

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 9:30 AM
To: Biddle, Jennifer
Subject: FW:

Follow Up Flag: Follow up
Flag Status: Flagged

From: jaimie woodworth <oceanwaveh714@gmail.com>
Sent: January 11, 2022 9:07 AM
To: Beer, Ira <IBeer@newportbeachca.gov>; Cunningham, Scott <SCunningham@newportbeachca.gov>; Kenney, William, Jr. <wkenney@newportbeachca.gov>; Marston, Marie <mmarston@newportbeachca.gov>; Miller, Chris <CMiller@newportbeachca.gov>; Scully, Steve <:sscully@newportbeachca.gov>; Williams, Gary <GWilliams@newportbeachca.gov>; Yahn, Don <DYahn@newportbeachca.gov>
Subject:

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mooring rates increase:

I am a Newport Beach resident and Mooring permitted. I Love boating and fishing here in Newport Harbor. Please don't raise the Mooring fees, as this will have a Adverse effect to myself and Many others.
Thanks for your consideration.
Jaimie Woodworth

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 9:30 AM
To: Biddle, Jennifer
Subject: FW: Mooring rates

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jay Renkowitz <kibitzwithjay@gmail.com>
Sent: January 11, 2022 9:08 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Mooring rates

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I have a shoremooring and know you are discussing rate increases. Bear in mind that moorings contain no utilities like water to rinse and flush engines on boats. They also gave no electricity to charge batteries etc. For that reason I keep a kayak on my shore mooring. Even though the kayak is not long I am charged for the length the mooring is rated for thus I pay almost twice the length of the mooring I use.

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 9:31 AM
To: Biddle, Jennifer
Subject: FW: Mooring Rates

Follow Up Flag: Follow up
Flag Status: Flagged

From: Michael D <mpdisano@gmail.com>
Sent: January 11, 2022 9:17 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Mooring Rates

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi,

I am writing concerning the increase in mooring rates being increased. As a Newport Beach native and lifelong resident I am concerned about what this type of action would do to our community. Increasing the rate at this increment is unacceptable. This will decrease access and affordability to our coastal resources which would violate our California Coastal Commission's mission. I urge you to reassess and find a more reasonable amount to increase the rates.

Sincerely,

Michael Di Sano

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 9:31 AM
To: Biddle, Jennifer
Subject: FW: mooring rate increase

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: scott allen <scotthallen@icloud.com>
Sent: January 11, 2022 9:23 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: mooring rate increase

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Greetings,

I was made aware that the shore mooring rate is being increase to \$20.00 per foot from current \$1.58 per foot. This seems excessive.

Was there any public hearings on the rate increase? If so, I was not notified.

I understand the justification is to collect "market rent". So will this now be a landlord/tenant arrangement?

Shouldn't the justification be the costs of managing and maintaining the moorings (of which the permittee already pay annual inspections/repairs)

If I were renting a home, I would expect the landlord to perform repairs and maintenance. Will the Harbor Department take on this responsibility?

A 20x increase in rent is not appropriate.

Scott Allen
204 Amethyst Ave
Balboa Island, CA 92662

Mooring S-42

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 9:59 AM
To: Biddle, Jennifer
Subject: FW: Proposed mooring rate increase

Follow Up Flag: Follow up
Flag Status: Flagged

From: Kris Wilson <lidowilson@gmail.com>
Sent: January 11, 2022 9:33 AM
To: Beer, Ira <IBeer@newportbeachca.gov>; Cunningham, Scott <SCunningham@newportbeachca.gov>; Kenney, William, Jr. <wkenney@newportbeachca.gov>; Marston, Marie <mmarston@newportbeachca.gov>; Miller, Chris <CMiller@newportbeachca.gov>; Scully, Steve <:sscully@newportbeachca.gov>; Williams, Gary <GWilliams@newportbeachca.gov>; Yahn, Don <DYahn@newportbeachca.gov>
Subject: Proposed mooring rate increase

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Harbor Commission Members,

I have recently been made aware that the City plans to increase mooring rates by 10 times. We want to voice our strong objection to this as voters of Newport Beach. For many people like us a mooring is the only way to afford boating in Newport. The moorings should not be looked at as a revenue source for the City, but as a service for the public.

Ever since the City took over the management of the moorings it seems their only objective is to build up another City bureaucracy to justify cost increases to the citizens. Perhaps the City should return the control back to the Sheriff Department who was able to manage the moorings efficiently without ridiculous rate increases for decades.

The Harbor Commission should be working to help run our city efficiently and NOT let the city bureaucrats build their empires on the backs of taxpayers.

We strongly urge you NOT to support any increase in the mooring rates.

Marcus & Kristin Wilson

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 9:59 AM
To: Biddle, Jennifer
Subject: FW: Mooring Rates

Follow Up Flag: Follow up
Flag Status: Flagged

From: Todd W Bacon <tbacon@us.ibm.com>
Sent: January 11, 2022 9:35 AM
To: citycouncil@newportbeach.gov; Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Mooring Rates

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi, I just heard that there's a proposal to raise mooring rates significantly. Please reconsider, this is the only reasonable way to keep a boat in the Newport area, and a significant raise in rates would force many of us to move our boats somewhere else.

Thank you.

Todd

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 10:00 AM
To: Biddle, Jennifer
Subject: FW: Regarding possible increase of mooring rates

Follow Up Flag: Follow up
Flag Status: Flagged

From: Anne Lynaugh <annelynaugh@yahoo.com>
Sent: January 11, 2022 9:44 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Regarding possible increase of mooring rates

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning,
I was alerted by the mooring association that the council was considering a significant increase in mooring rates. Please don't do this! The current mooring cost allows us to be boaters and an increase would lock us out of Newport Beach completely. Moorings allow the middle class to participate in boating and raising those rates would be cutting off access to the harbor to the less wealthy folks. We've had our boat and mooring for decades and it has allowed us to enjoy boating. An increase of 10 times my current rate would take my rate from \$120/month to \$1200/month which is more than a slip in Long Beach by far but without the amenities a slip in a marina provide like electricity, water and storage. Boats on moorings have none of those amenities and we must dinghy out to them and find ways to park our dinghy. We would very much like to stay in Newport Beach as we live in Costa Mesa and can ride our bikes to the bay. What is the reason for this rate hike? Does the city need more income? This feels like instead of taxing the rich property owners of Newport Beach (who have all the power because they are rich) it's easier to raise rates of folks like us who do not have money and power. If you care to include everyone to enjoy Newport Harbor, do not raise rates on the moorings. That will only cement that only the rich can have boats in Newport Beach and guarantee a snooty better-than-you attitude that many feel already exists. What benefits would increase with this 10x increase of rates? Would I be provided with free dinghy parking at a private dinghy dock only for moorings? Would I be shuttled to and from my mooring by city provided water taxis? Is the point to price everyone out of the market and get rid of the moorings? Please consider that your actions affect real working people. Also raising the rates would send the value of my mooring to zero, who would want to pay \$1200/month for a mooring when you can get a slip for less? We will be unable to transfer these for anywhere near what we paid. Another slap in the face to the less affluent in your community. Thanks for listening.
Anne Lynaugh, mooring J0076.

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 10:01 AM
To: Biddle, Jennifer
Subject: FW: Mooring fees

Follow Up Flag: Follow up
Flag Status: Flagged

From: Chris Bliss <chrisbliss@cox.net>
Sent: January 11, 2022 9:51 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Mooring fees

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

As a 32 year mooring owner (C75) and avid boater, I implore you to please not increase the mooring fees! Please keep boating affordable for middle class people, not only the ultra rich in Newport Beach!

Christopher Bliss
Dana Point, Ca
949-887-9737

Sent from my iPad

Christopher Bliss
Bliss Photography
www.NewYorkPictures.com

Sent from my iPad

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 10:01 AM
To: Biddle, Jennifer
Subject: FW: Proposal rental onshore moorings
Attachments: WebPage.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jill Golden <jillgolden2@me.com>
Sent: January 11, 2022 9:59 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Proposal rental onshore moorings

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Is this proposal being presented at tomorrows meeting? Does it apply to me? Thanks for your help.

[https://img1.wsimg.com/blobby/go/f3f6fe54-bd90-43dd-8394-89127b71c9c3/downloads/Staff Report - Mooring Rate Increase 10x.pdf?ver=1641919926138](https://img1.wsimg.com/blobby/go/f3f6fe54-bd90-43dd-8394-89127b71c9c3/downloads/Staff%20Report%20-%20Mooring%20Rate%20Increase%2010x.pdf?ver=1641919926138)

Jill Golden MS RDN
jillgolden2@me.com
GoldenFoodScience.com
949-933-0837



CITY OF

NEWPORT BEACH

Harbor Commission Staff Report

January 12, 2022
Agenda Item No. 7.2

TO: HARBOR COMMISSION

SUBMITTED BY: Paul Blank, Harbormaster, (949) 270-8158,
pblank@newportbeachca.gov

PREPARED BY: Lauren Wooding Whitlinger, Real Property Administrator,
lwooding@newportbeachca.gov, 949-644-3236

TITLE: Review of Appraisal and Discussion of Rental Rates for On-Shore
Mooring Permits

ABSTRACT:

The City of Newport Beach (City) manages portions of the tidelands in Newport Harbor including areas of the shore that are permitted for onshore moorings. In 2016, the City Council adopted fair market value rent for moorings in Newport Harbor. Since 2016, these rental rates have been adjusted annually by changes in the cost of living pursuant to the Consumer Price Index (CPI). As prescribed by City Council Resolution No. 2016-17, a new appraisal of mooring rental rates for onshore moorings has been conducted under the direction of the Harbor Commission subcommittee responsible for 2021 Harbor Commission Objective 1.3. The 2021 appraisal report for onshore moorings is attached for the Harbor Commission's consideration and discussion (Attachment A).

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) Issue a recommendation to the City Council regarding this matter.

FUNDING REQUIREMENTS:

There is no fiscal impact related to this item.

DISCUSSION:

Tidelands

Pursuant to State of California statutes, the City holds and administers certain tidelands in Newport Harbor in Trust on behalf of the State. The City manages the public tidelands property under the guidance of the Beacon Bay Bill (Chapter 74 of the Statutes of 1978, as amended). The law states that when the City permits or leases public tidelands

property to third parties for private use, the City is required to charge fair market rent. Newport Beach Municipal Code and City Council Policy also require the City to receive fair market rent for private third-party use of public lands.

Moorings

Pursuant to Section 17.60.040 of the Harbor Code, a permit is required for temporary use of a mooring in the nearshore perimeter of Newport Harbor perpendicular to the shoreline (onshore mooring) over City-owned or controlled tidelands. In addition to other conditions, permit holders are required to pay fair market value rent, as established by City Council.

There are approximately 478 onshore moorings (including approximately 44 permits issued to and managed by the Lido Isle Community Association) under the City's jurisdiction in Newport Harbor, which are in various locations around Balboa Island, Newport Island, Lido Isle, and along the bay side of the Balboa Peninsula. A map showing the locations of the mooring areas is included as Attachment B.

Current Rates and Revenues

In 2016, in compliance with the Municipal Code and Beacon Bay Bill, the City Council approved fair market value rental rates for moorings by adopting Resolution No. 2016-17

(Attachment C). Onshore mooring rental rates were set as a percentage of the appraised value of the off-shore mooring rental rates, but were not separately appraised.

The City currently charges an annual permit rent of \$18.92 per lineal foot for onshore moorings; on March 1, 2022, the rate will adjust to \$19.29 per lineal foot per year. Vessels are limited to no more than 18 feet in length in for onshore moorings.

Table 1 lists the annual rental rates the City has charged since fiscal year 2019, and the annual revenues the City has collected.

Table 1		
On-shore Moorings Rental Rate and Revenues		
Fiscal Years 2019-2021		
<u>Fiscal Year</u>	<u>Annual Rent/LF</u>	<u>Total Annual Revenues</u>
2019	\$18.42	\$144,233
2020	\$18.79	\$159,301
2021	\$18.92	\$160,759

2021 Onshore Mooring Appraisal

Pursuant to the Section 2 of City Council Resolution No. 2016-17, and under the direction of the Harbor Commission subcommittee responsible for 2021 Harbor Commission Objective 1.3, the City issued a Request for Proposals (RFP) No. 21-53 on April 8, 2021, seeking proposals from qualified appraisers to conduct an analysis to determine the fair market rent for onshore moorings in Newport Harbor. Four proposals were received, and Netzer & Associates was contracted to perform the appraisal work. Netzer & Associates issued the appraisal report dated December 21, 2021, which is included as Attachment A.

The report employs a variety of methodologies to evaluate market rent, including performing a market rent analysis of comparable tidelands properties in Southern California, comparable rentals in Newport Harbor, an analysis of the ratio of mooring rent to a typical slip rent in several harbors in California, analysis of the cost of living rent adjustments to the City's current onshore mooring rental rate since 2016, and comparison to alternative dry storage and storage yard options in the area. The report reconciles the benefits and disadvantages of the various valuation methodologies and gives more or

less weight to the approaches based on their similarity to the onshore mooring permits in question.

The appraisal concluded the monthly fair market rent for onshore moorings in Newport Harbor have a value of **\$20 per linear foot, or \$360 per month**. This would equate to an annual cost of \$4,320 for an onshore mooring permit.

Recommended Rental Rates

To achieve the appraised market rate for onshore moorings, the Harbor Commission could recommend to City Council to implement the rent changes in two phases, as shown in Table 2. Phase 1 would begin upon approval of the new rates, estimated as of July 1, 2022, and Phase 2 would begin six months later, estimated as of January 2023.

Table 2			
Recommended Onshore Mooring Rental Rates (Monthly Rate per Linear Foot)			
		<u>Recommended Rates</u>	
<u>Current Rent</u> <u>\$/LF</u>	<u>2022 Rent</u> <u>\$/LF</u>	<u>Phase 1:</u> <u>July 2022</u>	<u>Phase 2:</u> <u>January 2023</u>
\$1.58	\$1.61	\$10.00	\$20.00

Staff recommends continuation of annual rent adjustments based on the Consumer Price Index, similar to what is currently being performed. Additionally, staff recommends

continuing fair market adjustment to the rent every five years pursuant to an appraisal to be performed by a Member of the Appraisal Institute (MAI) appraiser.

Table 3 reflects the anticipated revenue if the rates recommended in the appraisal report are approved by City Council, during phase-in and once the proposed rates are fully phased-in.

Table 3		
Proposed Rate Onshore Mooring Rent Revenues (Annual, Estimated)		
<u>2022 Revenues (Est.)</u>	<u>Phase 1 Revenues (Est.)</u>	<u>Phase 2 Revenues (Est.)</u>
\$165,971	\$1,032,480	\$2,064,960

ENVIRONMENTAL REVIEW:

Staff recommends the Harbor Commission find this action is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and Section 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.

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 – Appraisal Report
Attachment B – Map
Attachment C – Resolution No. 2016-17

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 10:02 AM
To: Biddle, Jennifer
Subject: FW: Mooring Rate Increase

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Rick <swrs3001@gmail.com>
Sent: January 11, 2022 10:01 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Mooring Rate Increase

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

I have just been informed that the Harbor Commission plans to vote tomorrow on a significant rate increase to moorings in Newport Harbor, without allowing time for proper debate or presentation of alternative valuations. This seems to be a blatant attempt to quickly pass something that would otherwise face significant opposition.

Regardless of the content of the proposal for new mooring valuations, I think you should reject this proposal because not allowing appropriate time for debate, review and alternatives would show a flagrant disregard for our democratic norms.

Additionally, such a significant increase would be detrimental to the Newport Beach boating community and is not in keeping with past price increases which were significantly more moderate than raising rates 1200%.

Sincerely,
Rick Simon
949.929.8331

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 10:39 AM
To: Biddle, Jennifer
Subject: FW: Please do not raise mooring rates that much!!

Follow Up Flag: Follow up
Flag Status: Flagged

From: teriwalter7@verizon.net <teriwalter7@verizon.net>
Sent: January 11, 2022 10:19 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Please do not raise mooring rates that much!!

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please do not raise mooring rates that much!!!! We already pay to keep the moorings clean and maintained.

Teri Ferguson
Moorings E-015, E-025, E-033 and B-122
(949) 310-4716
Thank you

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 11:23 AM
To: Biddle, Jennifer
Subject: FW: Shore Mooring Rental Increase

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Sally Peterson <spete@att.net>
Sent: January 11, 2022 11:02 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Cc: CityCouncil@newportbeach.gov
Subject: Shore Mooring Rental Increase

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

I have been informed that a shore mooring rental increase is on tonight's addenda. This increase from +/- \$30/Mo. to \$360/Mo. is so significant that time should be allowed for all parties to have reasonable time to address this issue.

Additionally, to make such a decision during the pandemic would not be responsible. First, the increase in cases has resulted in the City closing its offices, and will result in fewer concerned mooring holders at your meeting. More importantly, in his Cover Letter, the appraiser notes that the pandemic has had an unexpected increase in demand and values, that may not be sustainable.

Thank you for delaying any decision on this issue indefinitely.

Sally Peterson

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 11:24 AM
To: Biddle, Jennifer
Subject: FW: Please do not raise mooring rates in Newport Harbor

Follow Up Flag: Follow up
Flag Status: Flagged

From: gary@hosequick.com <gary@hosequick.com>
Sent: January 11, 2022 11:23 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Please do not raise mooring rates in Newport Harbor

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello:

I am writing to ask you to please refrain from raising mooring rental rates in the Newport Harbor. I will no longer be able to maintain my boat should these rates increase and that would be a tragedy for my family who have long supported the harbor and community.

Sincerely
Gary Bodenweiser

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 12:12 PM
To: Biddle, Jennifer
Subject: FW: Proposal to raise shore mooring fees

Follow Up Flag: Follow up
Flag Status: Flagged

From: Rick Stafford <rstafford@murraycompany.com>
Sent: January 11, 2022 11:34 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Proposal to raise shore mooring fees

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

The proposal before the Harbor Commission to raise the shore mooring fees 10 times is crazy. I am a retired long-term resident of Newport. This needs to be slowed down and thought out before rushing into. I am definitely not in favor of this proposal. Rick Stafford, 1588 E Ocean Blvd



Murray Company
MECHANICAL CONTRACTORS

Rick Stafford
Chairman Emeritus

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Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 12:12 PM
To: Biddle, Jennifer
Subject: FW: Mooring Fees

Follow Up Flag: Follow up
Flag Status: Flagged

From: STEVE WALKER <zeoman@pacbell.net>
Sent: January 11, 2022 11:45 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Mooring Fees

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

It has come to my attention that you plan on raising mooring fees to \$20 a foot. As a retiree this would have a severe effect I my ability to maintain my boat. please do not do this.

Steve Walker
949.278.6298
Mooring J-61
[Sent from AT&T Yahoo Mail on Android](#)

[Sent from AT&T Yahoo Mail on Android](#)

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 12:12 PM
To: Biddle, Jennifer
Subject: FW: Mooring fee

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Paul McKeon <paul.mckeon@me.com>
Sent: January 11, 2022 11:50 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Mooring fee

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello, just a quick email to convey my strong opposition to the proposed increase of mooring rates. Pricing out normal boat owners because of the recent pandemic buying panic is a bad idea and will adversely affect boat owners and revenue for the city alike.

Yours Paul McKeon

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 12:13 PM
To: Biddle, Jennifer
Subject: FW: Proposed increase in Mooring Rates

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jamshed Dastur <jhdastur@aol.com>
Sent: January 11, 2022 12:05 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Proposed increase in Mooring Rates

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I purchased the rights to a shore mooring on Balboa Island in 2019 at a cost of \$25,000 with the understanding that I would be paying a rental fee of about \$340 a year to the City of Newport Beach. It is unconscionable for the Harbor Commission to be considering a 10 to 15 fold increase in rental fee over a period of less than a year.

The recommended increase in rental fee totally ignores the acquisition cost paid at the time of acquiring a right to rent the mooring. The premise of the suggested increase would be justifiable if the practice of "selling" the rights to a rental had not been an accepted practice by the Harbor Commission over the past several decades.

What is being proposed is a non-starter.

Jamshed Dastur
On shore mooring owner
949-887-1938

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 12:56 PM
To: Biddle, Jennifer
Subject: FW: Please stop increasing our mooring rates

From: dana <coelho1970@aol.com>
Sent: January 11, 2022 12:32 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>; Dept - City Council
<CityCouncil@newportbeachca.gov>
Subject: Please stop increasing our mooring rates

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please stop increasing our mooring rates. Especially in the increments you are proposing as cost of living is already getting too high and we don't want everybody to flee to Texas and Florida =(
Dan Coelho
Concerned Boater

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 12:56 PM
To: Biddle, Jennifer
Subject: FW: Concerned citizen against mooring rate increases

From: Sawyer Jones <sawyerjones@gmail.com>
Sent: January 11, 2022 12:42 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Concerned citizen against mooring rate increases

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon City Council,

I am a concerned Newport Beach mooring owner/permit holder (mooring H49) and I am contacting you to express my concern that the City of Newport Beach is attempting to increase mooring rates to 10 times the current rate and not allowing mooring permittees any input on this decision.

Mooring OWNERS have purchased their moorings at fair market prices, through your program. The fees collected by the City have a direct effect on the cost and value of the moorings.

We pay monthly fees for no reason other than a tax collected by the City, and the City provides seemingly zero usable amenities for the mooring owners/permittees. Please let us know where this money goes and how it helps the people paying the fees, the mooring users?

We pay ALL maintenance and refitting and upgrading costs to maintain the mooring systems. All of these costs go to a private monopoly company who is contracted through the City to do all Mooring maintenance work in the harbor.

We have to find our own access to our moorings because the City does not provide adequate access for dingy storage, or shore boat services.

We deal with the extreme difficulties of keeping a boat on a mooring including the access to our moorings, cleaning our boats, maintaining, keeping them energized/charged and upkeep all with no water or power provided by the City to the moorings themselves.

It takes a very dedicated boater to own, operate, maintain and utilize a boat on the moorings and without the affordability of the moorings, it would not make any sense to any boater to do it.

The mooring program is the ONLY affordable means of being able to own and operate and participate in boating in Newport Harbor. If you raise rates to the cost of essentially utilizing a dock then that makes zero sense to anyone that has a mooring. We do all of the work, pay all the fees and do all the maintenance while the City sits back and collects the check.

Please consider the hundreds of boaters who utilize the mooring program as the only means of affordable boating in Newport Harbor. To increase our rates without our input is not right.

Thank you for your consideration.

Sawyer Jones,

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 12:57 PM
To: Biddle, Jennifer
Subject: FW: On shore mooring fees

From: toknkok@aol.com <toknkok@aol.com>
Sent: January 11, 2022 12:56 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>; Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: On shore mooring fees

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the Honorable Mayor, Councilmembers, Harbor commissioners and City Manager,

As a resident of Balboa Island, starting with my parents purchase of a cottage on Ruby Ave. in 1942 with an on-shore mooring and continuing until now, a span of 80 years, I urge you to defer taking any action on the proposed permit fee increase until there has been ample time for public study and input from the public and the Newport Mooring Association.

At the outset, after a brief review of the published documents provided in support of the proposal, I have the following observations:

1. The appraisers attempt to use the sale and rental values of fee properties in and around the Harbor as "comparables" in any way to the on-shore moorings permits is unfounded and useless.
2. Comparisons to commercial dry and wet storage and dock mooring is also ill-advised and useless. Those facilities, created to earn a profit, all provide services, improvements, parking, fresh water, power, supervision and protection, along with dry walk-aboard access that the city does not and cannot provide to the shore moorings. In addition, the shore mooring permittees are required to provide and pay for their moorings, ground tackle, lines which become slimed with marine growth and regularly pay for the professional lifting, inspection, painting, cleaning and rehabilitation of the entire installations.
3. The shore moorings of Newport Harbor are unique as mentioned by the appraiser and they add to the charm and uniqueness of the Harbor we all love and enjoy. However, there is a downside of inconvenience to the use of them by the permittees. In order to access a boat on a shore mooring in the best of conditions, It is necessary to walk across a sandy beach, carrying anything that may be needed such a coolers, oars, sails, rudders, centerboards, ect., then wade through the shallow water to reach the bow or stern of the moored boat and then climb up over the boat rail or transom and then often have to bail out the water and sand that has come aboard with no fresh water to clean it with. At low tide however, in order to use a moored boat it is usually necessary to wade through thick, sticky mud often up to your ankles in order to climb aboard or go ashore. It is very slippery and difficult for elders such as myself and my wife to do that without falling into the muck and again there is no fresh wash down water.
4. The one point made by the appraiser that does have substantial merit is the analysis off the cost of living escalation which impacts the current value of the fees the Council has previously determined to be fair and justified.
5. No analysis has been presented as to why the City of Newport Beach has any need for the proposed astronomical increase in mooring fees. Have the costs of providing the minimal services required by these mooring permits? Or is this just an opportunistic exercise to see what the market will bear?

Thank you for considering my thoughts on this subject. Please continue to support this unique city service which adds to the character of Newport Beach and its harbor.

Thomas J. O'Keefe

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 1:00 PM
To: Biddle, Jennifer
Subject: FW: Mooring Fees

From: Thomas VonDer Ahe Jr <t.vonderahe@vdaproperty.com>
Sent: January 11, 2022 12:58 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Mooring Fees

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom it may concern;

I'm trying to grasp my head around how you think it's plausible to raise the mooring rental rates by over 1100%? Is this even really on the table? I sure hope this get defeated!

Tom

Thomas Von Der Ahe
Vice President
VDA Property Company, Inc.
4605 Lankershim Blvd., Ste. 707
North Hollywood, California 91602
O: 818-980-9191
C: 818-749-1582

"I would not change you for the world, but I will change the world for you!"

Amy Wright

CNN Hero of the year 2017

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 1:40 PM
To: Biddle, Jennifer
Subject: FW: Price increase for shore moorings

From: Diane Bock <dianebirniebock@me.com>
Sent: January 11, 2022 1:31 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Price increase for shore moorings

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Wow!

Are you really considering increasing the rental rates for shore moorings by ten times ????

Please, please don't do that.

Newport Beach is already astronomically priced in so many ways —

I wonder what the original families would think of pricing the neighborhood kids out of the market?

My view of the shore moorings is that they allow people (who do not live on the water front and own a dock) the opportunity to keep a boat, learn to sail, enjoy going out on the water.

Does the City want money so badly that they will crank up the rates just as high as possible for high rollers?

I'm so sad to think that it will cost thousands of dollars per year just to keep a small sail boat moored nearby.

GROAN —

Diane Birnie Bock
108 Turquoise
Balboa Island
760-846-3579

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 1:40 PM
To: Biddle, Jennifer
Subject: FW: Proposed Mooring Fee Hike

-----Original Message-----

From: Patrick Chandler <patrickchandler@hotmail.com>
Sent: January 11, 2022 1:36 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Proposed Mooring Fee Hike

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

The proposed mooring fee hike is outrageous. Leave the fees as they are.

Patrick Chandler
Mooring S-145

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 3:21 PM
To: Biddle, Jennifer
Subject: FW: Concerned citizen against mooring rate increases

Follow Up Flag: Follow up
Flag Status: Flagged

From: Sawyer Jones <sawyerjones@gmail.com>
Sent: January 11, 2022 1:57 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Concerned citizen against mooring rate increases

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon Harbor Commission,

I've revised my email to include a discussion of the "staff report" that seems to ignore important information and facts of a fair market value of the onshore mooring fees.

I am a concerned Newport Beach mooring owner/permit holder (mooring H49) and I am contacting you to express my concern that the City of Newport Beach is attempting to increase mooring rates to 10 times the current rate and not allowing mooring permittees any input on this decision.

Mooring OWNERS have purchased their moorings at fair market prices, through your program. The fees collected by the City have a direct effect on the cost and value of the moorings.

We pay monthly fees for no reason other than a tax collected by the City, and the City provides seemingly zero usable amenities for the mooring owners/permittees. Please let us know where this money goes and how it helps the people paying the fees, the mooring users?

We pay ALL maintenance and refitting and upgrading costs to maintain the mooring systems. All of these costs go to a private monopoly company who is contracted through the City to do all Mooring maintenance work in the harbor.

We have to find our own access to our moorings because the City does not provide adequate access for dinghy storage, or shore boat services.

We deal with the extreme difficulties of keeping a boat on a mooring including the access to our moorings, cleaning our boats, maintaining, keeping them energized/charged and upkeep all with no water or power provided by the City to the moorings themselves.

It takes a very dedicated boater to own, operate, maintain and utilize a boat on the moorings and without the affordability of the moorings, it would not make any sense to any boater to do it.

The mooring program is the ONLY affordable means of being able to own and operate and participate in boating in Newport Harbor. If you raise rates to the cost of essentially utilizing a dock then that makes zero sense to anyone that has a mooring. We do all of the work, pay all the fees and do all the maintenance while the City sits back and collects the check.

Your "Staff Report" that reviews the costs and market value of the on-shore moorings is completely out of context as it has no consideration for the people who MAINTAIN the mooring and does not take into account that the market value your "staff Report" is comparing to includes adequate access, power and water. This report completely ignores those issues and facts.

Please consider the hundreds of boaters who utilize the mooring program as the only means of affordable boating in Newport Harbor. To increase our rates without our input is not right.

Thank you for your consideration.

Sawyer Jones,

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 3:22 PM
To: Biddle, Jennifer
Subject: FW: Onshore Mooring Fees

Follow Up Flag: Follow up
Flag Status: Flagged

From: andy torres <ajt92663@gmail.com>
Sent: January 11, 2022 2:36 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: FW: Onshore Mooring Fees

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,
Please the email below. I attempted to Cc you but for whatever reason the email would not go through.

Sincerely,

Andy Torres

From: [andy torres](#)
Sent: Tuesday, January 11, 2022 2:33 PM
To: citycouncil@newportbeachca.gov
Subject: Onshore Mooring Fees

Dear Council Members and City Manager,

I respectfully urge you to reconsider the proposal to increase the onshore mooring fees. It is deeply troubling that you are attempting to do so without allowing any meaningful input from the NMA, mooring permittees, and those who have interest in obtaining a permit in the future.

Please take a step back and take into consideration that this is one of the few means for affordable boating in Newport Harbor, and one of the very few affordable things left in the city of Newport Beach. I have already taken on a significant financial burden by incurring the costs of undergrounding of utilities in west Newport, which I voted for in order to do my part to upgrade the city's infrastructure and increase the beauty of our city for all to enjoy. This is to say nothing of the increases in property taxes, city refuse fees, and inflation as a result of the covid crisis.

When other government agencies, both federal and local, are doing their best to help the public through these trying times, you are attempting to do the opposite; your timing couldn't be worse and is quite frankly reprehensible.

Thank you for your time and consideration.

Sincerely,

Andy Torres

Permittee W-042

Sent from [Mail](#) for Windows

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 3:22 PM
To: Biddle, Jennifer
Subject: FW: Proposed Mooring Fees Incerase

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Michael Fowlkes <insidesportfishing@mac.com>
Sent: January 11, 2022 2:45 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Proposed Mooring Fees Incerase

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Jr. Chair Bill Kenney, Vice Chair Ira Beer, Commissioners Scott Cunningham, Gary Williams, Don Yahn, Marie Marston and Secretary Steve Scully,

I am writing to ask that you please allow this letter to serve as my family's plead to you to not present the current proposal submitted by Harbormaster Paul Blank, to raise the mooring rates in Newport Harbor during the upcoming January 12th Harbor Commission Meeting Agenda Item No. 7.2. The proposal has not taken into consideration one of, if not, the most important physical impact the rates increase will have on the human beings that use moorings in Newport Beach. The proposal has not taken into consideration or even allowed time for any substantial input from mooring owners and renters to present alternative valuations.

The proposal rate increase of 10 times more than existing rates will simply make it impossible for us, and many other families, to continue to keep our boats in Newport Beach. I grew up in Bayshores, graduated Newport Harbor High in 1969, went on to Orange Coast College, eventually teaching there. I have loved Newport Beach since I can remember. It's the finest yacht harbor in the world and to price moderate income families out of the harbor with this rate increase will simply be heartbreaking and destroy affordable boating in Newport.

The Staff Report states that, "...this action will not result in a physical change in the environment, directly or indirectly; and..."

The physical impact this will have on human beings, just like myself, that grew up loving Newport and continue to do so through affordable mooring fees will be physically life altering in a horrible way.

Please, please do not increase these fees.

Thank you for your time and considerations,

Michael Fowlkes

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 3:22 PM
To: Biddle, Jennifer
Subject: FW: Mooring cost increase (opposition)

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Jim Madison <jmad1440@gmail.com>
Sent: January 11, 2022 2:55 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Mooring cost increase (opposition)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am opposed to the any increase of the onshore mooring charges, I was forced to retired 24 years ago, I am having a hard time with all the increases in living cost.
James Madison 222 Abalone Ave Balboa Island

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 4:15 PM
To: Biddle, Jennifer
Subject: FW: Shore Mooring

Follow Up Flag: Follow up
Flag Status: Flagged

From: dmcds (null) <dmcds@aol.com>
Sent: January 11, 2022 4:09 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Shore Mooring

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

The proposed rate increase for the 18 foot shore mooring to \$20 per linear foot per month is not reasonable.

The shore mooring is in shallow water at the end of a street. The maximum boat length of 18 feet is tethered to a mooring line. Think of how many passengers fit in an 18 ft. boat and how do they enter the boat?

There is no water or accessible bathroom available. One must find somewhere to clean the boat, etc..

There is no power for a boat. So an electric type boat is not possible.

There is no street parking available. Think of a Saturday or Sunday in Newport Beach.

There is no security for the boat.

The permit holder pays for the buoy, anchor, lines and inspection fees for the shore mooring. These moorings are difficult to access and only useful for small boats.

Those at a marina pay the higher fee but have none of these challenges.

Please allow testimony from permit holders and a proper amount of discussion so a fair resolution may be reached.

Thank you.

David Campbell
Shore Mooring Permit Holder

Biddle, Jennifer

From: Miller, Chris
Sent: January 11, 2022 4:46 PM
To: Biddle, Jennifer
Subject: FW: Mooring rate increase

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Lynda Barraca-howard <mooziel@aol.com>
Sent: January 11, 2022 4:40 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Mooring rate increase

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing to question the unreasonable mooring rates that are evidently being proposed; it is unconscionable to raise rates more than 10X what they are currently. Not everyone who has a mooring is a millionaire so could afford such a rate increase without a thought. Some/most of us live on fixed incomes that would disproportionately cause financial distress. How is this possible; we all can expect cost of living increases like everything else, but that would price those of us who have paid into the coffers for decades unreasonable hardship. Please reconsider this proposal for the sake of all boat owners so everyone can enjoy our harbor. Lynda Barraca-Howard. N-66 Sent from my iPhone