



# CITY OF NEWPORT BEACH HARBOR COMMISSION AGENDA

Council Chambers

Wednesday, August 10, 2016 - 6:30 PM

*Harbor Commission Members:*

---

The Harbor Commission meeting is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Harbor Commission 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 Commission and items not on the agenda but are within the subject matter jurisdiction of the Harbor Commission. 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 Chris Miller, Harbor Resources 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) 644-3034 or [cmiller@newportbeachca.gov](mailto:cmiller@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 Harbor Resources Division 24 hours prior to the scheduled meeting.

1) **CALL MEETING TO ORDER**

2) **ROLL CALL**

3) **PLEDGE OF ALLEGIANCE**

4) **PUBLIC COMMENTS**

5) **APPROVAL OF MINUTES**

1. Minutes of July 13, 2016

**Recommendation:**

- a) Approve

[July HC Minutes - DRAFT](#)

6) **CURRENT BUSINESS**

1. **Waterfront Development in Newport Harbor: An Overview**

At the request of the Harbor Commission, Community Services Director Kim Brandt will present an overview of waterfront development in Newport Harbor.

**Recommendation:**

- a) Receive and file.

[Staff Report](#)

**2. Continued Item: Appeal - 2888 Bay Shore Drive (Newport Marina Reconstruction)**

This item has been continued from the July 13, 2016 Harbor Commission meeting in an effort for both parties to propose a compromise.

**Recommendation:**

a) Uphold, amend or reverse the Harbor Manager's issuance of the Approval in Concept.

[Item #2 - 2888 Bay Shore Appeal](#)

**3. Harbor Commission Ferry Tour Planning**

Planning details will be discussed about the upcoming Harbor Commission ferry tour later this year.

**Recommendation:**

a) Receive and file.

[Item #3 - Ferry Tour Discussion](#)

- 7) **COMMISSION ANNOUNCEMENTS (NON-DISCUSSION ITEM)**
- 8) **QUESTIONS AND ANSWERS WITH COUNCIL LIAISON ON HARBOR RELATED ISSUES**
- 9) **QUESTIONS AND ANSWERS WITH HARBOR RESOURCES MANAGER ON HARBOR RELATED ISSUES**
- 10) **PUBLIC COMMENTS ON QUESTIONS AND ANSWERS WITH COUNCIL LIAISON HARBOR RESOURCES MANAGER**
- 11) **COMMISSION ANNOUNCEMENTS OR MATTERS WHICH MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)**
- 12) **DATE AND TIME FOR NEXT MEETING: Wednesday, September 14, 2016**
- 13) **ADJOURNMENT**



## CITY OF NEWPORT BEACH HARBOR COMMISSION AGENDA

Council Chambers – 100 Civic Center Drive  
Wednesday, July 13, 2016, 6:30 PM

**Harbor Commission Members:**

Dave Girling, Chair  
Paul Blank                      Brad Avery                      Bill Kenney  
Duncan McIntosh      Joe Stapleton                      Doug West

**Staff Members:**

Chris Miller, Harbor Resources Manager  
Shannon Levin, Harbor Resources Supervisor

**City Council Liaison:**

Duffy Duffield, Council Member

---

**1) CALL MEETING TO ORDER**

The meeting was called to order at 6:30 p.m.

**2) ROLL CALL**

Commissioners:                      Dave Girling, Chair  
Paul Blank  
Brad Avery  
Bill Kenney  
Joe Stapleton  
Doug West

Absent:                                      Duncan McIntosh

Staff Members:                      Chris Miller, Harbor Resources Manager  
Andrew Maiorano, Deputy City Attorney  
Dave Webb, Public Works Director

City Council Liaison:                      Duffy Duffield, Council Member

**3) PLEDGE OF ALLEGIANCE - Chair Girling**

**4) PUBLIC COMMENTS**

Roger Gooding requested the time limit on the bayward side of the 15th Street public dock be changed back to 20 minutes from its current 3 hour time. Chair Girling would refer the item to the appropriate subcommittee. Mr. Miller suggested the speaker utilize the long dock at Marina Park.

This Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Commission's 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 Commission and items not on the agenda but are within the subject matter jurisdiction of the Commission. The Commission may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach 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, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the City Clerk's Office 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) 644-3005 or [cityclerk@newportbeachca.gov](mailto:cityclerk@newportbeachca.gov).

Lieutenant Alsobrook reported regarding usage and complaints at the temporary anchorage. Commissioner Avery requested a report regarding the western anchorage. Lieutenant Alsobrook advised that 57 vessels stayed overnight one or more nights. The anchorage was used primarily during the week. Lieutenant Alsobrook introduced Deputy Kevin Webster as the new Mooring Deputy.

**5) APPROVAL OF MINUTES – June 8, 2016 Minutes**

Commissioner Blank moved approval of the Minutes with an amendment to change "the Code needs to be clear to either allow the speed limit to be broken for such activities or be moved elsewhere" to "or those activities should be moved elsewhere" on page 2. Commissioner Stapleton seconded the motion. The motion carried with 6 ayes and 0 no votes.

**6) CURRENT BUSINESS**

**1. Election of Officers**

The Harbor Commission will elect officers for the 2016-17 year.

**Recommendation:**

- a) Elect Chairman.
- b) Elect Vice Chair.
- c) Elect Secretary.

Commissioner West nominated Commissioner Blank to serve as Chairman. Commissioner Kenney seconded the nomination. The nomination carried with 5 ayes, 0 no, and 1 abstaining vote.

Commissioner Girling nominated Commissioner Stapleton as Vice Chair. Commissioner West seconded the nomination. The nomination carried with 5 ayes, 0 no, and 1 abstaining vote.

Commissioner Girling nominated Commissioner Kenney as Secretary. Commissioner Stapleton seconded the nomination. The nomination carried with 5 ayes, 0 no, and 1 abstaining vote.

**2. Appeal – 2888 Bay Shore Drive (Newport Marina Reconstruction)**

Mr. Moriarty at 2782 Bay Shore Drive is appealing the Approval in Concept issued by the Harbor Manager on April 6, 2016 for the proposed commercial marina (Newport Marina) reconstruction project adjacent to his property located at 2888 Bay Shore, on the basis of potential impacts to his water area near his slip.

**Recommendation:**

- a) Uphold the Harbor Manager's issuance of the Approval in Concept.

Commissioner Stapleton met with Mr. Moriarty to discuss the matter.

Commissioner Kenney met with Mr. Moriarty and his consultant. He could not make an informed decision without an in-person visit.

Mr. Miller indicated the Harbor Commission must decide the space between the edge of the proposed dock and the vessel and whether the space should be considered as a setback or a fairway. Mr. Miller reviewed his reasoning for the decision.

The Commission and Mr. Miller discussed the fairway distance based on the longest finger on the backside of the marina being 20 feet. The focus was on application of the Code rather than how people moved in and out of a slip. Commissioner Girling inquired whether the Commission was required to rule according to the Code or if the Commission had discretion to review the matter subjectively.

Mr. Maiorano reported the threshold question was whether the space was a fairway or a setback. If the Commission determined it was a fairway, the Code required the Commission to follow the formula. If the Commission determined it was a setback, then the Commission had discretion to determine the gap. After further scrutiny, Mr. Miller had determined the space was a fairway rather than a setback.

Shawna Schaffner of CAA Planning and representing the appellant, requested the reconstructed marina be set back consistent with City standards, whether a fairway or a setback, but at least 30 feet. Ms. Schaffner reviewed her arguments against the Approval in Concept and Code provisions in support of her arguments.

Commissioner Girling inquired about the distance of the fairway at the Irvine Company marina near the subject marina. The distance was 46 feet from the end of the marina to the private dock and 31 feet from the outside edge of the side-tied boat to the dock. Ms. Schaffner had referred to the 2008 Waterfront Project Guidelines and Standards, Harbor Design Criteria as the "City standards."

Mr. Moriarty related experiences with boats colliding with his boat. He requested the Commission apply the fairway standard of 30 feet with no side-tie.

A Commissioner asked if the Commission could prohibit side-ties. Mr. Maiorano clarified that the fairway calculation yielded a minimum space, not the exact space. The issue of side-ties was not mentioned in the Guidelines.

Pete Swift of Swift Slip Pier and Dock Builders and also representing the applicant, explained that there would not be fingers, cleats, nor side-tying of boats in the channel. A 30-foot fairway would be three times the width of the largest boat that could fit in the space.

Mike Hewitt, counsel for the applicant, reviewed the proposed configuration for the marina. Mr. Miller correctly analyzed the space as a setback. The space was not a fairway under the Municipal Code or the Harbor Design Criteria.

Commissioner Avery asked if the marina could be located further north. Mr. Hewitt replied no because of easements. Ms. Schaffner disagreed.

Mr. Maiorano reported the Commission would determine whether the facts merited application of the definition of a fairway. If not, then the setback would apply. Commissioner Kenney asked if the Commission could determine the proper amount of setback after determining it was a setback. Mr. Maiorano added that the Commission would determine also that it was not a fairway.

Jason Greystock, Fishing Boats Unlimited, stated a more narrow space would be a safety issue.

Lieutenant Alsobrook indicated maneuvering through the marina was difficult. Harbor Patrol could not dictate how a marina was built.

Commissioner Girling asked if the clearance of 29 feet stretched around the curve. Mr. Miller thought the vessel would be in the way. Commissioner Girling wanted to know how the marina could be altered to maintain the current clearance.

Commissioner Kenney was confused by the 22-foot distance in one of the exhibits. Mr. Miller explained that number was based on an interpretation in a GIS setting. Commissioner Kenney inquired whether Mr. Miller's number included the bowsprit on the boat at the end slip on the inside. Mr. Miller replied no. Commissioner Kenney felt the slips in the back were very tight.

Commissioner Stapleton tended to support a setback situation. Commissioner Avery agreed the space was close. A distance of only 10 feet was not safe. Commissioner West believed it was a setback situation. Measurements should be taken from the property line. Commissioner Kenney concurred that it was a setback issue. Commissioner Stapleton agreed. Chair Blank understood the Commission reached a consensus that it was a setback condition.

Commissioner West moved, seconded by Commissioner Kenney, that the Commission find that the facts presented to the Commission did not satisfy the definition of fairway in the Municipal Code. The motion carried with 6 ayes and 0 no votes.

The setback from Mr. Moriarty's property line to the structure in the marina was 22 feet in one document and 26 feet by the GIS calculation. Chair Blank understood the consensus was to measure the setback from the property line.

Commissioner Avery suggested a compromise for a wider area that impacted the marina owner the least. Chair Blank asked if Commissioner Avery meant the applicant, the appellant and Harbor Resources should reach a compromise distance or the Commission should determine the distance. Harbor Resources determined the number was 10. A Commissioner concurred with the parties reaching agreement on the setback. If they could not, the item should return to the Commission who would decide. Mr. Maiorano advised that the Commission's responsibility was to approve, reverse or modify the decision of the Harbor Resources Manager. A Commissioner suggested retaining the existing 26 feet of setback from the property line to the edge of the dock and not allowing side-ties to be placed at that end of the dock. A Commissioner indicated any distance less than 26 feet would result in more collisions. Mr. Miller noted the applicant calculated the current distance at 22 feet, while his calculated distance was 26 feet. Chair Blank did not hear any Commission support for upholding the Approval in Concept. Mr. Maiorano reported the Commission could reject or modify the Approval in Concept, both of which were final actions, or continue the hearing to a date certain.

Commissioner West moved, seconded by Commissioner Avery, that the public hearing remain open and the matter be continued to a date certain of August 10, 2016.

Ms. Schaffner requested the Commission maintain the existing setback of 26 feet on the east side and 45-50 feet on the west side.

Mr. Moriarty added that the proposed marina would eliminate the turning radius for boats.

Mr. Hewitt stated the 22 feet from the property line to that point was excessive. The applicant could build a zero lot line and create an exit elsewhere.

Carter Ford suggested constructing a 3-foot wide float not connected to the marina but on marina property with pilings to create a buffer float.

Mr. Greyshock clarified that the 26-foot distance was accurate. The 22-foot distance was measured to the pulpit of the first boat. He recommended the distance be close to if not the 26-foot number and eliminating the first finger as a fair compromise.

The motion carried with 6 aye, 0 no, and 0 abstaining votes.

**3. 2016 Harbor Commission Narrated Harbor Tour – Ad Hoc Committee Formation**

The Harbor Commission will form an ad hoc committee to plan a Commission narrated tour around the harbor in late 2016. Preliminary ideas and details will be discussed along with a recap of the 2014 event.

**Recommendation:**

- a) Form an ad hoc committee to plan the tour details, and to report back to the Commission at regular intervals. Discuss preliminary ideas and suggestions based on the 2014 event.

Chair Blank briefly reviewed the 2014 Harbor Commission tour.

Commissioner West moved, seconded by Commissioner Girling that the Commission establish a subcommittee to develop a harbor tour and appoint a subcommittee comprised of Chair Blank, Commissioner Stapleton, and Commissioner Kinney.

Carter Ford supported the Commission organizing the tour.

The motion carried with 6 aye, 0 no, and 0 abstaining votes.

**4. *Subsidized Vessel Sewage Pumpout Service in Newport Harbor – Continued***

This item is continued to the next Harbor Commission meeting when the four selected Commissioners are present.

**5. *Mooring Management in Newport Harbor – Continued***

This item is continued to the next Harbor Commission meeting when the four selected Commissioners are present.

**7) SUBCOMMITTEE REPORTS**

Commissioner Kinney reported the subcommittee recommended the Harbor Patrol continue to request permission to board vessels to inspect sewage holding tanks. The subcommittee did not support amending the Municipal Code to allow for mandatory boarding of vessels.

Commissioner Kinney advised that the subcommittee for SUP safety hoped to provide possible recommendations at the August meeting.

Vice Chair Stapleton indicated the subcommittee to ensure the long-term welfare of the Newport Harbor was convening with Chamber of Commerce, Marine Committee Chairman Chandler Bell and David Beek on August 2, 2016, to discuss the topic.

Commissioner Girling related that the Lower Castaways held one meeting and had another scheduled.

Commissioner West shared his experience at the anchorage over the July 4th weekend.

Chair Blank reminded Commissioners of the 50th Anniversary Governor's Cup at Balboa Yacht Club on Saturday.

Mr. Miller would host a workshop geared towards consultants regarding the Regional General Permit process. The fifth eelgrass survey of Newport Harbor was under way. Eelgrass on Balboa Island surpassed the all-time high of 2003.

**8) QUESTIONS AND ANSWERS WITH COUNCIL LIAISON ON HARBOR RELATED ISSUES**

None.

**9) QUESTIONS AND ANSWERS WITH HARBOR RESOURCES MANAGER ON HARBOR RELATED ISSUES**

None.

**10) PUBLIC COMMENTS ON SUBCOMMITTEE REPORTS OR QUESTIONS AND ANSWERS WITH COUNCIL LIAISON OR HARBOR RESOURCES MANAGER**

Cater Ford, Newport Mooring Association, reported permittees felt visiting boats should use moorings. While vessels were completing paperwork for admittance to the harbor, the Harbor Patrol should board the vessel and verify it had a functional holding tank.

Len Bose attended a meeting on oil spills, where the idea of a safety committee was discussed.

**11) COMMISSION ANNOUNCEMENTS OR MATTERS WHICH MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)**

None.

**12) DATE AND TIME FOR NEXT MEETING: Wednesday, August 10, 2016 (Location TBD)**

Chair Blank reported the next meeting was scheduled for August 10, 2016. A suggestion had been made for the Commission to occasionally meet at other locations, perhaps Marina Park. After discussion, the Chair indicated the August meeting would be held in Council Chambers. The Commission would consider a different venue for the September meeting.

**13) ADJOURNMENT**

There being no further business to come before the Harbor Commission, the meeting was adjourned at 8:57 pm.

draft



# NEWPORT BEACH

## Harbor Commission Staff Report

August 10, 2016  
Agenda Item No. 1

**TO:** HARBOR COMMISSION

**FROM:** Chris Miller, Harbor Manager - 949-644-3043,  
cmiller@newportbeachca.gov

**TITLE:** Waterfront Development in Newport Harbor: An Overview

---

### **ABSTRACT:**

At the request of the Harbor Commission, Community Services Director Kim Brandt will present an overview of waterfront development in Newport Harbor.

### **RECOMMENDATION:**

1. Receive and file.

### **FUNDING REQUIREMENTS:**

There is no fiscal impact related to this item.

### **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.

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).



== CITY OF ==

# NEWPORT BEACH

## Harbor Commission Staff Report

August 10, 2016  
Agenda Item No. 2

**TO:** HARBOR COMMISSION

**FROM:** Chris Miller, Harbor Manager - 949-644-3043,  
cmiller@newportbeachca.gov

**TITLE:** Continued Item: Appeal – 2888 Bay Shore Drive (Newport Marina  
Reconstruction)

---

**ABSTRACT:**

This item has been continued from the July 13, 2016 Harbor Commission meeting in an effort for both parties to propose a compromise.

**RECOMMENDATION:**

1. Uphold, amend or reverse the Harbor Manager's issuance of the Approval in Concept.

**FUNDING REQUIREMENTS:**

There is no fiscal impact related to this item.

**DISCUSSION:**

Please reference the staff report from the July 13, 2016 Harbor Commission meeting.

**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.

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).



== CITY OF ==

# NEWPORT BEACH

## Harbor Commission Staff Report

August 10, 2016  
Agenda Item No. 3

**TO:** HARBOR COMMISSION

**FROM:** Chris Miller, Harbor Manager - 949-644-3043,  
cmiller@newportbeachca.gov

**TITLE:** Harbor Commission Ferry Tour Planning

---

**ABSTRACT:**

Planning details will be discussed about the upcoming Harbor Commission ferry tour later this year.

**RECOMMENDATION:**

1. Receive and file.

**FUNDING REQUIREMENTS:**

There is no fiscal impact related to this item.

**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.

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).

# COMMUNITY DEVELOPMENT DEPARTMENT

## *Waterfront Projects*

## Harbor Commission



August 10, 2016

# DJM CAPITAL LIDO MARINA VILLAGE



# NOBU RESTAURANT



# NOBU RESTARAUNT



# ZINQUÉ FRONT - VIA OPORTO



# ZINQUÉ WATERFRONT VIEW



# NEWPORT HARBOR YACHT CLUB

- Demolition of existing clubhouse
- Reconstruction of a 23,000 SF facility
- Coastal Commission approved
- Beginning Plan Check process



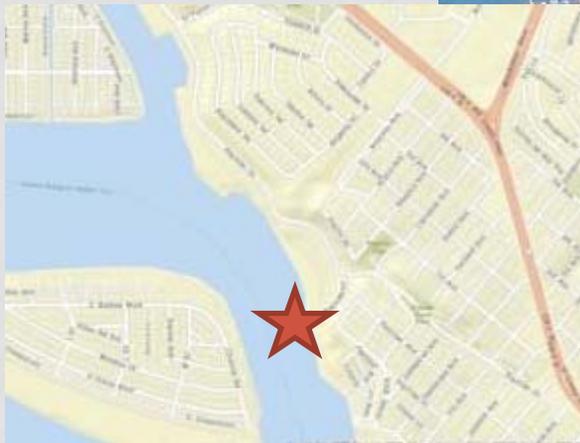
# NEWPORT BAY MARINA

- 27-unit project with 36,000 SF of retail uses.
- Building Permit Valuation: **\$25M**
- Completion in Mid 2017



# AERIE RESIDENTIAL PROJECT

- 7 Residential Units
- Building Permit Valuation: **\$25M**
- Completion expected in end of 2016

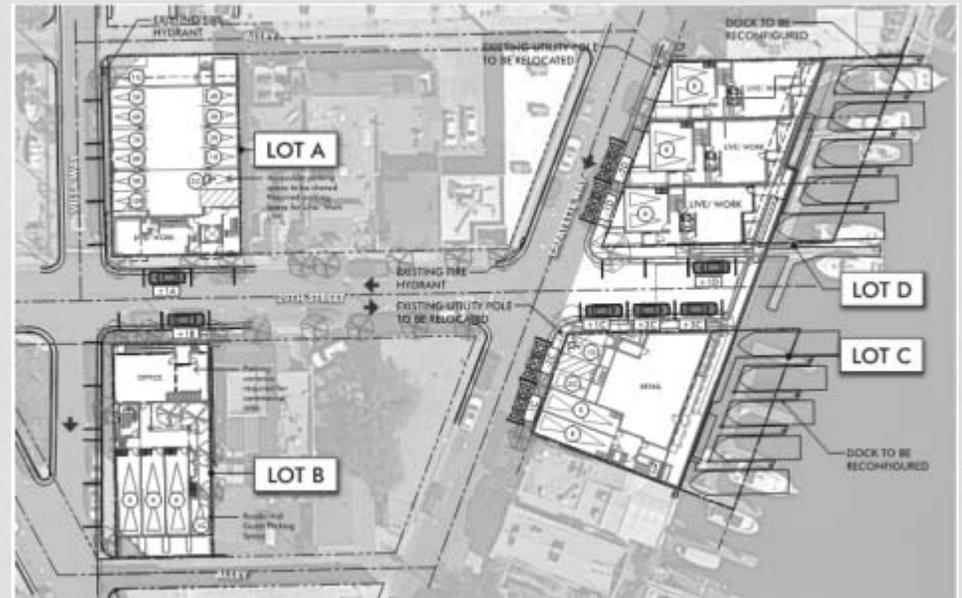


# AERIE



# CANNERY VILLAGE9

- 501 + 504 29<sup>th</sup> St and 2820-2900 Lafayette Ave (former Schock Boats properties)
- Four new mixed-use developments
  - 11 total residential units
  - Approx. 9,229 sq. ft. commercial
- Improved street-end at 29<sup>th</sup> St connecting public access along harbor
- Current application – incomplete



# MARINERS' MILE



## **Mariners' Mile Revitalization Master Plan City of Newport Beach**

Community Workshop  
July 25, 2016



# COMMUNITY ENGAGEMENT



## Planning Objectives



- Engage the Community
- Confirm Vision
- Confirm Land Uses & Development Standards
- Explore Appropriateness of Transfer of Development Rights
- Identify Opportunity Properties
- Guide Pedestrian and Streetscape Improvements
- Parking Standards and Management

# MARINERS' MILE



## Overview of the Planning Process



Next Community Workshop is scheduled for Monday September 26<sup>th</sup> at 6 PM at Marina Park

# COASTAL IMPLEMENTATION PLAN

- **Coastal Commission Hearing on September 7-9 in Newport Beach**
- If the City obtains a certified LCP- the City will have permitting authority Landside Projects, but the Coastal Commission will retain permitting authority in the Harbor.
- City Council will need to review and approve the Coastal Commission's "suggested modifications"

# FEMA OPEN PACIFIC COAST STUDY CURRENT MAP



# FEMA OPEN PACIFIC COAST STUDY PROPOSED MAP



# FEMA- NEXT STEPS

- Hire a consultant, Everest International Consultants Inc., to independently analyze the data using practical theorems.
- File an Appeal with the revised analysis.

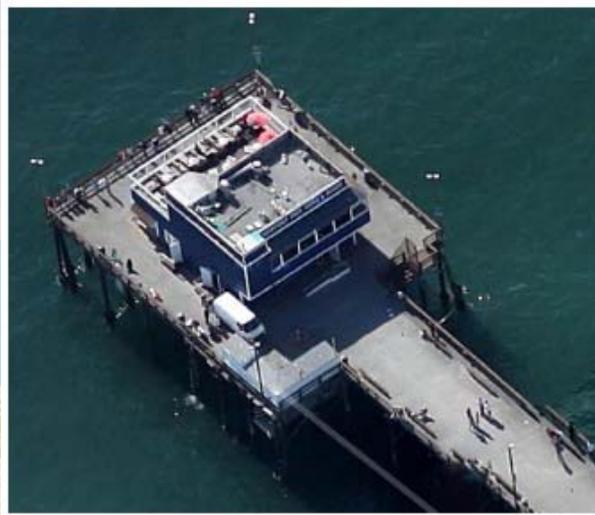
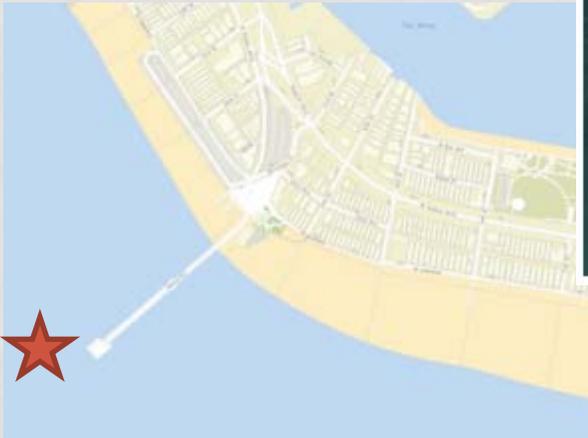
# Community Development



# REAL ESTATE PROJECT

## Newport Pier Restaurant Lease-

- Entered into an ENA with Bluewater Grill Restaurant



# RD OLSON DEVELOPMENT LIDO HOUSE

- 130-room Hotel
- Under construction
- Spring/Summer 2017





# Orange County, California Open Pacific Coast Study

California Coastal Analysis and Mapping Project

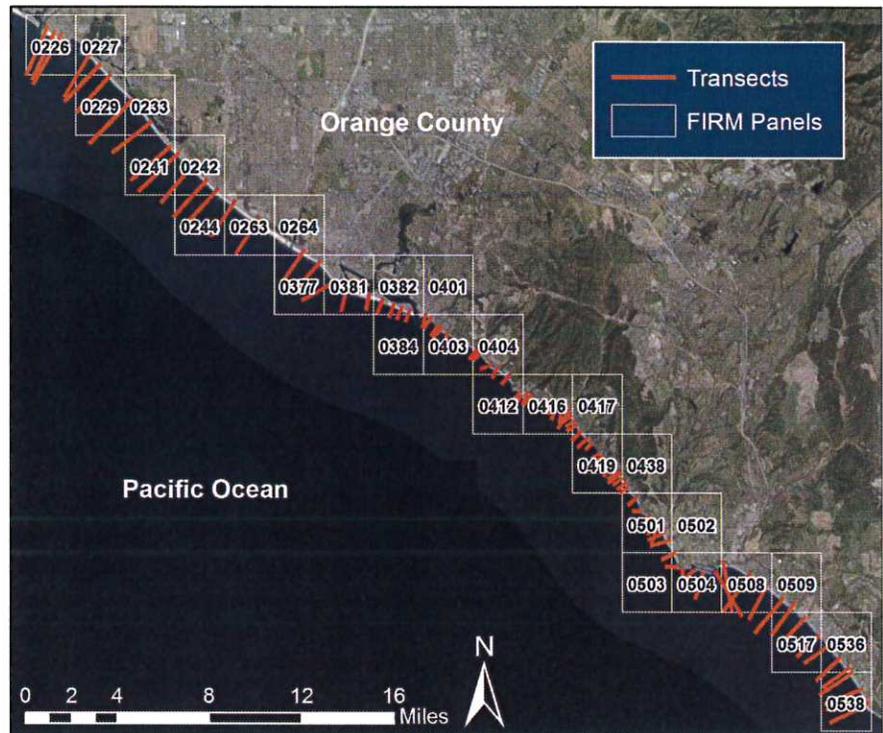
February 2016

The Federal Emergency Management Agency (FEMA) is conducting a coastal flood study for the County of Orange as part of the California Coastal Analysis and Mapping Project (CCAMP). Results from this Open Pacific Coast (OPC) Study will produce flood and wave data for the National Flood Insurance Program (NFIP) Flood Insurance Study (FIS) report and regulatory Flood Insurance Rate Map (FIRM) panels.

## Study Methodology

Coastal flooding from the Pacific open coast is a result of local stillwater levels and waves. Stillwater levels include the effects of tides, storm surge, and riverine discharges. Waves impacting the shoreline originate from two sources: 1) locally-generated wind-driven waves and 2) ocean swells travelling from distant storms. When combined, these stillwater level and wave components strongly influence the flood hazards along Orange County's open coast shoreline.

The OPC Study is guided by FEMA's 2005 Guidelines for Coastal Flood Hazard Analysis and Mapping for the Pacific coast of the United States. The stillwater elevation and wave analyses rely on a combination of regional-scale hydrodynamic models and localized one-dimensional (1-D) wave analysis transects. Surf zone processes including wave setup, wave runup, and overtopping are combined with local topographic and coastal structures data to determine the location and extent of coastal Special Flood Hazard Areas (SFHAs) as well as 1-percent-annual-chance Base Flood Elevations (BFEs).



A deepwater wave hindcast was produced in collaboration with Oceanweather Inc. Nearshore wave transformation was performed in collaboration with the Scripps Institution of Oceanography. The effects of the combined regional-scale water levels and wave conditions resulted in a 50-year total water level (TWL) hourly time series along the northern California coast. TWL is the combination of the stillwater level, wave setup, and wave runup at each time step.

Once the full 50-year TWL time series was calculated, extreme value analysis of peak TWLs was used to determine the 1-percent-annual-chance TWL to establish BFEs.

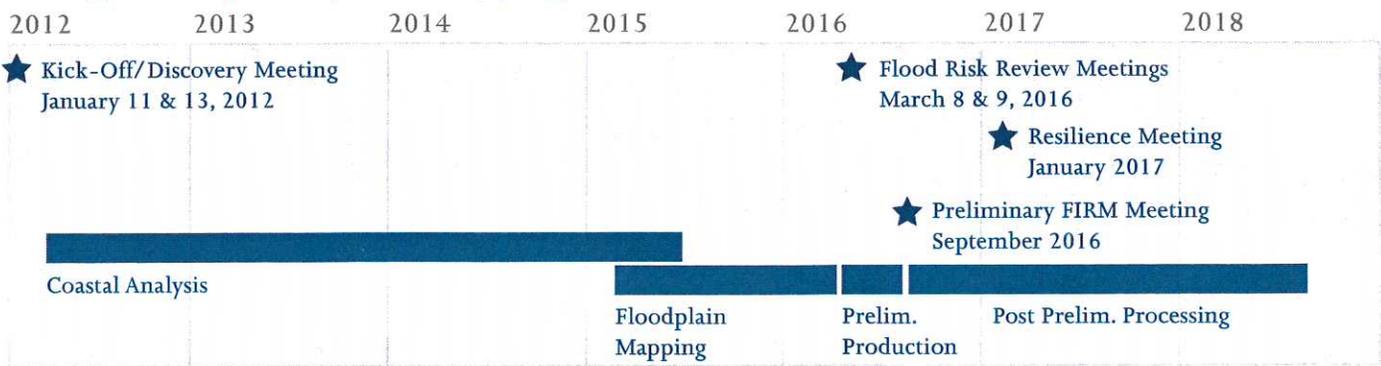


# FEMA

California Coastal Analysis  
and Mapping Project  
[www.r9coastal.org](http://www.r9coastal.org)

Contact:  
Edward Curtis  
FEMA Engineer  
[Edward.Curtis@fema.dhs.gov](mailto:Edward.Curtis@fema.dhs.gov)

# Orange County Study and Mapping Timeline



## Mapping Coastal Flood Zones

Within the coastal SFHA, there are two primary flood hazard zones: Zone VE and Zone AE. Zone VE, also known as the Coastal High Hazard Area, has a wave component that is greater than three feet in height. Coastal Zone AE has a wave component of 0-3 feet in height. BFEs will vary in each zone. Flood zones and BFEs can have a significant impact on building requirements and flood insurance costs. Because waves can diminish in size over a short distance, particularly where the ground is steep, BFEs can differ dramatically in adjacent areas of coastal zones.

## Community Rating System

The NFIP Community Rating System (CRS) is a voluntary program where communities earn points for activities that address flood risk. California communities benefit from state and regional agency activities that can qualify for up to 700 points - enough to join the CRS Program. Higher scores increase the discount on annual flood insurance premiums paid by community residents so that money can stay in the community. Currently, Orange County and the cities of Huntington Beach and Newport Beach participate in the CRS Program. More information on the CRS can be found at [www.fema.gov/national-flood-insurance-program-community-rating-system](http://www.fema.gov/national-flood-insurance-program-community-rating-system).



Shoreline types such as dunes, bluffs, and armored beaches respond to storm events differently. Therefore, the Orange County shoreline was separated into representative reaches that account for shoreline type, development density, land use, variations in topography, nearshore bathymetry, and incident wave conditions. 1-D transects oriented perpendicular to the shoreline were placed within each shoreline reach. Depending on the shoreline characteristics, analyses for each transect included wave setup, wave runup, wave overtopping, and overland wave propagation as appropriate. For dune-backed shorelines, dune retreat in response to the base flood event was also considered. The result is the identification of coastal flood hazards associated with a flood event having a 1-percent annual exceedance probability that combines elevated coastal water levels and wave effects.

The resulting coastal flood hazard elevations determine updated 1-percent-annual-chance flood hazard zones which are used to inform the flood hazard mapping on FIRM panels and the FIS report for Orange County.

## Next Steps, Stay Informed and Engaged!

The coastal analysis and resulting flood hazard work maps will be presented to Orange County and the cities of Dana Point, Huntington Beach, Laguna Beach, Newport Beach, San Clemente, and Seal Beach local officials during the Flood Risk Review Meetings to inform them of proposed coastal SFHA boundaries, flood zone designations, and BFEs before the preliminary FIRM panels are developed. The goals of the Flood Risk Review Meetings, scheduled for March 8 and 9, 2016, are to enhance the community's understanding of FEMA programs, give an overview of the coastal study process, review the study mapping results, and share outreach and communication information. FEMA will preview the work maps at the Flood Risk Review Meeting using an online work map tool that the community officials will use to provide comments.

To stay up to date with the Open Pacific Coast Study, and the companion San Francisco Bay Area Coastal Study, join one of our webinars or sign up for the quarterly e-bulletin, Coastal Beat, which includes technical articles, facts of interest, and relevant information as the studies progress.



Visit [www.r9coastal.org](http://www.r9coastal.org) for additional coastal study information.



**City of Newport Beach  
Harbor Commission  
Proposal for a Public Outreach Event  
August 10, 2016**

**Ongoing Harbor Commission Objective:** Strengthen the Harbor Commission's public outreach to better communicate the Commission's role, purpose, and objectives as a citizens advisory voice for the harbor community.

**Proposed Outreach Event:** A special Harbor Commission meeting including a tour of Newport Harbor lead by the Commissioners aboard a Balboa Ferry

**Purpose:**

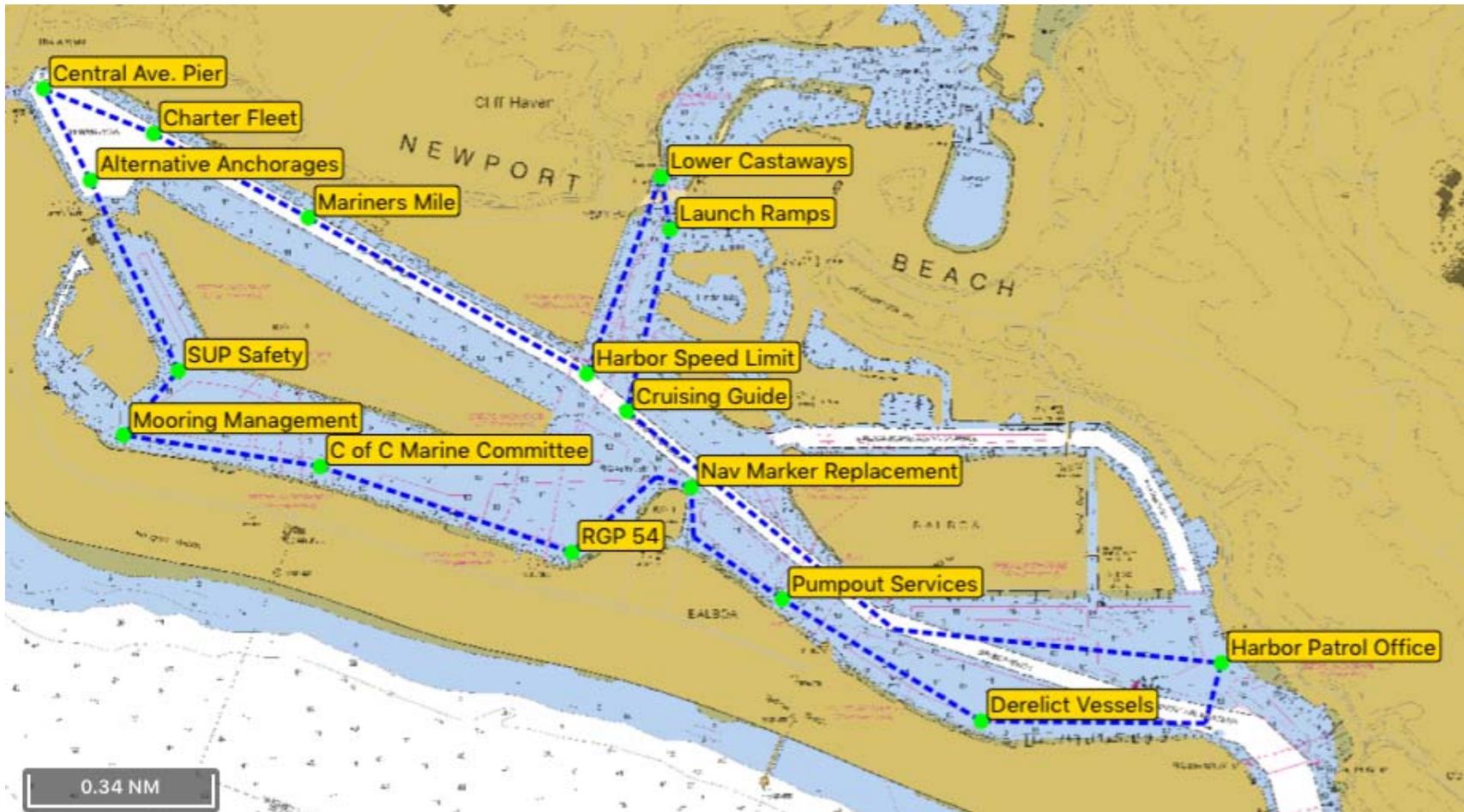
- Build familiarity with the topics, terminology and geography frequently reviewed by the Harbor Commission
- Build rapport between the Public and the Commissioners
- Identify additional areas of concern in the Harbor

**Invitees and Intended Audience:**

- Harbor Commission
- City Council
- Public Works, Harbor Resources, other City Staff
- Harbor Master/Harbor Patrol
- 60 interested members of the Public (first come, first served)
- Interested members of the media
- Pedestrians only

# Proposed Route and Topics to be Covered

6.4 NM



**Content:**

- Introduce the Commissioners, Staff and dignitaries
- Briefly review the Commission's role, purpose and current objectives
- Transit the proposed route as depicted
- Deliver specific information on the waypoints called out along the route
- Provide time for individual interaction and Q&A
- Solicit feedback and suggestions from the attendees
- Provide coffee, water and light snacks

**Possible Dates/Times:**

1. Saturday, November 12, 2016, 9 am to 11 am (3.2' tide at 10 am)
2. Saturday, November 19, 2016, 9 am to 11 am (4.2' tide at 10 am)
3. Saturday, December 10, 2016, 9 am to 11 am (2.3' tide at 10 am)
4. Saturday, January 14, 2017, 9 am to 11 am (6.0' tide at 10 am)
5. Saturday, January 21, 2017, 9 am to 11 am (1.5' tide at 10 am)
6. Saturday, January 28, 2017, 9 am to 11 am (5.2' tide at 10 am)

### **Methods of Publicity**

- Direct invitations to City Council, select City Staff and Harbor Patrol
- Local media
- Social media
- Links from City sites including PB&R and HC

### **Special Note**

- Amplification or a Public Address system may require a permit for this event

**To be determined:**

- Support from the Commission
- Additional waypoints to be called out on the route
- Preferred date/time
- Point of Embarkation with sufficient public access and parking
  1. Harbor Patrol Dock
  2. Peninsula Ferry Landing
- Confirm route
- Commitment to participate by the Commissioners

