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To: [Peotter, Scott](#); [Dixon, Diane](#)
Cc: [Kiff, Dave](#)
Subject: Port Master Plan
Date: Thursday, March 15, 2018 2:56:46 PM

Diane and Scott,

Below are some points I would ask the two of you to consider when doing your sub-committee work on a potential Port Master Plan:

1. First, the goal for having a Port Master Plan needs to be defined. My understanding is that such a plan will take the Coastal Commission out of the business of issuing permits for piers, dredging and other improvements beyond the mean high tide line and bulkheads, on submerged lands and on Public Trust lands. This should be verified. The assumption that the Coastal Commission will just turn over the responsibility of issuing these permits to our City is weak. The Coastal Commission is not anxious to give up the authority for issuing permits for tidelands areas.
2. A strong rationale needs to be developed that will gain the support of the Coastal Commission assuming that a rationale has not been developed
3. If the Port Master Plan meets the City's goal (number 1 above), then what will our strategy be to gain support for it (and that clearly needs to be gained for we just can't arbitrarily approve this Plan without gaining support from key stakeholders)? Port Master Plans were set up for commercial harbors. Newport is and always will be a recreational harbor. We need to know what the ramifications are for identifying/designating Newport Harbor as a "port".
3. Assuming that 1, 2 and 3 above are satisfied, and we are comfortable with what we have developed and found out, what will the strategy be for getting this done? It took the City 10 years to get our LCP completed. Moreover, introducing legislation (Harper) without having done any groundwork with the Coastal Commission (testing the of the water) is backward. Typically it takes months if not at least a year of lobbying prior to introducing legislation. Introducing a bill, and then hiring consultants to lobby is, in my opinion, the road to defeat.

I would suggest that the following steps need to be taken

1. Meet with Coastal Commission staff (executive director) to obtain input and determine if we will have support for this plan.
2. If there is staff opposition we need to decide if moving ahead would be worth it. CC staff is a very powerful force with the Commission, and hard to overcome if they are opposed. Having staff support does not guarantee Commission support, but is a good starting point.
3. We should consider retaining a qualified consultant to be the lead on this entire strategy, and there may be need for sub-consultants. The consultant needs to have a successful track record in terms of getting legislation approved by the Governor. Good consultants are expensive so we should take in to consideration the risk and benefit of spending funds on such a consultant.
4. We should have a Council work group; overseeing the entire process, taking perhaps up to a year for developing our goal and support from CC staff, commissioners, legislature, governor and stakeholder groups (particularly environmental groups who are always suspicious of the City's motives!)
5. THEN introduce legislation, if, and only if, we have a strong sense of it being enacted, and signed by the governor.

So, these are my thoughts, and I hope you will give them serious consideration in your work.

Thanks,

Jeff

