

MM Comments on Draft Harbor, Bay and Beaches Element

1. Overview Section – the only uses mentioned are recreational and commercial, however, there is a residential component also (liveaboards).
2. HBB1.2 – clarify if new development is private, public or both and also whether it is at any time or only post development. For example, a public use (i.e., Marina Park) could be redeveloped 25 years from now and it would affect water use during construction.
3. HBB1.4 – the phrase “...bridges across City controlled roads...” is unclear.
4. HBB1.9 – what is the definition of a “small” boat?
5. HBB2.1 – the bullets need more clarity on what the intent is. Also, the list seems limited.
6. HBB3.1 – it is unclear how more waterfront could be created. What does the word “reasonable” mean here?
7. Goal HBB4 – clarify what are believed to be the current “view corridors”.
8. HBB5.3 – the “other controlling agencies” should be named.
9. HBB7.1 – this is listed twice. Clarify who is being encouraged and what traditional infrastructure would be reduced. This is unclear. Also, should the specific locations of sand replenishment and nourishment and dune restoration be named?
10. HBB7.2 – what is the expected source of the sand?
11. HBB8.1 – explain how expansion of existing marinas might be possible.
12. HBB8.2 – explain what is meant by “lower-cost” recreational boating.
13. HBB8.3 – consider changing the word “provide” to “maintain” as there likely isn’t space for additional anchorages in federal areas.
14. HBB8.5 – who would the temporary use be provided by?
15. HBB8.7 – explain what the term “reasonable” means. How are the renewable annual permits in compliance with State Lands Commission?
16. HBB9.1 – explain what the term “reasonable” means.
17. HBB9.3 – “reasonable value for the lease rates” should be “fair market value per State Lands Commission”. Are the “waterfront developments” public, private or either?
18. Under “Public Access to Coastal Resources”, the term “worst case” is stated in reference to sea level rise. There have been numerous sea level studies that have a wide range in theories about the total rise over time. As such, worst case should be better defined. Which study should be cited?
19. HBB11.1 – suggest changing the word “encourage” to “maintain”.
20. HBB11.3 - It is not clear where a marine terminal could be located in Newport Harbor. Does this HBB apply?

21. There should be something in this document to maintain the relationship with the County for the launch ramp facility as there are no other launch ramps in the harbor., Could consider identifying a new launch ramp location owned by the City. If the County were to end the lease arrangement, how would vessel launching be possible?
22. There should be something in the document to maintain the relationship with fuel dock owner(s). If those owner(s) decided to redevelop their property into something other than a fuel station, how would vessel fueling be possible?
23. Consider adding a definitions section to the element.
24. Consider adding a section that defines the City Harbor Department's current role and the need to maintain this.