Outlook

Fw: Nevarez proposed usage of Smith Harbor

From Derrick Smith <dsmith@portlavaca.gov>
Date Wed 6/10/2026 4:10 PM
To Oralia Munoz <omunoz@portlavaca.gov>

3 attachments (9 MB)
6E7B5D14-C783-49BD-89AB-5295DBEB86BB.png; EDDD6877-732D-41F5-935F-817EF26A8718.png; FF6E2447-7475-4F6E-9A81-780F2617CE89.png;

Thank you,

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From: Pena Nevarez <kevsas18@gmail.com>
Sent: Saturday, June 6, 2026 12:52 PM
To: Derrick Smith <dsmith@portlavaca.gov>
Subject: Nevarez proposed usage of Smith Harbor

Proposed Live Bait Water Circulation System

The proposed live bait system has been designed to provide a **safe, efficient, and environmentally responsible method** of maintaining live bait using the natural bay water adjacent to the property.

How the System Operates

1. **Bay Water Intake**
   - Fresh bay water is drawn from the harbor through a **2-inch PVC intake pipe** located at the seawall.
   - A pump located on private property supplies the necessary suction to move water from the bay to the live bait tanks.
2. **Single Underground Utility Route**
   - The 2-inch intake pipe is placed **inside a 4-inch PVC pipe**, creating a single underground corridor between the seawall and the bait facility.

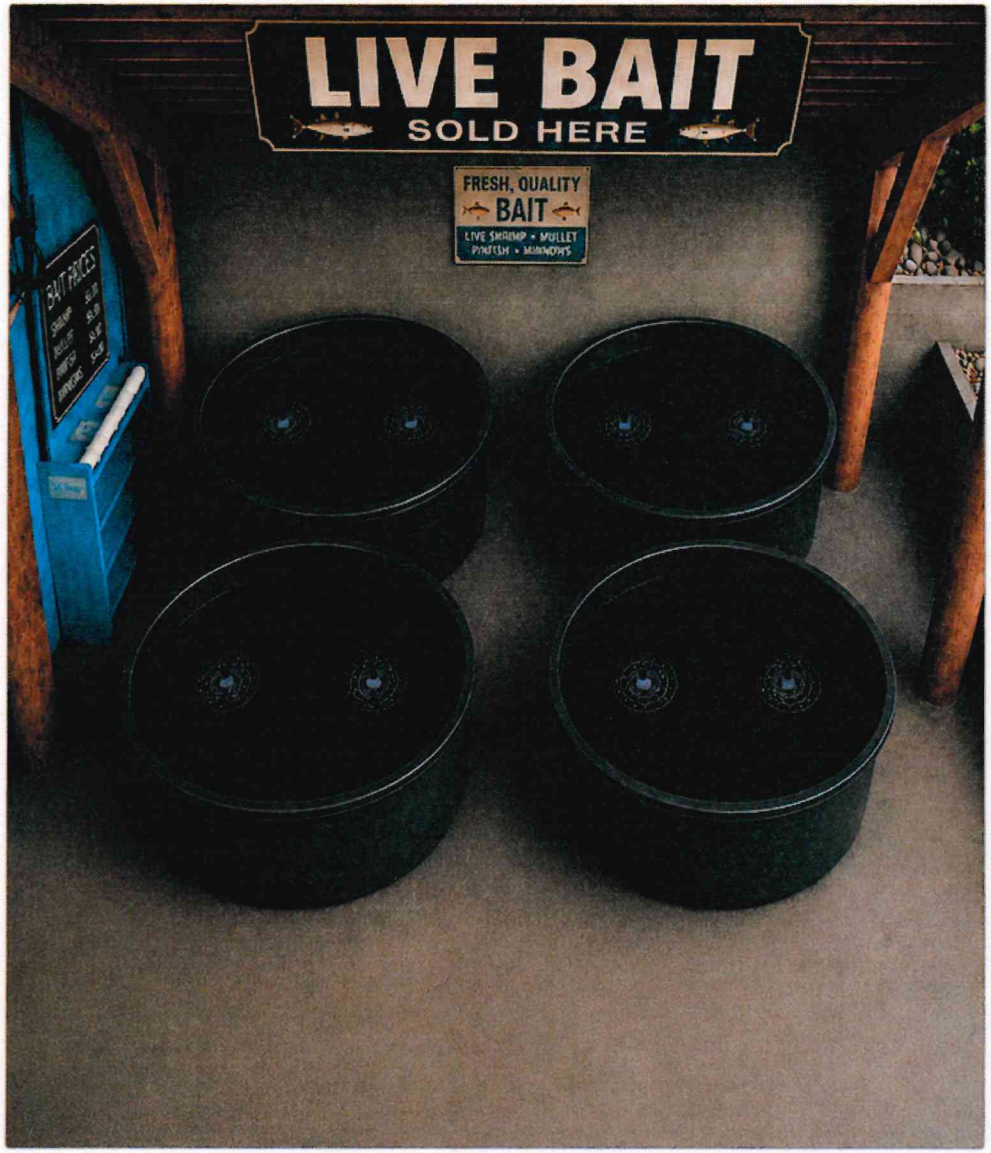
    - This approach minimizes excavation and reduces impacts to surrounding infrastructure.
3. **Continuous Water Flow to Bait Tanks**
    - The intake system delivers fresh bay water to each bait tank through individual distribution lines.
    - Constant circulation provides the oxygenation and water exchange necessary to maintain healthy live bait.
4. **Gravity Return to the Bay**
    - Water exiting the tanks flows into a **4-inch gravity drain line**.
    - The used water is then discharged back into the bay through the same underground corridor without the need for additional pumping equipment.

- ✓ **Only one underground trench is required**, reducing construction disturbance.
- ✓ **No obstruction to pedestrian access, roadways, utilities, or harbor operations.**
- ✓ **Traffic patterns remain unchanged**, with existing one-way traffic flow maintained.
- ✓ **No adverse impact to neighboring properties or public access areas.**
- ✓ The system uses **natural bay water**, eliminating the need for chemical treatment.
- ✓ Gravity discharge reduces energy consumption and minimizes operational costs.
- ✓ The proposal supports the development of a **local seafood market and bait operation**, enhancing services available to both residents and visitors.

Request to the Port Commission

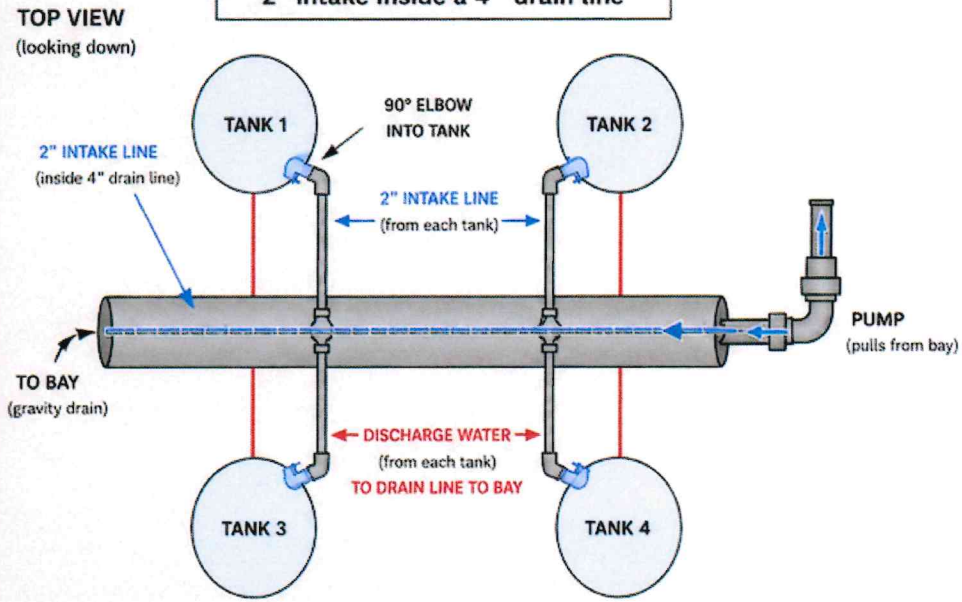
The applicant respectfully requests approval to utilize the existing seawall area for the installation of the intake and return piping necessary to operate the proposed live bait system.
In summary, this proposal provides a practical, low-impact solution for maintaining live bait through the use of natural bay water while preserving public access, protecting harbor operations, and promoting economic growth along the waterfront.

Mr. & Mrs. Nevárez
Kevin & Sasha



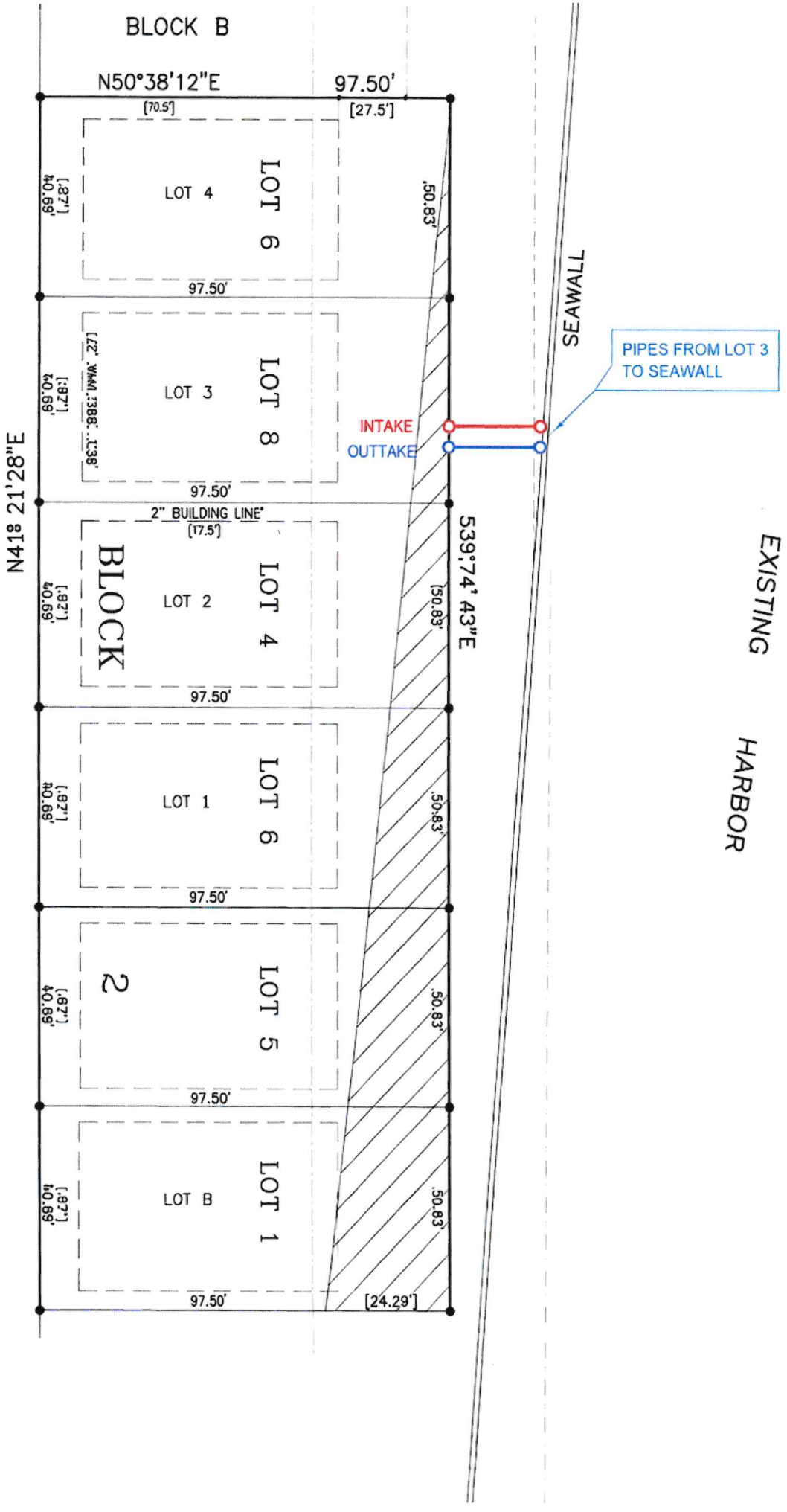
INTAKE WATER SUPPLY & GRAVITY WATER RELEASE BACK INTO BAY

SINGLE UNDERGROUND LINE
2" intake inside a 4 " drain line



NOTES:

- The 2" intake line is placed inside the 4"drain line.
- Only one line is dredged underground.
- Pump pulls water from the bay through the 2" line.
- Tanks return water by gravity through the line back to the bay.
- The red lines are discharge water from each tank to the drain line (4") to bay by gravity.



LEGEND

4" PVC PIPE INSIDE 4" PVC PIPE
WATER INFLOW SYSTEM

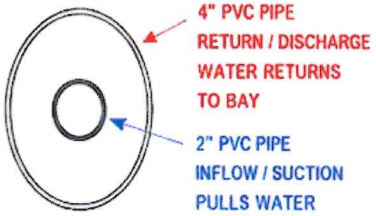
WATER RETURNS IN 4" PIPE
(DISCHARGE, RETURNS TO BAY)

PIPE SYSTEM DESCRIPTION

4" PVC PIPE WITH 2" PVC PIPE INSIDE

- 2" PVC pipe inside the 4" PVC pipe pulls bay water from the seawall to the lake until system on Lot 5 (intake line).
- Water returns from the lake until system to the bay through the 4" PVC pipe (outtake/discharge line).

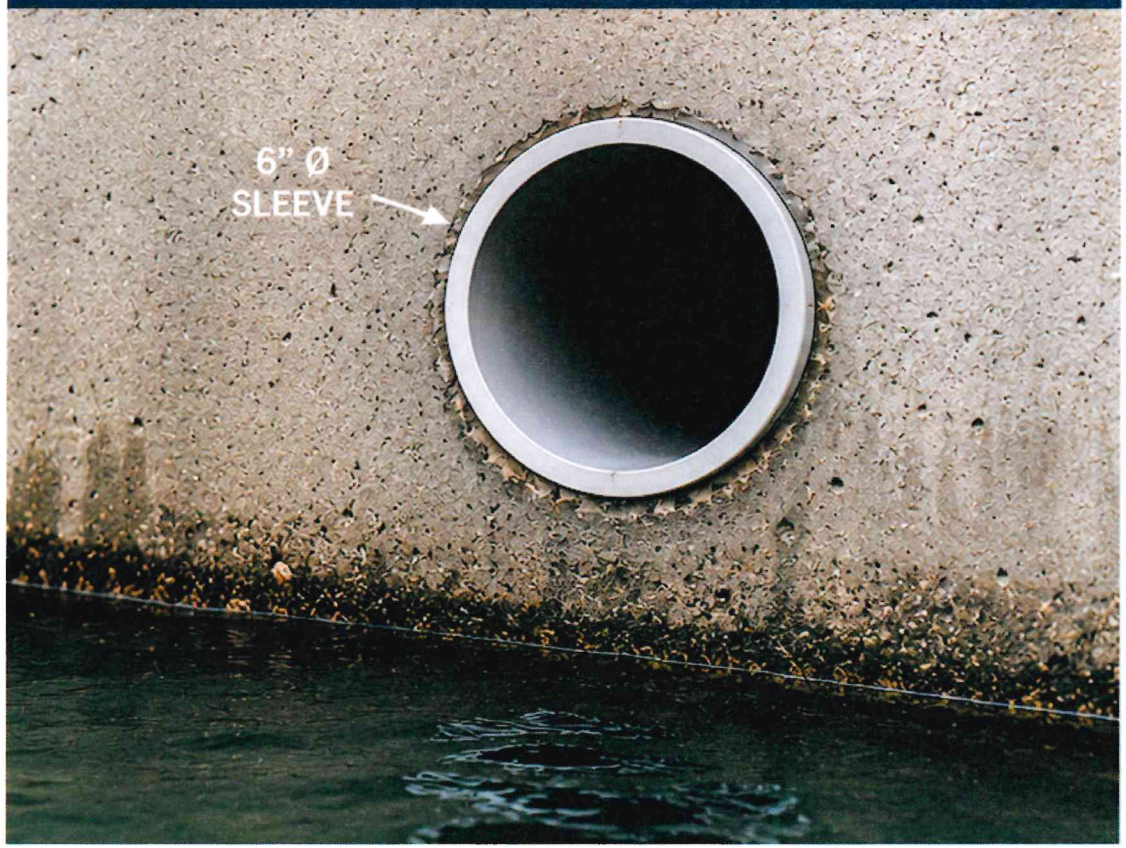
CROSS SECTION (TYPICAL)



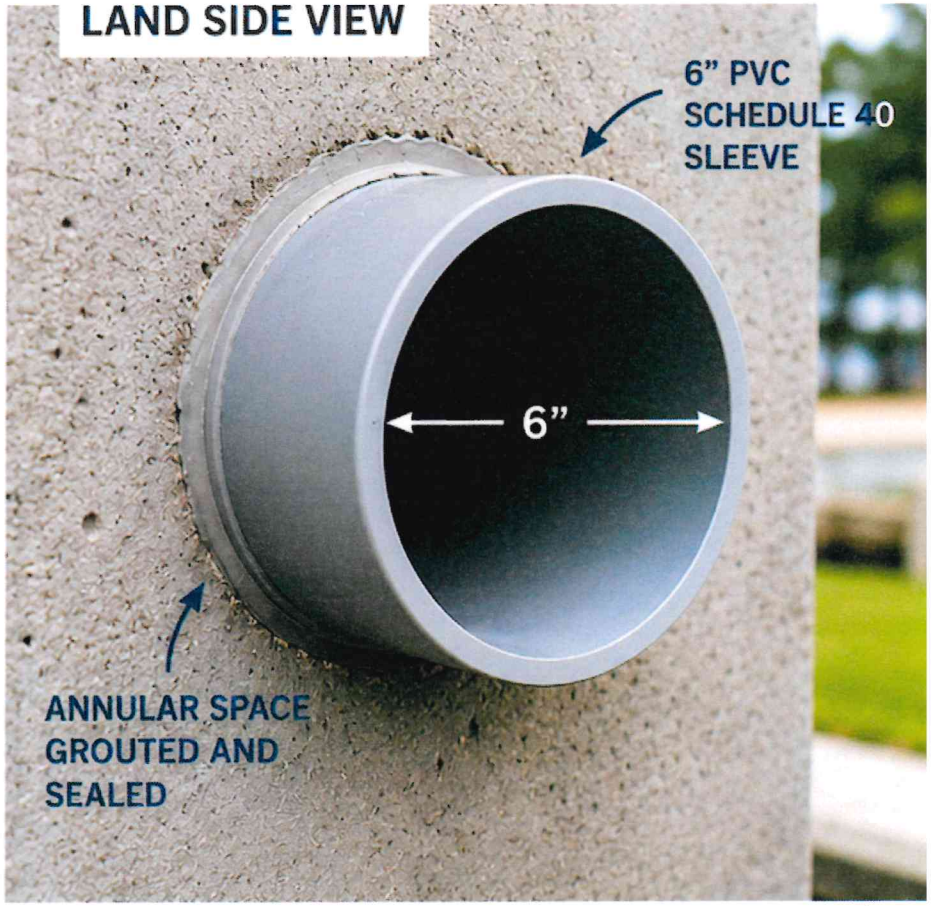
NOTES

- Each lot is 50 feet wide.
- All pipinga is underground.
- No impact to pedestrian access, utillities, or roadways.
- Traffic flows one way.

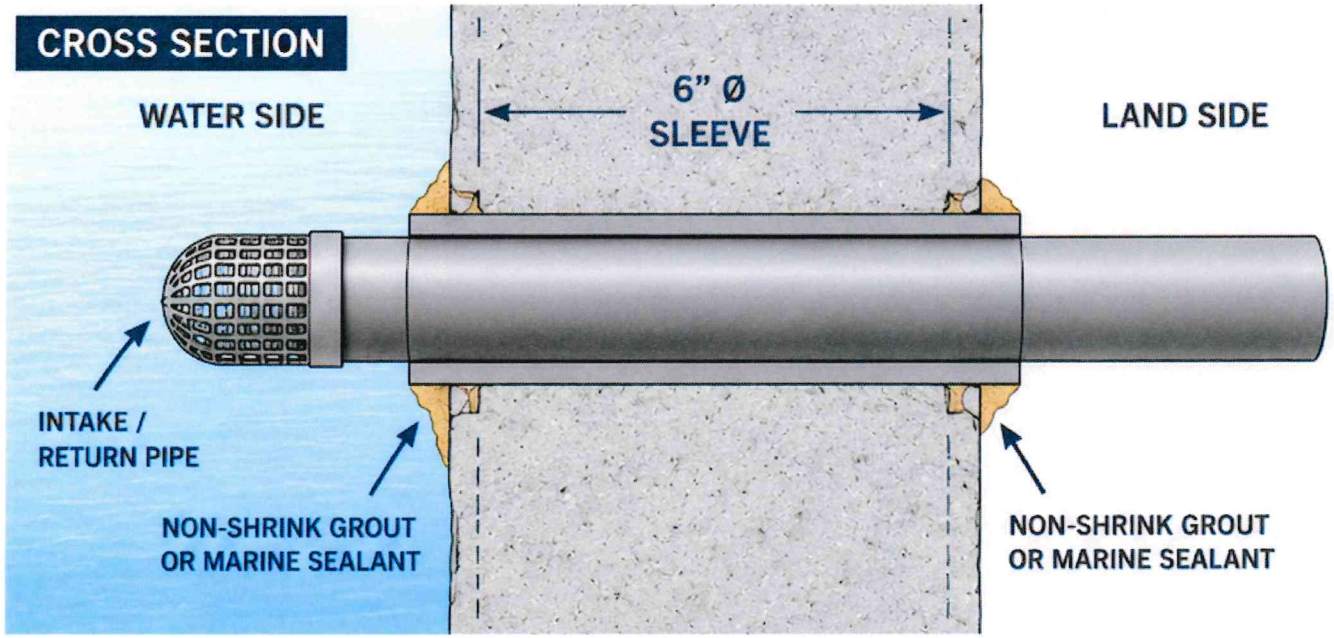
6" PIPE SLEEVE THROUGH CONCRETE WALL



LAND SIDE VIEW



CROSS SECTION



DETAILS

- 6" PVC SCHEDULE 40 SLEEVE (NOMINAL INSIDE DIAMETER 6.065")
- CORE DRILLED HOLE DIAMETER TYPICALLY 6-1/2" TO 7"
- SLEEVE SHOULD BE FLUSH WITH OR SLIGHTLY PROUD OF EACH FACE
- GROUT / SEAL ENTIRE ANNULAR SPACE TO PREVENT LEAKS AND MOVEMENT
- PIPE SHOULD BE SUPPORTED ON BOTH SIDES OF THE WALL

Outlook

Fw: Bay water usage for live wells

From Derrick Smith <dsmith@portlavaca.gov>
Date Wed 6/10/2026 4:11 PM
To Oralia Munoz <omunoz@portlavaca.gov>

Thank you,

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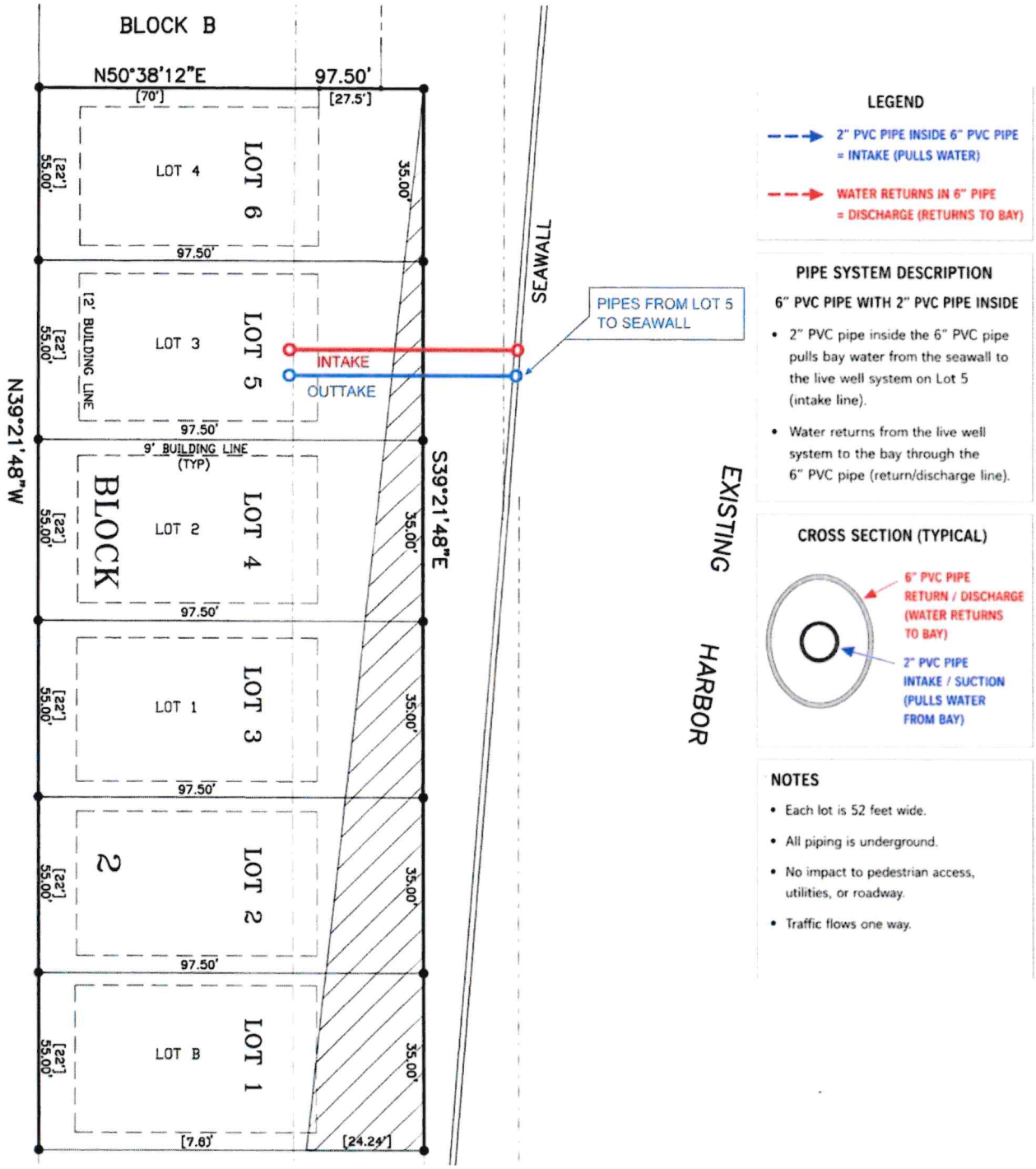
From: Pena Nevarez <kevsas18@gmail.com>
Sent: Thursday, June 4, 2026 1:36 AM
To: Derrick Smith <dsmith@portlavaca.gov>
Subject: Bay water usage for live wells



Bay water is pulled through a 2-inch intake pipe from Smith Harbor to our live wells on Lot 5. After circulating through the tanks, the water returns to the harbor through the surrounding 6-inch return pipe. The entire system is underground from Lot 5 to the seawall and does not impact traffic, pedestrian access, or harbor operations.

Restaurant parking will not be negatively affected by this project. The proposed boat access and waterfront operations are separate from the restaurant's customer parking areas and are designed to function within the existing traffic pattern. Customers visiting the restaurant will continue to have convenient parking available, while customers arriving with boats or trailers will utilize designated access areas without interfering with restaurant patrons.

By following the established one-way traffic flow, vehicle movement can be managed efficiently, reducing congestion and maintaining safe access for all users. The project is intended to support both

waterfront activities and restaurant operations while preserving adequate parking and accessibility for customers.

Mr. & Mrs. Nevárez
Kevin & Sasha