



CITY OF

NEWPORT BEACH

Harbor Commission Staff Report

October 10, 2018
Agenda Item No. 6.2

TO: HARBOR COMMISSION

FROM: Carol Jacobs, Assistant City Manager cjacobs@newportbeachca.gov

TITLE: Harbor Commission Objective 3.2 – Establish policies for Modifications to Offshore Mooring Lengths

ABSTRACT:

The Harbor Commission established their 2018 Goals and Objectives. Goal 3.2 is to “Establish policies for modifications to mooring sizes”. As part of this objective, staff has completed an analysis of mooring lengths by mooring field and in total under City management.

RECOMMENDATION:

1. Find this action exempt from 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, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.
2. Provide Direction to Staff.

FUNDING REQUIREMENTS:

There is no fiscal impact related to this item.

DISCUSSION:

The City took over management of the moorings over City tidelands in the harbor in July 2017. Since that time, staff has been reviewing all of the policies and procedures related to the harbor and working with the boating community to provide a great harbor experience to all of our harbor users.

Prior to the City taking over management of the moorings, a mooring permittee could request an extension of their existing mooring through the Orange County Sheriff's Department. The City and Sheriff established the following guidelines:

1. All requests were to be field verified to ensure the increase did not crowd or impede the fairways between the rows, or did not extend beyond the outer boundaries of the mooring field.
2. Increases up to 10 feet were considered reasonable. Increases of 15 feet or more were seldom approved.

3. Mooring weights and chain sized were increased at the permittee's expense and the annual fee would increase as well.
4. Not all requests were approved.

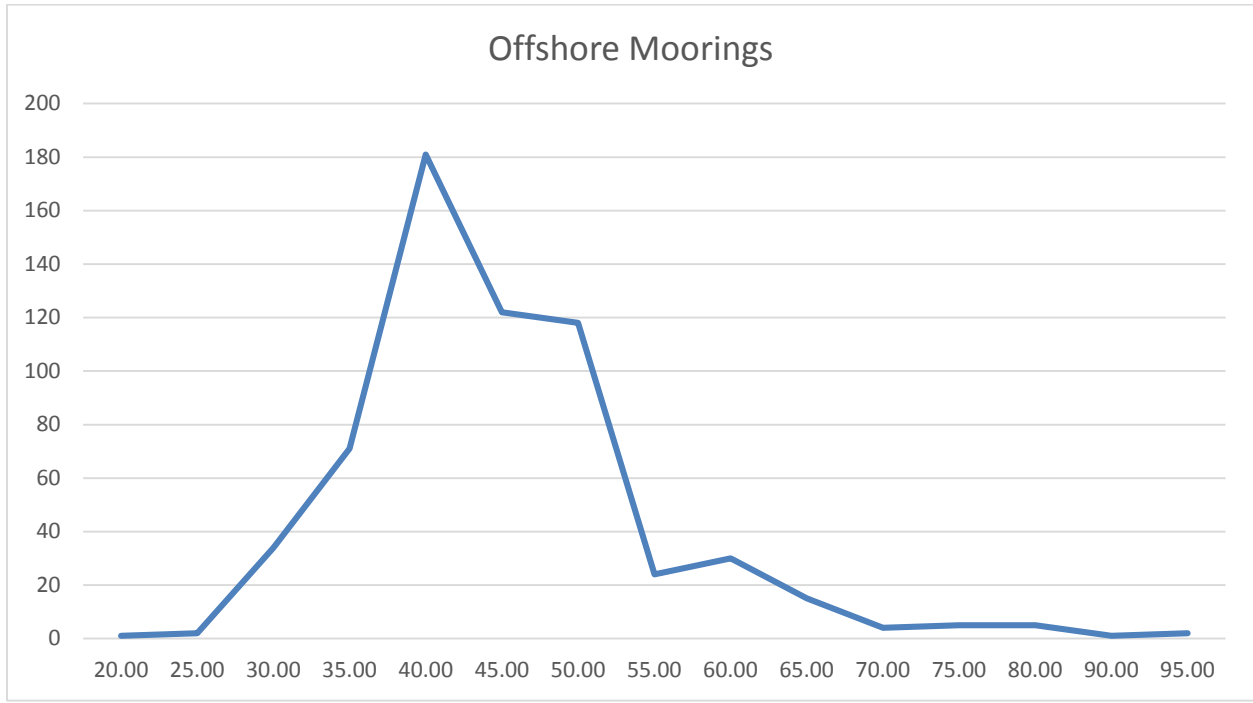
The permittee's annual mooring rent is based on the length of the mooring rather than the length of the vessel on the mooring. The permittee does not have to have a boat assigned to the mooring.

In addition, there is a concern that the possible scenario of increasing the mooring length only to quickly sell the mooring at an increased profit. Should this be allowed given that the tidelands are public and granted from the state?

If left unchecked, the mooring fields would continue to change their mix and could potentially skew the number of moorings towards the larger sizes rather than a broad, general range of sizes. Attachment A provides a map of each offshore mooring field, its size and the square footage of the field. As of September 24, 2018, the Harbor Department has 36 pending requests to extend mooring lengths.

There are 615 offshore moorings managed by the City. The breakdown by mooring size is below.

Length in Feet	Number
20	1
25	2
30	34
35	71
40	181
45	122
50	118
55	24
60	30
65	15
70	4
75	5
80	5
90	1
95	2
Total	615



Currently, Newport Beach Municipal Code, Title 17, Harbor Code, does not allow for expansion or shortening of moorings. Should the Harbor Commission wish to allow expansion an amendment to Title 17 would be required.

ENVIRONMENTAL REVIEW:

Staff recommends the Harbor Commission find this action exempt from 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, 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: Offshore Mooring Fields