



CITY OF

NEWPORT BEACH

Harbor Commission Staff Report

June 11, 2025
Agenda Item No.6.3

TO: HARBOR COMMISSION

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TITLE: Recommendation on Onshore Mooring Specification Revisions

ABSTRACT:

To improve safety and consistency among all onshore moorings, changes to the weight specification is being proposed. A change to the mooring specifications requires Harbor Commission Approval.

All onshore mooring permits are now written at 18'

The specifications for onshore moorings still show options at less than 18'

It is recommended that specifications be brought into alignment with permits.

RECOMMENDATION:

- 1) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly; and
- 2) Approve staff recommendation to update onshore mooring specifications
- 3) Or dismiss staff recommendation to update onshore mooring specifications

FUNDING REQUIREMENTS:

There is no fiscal impact related to this item.

DISCUSSION:

Harbor Department staff is looking to update the specifications, so all shore moorings have the same minimum weight requirements. The current specifications have weights based on vessel size and not the mooring length, as it is for offshore moorings.

17.25.020 Anchorage, Berthing and Mooring Regulations (J) Specifications reads:
Specifications for the size of chains required on moorings, weights of moorings, and other mooring equipment shall be established by the Harbor Commission.

The specifications for onshore moorings were last updated in 2017. The onshore mooring permits were all converted to 18' in 2019.

As people have upgraded to larger vessels over the years, some mooring weights are now below the minimum requirement. The city can rent moorings that have been left vacant for more than 30 days. Due to the current specifications, the weight of a rented mooring could be smaller than the vessel renting. During the last couple of storms, several moorings shifted, and of those, almost all were at the minimum requirement.

Updating the onshore mooring specifications to be based on the length of the mooring (18') instead of based on vessel length will create consistency and ensure safety for all vessels.

There are 429 onshore moorings.

335 moorings currently meet the minimum requirement of 300 lbs. or more.

31 moorings meet the minimum requirement based on the length of the vessel they currently have assigned to the mooring.

45 moorings need to come into compliance to meet the minimum requirement for the length of the vessel currently assigned to the mooring. These permittees are aware and are working with mooring service providers to address the deficiencies.

18 moorings have no vessel assigned and can be rented out. Several more are vacant however, the permittees bring a vessel to the mooring seasonally. These moorings have a vessel assigned but sit vacant for periods.

Currently, there are 49 moorings that would need to add weight to come into compliance with the proposed 300-pound minimum requirement based on the 18' length.

The cost to upgrade weights is approximately \$1.00 per pound plus labor, based on estimates from current service providers authorized to do this work in Newport Harbor.

The city could either pick up the cost of upgrading the 49 moorings or require the permittees to do it at their expense. If the upgrade is to be done at the permittee's expense, staff recommends that it be done by the end of the next two overhaul cycles for each mooring. If a permit transfers during this period, the new permittee would be required to bring the mooring into compliance within 30 days.

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, Division 6, Chapter 3, because it has no potential for resulting in a physical change to the environment, directly or indirectly.

NOTICING:

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).

ATTACHMENTS:

Attachment A – Current Onshore Mooring Specifications

Attachment B – Proposed Onshore Mooring Specifications

Attachment C – Inventory of Onshore Moorings and Current Weights