



CITY OF NEWPORT BEACH

Harbor Commission Staff Report

February 12, 2025
Agenda Item No. 6.1

TO: HARBOR COMMISSION

FROM: Chris Miller, Public Works Administrative Manager, 949-644-3043
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TITLE: Conceptual Public Dock at Promontory Bay

ABSTRACT:

The Harbor Commission committee tasked with identifying opportunities for additional harbor services will present a concept for a new public dock located in the entrance channel of Promontory Bay.

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; and
- 2) Receive and file.

DISCUSSION:

The Harbor Commission's committee tasked with the broader topic of harbor public services has identified a potential location for a new City public dock located in the Promontory Bay entrance channel.

Attachment A represents a high-level concept drawing of a potential public dock that could provide boater access to the Bayside Drive area which includes shops and restaurants.

The conceptual exhibit depicts a 140-foot long, single finger float with an 80-foot ADA gangway adjacent to the existing public walkway along 919 Bayside Drive. The Committee's initial concept is to attract smaller vessel usage by imposing a 30-foot maximum size limit, recognizing however, that enforcement would be challenging if larger boats were to dock.

Two potential locations are depicted for initial discussion: one location about mid-channel, and the second location closer to Bayside Drive. In the mid-channel configuration, the float and gangway are intentionally positioned along the straight portion of the channel therefore potentially reducing navigation ingress/egress concerns for vessels rounding the channel's curve especially during adverse conditions. Conversely, the second option which positions the float closer to Bayside Drive, provides improved dock visibility for pedestrians. Whether it restricts vessel navigation, however, is to be determined.

As emphasized, a public dock at Promontory Bay is at the highly conceptual stage. The City has not yet reached out to the community for comments, nor has an in-depth investigation been performed to determine engineering and entitlement feasibility. The attached exhibits are intended for discussion purposes only. This evening is the first time a conceptual public dock in Promontory Bay has been discussed, and the Harbor Commission will not make any decisions regarding its future.

The Committee and staff are seeking initial input from the Harbor Commission and public on this conceptual idea. Further studies, outreach, funding and direction from the City Council are required before next-level design and permitting could be initiated.

FISCAL IMPACT:

There is no fiscal impact related to this item because it is not a project at this time.

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).

ATTACHMENTS:

Attachment A – Conceptual Public Dock Layout at Promontory Bay