



# CITY OF NEWPORT BEACH TIDELANDS MANAGEMENT COMMITTEE AGENDA

Civic Center Community Room - 100 Civic Center Drive, Newport Beach

Monday, May 9, 2016 - 4:00 PM

***Tidelands Management Committee Members:***

**Council Members:**

Ed Selich – Chair      Tony Petros      Duffy Duffield

**Citizens Advisory Panel:**

Linda Beimfohr      Paul Blank      John Corrough  
Jamshed Dastur      John Keating      Dan Mariscal  
Don Lawrenz

**Staff Members:**

Dave Kiff      Michael Torres  
Chris Miller      Shannon Levin

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The Tidelands Management Committee meeting is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Tidelands Management Committee agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Committee and items not on the agenda but are within the subject matter jurisdiction of the Tidelands Management Committee. The Chair may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

The City of Newport Beach's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact Shirley Oborny, Executive Assistant to the City Manager, at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible at (949) 644-3001 or [soborny@newportbeachca.gov](mailto:soborny@newportbeachca.gov).

**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 Manager's Office 24 hours prior to the scheduled meeting.

**1) CALL MEETING TO ORDER**

*Welcome and Introductions*

**2) ROLL CALL**

**3) PUBLIC COMMENTS**

*Public comments are invited on agenda and non-agenda items generally considered to be within the subject matter jurisdiction of the Committee. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Committee has the discretion to extend or shorten the speakers' time limit on agenda or non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.*

4) **APPROVAL OF MINUTES**

A. **Minutes of February 18, 2015, April 15, 2015 and January 20, 2016**

**Recommendation:**

1) Approve

[15-02-18 DRAFT TMC Minutes](#)

[15-04-15 DRAFT TMC Minutes](#)

[16-01-20 DRAFT TMC Minutes](#)

5) **ON-GOING BUSINESS**

A. **Harbor Capital Finance Plan**

Staff is requesting input on the draft Harbor Capital Finance Plan which is currently under review by the Harbor Commission.

**Recommendation:**

1) Receive and file

[Item 5-A Harbor Capital Finance Plan - DRAFT](#)

B. **Recap of Harbor Commission Agenda Action Items During the Previous Quarter**

**Recommendation:**

1) Receive and file

[Item 5-B Memo to TMC - Quarterly Review of Harbor Commission Action Items](#)

6) **CURRENT BUSINESS**

A. **Balboa Island Bulkhead Cap Extension**

Staff will review the current plan to extend the bulkhead cap on portions of the Balboa Island seawall.

B. **Santa Cruz Dredging Solutions**

Staff will briefly summarize the solutions that Santa Cruz Harbor uses for their sediment management program.

C. **Oil Fields in Newport Beach**

Staff will present an overview of the City's oil well operations and future outlook.

- 7) **ROUNDTABLE OR ADDITIONAL PUBLIC COMMENTS**
- 8) **COMMITTEE ANNOUNCEMENTS OR MATTERS WHICH MEMBERS WOULD LIKE  
PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT  
(NON-DISCUSSION ITEM)**
- 9) **DATE AND TIME FOR NEXT MEETING:**  
*Wednesday, July 20, 2016 unless otherwise changed by the Committee*
- 10) **ADJOURNMENT**

1. The meeting was called to order at 4:00 p.m. by Mayor Selich.
2. Roll Call: Council Members: Ed Selich, Diane Dixon and Tony Petros  
Citizen Advisory Panel (CAP) Members: John Corrough, Jamshed Dastur, Jack Keating, Dan Mariscal, Linda Beimfohr, and Paul Blank
3. Public Comments on Non-Agenda Items. None.
4. Minutes for October 29, 2014: Approved with Councilmember Petros abstaining.
5. On-Going Business

**A. Recap of Harbor Commission Agenda Action Items**

Chris Miller briefly summarized the Harbor Commission's recent actions. Mayor Selich inquired about the timeline for catamaran Cheyenne and the submarine expedition. Petros commented on the success of the public outreach on the ferry in November 2014. A similar update will be given at Speak Up Newport on March 11, 2015 immediately preceding the March Harbor Commission meeting. Jim Mosher offered a comment regarding possible Brown Act violations when Commissioners pair up with Councilmembers.

**B. Tidelands Capital Plan**

A brief introduction was given on the TCP. The document is a planning tool and not an itemized budget. Projects are forecasted to anticipate funding and prioritization, and are ultimately approved as CIP's by the City Council. Petros asked for RGP costs to be better defined for fiscal years 14, 15, and 16. Balboa Island seawall costs will depend on the option chosen. Selich questioned timing for Grand Canal dredging. The Park Avenue bridge will be replaced in the near future and proximal seawalls will be replaced as well. Dixon asked for the funding sources to also be explained, and commented that Tidelands are supplemented by the General Fund due to large expenditures such as the Lower Bay Dredging Project. Additional comments included the State Lands Commission regular audit of Tidelands funds and the reconciliation of Ocean Tidelands and Harbor Tidelands Capital projects.

6. Current Business

**A. Balboa Island Seawall**

Assistant City Engineer Bob Stein provided an update on the proposed Balboa Island Seawall project. A straw vote was conducted to move the item to a Study Session.

7. Date and Time for Next Meeting: April 15, 2015
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The agenda for the February 18, 2015 Regular Meeting was posted on 2/13/15 at 2:38PM on the Civic Center Electronic Bulletin Board and at 10:17AM in the Binder, and at 1:44PM on the City's website.

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Tidelands Management Committee Chair

1. The meeting was called to order at 4:00 p.m. by Mayor Selich.
  2. Roll Call: Council Members: Ed Selich, Diane Dixon  
Citizen Advisory Panel (CAP) Members:  
John Corrough, Jamshed Dastur, Dan Mariscal, and Paul Blank
  3. Public Comments on Non-Agenda Items. None.
  4. Minutes for February 18, 2015: Postponed to next meeting with Mr. Petros absent and Mayor Selich abstaining due to early departure from the February meeting.
  5. On-Going Business
    - A. **Tidelands Capital Plan**

Copies of the February and April Tidelands Capital Plan (“TCP”) were distributed. Public Works Director Dave Webb opened the topic explaining the history of the Plan, and that the document is used as a planning tool and not a budget document. Past members of the TMC had staff create the TCP to gain an understanding of ongoing, upcoming, and future projects. Tidelands projects are expensive and need forecasting. As projects are completed they are removed from the list. Oftentimes, projects are multi-year and will rollover into the following fiscal year. Detailed discussion occurred on most projects within the Plan.

A short discussion ensued regarding the funding of projects between the incremental revenues from Tidelands rents and the Tidelands Fund. Finance Director Dan Matusiewicz explained that large projects such as Marina Park (around \$6M) and the Lower Bay Dredging (around \$9M) are on loan from the General Fund. The schedule for repayment is fifteen years. Mayor Pro Tem Dixon commented that big-ticket items like dredging need to be better identified so the City can prepare funding mechanisms.
  6. Date and Time for Next Meeting: July 15, 2015. Meeting adjourned at approximately 5:35 PM.
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The agenda for the April 15, 2015 meeting was posted on 4/10/15 at 11:23am on the Civic Center Electronic Bulletin Board and at 11:30AM in the Binder, and at 11:19am on the City’s website.

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Tidelands Management Committee Chair

1. The meeting was called to order at 4:00 p.m. by Chairman Ed Selich.
  2. Roll Call: Council Members: Ed Selich, Duffy Duffield  
Citizen Advisory Panel (CAP) Members:  
John Corrough, Jamshed Dastur, Dan Mariscal, Don Lawrenz and Paul Blank
  3. Public Comments on Non-Agenda Items. None.
  4. Minutes for February 18, 2015 and April 15, 2015: Ed Selich moved approval of the minutes to the next meeting as Tony Petros was absent.
  5. On-Going Business
    - A. **Tidelands Capital Plan**

Copies of the Tidelands Capital Plan were distributed. Public Works Director Webb and Harbor Manager Miller provided an overview of the Tidelands Capital Plan. Mr. Webb updated the Committee with project status and funding. Finance Director Dan Matusiewicz discussed the Tidelands Maintenance Fund. Resident Jim Mosher inquired about discrepancies and changes in the plan that the public saw approved in May 2015 as compared to the current document.
    - B. **Recap of Harbor Commission Agenda Action Items During the Previous Quarter**

Harbor Manager Miller reviewed the Harbor Commission action items from the previous quarter, including the revocation of moorings for non-payment, a review of Commission objectives, a Harbor Patrol update, and an update on the sunken barge off of Lido Isle.
  6. Current Business
    - A. **Public Piers in Newport Harbor – An Overview**

Harbor Manager Miller discussed the City's public pier system in Newport Harbor, with particular focus on the upcoming final replacement program as well as time zones for each side of the public piers.
    - B. **Disposal Scow for Newport Harbor**

Harbor Manager Miller discussed the capital equipment necessary for dredging both the main channels and the small residential slips. A conceptual plan for the City to purchase a disposal scow was also explored. Discussions included costs, scow construction, and regulatory requirements related to dredging and disposal.
  7. Date and Time for Next Meeting: April 20, 2016. Meeting adjourned at approximately 5:35 PM.
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The agenda for the January 20, 2016 meeting was posted on 1/15/16 at 4:34 PM on the Civic Center Electronic Bulletin Board, and at 5:35 PM in the Binder, and at 4:05 PM on the City's website.

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## Harbor Capital Finance Plan- Project Chronology -- DRAFT

Facility/Item	Quantity	Units	Unit Cost (2016)	Cost	Date Built	Last Maintenance	Date Start Construction	Priority	Frequency
Arches Drain: Dry Weather Diversion	1	LS	\$ 1,100,000	\$ 1,100,000	2016		2096		Every 80 years
Balboa Yacht Basin Marina (Slips): Replace	172	Slips	\$ 35,000	\$ 6,020,000	1985		2025		Every 40 years
Bulkhead (American Legion): Replace	328	LF	\$ 5,000	\$ 1,640,000	1957		2037		Every 80 years.
Bulkhead (Balboa Island, N, S, E & GC): <b>Boardwalk &amp; Perimeter Drainage System only</b> (Little Island not include ~42k SF)	92,000	SF	\$ 15	\$ 1,380,000			2015		Every 80 years
Bulkhead (Balboa Island, N, S, E & GC): Replace Bulkhead	7,900	LF	\$ 5,000	\$ 39,500,000	~1930		2015		Every 80 years
Bulkhead (Balboa Island, West End): Replace	1,300	LF	\$ 5,000	\$ 6,500,000	1930		2017		Every 80 years
Bulkhead (Balboa Yacht Basin): Replace	1,375	LF	\$ 5,000	\$ 6,875,000	1985		2065		Every 80 years
Bulkhead (Harbor-Wide): Replace <b>(List specific locations)</b>		LF		\$ -					Every 80 years
Bulkhead (Marina Park): Replace	850	LF	\$ 5,000	\$ 4,250,000	2015		2095		Every 80 years
Bulkhead (Rhine Wharf): Replace	365	LF	\$ 5,000	\$ 1,825,000		1949	2049		Every 80 years
Bulkhead Cap (American Legion): Repair	328	LF	\$ 320	\$ 104,960	1957		2017		Every 40 years. Responsibility?
Bulkhead Cap (Balboa Island N & S): Replace	7,000	LF	\$ 320	\$ 2,240,000	1930		2016		Every 50 years
Entrance Jetty: Maintenance		LF		\$ -					
Dredging (Balboa Yacht Basin):	25,600	CY	\$ 50	\$ 1,280,000	1985		2025		Every 40 years
Dredging (Grand Canal):	5,000	CY	\$ 50	\$ 250,000		1962-1998	2016		Every 5 years
Dredging Equipment: Barge and Dredge Purchase (Proposed?)	1	EA	\$ 2,000,000	\$ 2,000,000					
Dredging Equipment: Disposal Scow Purchase (Proposed?)	2	EA	\$ 1,000,000	\$ 2,000,000					Every 20 years
Dredging: Lower Bay (Channels)	150,000	CY	\$ 30	\$ 4,500,000		2012	2019		Every 5-7 years
Dredging: Newport Island Area (Channels)	15,000	CY	\$ 50	\$ 750,000		1976	2022		Every 50 years
Dredging: Upper Bay (Channels & Catch Basins)	650,000	CY	\$ 30	\$ 19,500,000		2010	2030		Every 20 years
Ferry Landings (Agate Ave & Palm St): Replace?	1	EA		\$ -					
Lower Castaways: Park & Bulkhead	1	EA	\$ 5,000,000	\$ 5,000,000			2022		One time
Marina Park Slips: Replace	23	EA	\$ 40,000	\$ 920,000	2015		2055		Every 40 years
Mariner's Mile Walkway: Proposed?	1	LF		\$ -					
Moorings: Design Improvement & Implementation	1	EA		\$ -					
Moorings: Maintenance Facility (electrical, water, recycling)	1	EA		\$ -					
Moorings: Multiple Vessel Mooring System. Proposed?	1	EA		\$ -					
Navigation Markers: Convert Federal Stationary Markers to Floats				\$ -					
Public Beaches (Lido Isle Bridge): Install Walkway to Beach	1	EA	\$ 150,000	\$ 150,000					One time
Public Beaches (M St, 15th St & 18/19th St): Improvements	1	EA		\$ -					
Public Beaches: Investigate Vessel Launch Ramp. Proposed?	1	EA		\$ -					
Public Beaches: Onshore Boat Storage. Proposed?	1	EA		\$ -					
Public Beaches: Other Waterfront Facilities / Parking	1	EA		\$ -					
Public Beaches: Plan to acquire more if available	1	EA		\$ -					
Public Beaches: Sand Nourishment (50k yards)	50,000	CY	\$ 50	\$ 2,500,000	2016		2031		Every 15 years
Public Pier (15th St): Float only	1	EA	\$ 50,000	\$ 50,000		2000	Project Due - Set date		Every 15 years
Public Pier (15th St): Pier & Gangway	1	EA	\$ 115,000	\$ 115,000		2014	2034		Every 20 years
Public Pier (19th St): Gangway & Float	1	EA	\$ 75,000	\$ 75,000		2000	Project Due - Set Date		Every 15 years
Public Pier (29th St): Gangway & Float	1	EA	\$ 100,000	\$ 100,000		1968	Project Due - Set Date		Every 15 years
Public Pier (Mariner's Mile): Proposed?	1	EA	\$ 250,000	\$ 250,000					
Public Pier (Balboa Marina West): Float only	1	EA	\$ 200,000	\$ 200,000	2017		2057		Every 40 years
Public Pier (Central Ave): Float only	1	EA	\$ 100,000	\$ 100,000	2016		2036		Every 15 years

Facility/Item	Quantity	Units	Unit Cost (2016)	Cost	Date Built	Last Maintenance	Date Start Construction	Priority	Frequency
Public Pier (Central Ave): Gangway	1	EA	\$ 40,000	\$ 40,000	2016				Every 40 years
Public Pier (Coral Ave): Gangway & Float	1	EA	\$ 75,000	\$ 75,000	1985	2000	Project Due - Set Date		Every 15 years
Public Pier (Coral Ave): Pier only	1	EA	\$ 75,000	\$ 75,000	1985	2014	2034		Every 20 years
Public Pier (Emerald Ave): Gangway & Float	1	EA	\$ 75,000	\$ 75,000	1986	2000	Project Due - Set date		Every 15 years
Public Pier (Emerald Ave): Pier only	1	EA	\$ 75,000	\$ 75,000	1986	2014	2034		Every 20 years
Public Pier (Fernando St): Gangway & Float	1	EA	\$ 75,000	\$ 75,000		2000	Project Due - Set Date		Every 15 years
Public Pier (Fernando St): Pier only	1	EA	\$ 75,000	\$ 75,000		2014	2034		Every 20 years
Public Pier (Grand Canal, Balboa Ave): Pier Platform	1	EA	\$ 10,000	\$ 10,000	2012	2017	2032		Every 15 years
Public Pier (Lido Bridge): Proposed?	1	EA	\$ 75,000	\$ 75,000					
Public Pier (M St): Gangway & Float	1	EA	\$ 100,000	\$ 100,000		2000	Project Due - Set Date		Every 15 years
Public Pier (M St): Pier only	1	EA	\$ 100,000	\$ 100,000	1985	2014	2034		Every 20 years
Public Pier (Opal Ave): Gangway & Float	1	EA	\$ 75,000	\$ 75,000		2000	Project Due - Set Date		Every 15 years
Public Pier (Opal Ave): Pier only	1	EA	\$ 75,000	\$ 75,000		2014	2034		Every 20 years
Public Pier (Park Ave): Gangway & Float	1	EA	\$ 75,000	\$ 75,000		2000	Project Due - Set Date		Every 15 years
Public Pier (Park Ave): Pier only	1	EA	\$ 75,000	\$ 75,000		2014	2034		Every 20 years
Public Pier (Rhine Channel): Float only	1	EA	\$ 175,000	\$ 175,000	2007	2007	2032		Every 25 years
Public Pier (Rhine Channel): Gangway only	1	EA	\$ 60,000	\$ 60,000		2007	2047		Every 40 years
Public Pier (Sapphire Ave): Gangway & Float	1	EA	\$ 75,000	\$ 75,000		2000	Project Due - Set Date		Every 15 years
Public Pier (Sapphire Ave): Pier only	1	EA	\$ 75,000	\$ 75,000		2014	2034		Every 20 years
Public Pier (Washington St): Gangway & Float	1	EA	\$ 75,000	\$ 75,000		2000	Project Due - Set Date		Every 15 years
Public Pier (Washington St): Pier only	1	EA	\$ 75,000	\$ 75,000		2014	2034		Every 20 years
Public Swim Float (10th St)	1	EA	\$ 35,000	\$ 35,000		1986	Project Due - Set date		Every 15 years
Rhine Wharf Boardwalk: Major Repair	1	LF	\$ 150,000	\$ 150,000		2009	2029		Every 20 years
Tide Gate Valves (Balboa Island): Replace	34	EA	\$ 50,000	\$ 1,700,000			Ongoing		Every 25 years
Tide Gate Valves (Peninsula): Replace	39	EA	\$ 50,000	\$ 1,950,000			Ongoing		Every 25 years
Vessel Sewage Pumpout Facilities: Replace	5	EA	\$ 30,000	\$ 150,000		2013	2023		Every 10 years
Water Quality: Circulation (Newport Island Area):	1	EA		\$ -					
Water Quality: TMDL Compliance:	1	LS	\$ 350,000	\$ 350,000					Unknown
Water Quality: Turbidity Control	1	EA		\$ -					

= Harbor Commission Suggestions

# Harbor Capital Finance Plan

Tidelands Management Committee

May 9, 2016

# Tidelands Capital Plan

Fiscal Year Ending	Project	Tidelands Harbor Capital	Tidelands Capital	HAMP Goal	Harbor & Bay Element Goal
		Incremental Revenue Fund 240	Maintenance Fund 230		
<b>As Approved in Budget Year 2015-16</b>					
2016	American Legion Seawall (design & permit)		\$ 300,000		
2016	Arches Drain Dry Weather Diversion		\$ 270,000		
2016	Balboa Island Bulkhead Replacement (Design)	\$ 650,000		2	1,6,9,13
2016	Bay Beach Sand Management		\$ 94,000		
2016	Eelgrass Survey (shallow & deepwater)		\$ 75,000		
2016	Electronic Tide Gauge System	\$ 50,000			
2016	Grand Canal Dredging - Design & Construction	\$ 500,000			
2016	Public Piers Improvements (gangway & floats)	\$	\$ 250,000		
2016	Lower Castaways Development (CEQA/Design)	\$ 200,000			
2016	Newport Pier Building Platform and Piles		\$ 1,100,000		
2016	Ocean Piers Maintenance		\$ 565,400		
2016	RGP-54 Permit	\$ 75,000			
2016	Seawall & Bulkhead Modifications (Harbor Wide)		\$ 97,000		
2016	Semeniuk Slough Dredging Design/Construction		\$ 1,171,700		
2016	Tidegate Retrofit and Upgrades / Storm Drains		\$ 254,900		
<b>2016 Funding Totals</b>		<b>\$ 1,475,000</b>	<b>\$ 4,178,000</b>		
2017	2017 Tidelands Maintenance Projects		\$ 200,000		
2017	American Legion Seawall Repairs (construction)		\$ 1,000,000		
2017	Central Avenue Public Pier	\$ 300,000			
2017	Balboa Island Bulkhead Replacement (west end construction) \$1M-3M	\$ 2,000,000			
2017	Newport's Share of Surfside/Sunset Coastal Sand Replenishment		\$ 150,000		
2017	Reimbursement to Orange County for Balboa Island Sand		\$ 500,000		
2017	Grand Canal Dredging		\$ 300,000		
2016	Semeniuk Slough Dredging Construction (add to prior funding)		\$ 400,000		
2017	Public Harbor Piers/Wharf Improvements (gangway & floats)	\$ 800,000			
2017	Balboa Island Seawalls Reserve Fund		\$ 3,000,000		
2017	Lower Bay Dredging Fund		\$ 500,000		
<b>2017 Funding Totals</b>		<b>\$ 3,100,000</b>	<b>\$ 6,050,000</b>		
2018	2018 Tidelands Maintenance Projects		\$ 1,000,000		
2018	Harborwide Bulkheads/Seawalls (Newport Island/Peninsula Area)	\$ 1,000,000			
2018	Ocean Piers Maintenance		\$ 500,000		
2018	Balboa Island Seawalls Reserve Fund		\$ 3,000,000		
2018	Lower Bay Dredging Fund		\$ 500,000		
<b>2018 Funding Totals</b>		<b>\$ 1,000,000</b>	<b>\$ 5,000,000</b>		

## Harbor Capital Finance Plan- Project Chronology -- **DRAFT**

Facility/Item	Quantity	Units	Unit Cost (2016)	Cost
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Bulkhead (Balboa Island, N, S, E & GC): <b>Boardwalk &amp; Perimeter Drainage System only</b> (Little Island not include ~42k SF)	92,000	SF	\$ 15	\$ 1,380,000
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Bulkhead (Balboa Island, West End): Replace	1,300	LF	\$ 5,000	\$ 6,500,000
Bulkhead (Balboa Yacht Basin): Replace	1,375	LF	\$ 5,000	\$ 6,875,000
Bulkhead (Harbor-Wide): Replace ( <b>List specific locations</b> )		LF		\$ -
Bulkhead (Marina Park): Replace	850	LF	\$ 5,000	\$ 4,250,000
Bulkhead (Rhine Wharf): Replace	365	LF	\$ 5,000	\$ 1,825,000
Bulkhead Cap (American Legion): Repair	328	LF	\$ 320	\$ 104,960
Bulkhead Cap (Balboa Island N & S): Replace	7,000	LF	\$ 320	\$ 2,240,000
Entrance Jetty: Maintenance		LF		\$ -
Dredging (Balboa Yacht Basin):	25,600	CY	\$ 50	\$ 1,280,000
Dredging (Grand Canal):	5,000	CY	\$ 50	\$ 250,000
Dredging Equipment: Barge and Dredge Purchase (Proposed?)	1	EA	\$ 2,000,000	\$ 2,000,000
Dredging Equipment: Disposal Scow Purchase (Proposed?)	2	EA	\$ 1,000,000	\$ 2,000,000
Dredging: Lower Bay (Channels)	150,000	CY	\$ 30	\$ 4,500,000
Dredging: Newport Island Area (Channels)	15,000	CY	\$ 50	\$ 750,000
Dredging: Upper Bay (Channels & Catch Basins)	650,000	CY	\$ 30	\$ 19,500,000
Ferry Landings (Agate Ave & Palm St): Replace?	1	EA		\$ -
Lower Castaways: Park & Bulkhead	1	EA	\$ 5,000,000	\$ 5,000,000
Marina Park Slips: Replace	23	EA	\$ 40,000	\$ 920,000
Mariner's Mile Walkway: Proposed?	1	LF		\$ -
Moorings: Design Improvement & Implementation	1	EA		\$ -
Moorings: Maintenance Facility (electrical, water, recycling)	1	EA		\$ -
Moorings: Multiple Vessel Mooring System. Proposed?	1	EA		\$ -
Navigation Markers: Convert Federal Stationary Markers to Floats				\$ -
Public Beaches (Lido Isle Bridge): Install Walkway to Beach	1	EA	\$ 150,000	\$ 150,000

Public Beaches (M St, 15th St & 18/19th St): Improvements	1	EA		\$ -
Public Beaches: Investigate Vessel Launch Ramp. Proposed?	1	EA		\$ -
Public Beaches: Onshore Boat Storage. Proposed?	1	EA		\$ -
Public Beaches: Other Waterfront Facilities / Parking	1	EA		\$ -
Public Beaches: Plan to acquire more if available	1	EA		\$ -
Public Beaches: Sand Nourishment (50k yards)	50,000	CY	\$ 50	\$ 2,500,000
Public Pier (15th St): Float only	1	EA	\$ 50,000	\$ 50,000
Public Pier (15th St): Pier & Gangway	1	EA	\$ 115,000	\$ 115,000
Public Pier (19th St): Gangway & Float	1	EA	\$ 75,000	\$ 75,000
Public Pier (29th St): Gangway & Float	1	EA	\$ 100,000	\$ 100,000
Public Pier (Mariner's Mile): Proposed?	1	EA	\$ 250,000	\$ 250,000
Public Pier (Balboa Marina West): Float only	1	EA	\$ 200,000	\$ 200,000
Public Pier (Central Ave): Float only	1	EA	\$ 100,000	\$ 100,000
Public Pier (Central Ave): Gangway	1	EA	\$ 40,000	\$ 40,000
Public Pier (Coral Ave): Gangway & Float	1	EA	\$ 75,000	\$ 75,000
Public Pier (Coral Ave): Pier only	1	EA	\$ 75,000	\$ 75,000
Public Pier (Emerald Ave): Gangway & Float	1	EA	\$ 75,000	\$ 75,000
Public Pier (Emerald Ave): Pier only	1	EA	\$ 75,000	\$ 75,000
Public Pier (Fernando St): Gangway & Float	1	EA	\$ 75,000	\$ 75,000
Public Pier (Fernando St): Pier only	1	EA	\$ 75,000	\$ 75,000
Public Pier (Grand Canal, Balboa Ave): Pier Platform	1	EA	\$ 10,000	\$ 10,000
Public Pier (Lido Bridge): Proposed?	1	EA	\$ 75,000	\$ 75,000
Public Pier (M St): Gangway & Float	1	EA	\$ 100,000	\$ 100,000
Public Pier (M St): Pier only	1	EA	\$ 100,000	\$ 100,000
Public Pier (Opal Ave): Gangway & Float	1	EA	\$ 75,000	\$ 75,000
Public Pier (Opal Ave): Pier only	1	EA	\$ 75,000	\$ 75,000
Public Pier (Park Ave): Gangway & Float	1	EA	\$ 75,000	\$ 75,000
Public Pier (Park Ave): Pier only	1	EA	\$ 75,000	\$ 75,000
Public Pier (Rhine Channel): Float only	1	EA	\$ 175,000	\$ 175,000
Public Pier (Rhine Channel): Gangway only	1	EA	\$ 60,000	\$ 60,000
Public Pier (Sapphire Ave): Gangway & Float	1	EA	\$ 75,000	\$ 75,000
Public Pier (Sapphire Ave): Pier only	1	EA	\$ 75,000	\$ 75,000
Public Pier (Washington St): Gangway & Float	1	EA	\$ 75,000	\$ 75,000
Public Pier (Washington St): Pier only	1	EA	\$ 75,000	\$ 75,000
Public Swim Float (10th St)	1	EA	\$ 35,000	\$ 35,000





# CITY OF NEWPORT BEACH

Public Works Department

Harbor Resources Division

## MEMORANDUM

TO: Tidelands Management Committee  
FROM: Chris Miller, Harbor Resources Manager  
DATE: May 9, 2016  
RE: Quarterly Review of Harbor Commission Action Items

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The Harbor Commission took action on the following agenda items during the previous quarter. Detailed meeting Minutes are available [here](#).

### January 2016

**1. Harbor Patrol Update**

Lieutenant Mark Alsobrook, harbormaster, updated the Commission on the Harbor Patrol's operations.

**Action:** Receive and file.

**2. Status of Shellmaker, Inc.'s Scow "Gemini"**

Harbor Resources Manager Chris Miller provided an update as to the status of Shellmaker's sunken scow "Gemini" currently on mooring J-98.

**Action:** Receive and file.

**3. Pumpouts in Newport Harbor – An Overview**

Harbor Resources Manager Chris Miller provided an overview of pumpouts in Newport Harbor with particular focus on the City's stations.

**Action:** Receive and file.

**4. Central Avenue Public Pier – An Operational Review**

Harbor Resources Manager Chris Miller provided an overview of the proposed Central Avenue public pier relating to the operational characteristics only.

**Action:** The Harbor Commission provided comments as to the operational characteristics of the proposed Central Avenue public pier.

**5. Marina Activities Permits and Security Plans for Charter Vessels**

Harbor Resources Manager Chris Miller provided an overview of the City's Marine Activities Permits (MAP) and the proposed requirements for charter vessels to provide security plans as part of the application process.

**Action:** The Harbor Commission provided input as to the proposed requirement for charter vessels to provide security plans as part of the application process.

**February 2016**

**1. Channel Road Marina Renovation – Appeal**

The Lido Peninsula Company, LLC proposed the Channel Road Marina Renovation project located along the southwestern tip of the Lido Peninsula. The applicant proposed to extend the floats to the same distance as the existing floats on the southerly side, recognizing, however, that this distance is beyond the maximum allowable distance permitted by Council Policy H1. Therefore, the applicant appealed the Harbor Resources Manager's denial of the project.

**Action:** The Harbor Commission approved the applicant's proposed Channel Road Marina Renovation project to extend the floats to the same distance as the existing floats on the southerly side along with the self-imposed overhang restriction of 12 feet.

**2. Tidelands Capital Plan Review and Harbor Master Plan Ad Hoc Committee Formation**

Staff reviewed the Tidelands Management Committee's Tidelands Capital Plan. In addition, the Harbor Commission formed an ad hoc committee to initiate the development of a Harbor Capital Finance Plan as instructed by the City Council.

**Action:** Receive and file. The Harbor Commission formed an ad hoc committee to initiate the development of a Harbor Capital Finance Plan.

**3. Central Avenue Public Pier – Harbor Commission Letter of Support to the Coastal Commission**

The Harbor Commission considered sending a letter of support for the Central Avenue public pier to the California Coastal Commission.

**Action:** The Harbor Commission approved the Central Avenue public pier support letter to the California Coastal Commission.

**4. RGP-54 Publicity and Outreach**

The Harbor Commission discussed various ways that the City's new RGP-54 dredging permit should be publicized throughout the community.

**Action:** The Harbor Commission discussed outreach methods to publicize the City's RGP-54 dredging program.

**5. *West Anchorage Review***

The Harbor Commission reviewed and discussed the anchorage concept in the Turning Basin, and instructed the ad hoc committee to return to the Commission at the March 2016 meeting with a recommended path forward.

**Action:** Receive and file.

**March 2016**

**1. *Harbor Commission 2016 Objectives: Quarterly Review***

Every quarter, the Harbor Commission reviews their 2016 Objectives.

**Action:** Receive and file.

**2. *West Anchorage Review and Recommended Path Forward***

The Harbor Commission evaluated the need for an anchorage in the Turning Basin, and formed a recommendation which will be forwarded to the City Council.

**Action:** The Harbor Commission recommended a trial anchorage in the Turning Basin, but will discuss enforcement and rules at the April meeting.

**3. *Land Use Review: 2101 West Coast Highway (Ardell Property)***

Planning Manager Patrick Alford reviewed the land use requirements for the 2101 West Coast Highway property and the greater Mariner's Mile area.

**Action:** Receive and file.



# Parks, Harbors & Beaches

## Balboa Island Seawalls Design and Capping

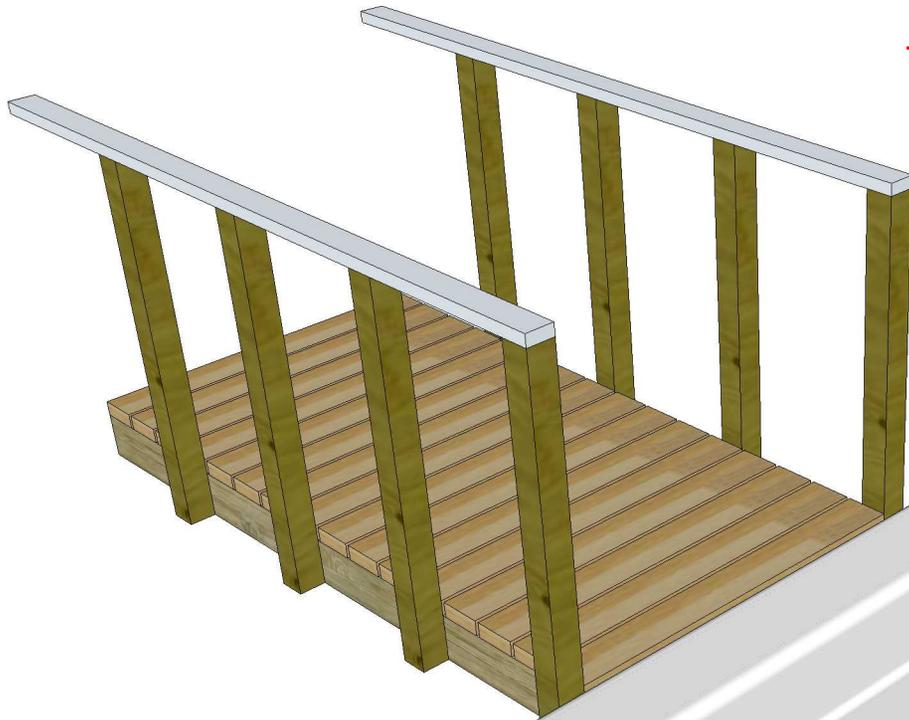
### **Capping of North and South Seawalls**

- Coastal Development Permit Anticipated Fall 2016
- Cap Construction (*including Pier & Beach Accesses*) starting January 2017
- 4-5 Month Construction Schedule

### **West End Seawall Rehabilitation/Replacement**

- Processing Contract for Wall Testing.
- Visual/hammer Testing for Voids, Probing to Confirm Wall Depth, Evaluate Condition of Reinforcement Steel
- 8 Weeks for Testing/Preliminary Results. 15 Weeks for Final Report

Existing conditions at  
typical dock

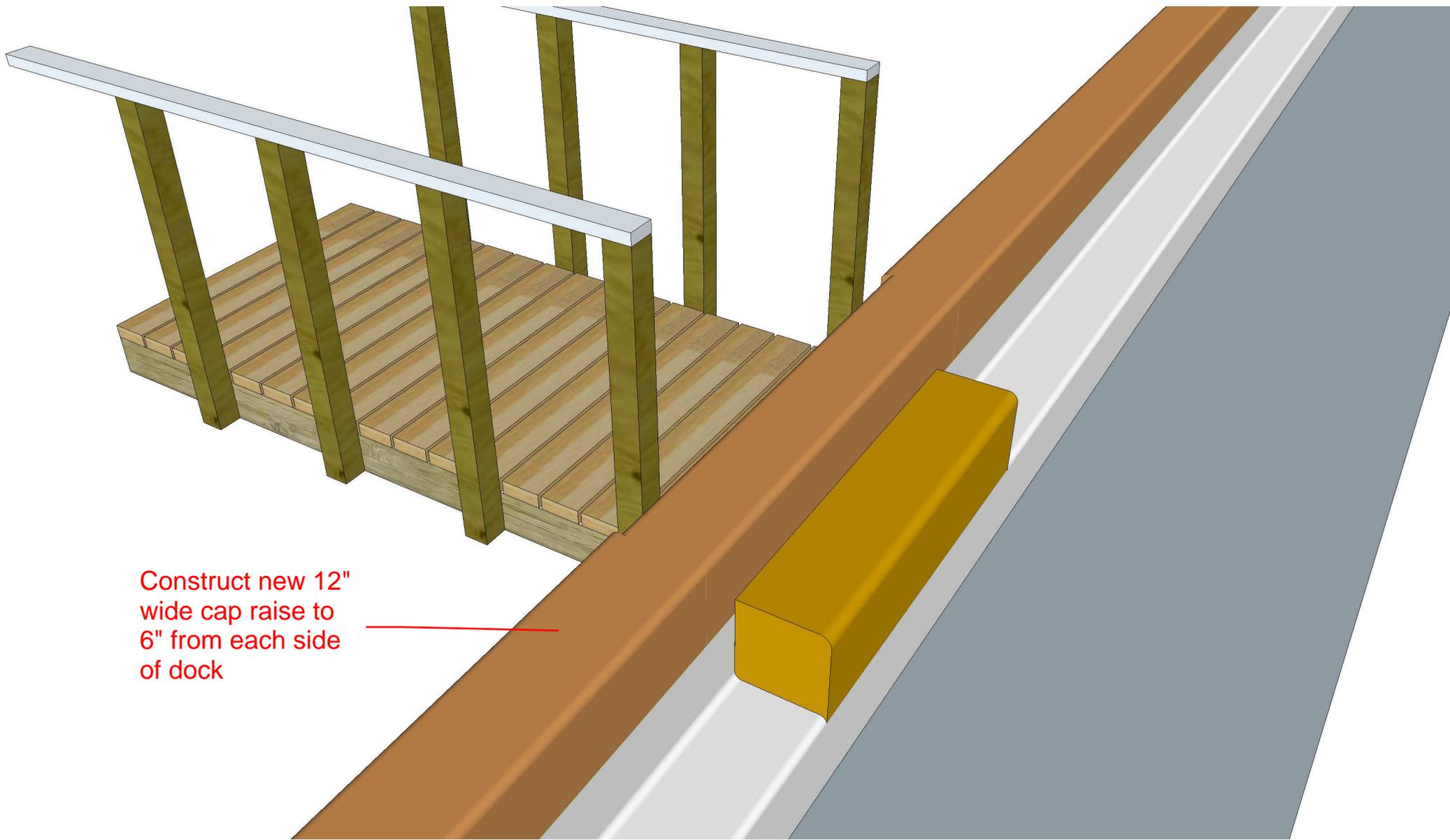


**COWI**

COWI Marine North America  
3780 Kilroy Airport Way, Suite 200  
Long Beach, CA 90806

PROPOSED CAP RAISE, BALBOA ISLAND SEAWALL

FEB 26 2016



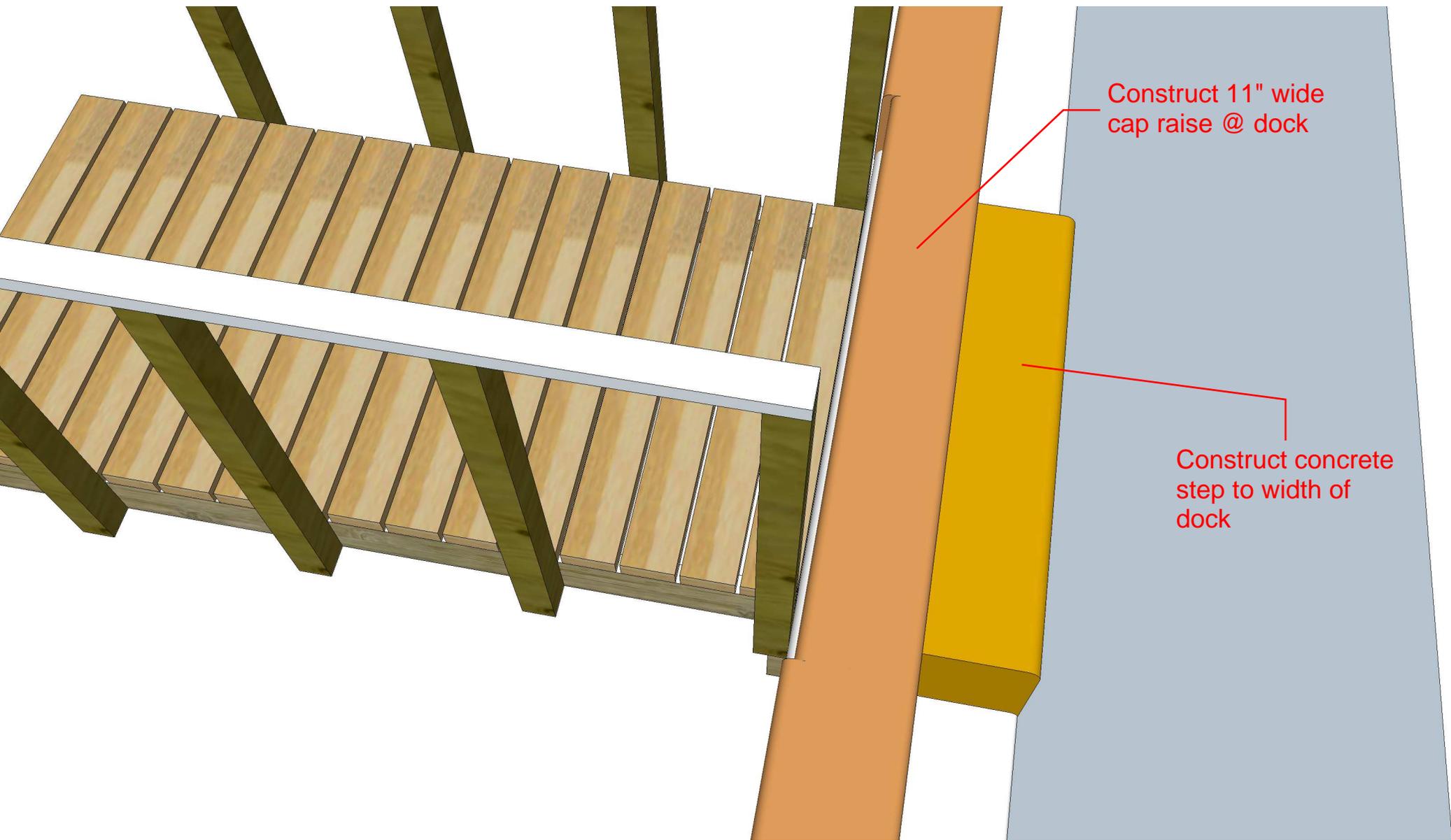
Construct new 12"  
wide cap raise to  
6" from each side  
of dock

**COWI**

COWI Marine North America  
3780 Kilroy Airport Way, Suite 200  
Long Beach, CA 90806

PROPOSED CAP RAISE, BALBOA ISLAND SEAWALL

FEB 26 2016



Construct 11" wide  
cap raise @ dock

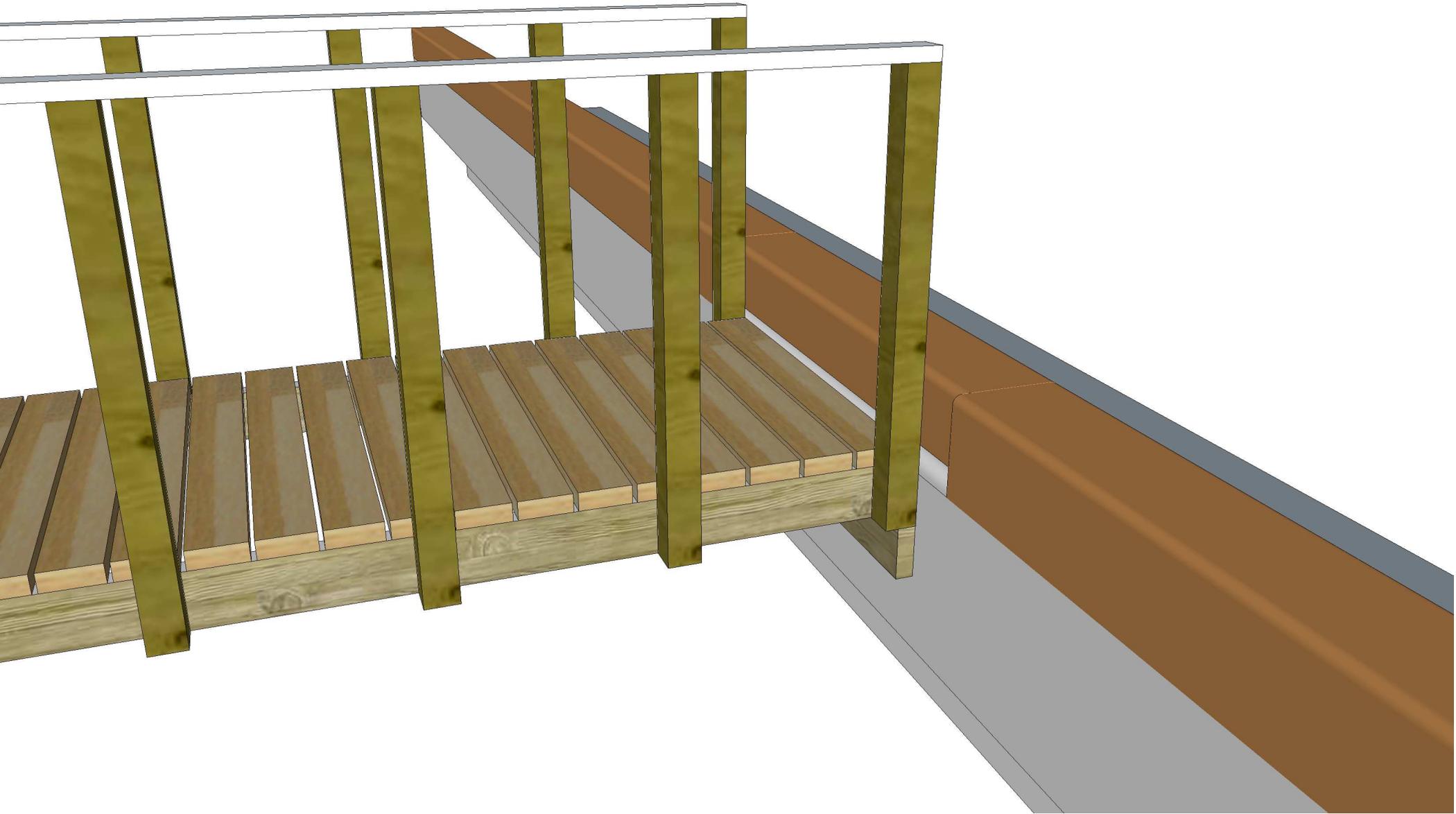
Construct concrete  
step to width of  
dock

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3780 Kilroy Airport Way, Suite 200  
Long Beach, CA 90806

PROPOSED CAP RAISE, BALBOA ISLAND SEAWALL

FEB 26 2016

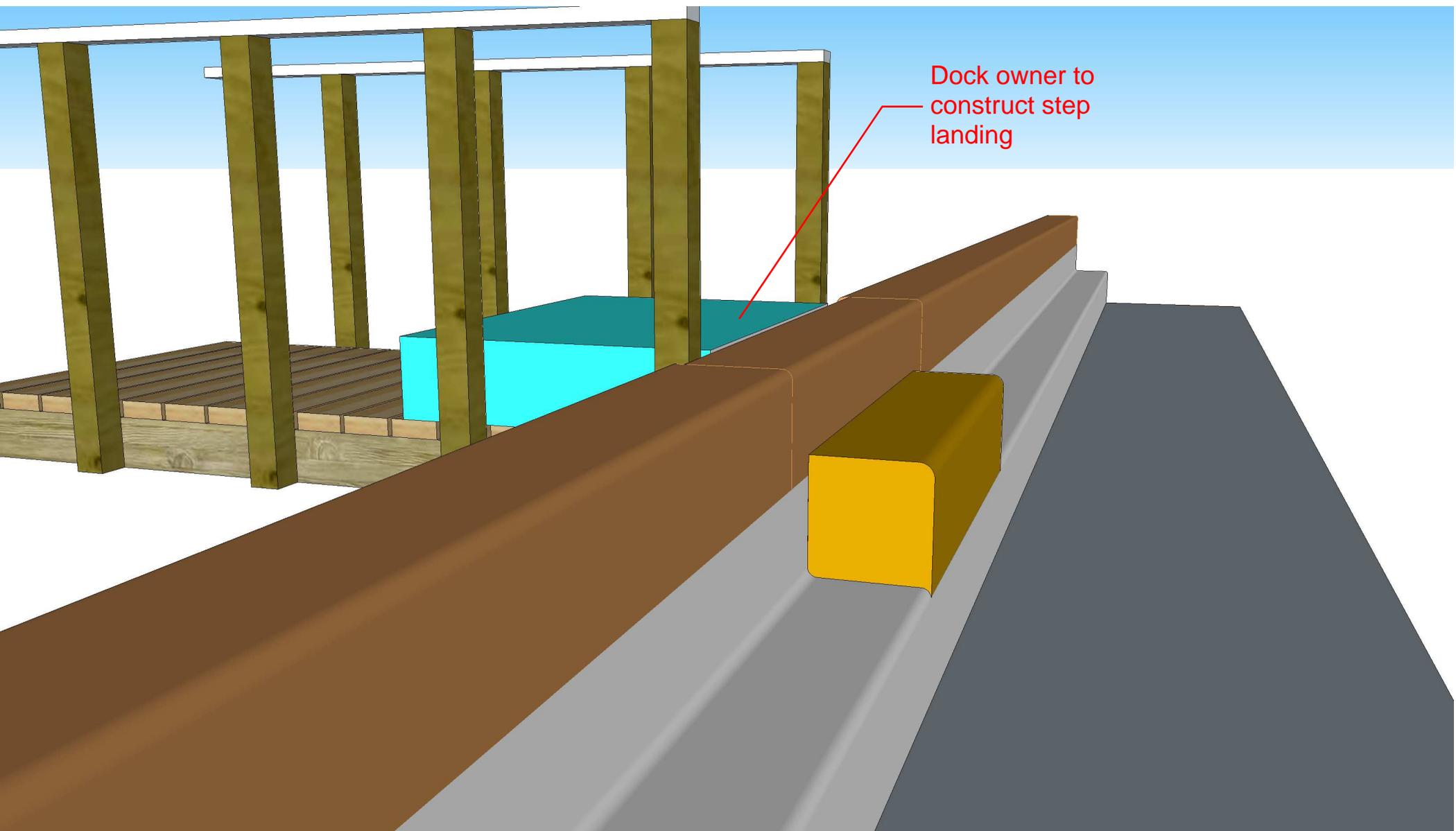


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Long Beach, CA 90806

## PROPOSED CAP RAISE, BALBOA ISLAND SEAWALL

FEB 26 2016



Dock owner to  
construct step  
landing

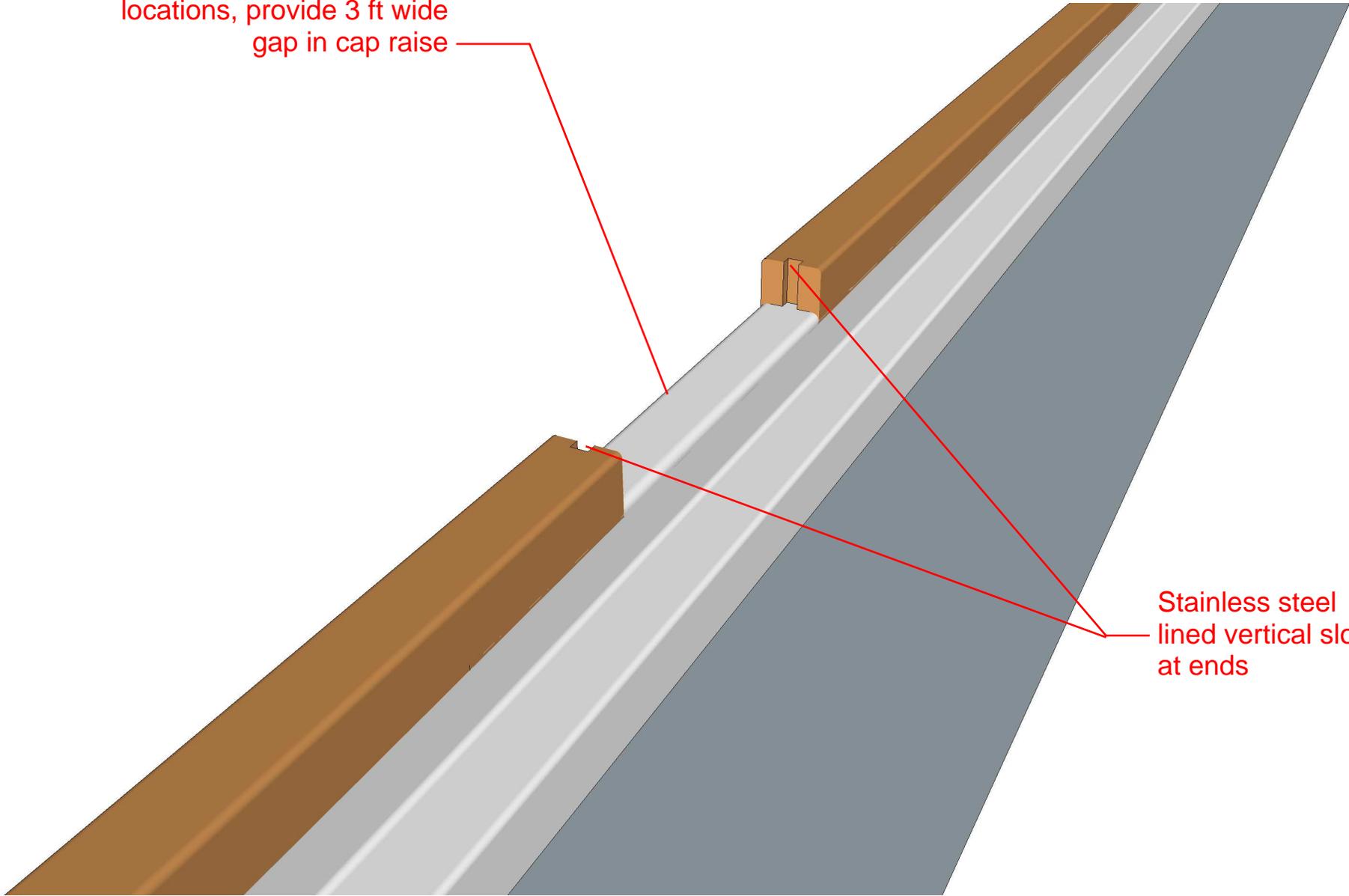
**COWI**

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3780 Kilroy Airport Way, Suite 200  
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# PROPOSED CAP RAISE, BALBOA ISLAND SEAWALL

FEB 26 2016

For public access at specified locations, provide 3 ft wide gap in cap raise



Stainless steel lined vertical slots at ends

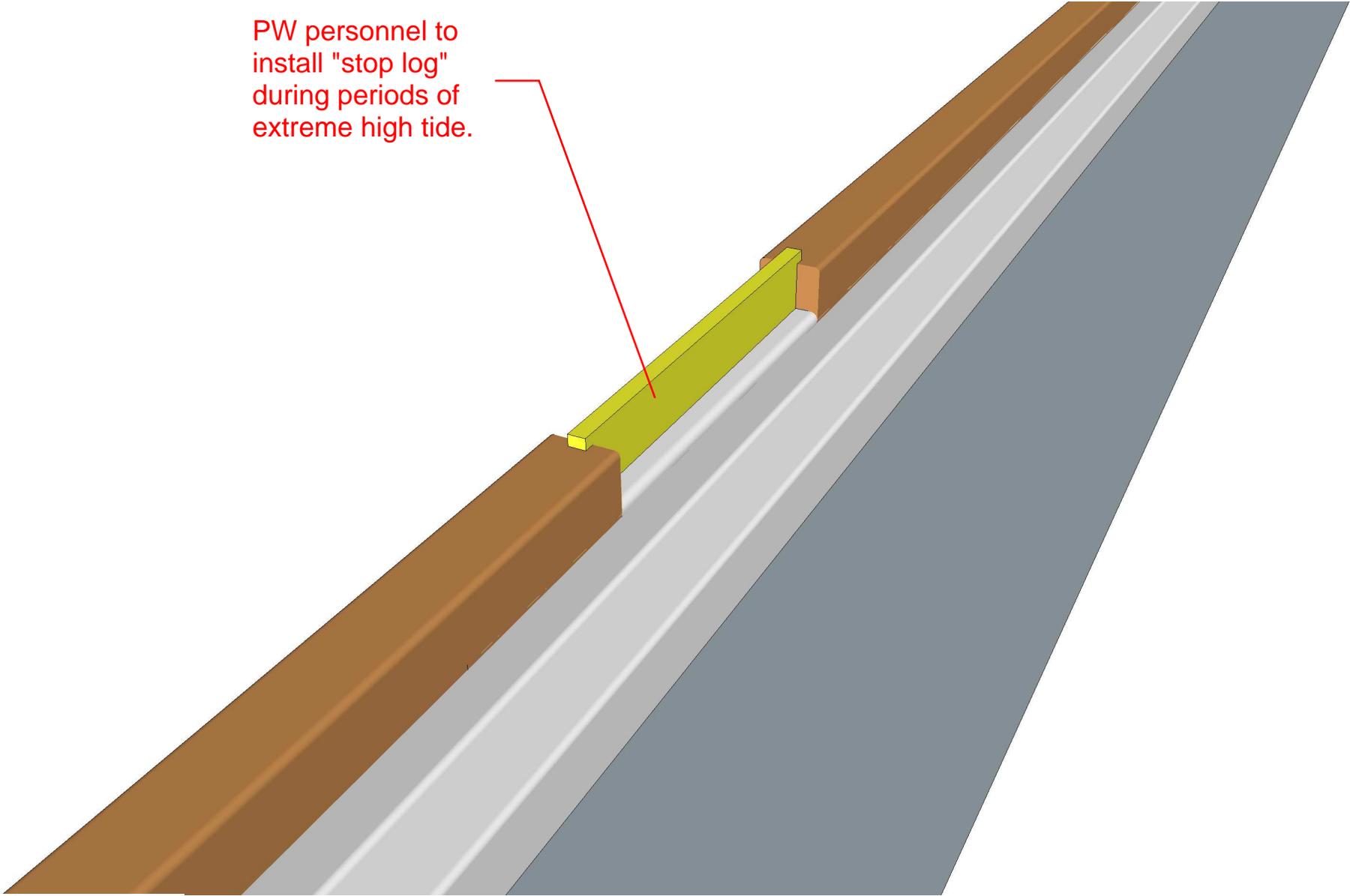
**COWI**

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3780 Kilroy Airport Way, Suite 200  
Long Beach, CA 90806

## PROPOSED CAP RAISE, BALBOA ISLAND SEAWALL

FEB 26 2016

PW personnel to  
install "stop log"  
during periods of  
extreme high tide.



**COWI**

COWI Marine North America  
3780 Kilroy Airport Way, Suite 200  
Long Beach, CA 90806

**PROPOSED CAP RAISE, BALBOA ISLAND SEAWALL**

FEB 26 2016

# Santa Cruz Dredging Solutions

Tidelands Management Committee

May 9, 2016



# Santa Cruz Harbor





Dredge at Harbor Entrance

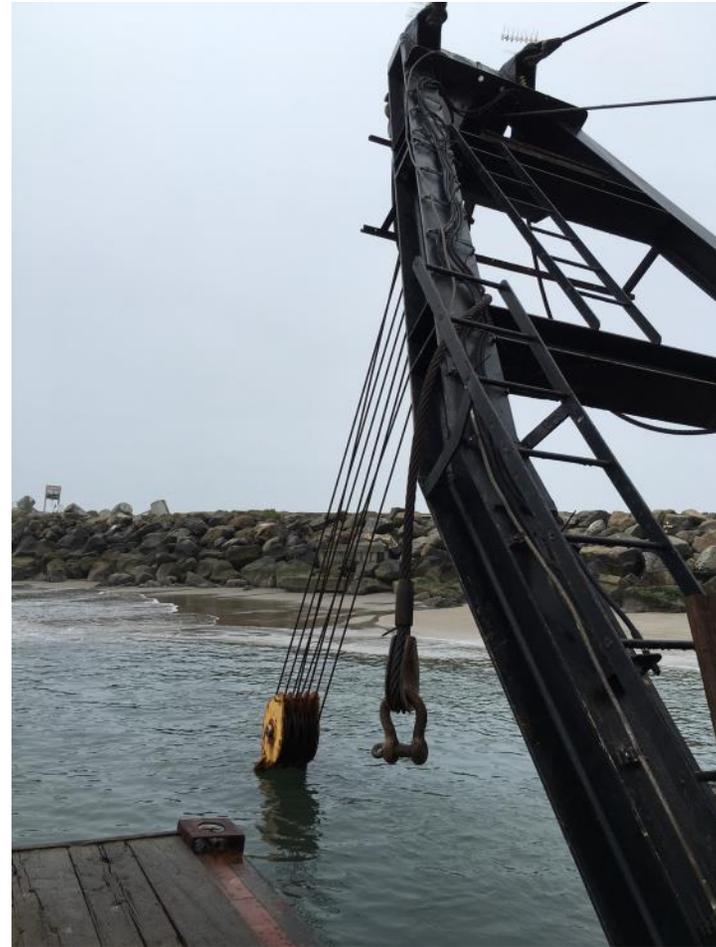
# Entrance Channel Dredging

- Santa Cruz owns dredging equipment because:
  1. 1952 Legislation specified a District-owned dredge.
  2. Corps was challenged to time a project perfectly.
  3. After entrance channel experience, easy to justify buying smaller dredge for Inner Harbor.

# Entrance Channel Dredging

- \$6/cy without mobilization (Lower Bay ~\$15/cy + \$1.7 M mobilization)
- Pipe directly in the nearshore zone (good quality sand) and in offshore (fine grain beneficial)

# Entrance Channel Dredging



# Entrance Channel Dredging



# Entrance Channel Dredging



# Santa Cruz Harbor Dredging



# Santa Cruz Harbor Dredging



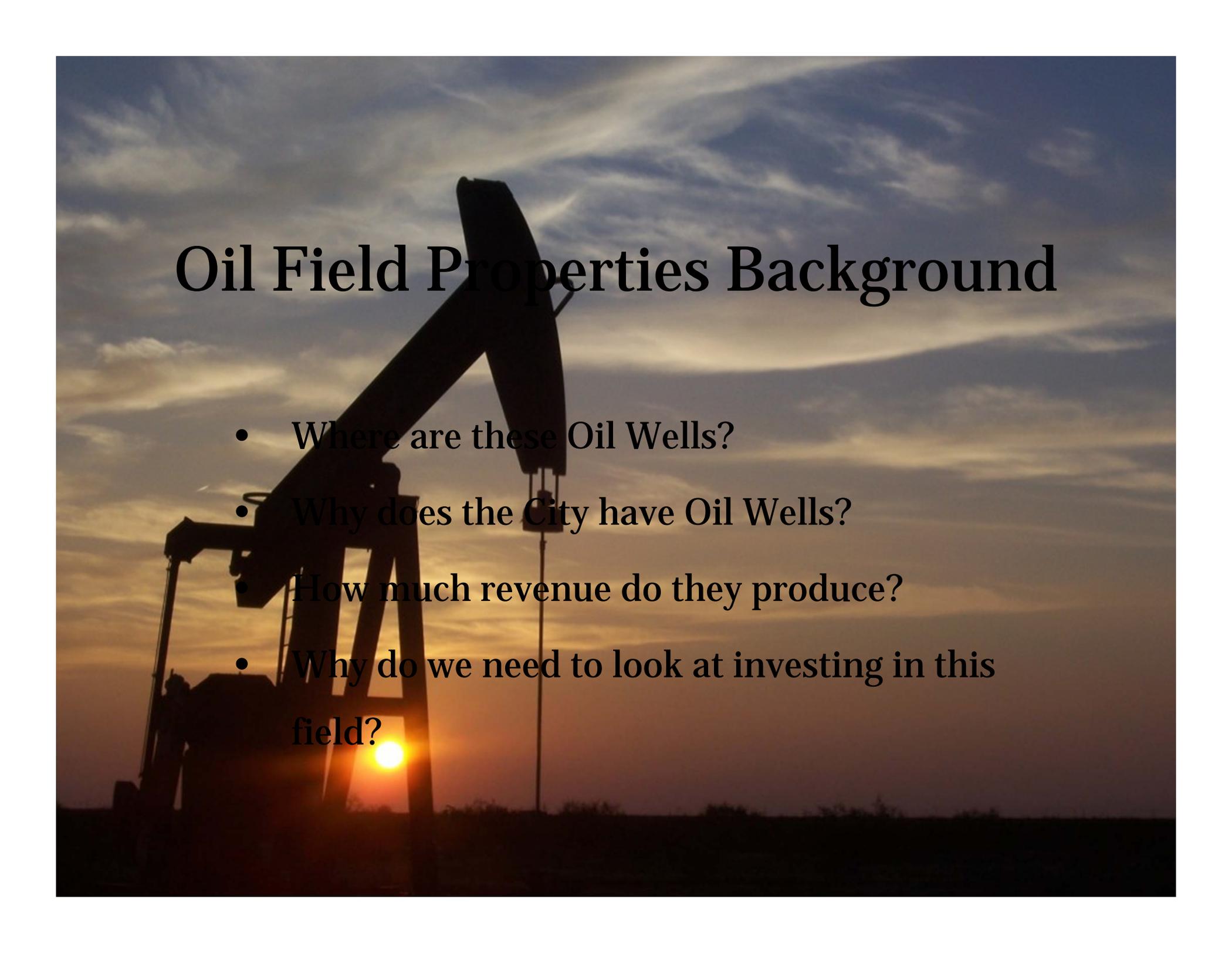
Many Thanks to Bill Lee –  
Santa Cruz Port Commissioner & “The Wizard”



A photograph of an oil pumpjack in silhouette against a sunset sky. The sun is low on the horizon, creating a bright orange glow. The pumpjack's long arm is extended upwards, and the sky is filled with wispy clouds.

# West Newport Oil Field

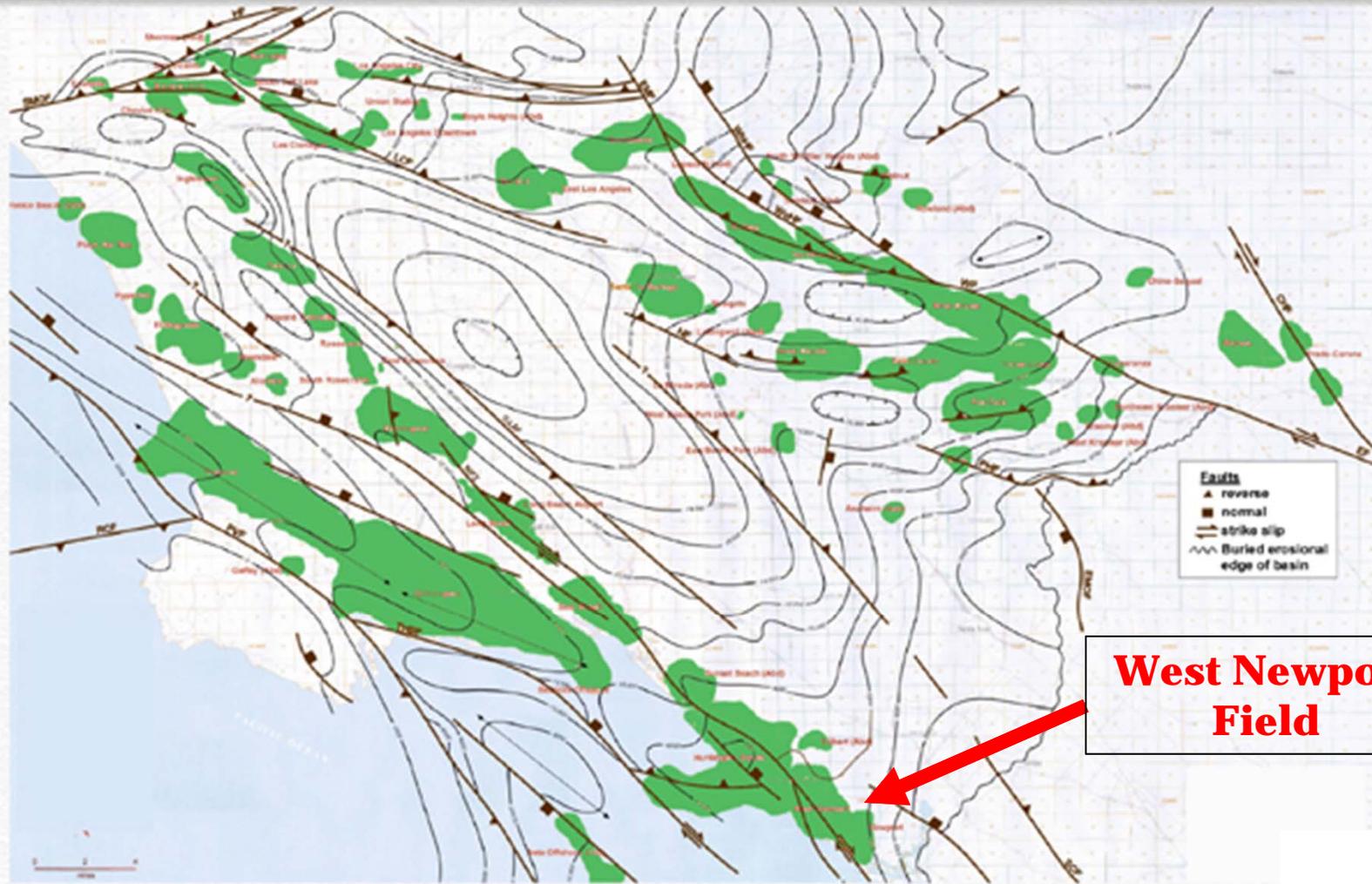
City of Newport Beach

The background of the slide is a photograph of an oil pumpjack (jack-o'-lantern) in silhouette against a dramatic sunset sky. The sun is a bright orange orb near the horizon, casting a glow across the clouds. The pumpjack's long, angled arm and counterweight are prominent against the sky.

# Oil Field Properties Background

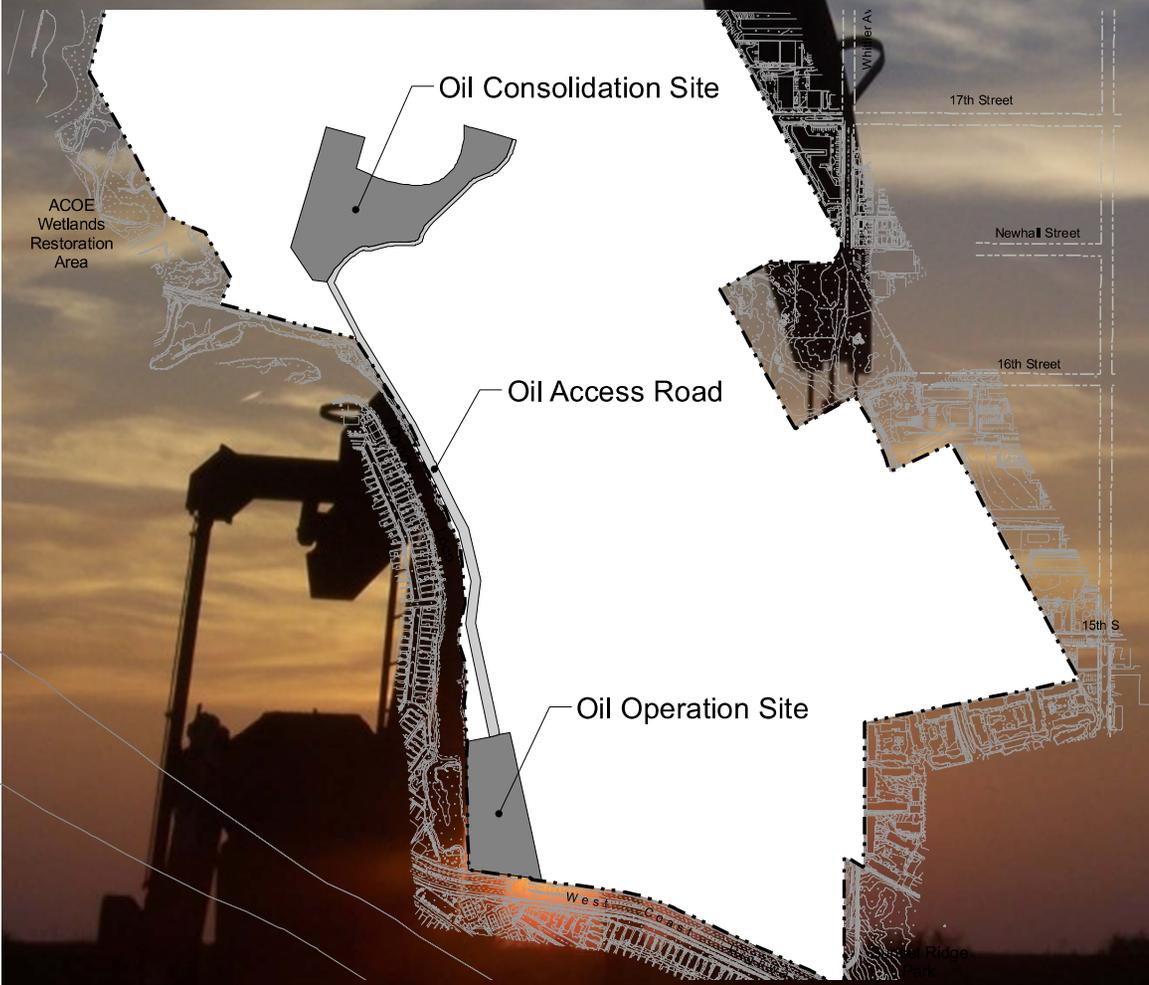
- Where are these Oil Wells?
- Why does the City have Oil Wells?
- How much revenue do they produce?
- Why do we need to look at investing in this field?

# LA Basin Oil Fields



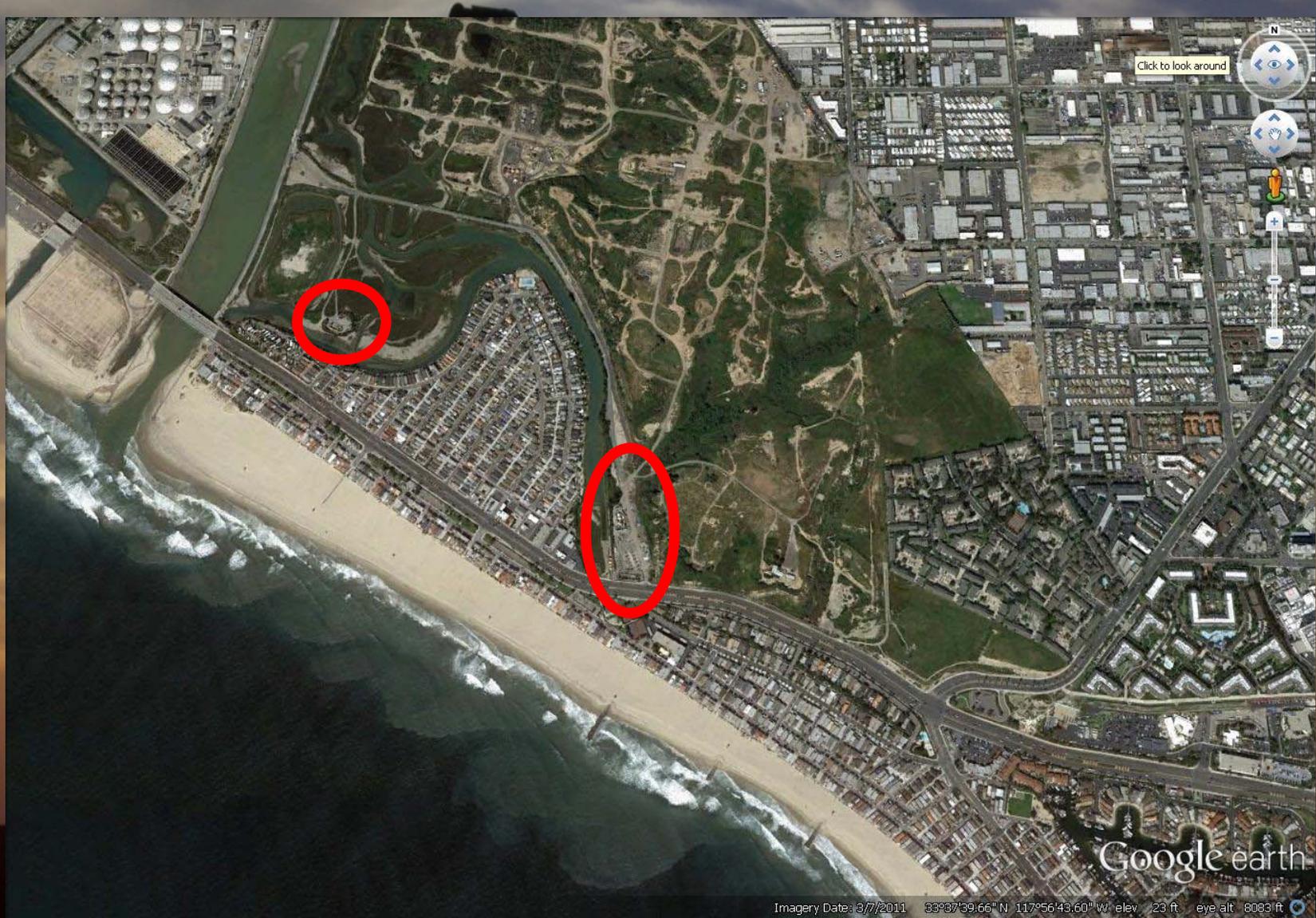
**West Newport  
Field**

# Potential Surface Redevelopment (Banning Ranch EIR)



- Oil Production Sites set aside in Open Spaces
- Well Drilling is allowed with noise conditions
- Three Production Facility Sites included in plan
  - Two Sites for City of Newport Beach
  - One 17-acre Site for West Newport Oil Company

# West Newport Oil Field Site Map





# West Newport Oil Field Sites



BUSINESS NAME <b>CITY OF NEWPORT BEACH, OIL FIELD</b>		DATE 5-12-2009
ADDRESS 5810 W. COAST HIGHWAY	CITY NEWPORT BEACH	ZIP CODE 92663

SITE MAP - South Field



BUSINESS NAME <b>CITY OF NEWPORT BEACH, OIL FIELD</b>		DATE 5-12-2009
ADDRESS 5810 W. COAST HIGHWAY	CITY NEWPORT BEACH	ZIP CODE 92663

SITE MAP - North Field

# Ownership History

- Between 1953 and 1958 -16 wells drilled to access off shore Oil Assets
- Early 1980's – Dispute arose with Oil Operator (Armstrong Petroleum Company) as to their payments to the City.
- 1982 – Court issued judgment that Armstrong was in breach of the 1955 Oil Operating Agreement and awarded 16 wells and land lease to operate them to the City.
- All Oil Revenue from these wells must be used for Tidelands Expenses.
- The City retains their lease interest in Parcel A and B as long as the wells are in production.

# Highlights

- Sixteen wells drilled from 1953 to 1958
- Peak Production in 1955 at 1050 BOPD
- City gain possession of the wells in 1982
- 12 active producers, 1 injector, and 3 shut in wells
- Current Production – 65 BOPD, 40 MCFPD
- Two drill sites -- 1.5 acres and 2.5 acres
- Production Facilities – capable of handling 2000 BPD oil, 400-500 MCFPD gas, 5,000 BPD produced water.  
Water treatment facilities capable of handling 5,000 BPD of injection water.

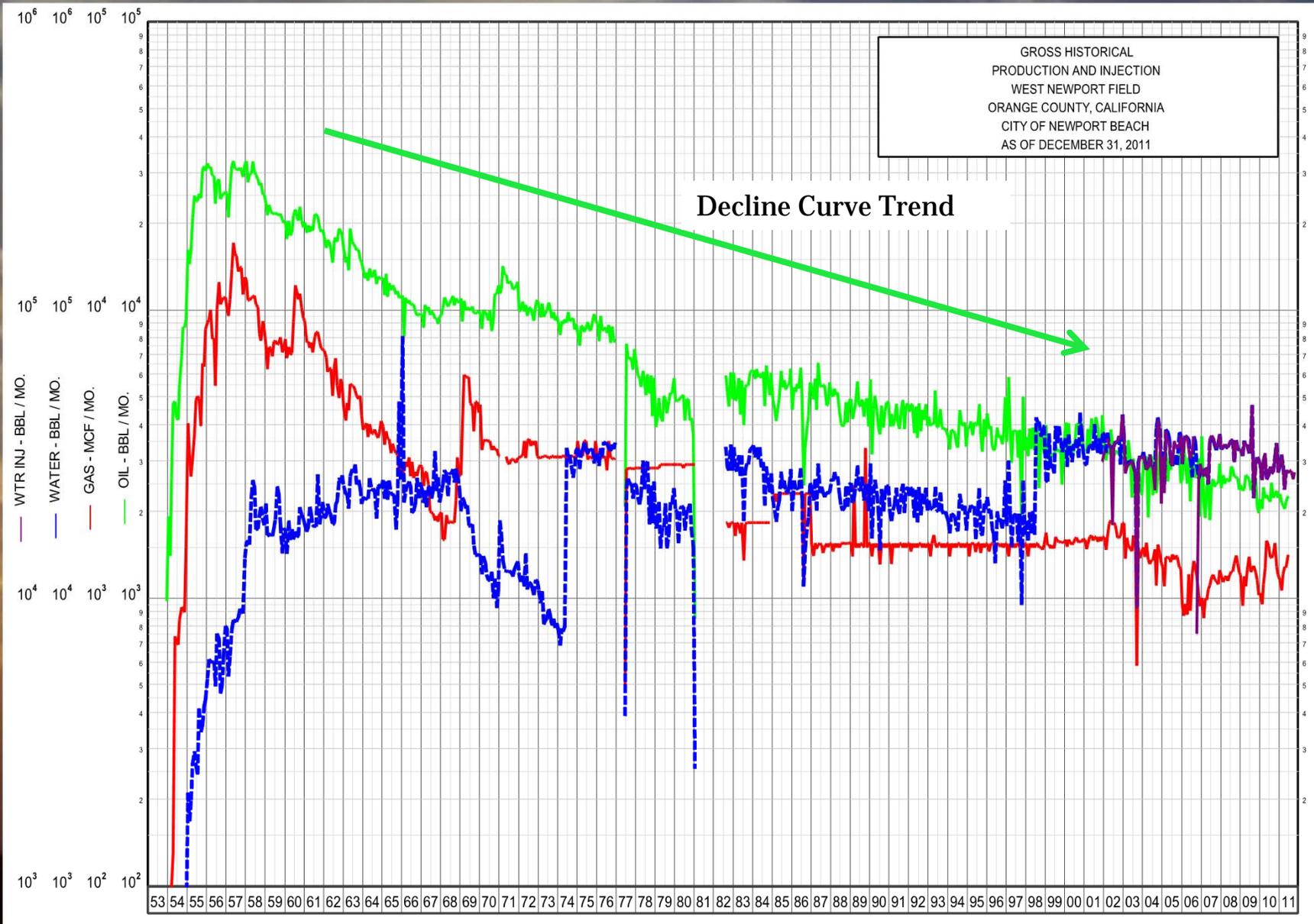


# West Newport Oil Field

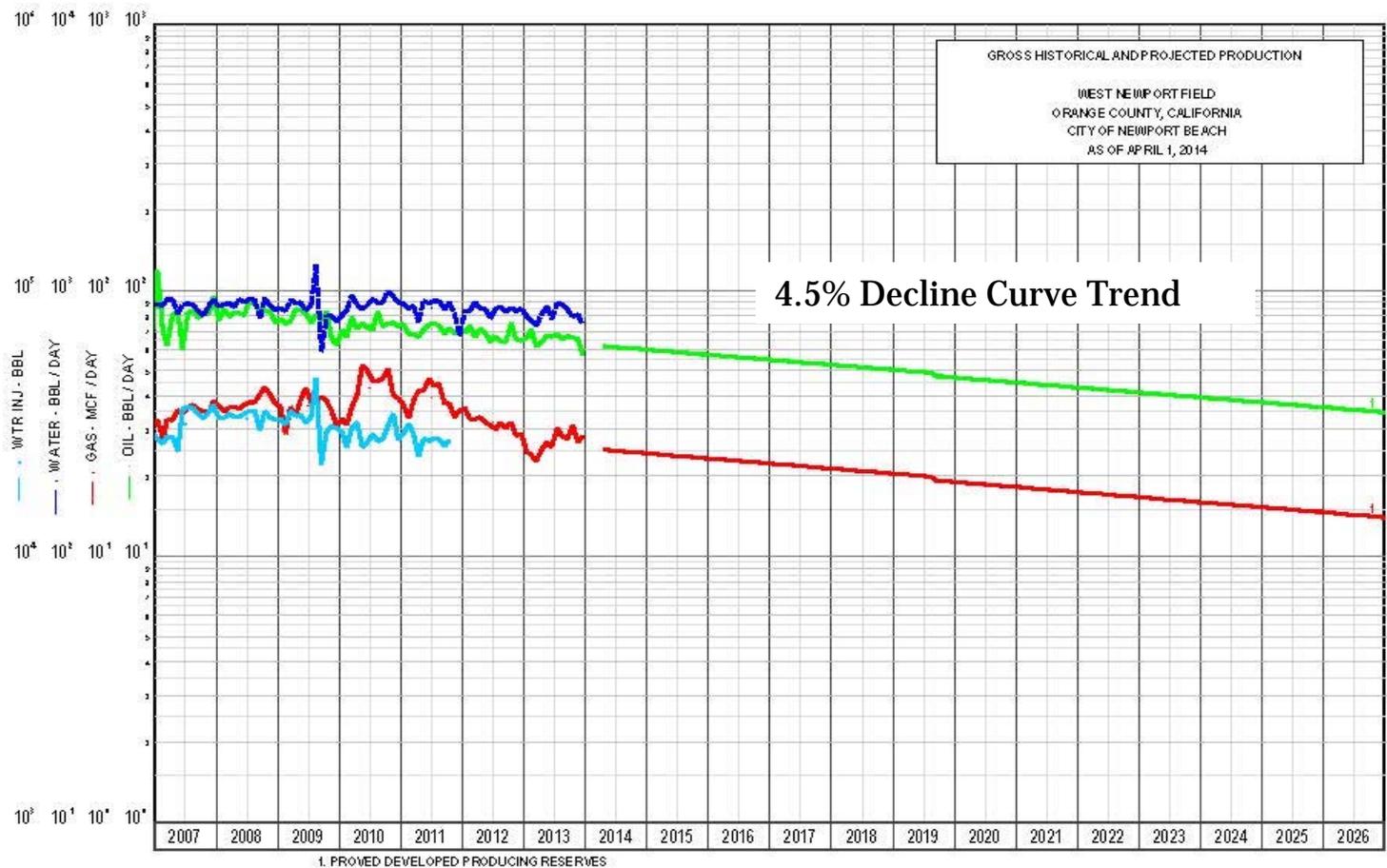
## Well Sites and Facilities



# West Newport Production History

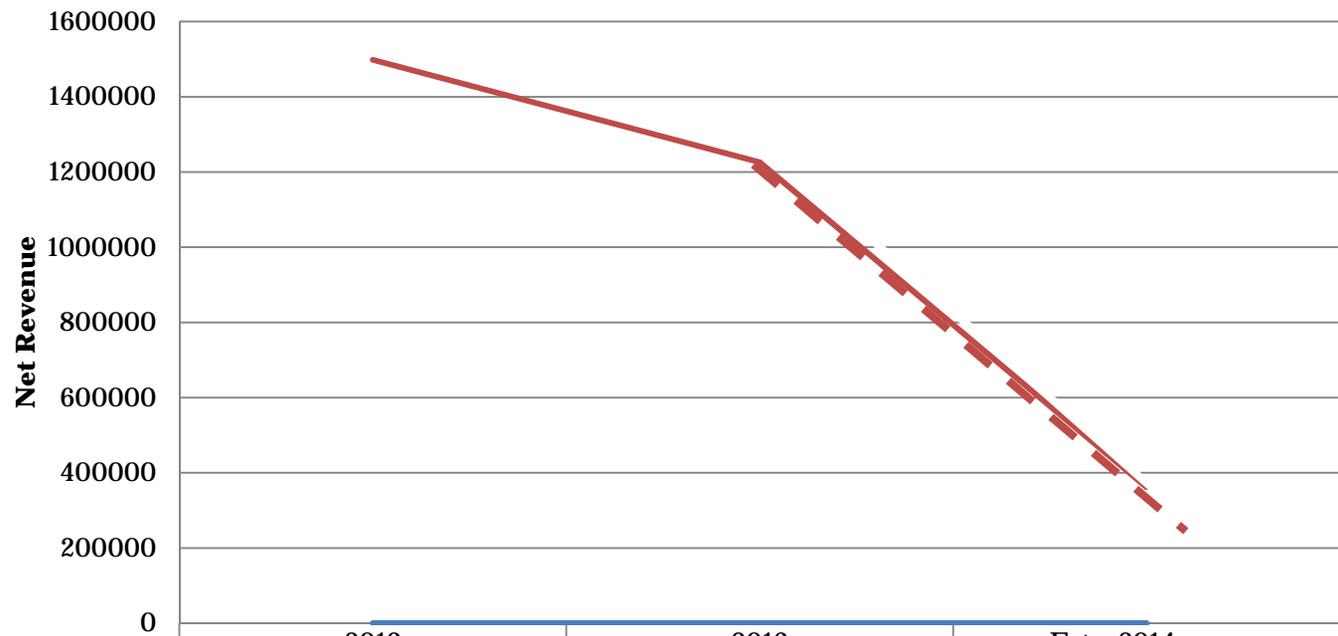


# Oil Production Decline Curve



# Impact of Dropping Oil Price

## City's 3 Year Oil Revenue



	2012	2013	Est. 2014
Approx price per Barrell	91.27	88.32	50
Net Revenue	1,498,080.31	1,226,082.78	361,993.24

The background of the slide is a photograph of an oil pumpjack (jack-o'-lantern) in silhouette against a sunset sky. The sun is low on the horizon, creating a warm orange and yellow glow. The pumpjack's long arm is extended upwards, and the sun is positioned directly behind its base, creating a lens flare effect. The sky is filled with wispy clouds, and the overall scene is dark and atmospheric.

# Reserves

- **Proved Developed Producing – 295 MBO**  
(Thousand Barrels of Oil)
- **Probable -- 209 MBO**
- **Gas Reserves**  
(40 MCFPD consumed by Hoag Hospital)

# Request for Partner Process

- Council directed we put out an RFP to find a partner.
- Got the OK from State Lands
- Received 2 bids. Spent 5 months analyzing those bids and getting follow up information.
- Negotiated a tentative agreement with bidder but did not finalize deal

# Next Steps

- Current low Oil prices offer challenges and opportunity
  - Could pursue partnership idea further
  - or invest City money into operations
  - or do nothing at this time
- Tough to look to a partnership until Oil prices rise
- City investment requires higher degree of risk than typically taken by City

Questions?



## Newport Beach Oil Well Production from 1977 to 2015

Year	Oil (bbl)	Water(bbl)	Gas(Mcf)	Avg Oil	Avg H2O
1977	43,531	151,243	29,047	119	414
1978	67,634	289,941	33,996	185	794
1979	56,794	227,679	34,689	156	624
1980	55,623	229,780	34,840	152	630
1981	851	2,553	2,910	2	7
1982	26,733	151,692	9,087	73	416
1983	64,291	349,282	21,110	176	957
1984	69,702	345,487	20,163	191	947
1985	62,780	279,900	25,056	172	767
1986	56,849	255,776	26,496	156	701
1987	64,012	284,356	18,151	175	779
1988	55,806	285,813	18,414	153	783
1989	56,094	287,472	20,943	154	788
1990	53,120	267,851	18,009	146	734
1991	51,817	260,979	18,175	142	715
1992	51,661	264,318	18,309	142	724
1993	49,404	250,222	18,413	135	686
1994	45,088	230,644	18,251	124	632
1995	47,069	237,951	18,188	129	652
1996	45,524	229,210	18,362	125	628
1997	44,583	228,143	18,244	122	625
1998	41,775	347,217	18,170	114	951
1999	38,437	387,785	18,750	105	1,062
2000	43,300	412,730	18,933	119	1,131
2001	44,611	402,849	19,180	122	1,104
2002	39,328	419,761	20,573	108	1,150
2003	31,756	340,695	17,353	87	933
2004	33,513	384,831	16,718	92	1,054
2005	34,324	391,668	16,011	94	1,073
2006	33,187	383,085	12,770	91	1,050
2007	30,080	380,847	13,104	82	1,043
2008	31,248	403,509	14,832	86	1,106
2009	29,199	392,034	14,279	80	1,074
2010	27,201	344,731	15,732	75	944
2011	26,108	322,062	14,455	72	882
2012	24,810	309,260	11,536	68	847
2013	24,068	296,221	9,787	66	812
2014	21,908	297,858	10,556	60	816
2015	22,626	293,279	11,488	62	804
2016	4,279	51,122	2,025	140	

