

California State Lands Commission  
100 Howe Avenue, Suite 100 South  
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July 25, 2025

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Re: California State Lands Commission (CSLC) review of the City of Newport's management of state public trust lands consistent with its statutory trust grant, the Public Trust Doctrine, and the California Constitution as it relates to setting rates for the Newport Harbor mooring fields.

Good day Dr. Dumlao, Jeff, Vicki, Grace, Seth, Ben, Sheri, Sahar, Commissioners,

At the October 9, 2024 meeting of the California Coastal Commission, Coastal's Executive Director introduced the Executive Officer of the California State Lands Commission, stating in part:

***"...we were collectively pleased that the City opted to pause its consideration of mooring rate increases and rule changes while the State Lands Commission conducts a review of the City's management of its granted public trust lands."***

A City "pause" would also have been very welcomed by the many stakeholders who have long been seeking equitable Tidelands management. City efforts at times, have seemed attempts to overwhelm those who benefit from a lower tier/cost form of coastal access (Mooring Permits).

Regrettably, the City pause appears to be one more broken promise, to both State Commissions, and stakeholders.

The City, in spite of the "pause", persisted with a Coastal Development Permit to drastically alter rates and rules (CDP 05-23-0753). This would have created up to seven new "City owned", "short-term", high-cost City Mooring Licenses. The creation of these was done outside of the CDP process, and they drastically reduce coastal access through changes to pricing and rules. There appears a City intent to drive current Mooring Permittees out of the Harbor through various proposals to replace or substitute the existing safe, and well-functioning Permit system of self-owned, self-funded, self-maintained mooring tackle, which pays rent for its placement over State lands, with a high-cost system of City owned and maintained mooring tackle.

This will eliminate a more affordable boat berthing/access option for those not privileged enough to own real property in Newport Beach. An option which the Local Coastal Program, Coastal Land Use Plan strives to maintain:

**3.3.2-3.** Continue to provide shore moorings and offshore moorings as an important source of low-cost public access to the water and harbor.

CDP 05-23-0753, rather than being reflective of a City pause, appears just another means to price out the undesirables, and transition coastal access in Newport to the more affluent. Thankfully, the Coastal Commission on February 5<sup>th</sup>, voted that City plan down, but other plans/schemes persist.

Additionally, more recent City acts that do not seem reflective of a pause on “**its consideration of mooring rate increases and rule changes**” are:



**CITY OF NEWPORT BEACH  
HARBOR COMMISSION AGENDA**

City Council Chambers-100 Civic Center Drive, Newport Beach CA 92660

**Wednesday, June 11, 2025 - 5:00 PM**

And:



**CITY OF NEWPORT BEACH  
HARBOR COMMISSION AGENDA**

City Council Chambers- 100 Civic Center Drive, Newport Beach CA 92660

**Wednesday, July 9, 2025 - 5:00 PM**

**RESOLUTION NO. HC2025-1**

**A RESOLUTION OF THE HARBOR COMMISSION OF THE  
CITY OF NEWPORT BEACH, CALIFORNIA, MODIFYING  
SPECIFICATIONS FOR MOORINGS LOCATED UPON  
TIDELANDS IN NEWPORT HARBOR**

**NOW, THEREFORE**, the Harbor Commission of the City of Newport Beach resolves as follows:

**Section 1:** The Harbor Commission does hereby approve the modifications to the Offshore and Onshore Mooring Specifications. These modifications are detailed in Exhibit A, which is attached hereto, and incorporated into this resolution by reference.

**Section 2:** Onshore moorings that (1) lack an assigned vessel, and (2) do not meet the newly adopted specifications must be brought into compliance by the permittee's next scheduled overhaul or December 13, 2025, whichever occurs sooner.

And:

Harbor Commission Meeting  
June 11, 2025  
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4. **Discussion of Proposed Revisions to NBMC Title 17**

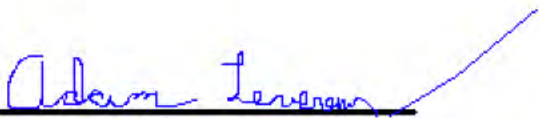
Included in the Harbor Commission's 2024 Objectives is objective number 1 the title of which is "Conduct annual review of Title 17 and recommend updates to City Council where necessary." The full Commission will listen to and provide input on a proposal prepared by the subcommittee responsible for that objective.

**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. Consider a proposal from the subcommittee responsible for the current Harbor Commission Objective 1 on potential revisions to the Newport Beach Municipal Code (NBMC) related to the harbor; and
3. If desired, provide direction to the objective subcommittee and staff to finalize recommended revisions to be considered at a subsequent Harbor Commission meeting.

Does the State Lands Commission feel that the City having pushed forward with CDP 05-23-0753, and the Newport Beach Harbor Commission continuing to agendize, consider, and impose various Title 17 Harbor Code (Rule) changes and costs on Mooring Permittees is the City pausing ***"its consideration of mooring rate increases and rule changes"***, which State Lands and Coastal Commissions were ***"collectively pleased"*** about? Please compel the City to actually, really, truly pause.

Sincerely,

  
Adam Leverenz