

From: [Ad lever](#)
To: [City Clerk's Office](#)
Subject: Public Comment of Council 10/14/2025
Date: October 11, 2025 3:54:23 PM
Attachments: [Public Comment - Meeting Minutes of 09-23-2025 for 10-14-2024 - Leverenz.pdf](#)

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Good day,

Please incorporate that attached, within the agenda and meeting materials/record for City Council of October 14, 2025.

Thank you,

Adam Leverenz

Newport Beach City Council Meeting - 09-23-2025

Partial Transcription:

(Starting at Approximately 1:00:30 on the timeline)

(Presentation Slides Attached)

Adam Leverenz: I just wanted to clarify. I e-mailed the clerk's office yesterday. So non-agenda occurs now?

Mayor Stapleton: Correct.

Adam Leverenz: Okay.

Mayor Stapleton: Yeah. We've been moving it over, but this is the way it's gonna be from here on out, so,

Adam Leverenz: Okay. Great.

Mayor Stapleton: Sorry for any confusion.

Adam Leverenz: No. I appreciate it. Um, I had some slides that I hope to have called up. Um, on the top of this there's a headline from an L.A. Times Staff writer from September 5th. It says State Lands Commission Draft Report weighs in on Newport Beach mooring permits. Um, from that article it says assistant city manager Seimone Jurjis told the Daily Pilot quote "The Commission made their position clear. People can't be buying and selling State Tidelands. It's the public, public's lands. The State's lands. Transferability is going to have to come to an end at some point", close quote. And below that there's a Voice of OC article headline Newport Harbor mooring battle heads to State Lands Commission. That's from September 9th. And quoting from that article, "Jurjis said that there is no legal way to continue allowing the sale and transferability of public State tidelands" close quote. Below the black bar, oops, still on the first slide, uh, there's a portion of a mooring permit, an offshore mooring permit. And there's uh, terms and conditions, and number one, in the green boxes, it indicates that it's for the temporary use of the mooring location. And further below, it says the mooring permit does not create or represent any form of property right, or provide any ownership interest in the underlying tidelands, which are held in trust by the City, and owned by the people of that state of California. And then next slide please.

These are sections are from Title 17. The first one, 17 01, defines public trust lands, which I, I hope most are familiar with. 1740 references liveaboards, and part of that again, says nor does it create any property right to the mooring site. And then chapter 1760, from Title 17 Harbor Permits and Leases, it references City owned or controlled Tidelands, that is offshore moorings. Again it talks about the temporary use of a specific location, and again says a mooring permit does not provide any ownership interest in the underlying Tidelands, which are held in trust by the City, and owned by the people of the state of California. Uh, clearly, mooring permits, defined in Code, don't convey deed or title to land. And as I noted at a recent Council meeting, on the City website, uh the Assistant City Manager, soon to be City Manager, was a Chief Operating Officer of a real estate investment company, and currently holds a real estate license. And I don't see how someone with those qualifications, can claim that mooring permits are selling Tidelands. I've heard the same sort of mis-statements out of a couple of Harbor Commissioners. And I, would like more truthfulness going forward. And, I, again, it seems like deception is being used to try and push an agenda, and it seems improper to me, and I hope it stops. Thank you.

State Lands Commission draft report weighs in on Newport Beach mooring permits

By [Gabriel San Román](#)
Staff Writer [Follow](#)
Sept. 5, 2025 4:11 PM PT

Assistant City Manager Seimone Jurjis told the Daily Pilot..... **“The commission made their position clear,” “People can’t be buying and selling state tidelands. It’s the public’s lands, the state’s lands. Transferability is going to have to come to an end at some point.”**

Newport Harbor Mooring Battle Heads to State Lands Commission

VoiceofOC

Angelina Hicks Sep 9, 2025

“Jurjis said there is no legal way to continue allowing the sale and transferability of public state tidelands.”



CITY OF NEWPORT BEACH HARBOR DEPARTMENT OFF-SHORE MOORING PERMIT

THIS OFF-SHORE MOORING PERMIT ("Mooring Permit") is issued as of this 31 day of October, 2023 by the CITY OF NEWPORT BEACH, a California municipal corporation and charter city ("City"), to the person(s) listed below; if more than one (1) person or entity, each shall be jointly and severally liable and all are collectively referred to as "Mooring Permittee" herein.

This Mooring Permit is issued under the following terms and conditions:

- 1) This Mooring Permit is a license for the temporary use of the mooring location specified herein and is revocable. The issuance of this Mooring Permit does not create or represent any form of property right or provide any ownership interest in the underlying tidelands, which are held in trust by the City and owned by the people of the State of California (NBMC Section 17.60.040(A),(B)(2)(i))

Newport Beach Title 17 Harbor Code:

Chapter 17.01

DEFINITIONS

7. Public Trust Lands. The term “public trust lands” shall mean all lands subject to the common law public trust for commerce, navigation, fisheries, recreation, and other public purposes and includes all tidelands, submerged lands, the beds of navigable lakes and rivers, and historical tidelands and submerged lands that are presently filled or reclaimed and which were subject to the public trust at any time.

Chapter 17.40

LIVE-ABOARDS

C. The issuance of a live-aboard permit to a mooring permittee is not transferrable and does not create any tenancy between the City and the permittee or other persons living aboard, nor does it create any property right to the mooring site. (Ord. 2023-22 § 760, 2023; Ord. 2020-27 § 8, 2020; Ord. 2020-5 § 1 (Exh. 1) (part), 2020; Ord. 2013-11 § 158, 2013; Ord. 2008-2 § 1 (part), 2008)

Chapter 17.60

HARBOR PERMITS AND LEASES

17.60.040 Mooring Permits.

A. Permit Required. No person shall place, erect, construct, maintain, use or tie to a mooring in the waters of Newport Harbor over City-owned or controlled tidelands (i.e., an offshore mooring) or in the nearshore perimeter of Newport Harbor perpendicular to the shoreline (i.e., an onshore mooring) without first having obtained a mooring permit from the Harbormaster or having otherwise complied with this section. A mooring permit is in the nature of license for the temporary use of a specific location within Newport Harbor.

i. Agree that the mooring permit does not provide any ownership interest in the underlying tidelands, which are held in trust by the City and owned by the people of the State of California;

Clearly, Permits do not provide deed or title to land, submerged or otherwise.