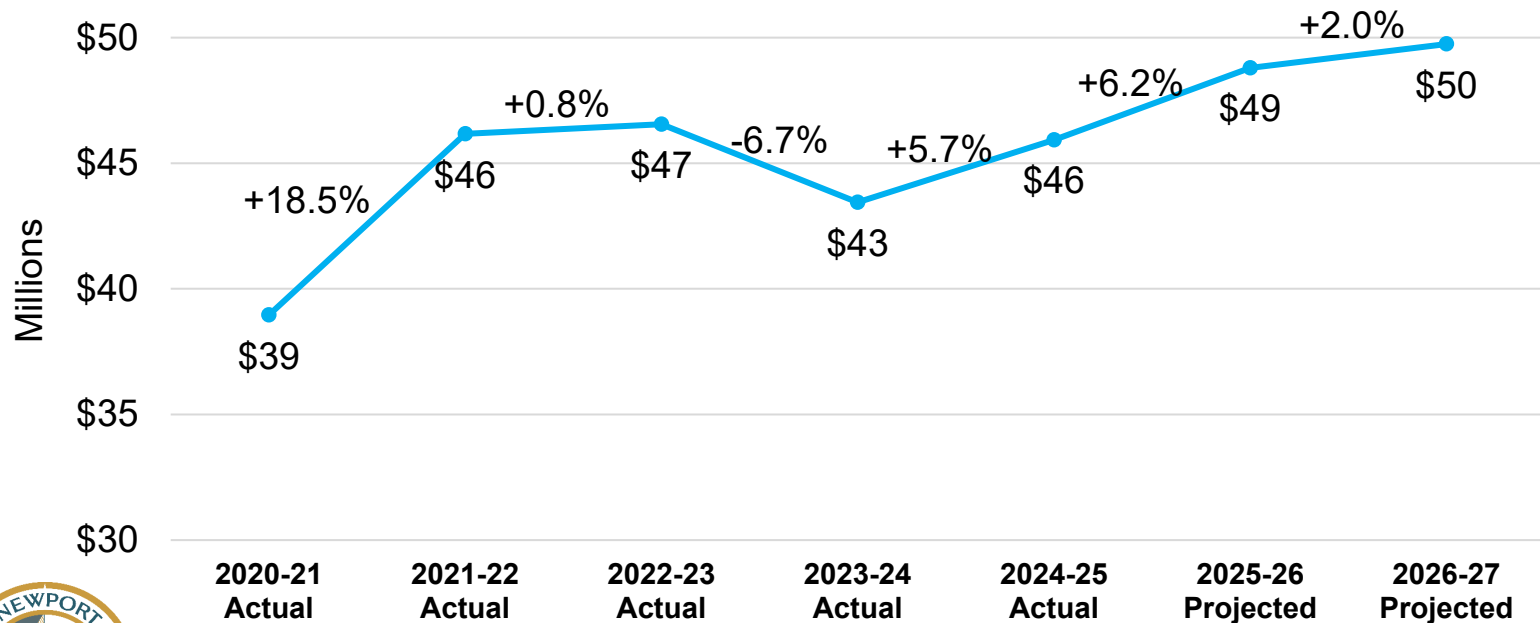
YEAR	SALES	MEDIAN PRICE	CHANGE %
2021	1,414	\$3,200,000	23.31%
2022	833	\$3,736,500	16.77%
2023	687	\$3,845,000	2.90%
2024	705	\$3,976,000	3.41%
2025	712	\$3,994,500	0.47%

MEDIAN PRICE



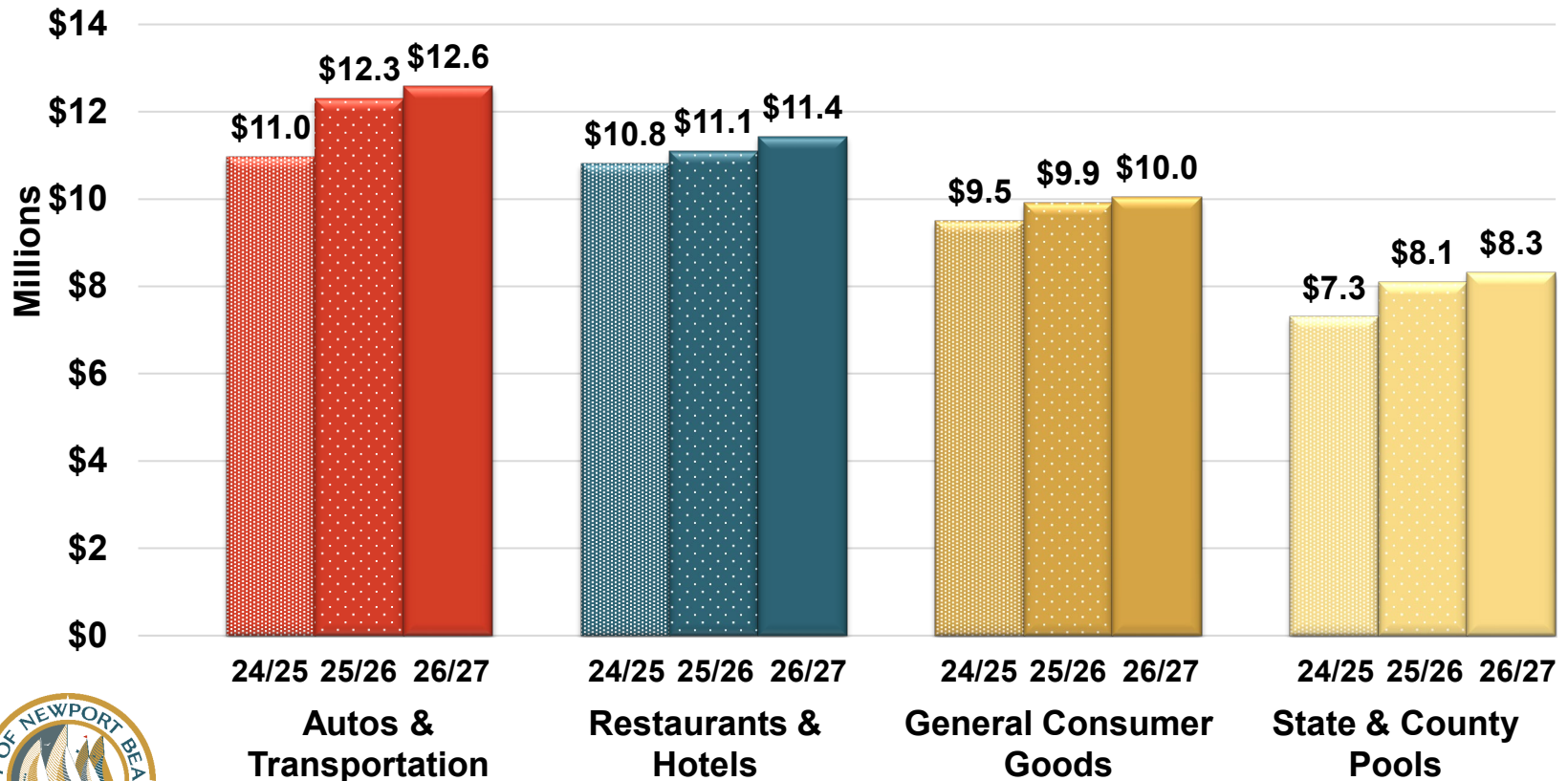
SALES TAX REVENUE

Sales tax revenue, the City's second largest revenue source, is projected to increase by \$1 million (2%), primarily due to anticipated growth in autos & transportation and restaurants & hotels.



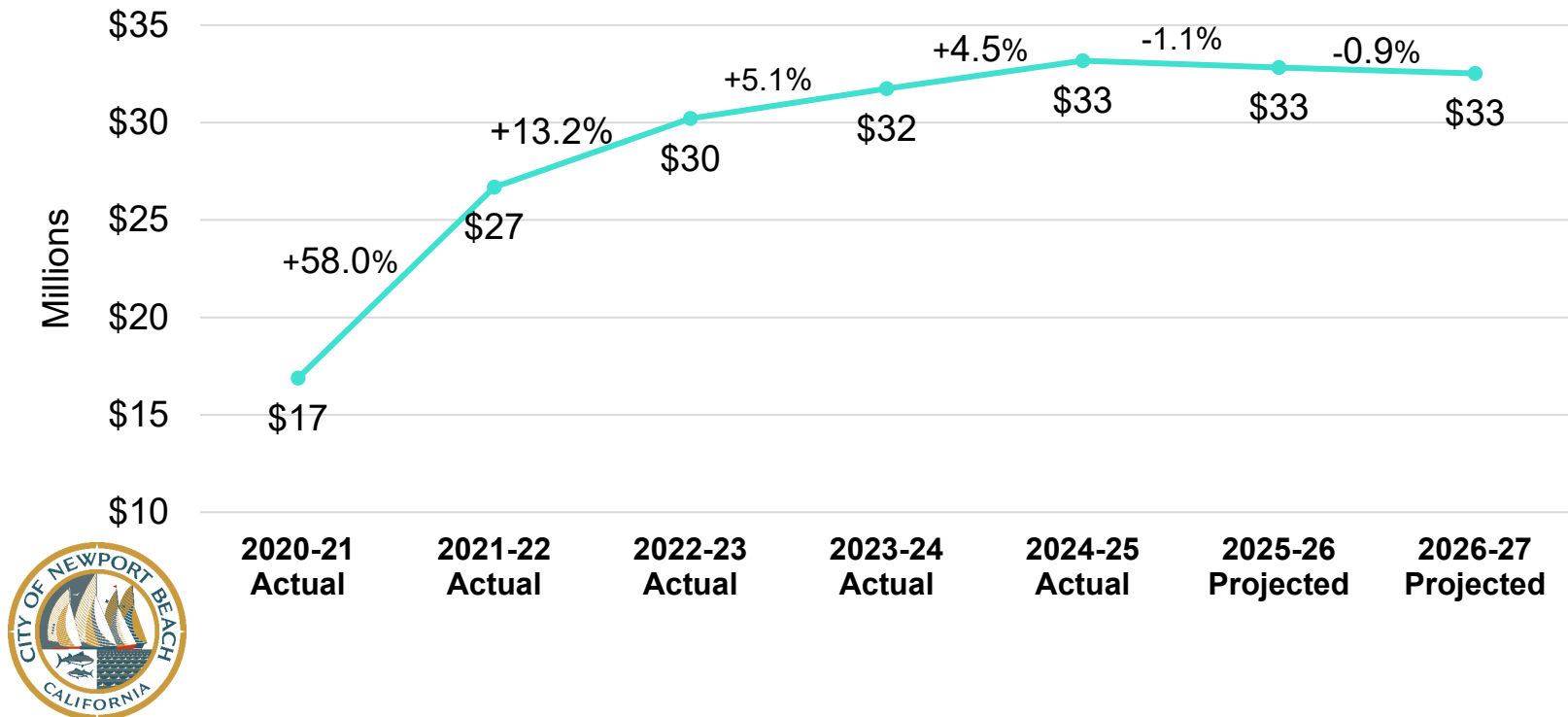
SALES TAX REVENUE MAJOR INDUSTRY GROUPS

Fiscal Years 2024/25, 2025/26 & 2026/27



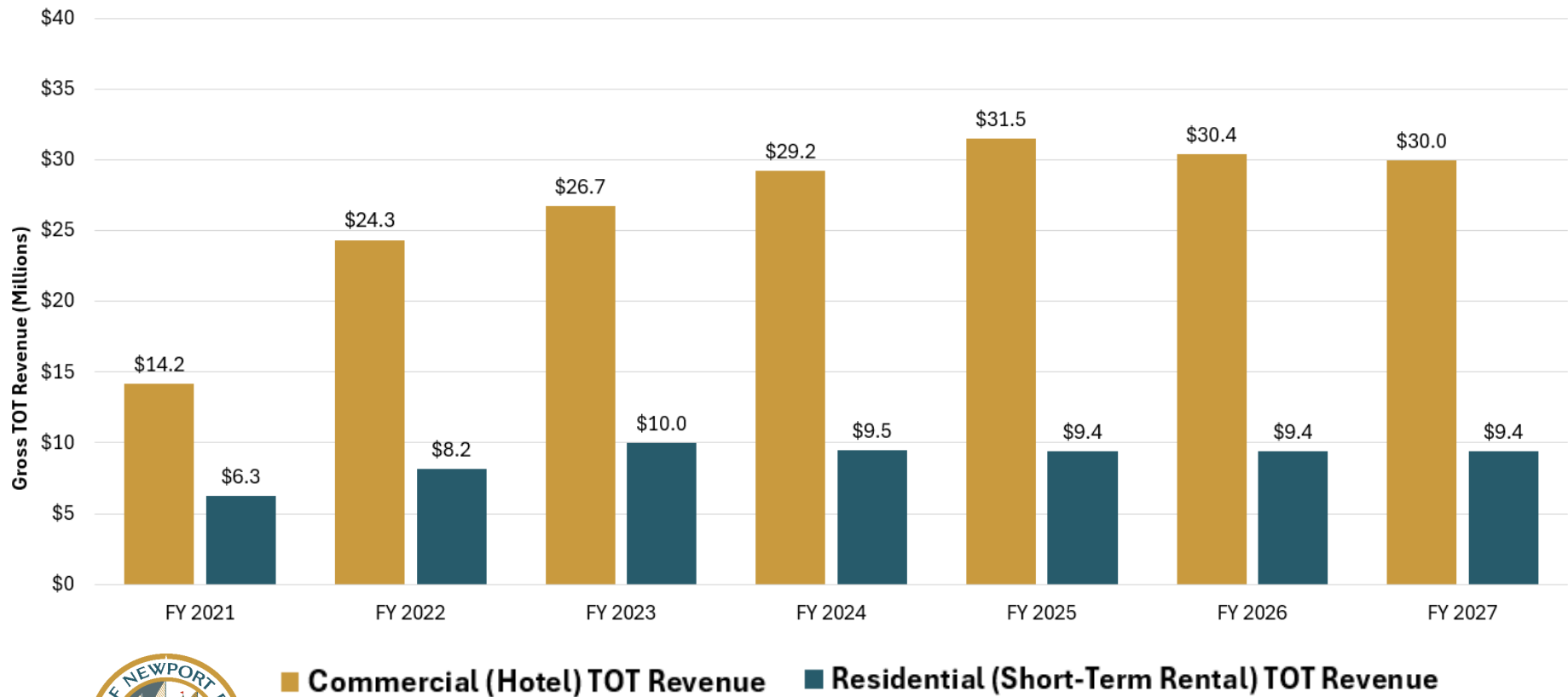
TRANSIENT OCCUPANCY TAX

Transient Occupancy Tax (TOT) revenue, the City's third-largest revenue source, is projected to decrease by \$0.3 million, net of payments to VNB, or 0.9%. The projected decline is primarily driven by reduced international tourism.



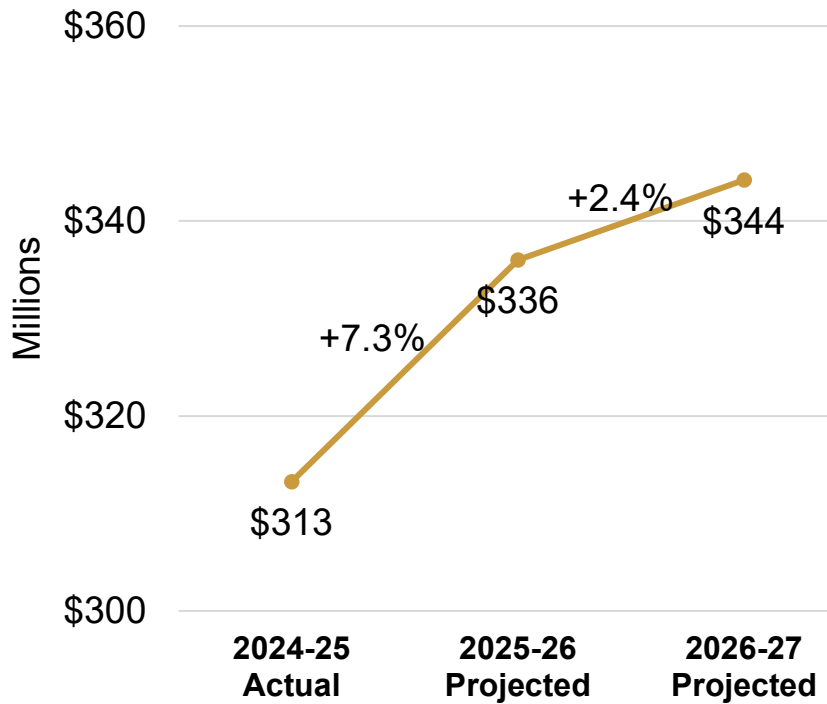
TRANSIENT OCCUPANCY TAX COMMERCIAL vs. RESIDENTIAL

Commercial vs. Residential Transient Occupancy Tax

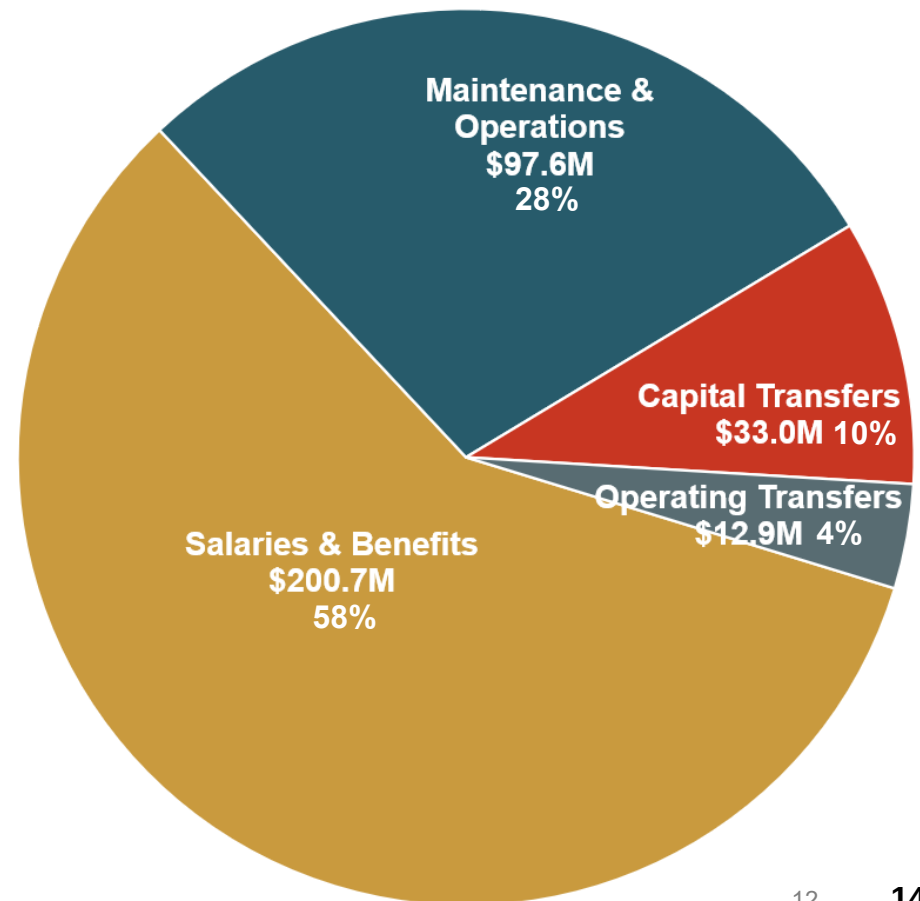


GENERAL FUND EXPENDITURES

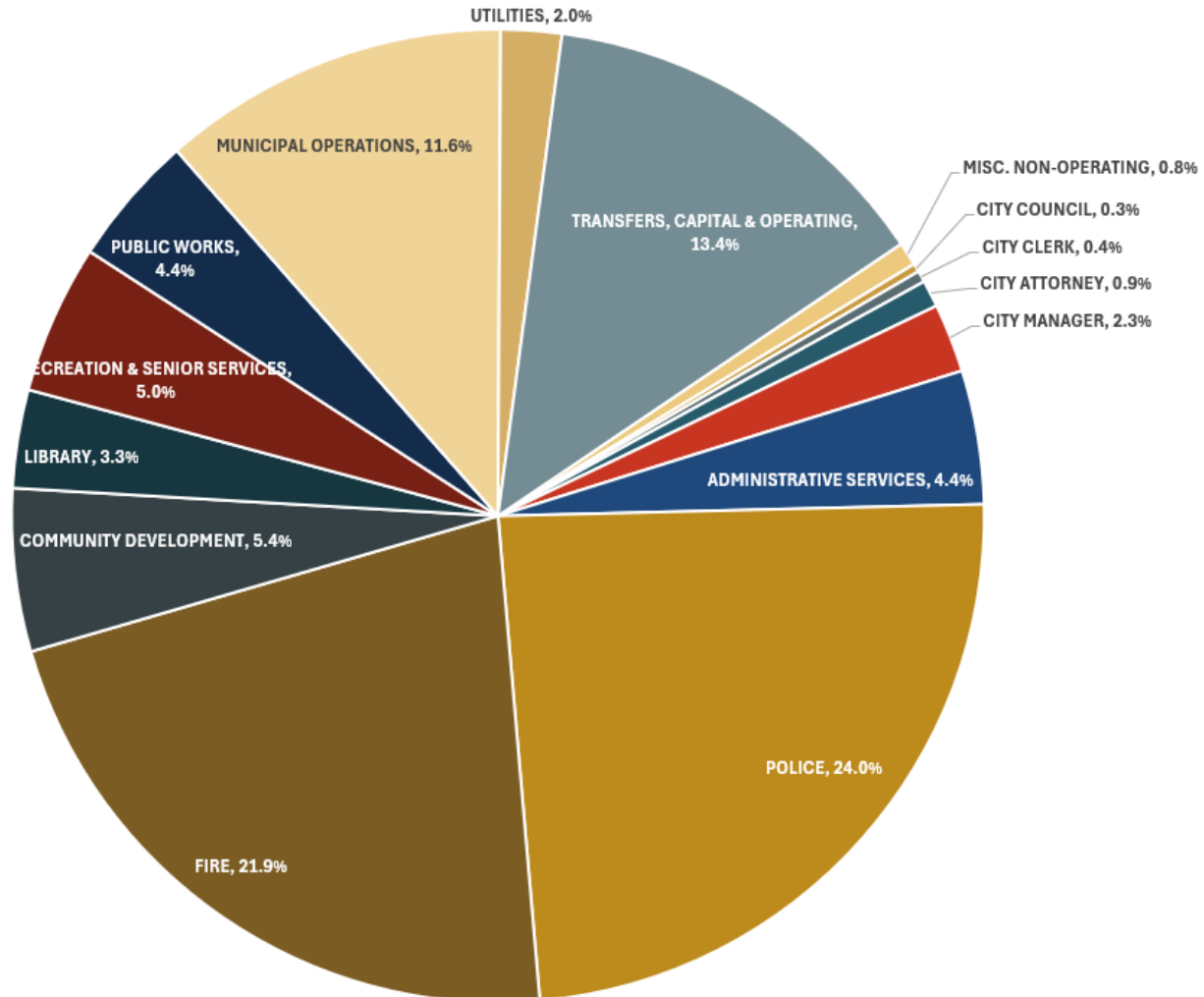
Historical



Fiscal Year 2026-27



GENERAL FUND EXPENDITURES BY DEPARTMENT



FY 2026-27 PRELIMINARY GENERAL FUND EXPENDITURE OUTLOOK



While next year's budget is still under development, preliminary estimates for General Fund operating expenditures show an increase of \$8 million, or 2.4%. This includes \$5 million for employee wages and benefits, \$5 million for operating costs, and a \$2 million reduction related to operating transfers.



Cost adjustments for specific services and program enhancement requests are currently under evaluation and are not yet reflected in the expenditure outlook.



FY 2026-27 PRELIMINARY CAPITAL FUNDING OUTLOOK

Considering inflationary impacts and significant upcoming projects, it is recommended that the capital funding in the proposed FY 2026-27 General Fund budget be maintained at the following levels to address the city's long-term capital needs.

	FY 2025-26	FY 2026-27
General Fund Capital Improvement Fund	\$6.5 M	\$ 6.5 M
Tidelands Capital Fund (HBMP)	\$5.8 M	\$ 6.1 M
Facilities Financing Plan Fund	\$15.3 M	\$15.6 M
Facilities Maintenance Fund	\$2.5 M	\$ 2.5 M
Park Maintenance Fund	<u>\$2.3 M</u>	<u>\$ 2.3 M</u>
Capital Funding in Original Budget	\$32.4 M	\$33.0 M
FY 2024-25 Year-End Surplus Funds	<u>\$13.8 M</u>	\$ _____
Total Capital Funding	\$46.2 M	\$33.0 M



PENSION PAYDOWN STRATEGY

Pension paydown strategy (annual review)

- The Finance Committee reviewed the strategy in November 2025 and recommended:
 - Targeting a 95% funded status
 - Continuing to commit \$45 million per year toward UAL reduction
- By contributing \$45 million per year - \$15 million above the required amount - the City can eliminate its pension liability by 2033.
- The FY 2026–27 budget includes \$40 million for pension paydown, with an additional \$5 million available at budget adoption or from the year-end surplus.



Questions and Comments





CITY INITIATIVES

RESILIENCY INITIATIVE

- Communication
 - Tsunami warning system expansion
 - Telecom expansion
 - Public information
- Backup Power Connection
 - Community centers
 - Jr. Guard Building public facilities
- Emergency Management
 - Emergency evacuation routes and redundancy
 - Training and readiness
- Cybersecurity for City systems





CRIME PREVENTION PUBLIC SAFETY

CRIME PREVENTION

Staffing Priorities

- Partnering with The Irvine Company to increase our police presence at Fashion Island
- Continue to provide police presence at Corona del Mar State Beach and provide a security presence during evening hours

Animal Shelter

- Working with the Recreation and Senior Services Department on how to best provide excellent animal shelter services



FOURTH OF JULY PREPARATION

Staff is proposing municipal code updates to:

- Expand the Safety Enhancement Zone
- Modify shade structure rules for the beaches
- Enhance Short Term Lodging rules
 - Require the owner or owner's agent and renter to respond within two hours of a violation
 - Impose a mandatory one strike revocation rule for certain offenses



When appropriate, the Council could adopt a resolution declaring a Safety Enhancement Zone during the spring break period.



FOURTH OF JULY PLANNING

Staff is planning operational changes including:

- Increasing outside agency assistance
- Deploying a mobile booking station
- Partnering with Hoag Hospital
- Improving social media messaging
- Working with Caltrans / CHP on congestion relief
- Moving staging to City Corp Yard

The NBPD and other City departments will continue to collaborate for enforcement (short term lodging, bar occupancy, street vendors, parking).



Questions and Comments





TECHNOLOGY AND COMMUNICATION

TECHNOLOGY AND COMMUNICATION

Artificial Intelligence Integration

- Initial Use Cases
 - Staff report writing, general research, and data analysis
- Initial Tools
 - ChatGPT - General-purpose AI assistant
 - Madison AI - Designed specifically for local government

Social Media Engagement

- Retained new consultant
 - Initial focus - reach target audiences for Fourth of July / Spring Break
 - Next steps - increase public safety messaging and highlight what makes Newport Beach unique



Questions and Comments





HARBOR DEPARTMENT

BALBOA YACHT BASIN MARINA



BALBOA YACHT BASIN MARINA MANAGEMENT

Recommendation

Propose the Harbor Department manages the City-owned marina and garages at the Balboa Yacht Basin rather than contracting with a third-party operator.

Why This Matters

Direct City management provides public value, accountability and cost efficiencies while maintaining quality service.

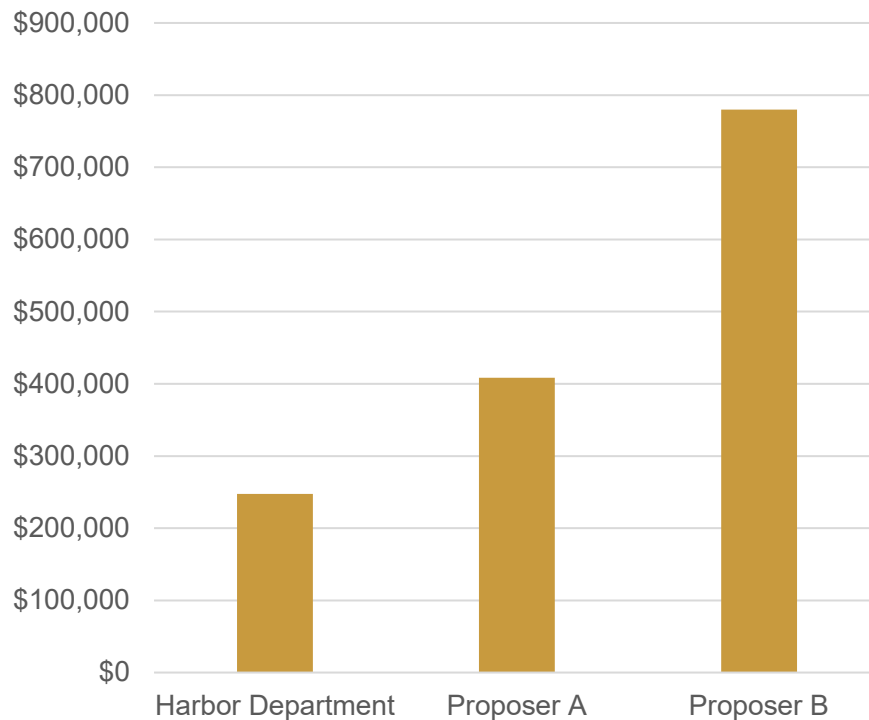
Key Takeaway

The Harbor Department provides superior customer service and ongoing savings while keeping City control of a major public asset.

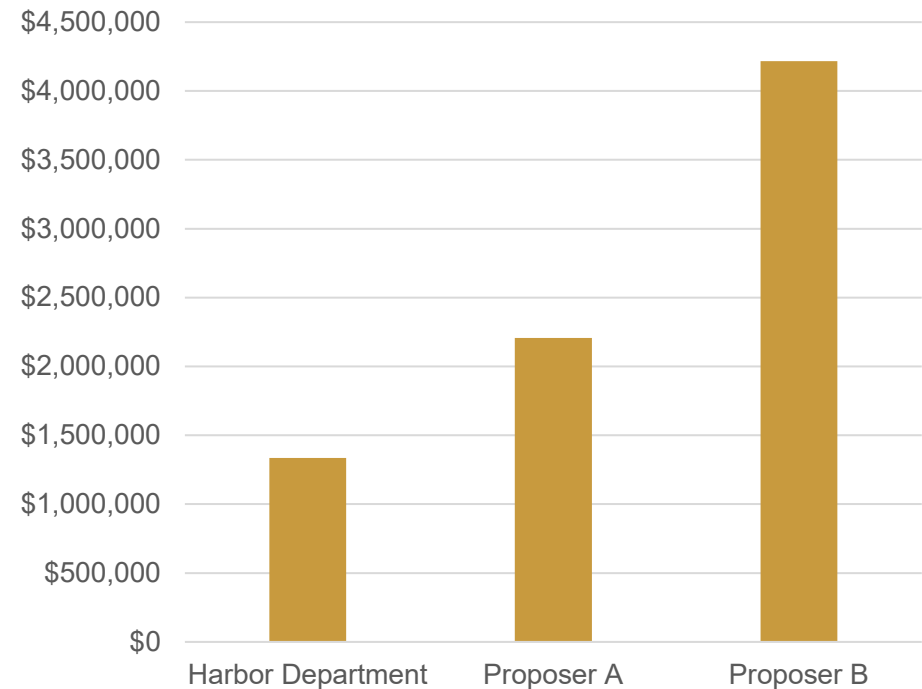


BALBOA YACHT BASIN MARINA MANAGEMENT BENEFITS

Cost Comparison - FY27



Cost Comparison - Five Year Indexed



Questions and Comments





UPDATES ON COMMUNITY DEVELOPMENT AND PROJECTS

CUSTOMER SERVICE

Expectation

- Platinum-level customer service
- Plan Review: 80% of plans reviewed in one day
- Inspection: 99% scheduled next day

Customers

- 2025: 18,251 In-Person / 10,203 Online

	Excellent	Good	Satisfactory	Needs Improvement
Quality 2024	89%	5%	1%	5%
2025	90%	3%	1%	6%
Courtesy 2024	93%	4%	2%	2%
2025	92%	4%	1%	2%
Time 2024	78%	12%	3%	5%
2025	81%	7%	5%	6%
Completeness 2024	90%	4%	2%	3%
2025	90%	4%	1%	4%



2024: 448 surveys

2025: 482 surveys

HOUSING DEVELOPMENT

Housing Application	Projects	Units
Preliminary Applications	2	375 units [15 affordable]
Applied [Overlay]	7	1,686 [88 affordable]
Entitled [Overlay]	7	1,947 units [105 affordable]
Entitled [Pre-Overlay]	8	2,030 units [199 affordable]
TOTAL	24	6,038 Units [407 affordable]



CUSTOMER SERVICE IMPROVEMENTS

Time

- High number of projects
- Two counters: one virtual and one in person
- Increasing complexity of building inspections



Revisions

- Online plans require coordination for intake and distribution

Project Review Delays

- Inefficiencies in interdepartmental reviews
- Permit Streaming Act and Housing Accountability Act considerations

Solutions

- Customer service training
- Prioritizing revisions
- Expand use of permitting software to all departments involved
- Expand software licensing to expand use of consultants
- Recruit & retention of experienced building inspectors

COMPLETING THE GENERAL PLAN UPDATE

- First comprehensive update since 2006
- Started in 2019 and pivoted to housing, restarted in 2022
- Drafted with help of 24-member GPAC and 3-member GPUSC

Next Steps:

- February – April 2026: City Boards, Commissions and Committees formal review
- ***May 2026: City Council review and possible adoption***

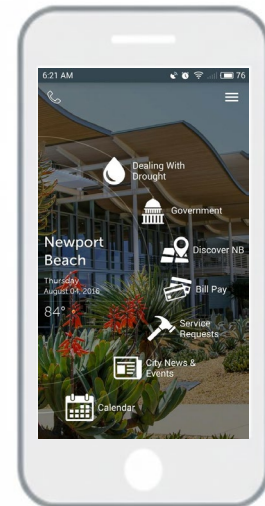


WIRELESS STREAMLINING AND IMPROVEMENTS

- Modernize City's wireless ordinance (last updated 2014)
- Streamline review for installations in public right-of-way and on City property
- Improve regulations for installations on private property

Next Step:

March 2026: Planning Commission review



CDM CORRIDOR STUDY IMPLEMENTATION

January – June 2026:

- Initiate code amendments to incentivize priority uses
- Kick-off pilot programs

June – December 2026:

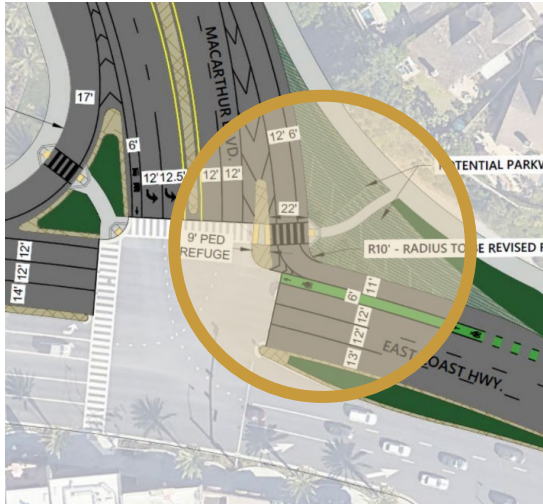
- Public hearings for code amendments
- Complete plans for infrastructure improvements
- Launch parking phone application

May 2027:

- Trolley service to Corona del Mar starts



CDM INFRASTRUCTURE IMPROVEMENTS



MacArthur Blvd. Intersection



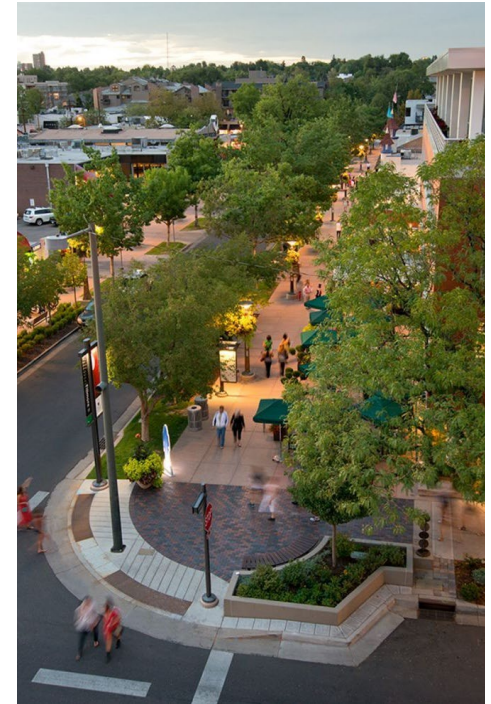
Orchid/Coast Highway Intersection



Parking Technology Signage



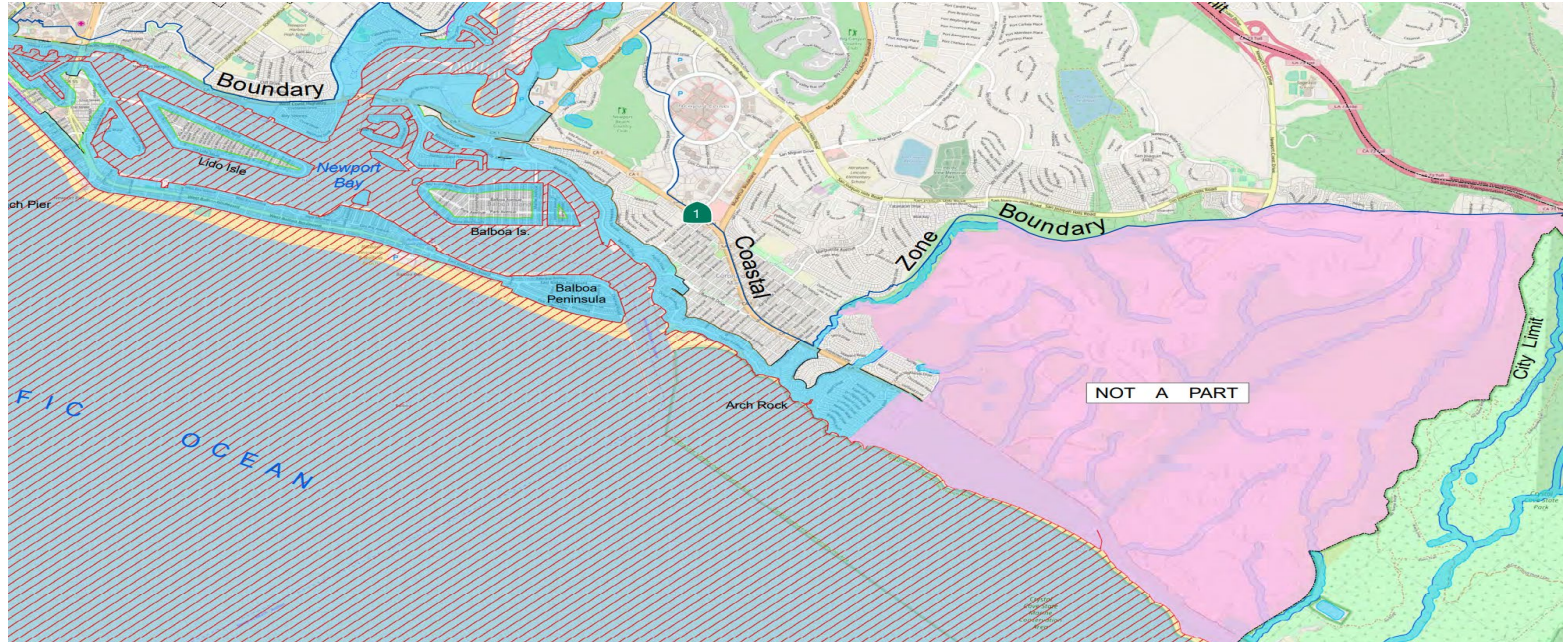
Wayfinding and Trolley Signage



Bulbouts

NEWPORT COAST LCP ADOPTION

- Annexed in 2001
- Building permit authority transfers to City after buildout
- Coastal Development Permit authority remains with County
- Split jurisdiction causing problems and dissatisfaction



7TH CYCLE HOUSING PERIOD JUNE 30, 2029 – OCTOBER 15, 2037

2026- 2027



Local input to develop regional projections for housing, population, employment, etc.

2027



HCD determines regional need

2027-2028



Develops methodology for distribution to all local jurisdictions

2028-2029



Must identify sites for potential housing, and update GP and Zoning



Questions and Comments





PUBLIC WORKS AND CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS CUSTOMER SERVICE ENHANCEMENTS

Development Processing Section

- Recruiting principal engineer to oversee/manage PW Development Section and re-assigning senior engineer to Capital Project Delivery Program
- Requesting additional associate engineer in FY 2026-27 budget

Storm Water Quality, Harbor/Ocean Tidelands Management Section

- Re-positioned administrative manager position to manage/oversee section

Capital Project Delivery Program

- Re-positioned assistant city engineer position to Capital Project Delivery Program
- Re-position senior engineer position from Development into Capital Project Delivery Program
- Requesting additional associate engineer in FY 2026-27 budget (for water & sewer related projects)



PROGRAM COST ADJUSTMENTS

Facility Maintenance Master Program (FMMP)

- City dedicates \$2.5 million / year to CIP for major facility maintenance and upkeep. Fund balance reserves can be used to fund projects and catch up on backlog.

Refuse Collection/Disposal Program

- The County will be significantly adjusting landfill disposal rates (WISE agreement to Council ~ April 2026).
 - ~ \$1,500,000 per year starting in FY 2026-27 (*from \$9,568,081 to \$11,120,420*)
 - ~ \$2,500,000 per year starting in FY 2029-30 (*from \$9,568,081 to \$12,060,244*)

Miscellaneous Capital Program Needs

- Additional \$300,000 per year (for 3 years) into FY 2026-27 CIP for 7th Cycle Housing Element.
- Additional of \$500,000 one-time funds into FY 2026-27 CIP for Corona del Mar Village Improvements.



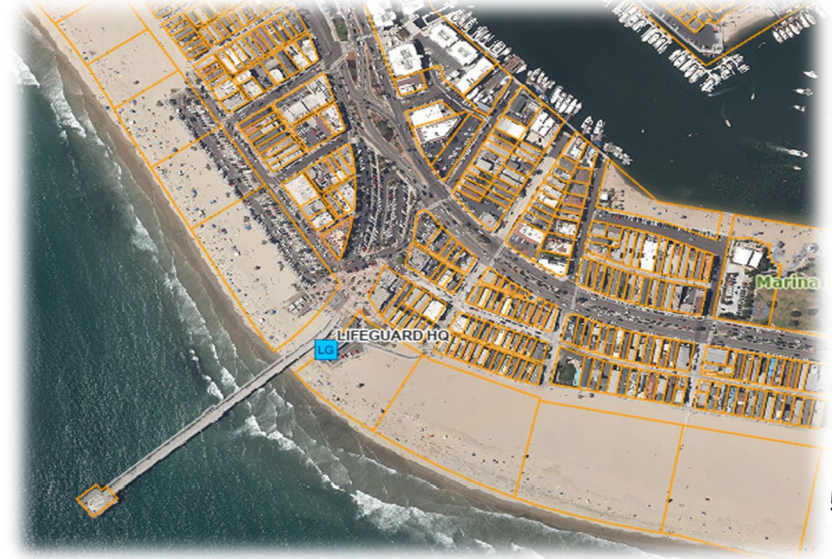
HOW PROJECTS ARE SELECTED FOR CIP

- Identified by Council, Community or Staff
- Developed to Support Council Goals, Objectives, Priorities
- Required by Federal, State Law, or Legal Action
- Included in City Master Plans such as:
 - Facilities Financing Plan
 - Harbor & Beaches Master Plan
 - Pavement Management Plan
 - Bicycle Master Plan
 - Water Master Plan
 - Sewer Master Plan



MCFADDEN PLAZA AND NEWPORT PIER REHABILITATION PROJECT

- FY 2025-26 CIP: \$1.65 million budgeted to initiate effort (Tidelands Funding).
- Council Working Group (Stapleton, Blom): Conducted preliminary outreach with businesses/property owners; no vision concurrence identified.
- Recommendation: De-program project and funding for now; reconsider broader area or a pier & lifeguard building project in future years.



FACILITIES FINANCING PLAN

- City owns/maintains a lot of buildings and facilities, many of significant size and cost.
- The Facility Financing Plan (FFP) - Plans for the construction or reconstruction/replacement of large City facilities which will require significant funding, typically over \$1 million, and often require saving for many years to fund.
- Plan funding comes from new development fees and an annual General Fund contribution, which is set at 3% of total General Fund Revenues.



CURRENT FACILITIES FINANCING PLAN

Project Planning Worksheet

Last Updated

01/29/2026

Active Projects

Current Age From: 2026

Ref	New/Replacement	Function	Project	Yr Built / Refurb	OG yr Built	Repl Sq Ft	Est \$/Sq Ft	2026	Useful Life	Years to Start	Project Estimate	FY Design Year	FY Const Start Year	FV Cost Est @ 2.5% Growth	Private Contributions	Net Proposed Cost
4	R	Gen Gov	15th Street Beach Restroom	1961	1961	1,100	1,200	65	60	1	1,320,000	2024	2027	1,353,000		1,353,000
7	R	Rec Facility	Bonita Creek - Artificial Turf Replacement	2015	2015	1,700,000	12	11	10	1	2,040,000	2026	2028	2,091,000		2,091,000
40	N	Rec Facility	Lower Castaways Park	TBD	TBD					2	26,500,000	2026	2028	27,841,563		27,841,563
8a	R	Police	Police Station	1973	1973	75,000	1,827	53	60	3	137,000,000	2026	2029	147,534,016		147,534,016
8b	N	Police	Police Parking Structure	TBD	TBD	275	90,909			3	25,000,000	2026	2029	26,922,266		26,922,266
37	N	Gen Gov	PCH Ped Bridge at Superior	TBD	TBD					3	27,000,000	2027	2029	29,076,047	21,807,035	7,269,012
12	R	Fire	FS 3 - Santa Barbara	1971	1971	13,500	1,400	55	60	5	18,900,000	2029	2031	21,383,615		21,383,615
38	R	Rec Facility	Grant Howald - Artificial Turf Replacement	2021	2021	66,000	12	5	10	5	792,000	2030	2031	896,075		896,075
9	R	Rec Facility	Newport Theatre Arts Center	1973	1973	7,950	900	53	60	7	7,155,000	2030	2033	8,505,047	4,252,523	4,252,523
11	R	Rec Facility	Lawn Bowling Facility (San Joaquin Hills Park)	1974	1974	2,750	800	52	60	8	2,200,000	2031	2034	2,680,486		2,680,486
5	R	Municipal Operations	Corporation Yard (Bldg B & Warehouse) - Phase 2	TBD						8	7,000,000	2032	2034	8,528,820		8,528,820
3	R	Rec Facility	Arroyo Park Synthetic Turf Field	2024	2024	102,500	12	2	10	8	1,230,000	2032	2034	1,498,636		1,498,636
13	R	Fire	Lifeguard HQ Replacement	1988	1965	3,000	1,400	38	50	12	4,200,000	2035	2038	5,648,533		5,648,533
15	R	Rec Facility	Community Youth Center (CYC) - Grant Howald	2008	1988	5,658	850	18	30	12	4,809,300	2035	2038	6,467,974		6,467,974
10	R	Fire	FS 6 - Mariners (living area rebuild)	2009	1957	3,000	1,400	17	30	13	4,200,000	2036	2039	5,789,746		5,789,746
14	R	Rec Facility	Carroll Beck Center	2010	1980	1,500	900	16	30	14	1,350,000	2037	2040	1,907,515		1,907,515
31	R	Police	Animal Shelter	2022	1955	2,320	850	4	30	26	1,972,000	2049	2052	3,747,377		3,747,377
17	R	Rec Facility	Cliff Drive Community Room	2022	1960	761	900	4	30	26	684,900	2051	2052	1,301,510		1,301,510
18	R	Fire	FS 4 - Balboa Island	1994	1994	4,600	1,400	32	60	28	6,440,000	2051	2054	12,857,428		12,857,428
16	R	Rec Facility	Bonita Creek Community Ctr.	2024	1988	2,876	850	2	30	28	2,444,600	2051	2054	4,880,632		4,880,632
19	R	Fire	FS 8 - Npt. Coast	2002	1995	7,000	1,400	24	60	29	9,800,000	2052	2055	20,054,792		20,054,792
20	R	Library	Library-Central	2013	1997	65,000	850	13	60	31	55,250,000	2054	2057	118,787,874		118,787,874
2	R	Rec Facility	Newport Coast Pickleball Court	2024	2024	28,700	45	2	40	38	1,291,500	2062	2064	3,300,664		3,300,664
21	R	Library	Library-Mariners	2006	2006	15,300	850	20	60	40	11,478,750	2063	2066	30,821,177		30,821,177
22	R	Fire	FS 7 - SAH	2007	2007	11,000	1,400	19	60	41	15,400,000	2064	2067	42,383,733		42,383,733
23	R	Rec Facility	Newport Coast Community Ctr.	2007	2007	16,900	850	19	60	41	14,365,000	2064	2067	39,535,216		39,535,216
39	R	Rec Facility	CDM Concessions/LGHQ	2007	2007	2,338	850	19	60	41	1,987,300	2064	2067	5,469,428		5,469,428
24	R	Rec Facility	Girls & Boys Club (East Bluff Park)	2019	1971	11,800	850	7	50	43	10,030,000	2066	2069	29,001,946		29,001,946
25	R	Rec Facility	OASIS Senior Ctr.	2010	2010	43,200	850	16	60	44	36,720,000	2067	2070	108,831,033		108,831,033
26	R	Gen Gov	Civic Center	2013	2013	123,000	850	13	60	47	104,550,000	2070	2073	333,691,935		333,691,935
27	R	Gen Gov	Council Chambers	2013	2013	5,600	850	13	60	47	4,760,000	2070	2073	15,192,478		15,192,478
28	R	Rec Facility	Marina Park	2015	2015	24,390	850	11	60	51	20,731,500	2074	2077	73,037,830		73,037,830
29	R	Fire	FS 6 - Mariners (apparatus bay only)	2018	2018	1,436	1,400	8	60	52	2,010,400	2075	2078	7,259,780		7,259,780
30	R	Fire/Library	FS 5 and CDM Library	2019	2019	10,300	1,400	7	60	53	14,420,000	2076	2079	53,374,046		53,374,046
32	R	Fire	FS 2 - Fire Station No 2	2022	2022	11,600	1,400	4	60	56	16,240,000	2080	2082	64,732,516		64,732,516
33	R	Fire	Newport Jr. Guard Building	2024	2024	5,400	850	2	60	58	4,590,000	2081	2084	19,221,925		19,221,925
1	R	Library	Lecture Hall	2025	2025	9,814	2,500	1	60	59	24,535,000	2082	2085	105,315,943		105,315,943
34	R	Gen Gov	Civic Center Parking Structure (450 Stalls)	2013	2013	450	22,000	13	75	62	9,900,000	2085	2088	45,763,038		45,763,038
6	R	Fire/Library	FS 1 - Peninsula/Balboa Library	TBD	2028	10,877	1,400	-2	60	62	16,000,000	2085	2088	73,960,466		73,960,466
Total																1,484,587,547

Unfunded/Unapproved Potential Projects

A		Municipal Operations	Utilities Yard/Admin Bldg	1970	1970	4,500	850	56	60	4	3,825,000	2028	2030	4,222,084	4,222,084	
B		Municipal Operations	Corporation Yard/Admin Bldg	1984	1984	3,400	850	42	60	18	2,890,000	2041	2044	4,507,414	4,507,414	
C	N	Rec Facility	City Aquatic Center	TBD	TBD					1	40,000,000	TBD	TBD		40,000,000	
D		Rec Facility	West Newport Community Center	TBD	TBD	11,000	1,500				16,500,000	TBD	TBD		16,500,000	
															Total	65,229,498

FFP Active Projects Total as of 2/27/2025	1,399,339,890.00
FFP Active Projects Total as of 1/29/2026	1,484,587,547.21
Net Active Project Increase	85,247,657.21

TOTAL REPLACEMENT	1,422,554,706
TOTAL NEW	62,032,841
TOTAL PROJECT COST	1,484,587,547



SOME PROJECTS CURRENTLY IN THE FFP NEEDING PROGRAMING REVIEW

Facility Finance Plan as currently approved for FY 2025-26

- **Aquatic Center at Lower Castaways Park** (ref #40) cost ~ \$47M
Scheduled to start design 2025, construction 2027
- **New Police Station** (ref #8) cost ~ \$96M
Scheduled to start design 2030, construction 2033
- **New Fire Station No. 3** (ref #12) cost ~ \$18.9M
Scheduled to start design 2032, construction 2035



AQUATIC CENTER AT LOWER CASTAWAYS PARK

- Formed Council Ad Hoc Committee (Stapleton, Blom, Barto) to review/explore aquatic center at Lower Castaways
- Reviewed concepts for Lower Castaways Park and evaluated Bonita Creek Park as potential locations
- Eliminated both sites due to site constraints and community opposition



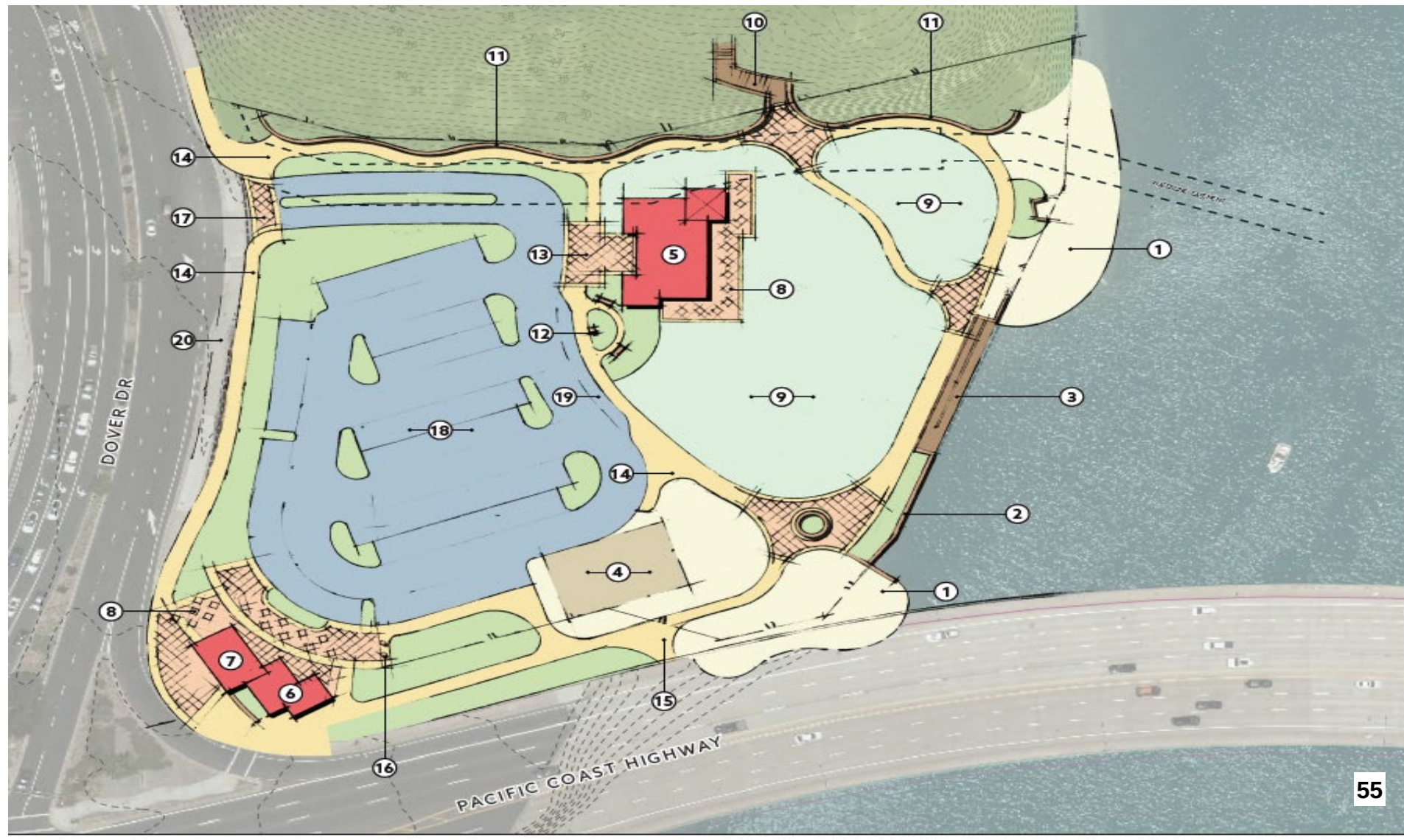
*One
Concept
for Lower
Castaways*



*One Concept for Bonita Creek
Park*

A REVISED LAYOUT AT LOWER CASTAWAYS PARK

Draft concept for further consideration and FFP programming:



A REVISED LAYOUT AT LOWER CASTAWAYS PARK

“Harbor-centric” concept is estimated to cost around \$26.5 million

Propose:

- Replacing aquatic center in FFP (Ref # 40) with this park concept
- Move aquatic center to “Unfunded/Unapproved Potential Projects”

If Council desires to move forward with this park:

- Reallocate \$500,000 in FY 2025-26 CIP from Lower Castaways Aquatic Center to Lower Castaways Park
- Direct staff / consultant to proceed with concept development, environmental documents and return to Council for final concept approval prior to Coastal Commission permitting and final construction plan preparation.



CONSTRUCTION OF NEW POLICE FACILITY

Ad Hoc Council Committee (Blom, Weber, Barto):

- Formed to review and evaluate police facility sites and design options
- Evaluated multiple sites beyond the proposed 1201 Dove Street location
- Expressed growing interest in locating the facility near the Civic Center
- Hired a consultant to develop site massing concepts and preliminary cost estimates
- Reviewed additional sites, including:
 - Potential private sites near the Civic Center
 - A portion of Civic Center Park (NE corner of Avocado Ave. & Civic Center Dr.)



POSSIBLE NEW POLICE FACILITY AT 1201 DOVE STREET

Ad Hoc Committee's assessment:

- Property already owned by the City
- Location is not city-centric or near Civic Center
- Property is in a positive cashflow position and could be sold to help pay for new police facility
- Design/construction cost for police facility at this site estimated at \$150 million



POSSIBLE NEW POLICE FACILITY CLOSER TO CIVIC CENTER

Ad Hoc Committee's assessment:

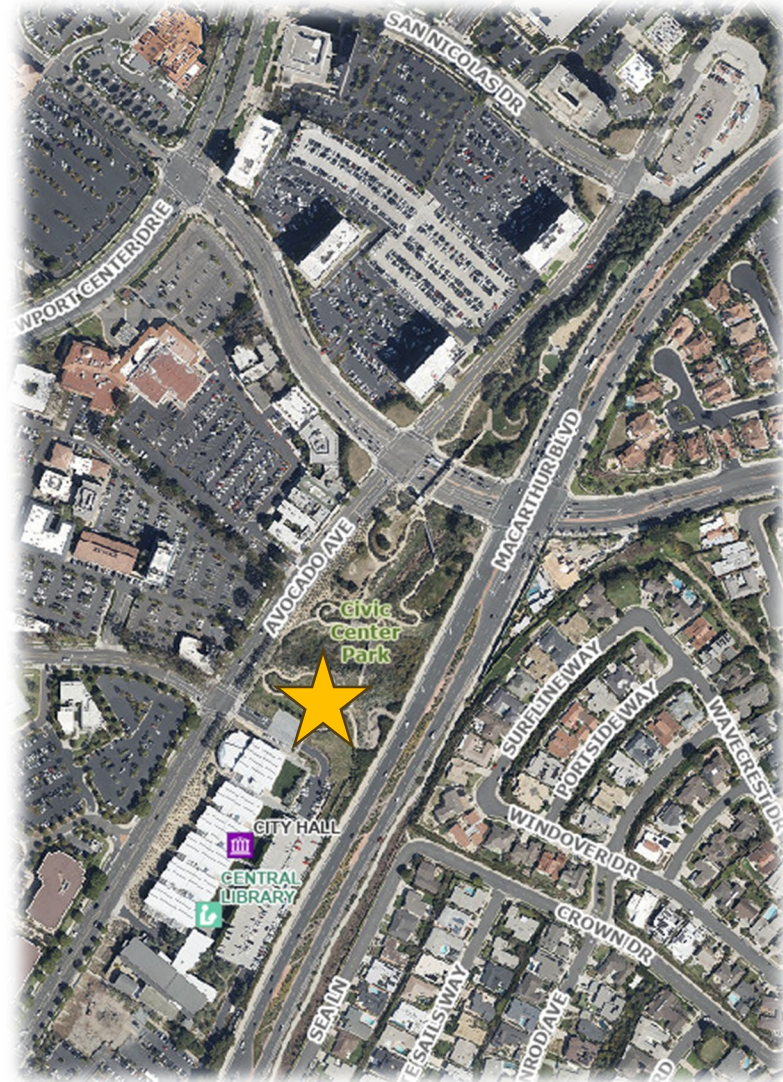
- Good locations and close to Civic Center.
- All privately owned. High cost of site acquisition is big deterrent.
- Design/construction cost estimated for police facility in this area would be around \$153 million.



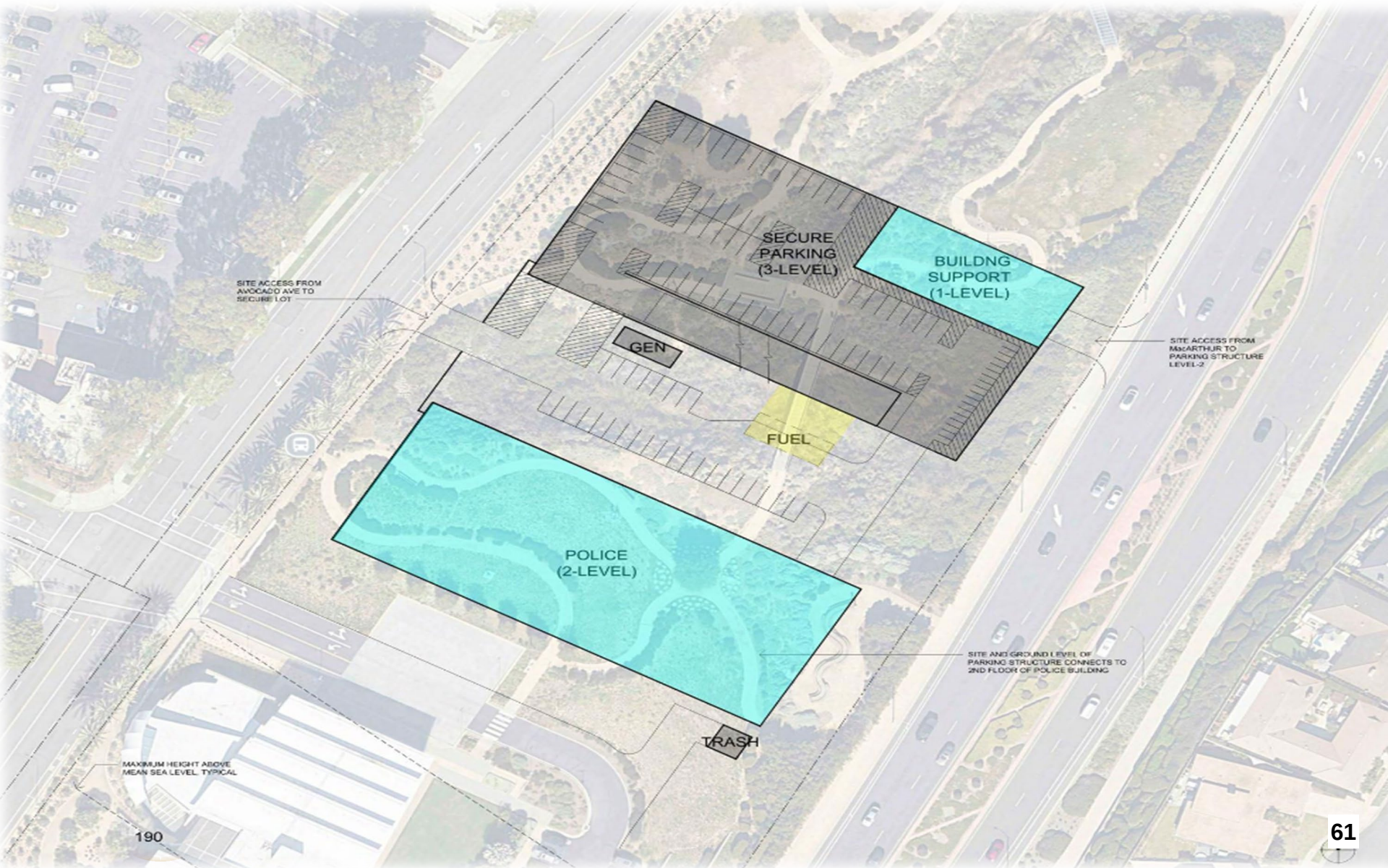
POSSIBLE NEW POLICE FACILITY AT CIVIC CENTER PARK

Ad Hoc Committee's assessment:

- Adjacent to Civic Center.
- City owned - eliminates land cost.
- Design/construction cost for police facility at this site estimated at \$162 million (*excluding significant mitigation*).



POSSIBLE NEW POLICE FACILITY AT CIVIC CENTER PARK



SIGHTING, CONSTRUCTION OF A NEW POLICE FACILITY

Ad Hoc Committee request:

- **If Ad Hoc's preferred Civic Center Park site is recommended -**
 - Update New Police Station (ref #8) in the FFP to show:
 - All In Cost ~ ~~\$96,000,000~~ \$162 million
 - Schedule - Start Design ~~2030~~ 2026, Construction ~~2033~~ 2029
 - Include \$1.5 million in the current FY 2025-26 CIP budget to hire consultant team for further design development, preparation of final concept and EIR for further Council review and approval.



SIGHTING, CONSTRUCTION OF A NEW FIRE STATION NO. 3

- Considering relocating Fire Station No.3 further east (toward MacArthur Blvd.) to improve response times to the Port Streets
- Potential site - the current OCTA Transportation Center off Avocado Ave.
- OCTA study underway. 12- to 15-month timeline until we can determine if this is a possible relocation solution
- **Recommend modifying the FFP for Fire Station No. 3 to reflect desire to advance replacement project**
 - Update New Fire Station No. 3 (ref #12) in the FFP to show:
Schedule Start Design ~~2032~~ 2029, Construction ~~2035~~ 2031



PROPOSED FACILITIES FINANCING PLAN

Last Updated															
1/26/2026 - JH															
Current Age From: 2026															
Active Projects															
New/Replacement	Function	Project	Yr Built / Refurb	OG Yr Built	Repl Sq Ft	Est \$/Sq Ft	2026	Useful Life	Years to Start	Project Estimate	FY Design Year	FY Const Start Year	FV Cost Est @ 2.5% Growth	Private Contributions	Net Proposed Cost
R	Gen Gov	15th Street Beach Restroom	1961	1961	1,100	1,200	65	60	1	1,320,000	2024	2027	1,353,000		1,353,000
R	Rec Facility	Bonita Creek - Artificial Turf Replacement	2015	2015	1,700,000	12	11	10	1	2,040,000	2026	2027	2,091,000		2,091,000
N	Rec Facility	Lower Castaways Park	TBD	TBD					2	26,500,000	2026	2028	27,841,563		27,841,563
R	Police	Police Station	1973	1973	75,000	1,827	53	60	3	137,000,000	2026	2029	147,534,016		147,534,016
N	Police	Police Parking Structure	TBD	TBD	275	90,909			3	25,000,000	2026	2029	26,922,266		26,922,266
N	Gen Gov	PCH Ped Bridge at Superior	TBD	TBD					3	27,000,000	2027	2029	29,076,047	21,807,035	7,269,012
R	Fire	FS 3 - Santa Barbara	1971	1971	13,500	1,400	55	60	5	18,900,000	2029	2031	21,383,615		21,383,615
R	Rec Facility	Grant Howald - Artificial Turf Replacement	2021	2021	66,000	12	5	10	5	792,000	2030	2031	896,075		896,075
R	Rec Facility	Newport Theatre Arts Center	1973	1973	7,950	900	53	60	7	7,155,000	2030	2033	8,505,047	4,252,523	4,252,523
R	Rec Facility	Lawn Bowling Facility (San Joaquin Hills Park)	1974	1974	2,750	800	52	60	8	2,200,000	2031	2034	2,680,486		2,680,486
R	Municipal Operations	Corporation Yard (Bldg B & Warehouse) - Phase 2	TBD					40	8	7,000,000	2032	2034	8,528,820		8,528,820
R	Rec Facility	Arroyo Park Synthetic Turf Field	2024	2024	102,500	12	2	10	8	1,230,000	2032	2034	1,498,636		1,498,636
R	Fire	Lifeguard HQ Replacement	1988	1965	3,000	1,400	38	50	12	4,200,000	2035	2038	5,648,533		5,648,533
R	Rec Facility	Community Youth Center (CYC) - Grant Howald	2008	1988	5,658	850	18	30	12	4,809,300	2035	2038	6,467,974		6,467,974
R	Fire	FS 6 - Mariners (living area rebuild)	2009	1957	3,000	1,400	17	30	13	4,200,000	2036	2039	5,789,746		5,789,746
R	Rec Facility	Carroll Beek Center	2010	1980	1,500	900	16	30	14	1,350,000	2037	2040	1,907,515		1,907,515
R	Police	Animal Shelter	2022	1955	2,320	850	4	30	26	1,972,000	2049	2052	3,747,377		3,747,377
R	Rec Facility	Cliff Drive Community Room	2022	1960	761	900	4	30	26	684,900	2051	2052	1,301,510		1,301,510
R	Fire	FS 4 - Balboa Island	1994	1994	4,600	1,400	32	60	28	6,440,000	2051	2054	12,857,428		12,857,428
R	Rec Facility	Bonita Creek Community Ctr.	2024	1988	2,876	850	2	30	28	2,444,600	2051	2054	4,880,632		4,880,632
R	Fire	FS 8 - Npt. Coast	2002	1995	7,000	1,400	24	60	29	9,800,000	2052	2055	20,054,792		20,054,792
R	Library	Library-Central	2013	1997	65,000	850	13	60	31	55,250,000	2054	2057	118,787,874		118,787,874
R	Rec Facility	Newport Coast Pickleball Court	2024	2024	28,700	45	2	40	38	1,291,500	2062	2064	3,300,664		3,300,664
R	Library	Library-Mariners	2006	2006	15,300	850	20	60	40	11,478,750	2063	2066	30,821,177		30,821,177
R	Fire	FS 7 - SAH	2007	2007	11,000	1,400	19	60	41	15,400,000	2064	2067	42,383,733		42,383,733
R	Rec Facility	Newport Coast Community Ctr.	2007	2007	16,900	850	19	60	41	14,365,000	2064	2067	39,535,216		39,535,216
R	Rec Facility	CDM Concessions/LGHQ	2007	2007	2,338	850	19	60	41	1,987,300	2064	2067	5,469,428		5,469,428
R	Rec Facility	Girls & Boys Club (East Bluff Park)	2019	1971	11,800	850	7	50	43	10,030,000	2066	2069	29,001,946		29,001,946
R	Rec Facility	OASIS Senior Ctr.	2010	2010	43,200	850	16	60	44	36,720,000	2067	2070	108,831,033		108,831,033
R	Gen Gov	Civic Center	2013	2013	123,000	850	13	60	47	104,550,000	2070	2073	333,691,935		333,691,935
R	Gen Gov	Council Chambers	2013	2013	5,600	850	13	60	47	4,760,000	2070	2073	15,192,478		15,192,478
R	Rec Facility	Marina Park	2015	2015	24,390	850	11	60	51	20,731,500	2074	2077	73,037,830		73,037,830
R	Fire	FS 6 - Mariners (apparatus bay only)	2018	2018	1,436	1,400	8	60	52	2,010,400	2075	2078	7,259,780		7,259,780
R	Fire/Library	FS 5 and CDM Library	2019	2019	10,300	1,400	7	60	53	14,420,000	2076	2079	53,374,046		53,374,046
R	Fire	FS 2 - Fire Station No 2	2022	2022	11,600	1,400	4	60	56	16,240,000	2080	2082	64,732,516		64,732,516
R	Fire	Newport Jr. Guard Building	2024	2024	5,400	850	2	60	58	4,590,000	2081	2084	19,221,925		19,221,925
R	Library	Lecture Hall	2025	2025	9,814	2,500	1	60	59	24,535,000	2082	2085	105,315,943		105,315,943
R	Gen Gov	Civic Center Parking Structure (450 Stalls)	2013	2013	4,50	22,000	13	75	62	9,900,000	2085	2088	45,763,038		45,763,038
R	Fire/Library	FS 1 - Peninsula/Balboa Library	TBD	2028	10,877	1,400	-2	60	62	16,000,000	2085	2088	73,960,466		73,960,466
Total															1,484,587,547
Unfunded/Unapproved Potential Projects															
N	Municipal Operations	Utilities Yard/Admin Bldg	1970	1970	4,500	850	56	60	4	3,825,000	2028	2030	4,222,084		4,222,084
	Municipal Operations	Corporation Yard/Admin Bldg	1984	1984	3,400	850	42	60	18	2,890,000	2041	2044	4,507,414		7,414
	Rec Facility	City Aquatic Center	TBD	TBD					1	40,000,000	?	?			40,000,000
	Rec Facility	West Newport Community Center	TBD	TBD	11,000	1,500				16,500,000					16,500,000

FACILITIES FINANCING PLAN RESERVES

- General Fund contributes 3% of revenues annually to FFP to support debt service and capital projects.
- Year-end surplus typically provides a significant share of FFP funding.
- Available FFP reserves total \$18.5 million, including \$13.8 million from the FY 2024–25 year-end surplus, excluding funds reserved for the Balboa Library and Fire Station No. 1.
- Future FFP projects will rely on a mix of developer fees, debt financing, property sale proceeds, and General Fund surplus.



Questions and Comments

