

**Biddle, Jennifer**

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**From:** Miller, Chris  
**Sent:** January 12, 2022 3:33 PM  
**To:** Biddle, Jennifer  
**Subject:** FW: Drive out the lower and middle income folks by raising prices!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

From: Kathy Reed <kathyreed1@verizon.net>  
Sent: January 12, 2022 1:53 PM  
To: citycouncil@newportbeach.gov  
Cc: Harbor Commission <HarborCommission@newportbeachca.gov>  
Subject: Drive out the lower and middle income folks by raising prices!

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

Dear Council and Commission,  
Your intent to raise the moorings prices on the last affordable option where the non-rich can enjoy the bay is shameful!

Stop yourselves from this evil temptation!

Please, please do not cut us from the bay. We would not be able to afford an increase as it appears may be proposed!

Thank you for reconsideration, Kathy Reed Mooring owner

Sent from my iPhone

## Biddle, Jennifer

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**From:** Miller, Chris  
**Sent:** January 12, 2022 3:33 PM  
**To:** Biddle, Jennifer  
**Subject:** FW: Commission agenda item 7.2 Shore mooring rental fee

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** William Zaun <wzaun@yahoo.com>  
**Sent:** January 12, 2022 2:37 PM  
**To:** Harbor Commission <HarborCommission@newportbeachca.gov>  
**Subject:** Commission agenda item 7.2 Shore mooring rental fee

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

Dear Commissioners,

It has been brought to my attention that subject item, on your agenda could if recommended by your commission, and adopted by the City Council, raise the annual rental fee for an 18' on shore mooring, from the current rate \$356 per year to \$4,320. On its face, the proposal seems absurd, yet it is presented in all seriousness, based on an appraisal, based on the fair market value of upland property.

This is like gentrification of the Harbor. Only the well heeled could afford this sort of an increase. Seems to me that the whole concept of fair market value comes into question if one is trying to enable the average citizen who might be able to afford a small vessel to actually enjoy the Harbor with it.

Perhaps your discussion of the whole concept of Harbor access might shed some light on the issue.

Thanks for your service.

William Zaun  
Shore permit N025

## Biddle, Jennifer

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**From:** Miller, Chris  
**Sent:** January 12, 2022 3:33 PM  
**To:** Biddle, Jennifer  
**Subject:** FW: Agenda Item No. 7.2 Vote against Shore Mooring Reject

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Phil Rodas (prodas) <Phil.Rodas@quest.com>  
**Sent:** January 12, 2022 2:47 PM  
**To:** citycouncil@newportbeach.gov; Harbor Commission <HarborCommission@newportbeachca.gov>  
**Subject:** Agenda Item No. 7.2 Vote against Shore Mooring Reject

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

This email is regarding rejecting Agenda Item No. 7.2 as this is not a fair market increase and causes hardship on the current licensee without proper due diligence and notification as the rent increase is far above any kind of rental increase or lease increase of any property.

Phillip Rodas  
714-801-7445  
S. Mooring

## Biddle, Jennifer

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**From:** Miller, Chris  
**Sent:** January 12, 2022 3:34 PM  
**To:** Biddle, Jennifer  
**Subject:** FW: Proposed on shore mooring rate increase

**Follow Up Flag:** Follow up  
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-----Original Message-----

From: Larry Harmsen <Larryharmsen@outlook.com>  
Sent: January 12, 2022 3:20 PM  
To: Harbor Commission <HarborCommission@newportbeachca.gov>  
Subject: Proposed on shore mooring rate increase

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

As a onshore mooring permittee, I just read the appraisers report and conclusions.

This appraisal is a complete fruit basket attempting to compare wildly different approaches to assess fair market value.

The most logical approach is to emphasize slip costs vs on shore mooring costs ("ratio analysis") which suggests market rates in the ~\$7.00/lineal foot range. The other approaches are largely nonsense.

I ask that the Commission set this aside for further study and analysis and not make any determination based on what appears to me as a deeply flawed appraisal.

Thank you,

Larry Harmsen  
Mooring S-53

## Biddle, Jennifer

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**From:** Miller, Chris  
**Sent:** January 12, 2022 3:54 PM  
**To:** Biddle, Jennifer  
**Subject:** FW: 01/12/22 Harbor Commission/Mooring Rate Increase

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Brian H Ouzounian <brian.oci@sbcglobal.net>  
**Sent:** January 12, 2022 3:38 PM  
**To:** Harbor Commission <HarborCommission@newportbeachca.gov>  
**Cc:** citycouncil@newportbeach.gov  
**Subject:** 01/12/22 Harbor Commission/Mooring Rate Increase

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

Dear Harbor Commissioners and City Council Members, Mayor and City Manager Ms. Leung:

With much regret do I write this is to address concerns I have for ANY increase in any mooring rates, which appear to begin with tonight's Harbor Commission Meeting (on shore moorings) and will no doubt subsequently come to the city council for review and action with the same for off-shore moorings.

As you may know, I have been a mooring permittee for nearly 50 years and I live on the harbor. With much anguish, over those years I have watched the mooring rate sagas and one result always surfaces.....CIVIL WAR. It is never a good event but in true fashion the commission and council botch up the results. It was so bad a few years ago the council was voted out of office and Team Newport emerged from the ashes. So, here we begin again with tonight's new agenda for on-shore moorings because history repeats itself. After this item, the next step, off-shore moorings. This is so ill-timed if for no other reason, we are in a pandemic with soaring historic cost of living increases and historic inflation consuming every aspect of our lives and you choose NOW to stick it to the mooring holders? What world are you living in? Can you not see the big picture?

As you are aware, the State Lands Commission is charged with the responsibility of balancing that no jurisdiction overcharges nor gifts state land rentals. Previously I have met with almost all city council members and discussed the information I had and the issues and possible solutions and the results are mostly silence. I provided a packet of information related to the SLC guidelines and Benchmarks by region up and down the state. I have had discussions with Ms. Sheri Pemberton of the SLC and received their mooring rate surveys. These surveys illustrate that the City of Newport Beach is overcharging rates by 10 times. Potentially, a case can be made to have retroactive credits reimbursed to the

overcharged. Seems like someone would inquire. So after meeting with the city representatives here is what occurred:

Jeff Herdman: "We are Newport Beach and we can damn well charge whatever we want."  
Kevin Muldoon: Silent  
Marshal Duffy: Silent  
Diane Dixon: "Take it to Duffy"  
Assistant City Manager Carol Jacobs: Silent  
City Manager Grace Leung: Silent  
Joy Brenner (ran on listening to the people): Silent  
Will O'Neil: Silent  
And the best for last, 2021 Mayor Brad Avery: "what the hell do you care, you've got  
plenty of money!"

Some time ago, Council Member Duffy convinced the other members to scrap the Harbor Patrol and their payment of \$300,000 annually and start our own Harbor Commission "because we can do a better job and for less." In just six months, the council approved a budget for the Harbor Department near \$1,000,000. Well it has kept on rising and now the hounds are out looking for money in the worst of times to pay it's increasing staff costs, boats, resources, etc.

There seems to be no stopping this heist of the boating public by our city government. I urge you all to table this item tonight and look into the Benchmark data by the State Lands Commission (links below).

My apologies in advance for the terse tone of this message.

Sincerely,

Brian H. Ouzounian

(General Lease Page) <http://www.slc.ca.gov/Leases-Permits/Leases-Permits.html>

(Benchmarks) <http://www.slc.ca.gov/Leases-Permits/Benchmarks/Benchmarks.pdf>

(Methodology) <http://www.slc.ca.gov/Leases-Permits/Benchmarks/Methodology.pdf>

## Biddle, Jennifer

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**From:** Miller, Chris  
**Sent:** January 12, 2022 4:10 PM  
**To:** Biddle, Jennifer  
**Subject:** FW: Mooring rate increase !

**Follow Up Flag:** FollowUp  
**Flag Status:** Flagged

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**From:** natalie fogarty <nataliefogarty5@gmail.com>  
**Sent:** January 12, 2022 4:09 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.

This is a huge increase for mooring owners !  
Is this based on cost of living numbers for an increase for one year from 1,58 1.? That would seem to be more fair ??  
I am opposed to such a LARGE increase !  
Natalie Fogarty  
Newport Beach - s-3

## Biddle, Jennifer

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**From:** Miller, Chris  
**Sent:** January 12, 2022 4:52 PM  
**To:** Biddle, Jennifer  
**Subject:** FW: Shore mooring meeting tonight- comments.

**Follow Up Flag:** FollowUp  
**Flag Status:** Flagged

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**From:** Pengalo <pengalo@aol.com>  
**Sent:** January 12, 2022 4:48 PM  
**To:** Harbor Commission <HarborCommission@newportbeachca.gov>  
**Subject:** Fwd: Shore mooring meeting tonight- comments.

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

Dear Commission Members-

Peter Leinau, 324 Amethyst (3rd generation) and Shore Mooring Permittee N145 here to ask that the Shore Moorings continue to be assessed consistent with the current practice and adjusted by CPI.

Time does not permit me a lengthy comment before your meeting- just a couple of quick thoughts:

a) The "appraisal" looks at tidelands leases that are entirely composed of commercial revenue generating entities such as bank, carwash, etc. .. None of the shore mooring permittees are allowed such activity.

b) The Harbormaster notes & appraisal accepts that the shore mooring "area" is 8' beam x 30+' length to buoy- not unless you let us sublet the area or have exclusive use. Our area is the 8' x max 18' of our boat. Sea Lions, swimmers, etc have free use of the tidelands other than the footprint of our hull.

I have more to say, but your meeting starts soon- so best wishes & please, please to not turn the shore moorings into a "sale to the highest, richest bidder" environment. Please keep current pricing plus CPI .

Thank You!

Peter Leinau  
559 683 7408



## **Biddle, Jennifer**

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**From:** Miller, Chris  
**Sent:** January 12, 2022 5:05 PM  
**To:** Biddle, Jennifer  
**Subject:** FW: Mooring fees

**Follow Up Flag:** FollowUp  
**Flag Status:** Flagged

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

From: Jen Carter <jenandcamcarter@gmail.com>  
Sent: January 12, 2022 5:00 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.

Please do not raise the mooring fees, the value of our moorings has not gone up 20x!

Jen Carter

Sent from my phone, please excuse any typos ;)

## Biddle, Jennifer

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**From:** Miller, Chris  
**Sent:** January 12, 2022 5:05 PM  
**To:** Biddle, Jennifer  
**Subject:** FW: Mooring cost

**Follow Up Flag:** FollowUp  
**Flag Status:** Flagged

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

From: Spencer Lee <spencerlee805@gmail.com>  
Sent: January 12, 2022 5:05 PM  
To: Harbor Commission <HarborCommission@newportbeachca.gov>  
Subject: Mooring cost

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

Hi my name is Spencer, I am lucky enough to have grown up in Newport Beach during my summers from a childhood through my teenage years to now, an adult. My family and I was lucky enough to be able to get a mooring a few years ago and finally got a Boat that we can all share together on weekends and evenings cruises around the harbor and with the rising costs we would no longer be able to afford the morning it seems crazy that the rates could go up 10x the current amount in such a short period of time hopefully you the city and harbor commission reconsiders what the cost increase will do to the people that call Newport harbor there home.

Thank you  
Spencer Lee

Sent from my iPhone

## **Biddle, Jennifer**

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**From:** Miller, Chris  
**Sent:** January 12, 2022 6:31 PM  
**To:** Biddle, Jennifer  
**Subject:** FW: Mooring Increase

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

From: Maad Okko <Maadokko@cox.net>  
Sent: January 12, 2022 6:25 PM  
To: Harbor Commission <HarborCommission@newportbeachca.gov>  
Subject: Mooring Increase

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

I have been a mooring owner for many many years and I am 100% against any mooring increase. We pay and take care of our mooring and already pay dues. There is no reason for this increase. Go to the City or State if you need money or tax the companies that make money from using the harbor for their business. We enjoy our mooring for pleasure and I don't support any increase.

Maad Okko  
N109A  
949-500-3739

## Biddle, Jennifer

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**From:** Miller, Chris  
**Sent:** January 13, 2022 9:39 AM  
**To:** Biddle, Jennifer  
**Subject:** FW: How can this be true?

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

**From:** nate coleman <natecoleman77@hotmail.com>  
**Sent:** January 12, 2022 10:56 PM  
**To:** Harbor Commission <HarborCommission@newportbeachca.gov>  
**Subject:** How can this be true?

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

Is it really true there is a plan afterall despite all we've been told to destroy the century old harbor community?

Sent from my iPhone

## Biddle, Jennifer

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**From:** Miller, Chris  
**Sent:** January 13, 2022 3:28 PM  
**To:** Biddle, Jennifer  
**Subject:** FW: Mooring Fair Market Rental

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** teriwalter7@verizon.net <teriwalter7@verizon.net>  
**Sent:** January 13, 2022 2:50 PM  
**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:** Mooring Fair Market Rental

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

Dear Council,

I, Teri Ferguson, was at your meeting last night, listened and asked a couple of questions. I live on the Little Island.

My continuing concerns are:

Fair market Value is based on "having regard to usual market terms and conditions for leases of similar assets", as I'm sure you know.... I believe that Mr. Mooring Appraiser does not have any "Similar Assets" so I believe that you, our City Council gets to set the precedence for Mooring Rental Standards, at least for the West Coast. As stated in your letter, "as established by City Council".

Within my family we are permitters and pay the monthly rent and upkeep for 3 on shore moorings, E-015, E-025, and E-033. **My yearly rent would increase from \$1,023.84 to \$12,960.00.** As Stated, at the meeting, we, the owners, are required to maintain these moorings. Please consider the expense, to our city, of keeping up these moorings that we, the citizens, can no longer afford.

I can understand an increase, but please don't drown us.

Thank you,  
Teri Ferguson  
(949) 310-4716

## Biddle, Jennifer

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**From:** Miller, Chris  
**Sent:** January 13, 2022 3:38 PM  
**To:** Biddle, Jennifer  
**Subject:** FW: Onshore Mooring Fees

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

From: Michael Lawler <ml.traveler@yahoo.com>  
Sent: January 13, 2022 11:42 AM  
To: Harbor Commission <HarborCommission@newportbeachca.gov>  
Subject: Onshore Mooring Fees

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

Please do not follow the outrageously high recommendations of the appraiser - his assumptions are absurd. The current rates are low, admittedly, but they should be in order to foster and encourage boating. It is not all that great leasing and using the shore mooring. Parking is always a hassle, we have expensive (required) servicing every two years, we need to wear shorts and go barefoot to use the dinghy (which is perfectly ok in the summer months, but a bit cold and inconvenient at times in the colder winter months.) I have both an onshore (with a dinghy to get out to my boat) and an offshore mooring (D-9, a 50 ft. mooring.) Thanks, Michael and Barbara Lawler "Traveler"

Sent from my iPhone