YACHT CLUB MOORING FIELDS

OCTOBER 14, 2026 | HARBOR COMMISSION

PURPOSE OF STUDY SESSION

1) Review State Lands Commission recommendations –
   - Charge fair market value rent for public tidelands
   - Develop terms based on regulatory limits

2) Discuss Program for Distinct User Group – Yacht Club Mooring Fields
   - Set rates using an appraisal
   - Develop program guidelines and draft lease agreement
   - Determine if any code changes are required

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QUICK REMINDER ON GOVERNING DOCUMENTS

- City manages Newport Bay on behalf of the State, for the benefit of all Californians
- California State Lands Commission provides oversight
- Commission reviews consistency with:
  - Public Trust Doctrine
  - California Constitution
  - Granting Statues – “Beacon Bay Bill”
  - Fiduciary duties

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WHY THE CITY IS REVIEWING THE PROGRAM

- December 2025 State Lands Commission issues report – review of City's management of public lands
- Report includes recommendations regarding City's management of moorings and piers, to improve fairness, consistency and compliance with State requirements
  - City retains authority to shape management practices and programs
  - Compliance is NOT optional!

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WHAT THE CITY MUST CONSIDER

STATE OF CALIFORNIA

Beacon Bay Bill

- Limits uses to public harbor, beaches, marinas, aquatic and recreational facilities for the general public, and preservation
- Private limited use allowed when:
  - Lease or permit
  - Less than 50 years
  - No discrimination in rates, tolls, charges - ***rent based on value***

California Constitution

- Section 6, Article XVI Public Finance
- City is fiduciary
- ***No gift of public funds or gift of public lands to any individual or corporation***

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TIDELANDS & RENTAL RATE REQUIREMENTS

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Municipal Code

- Sections 17.60.020(E) and 17.60.060(D) – rental rates for tidelands uses set at fair market value (FMV)
- FMV determined by appraisal
- FMV established by City Council

Council Policy F-7

- FMV required for private use of public lands
- Exceptions for public use or community benefit
- Waiver of policy requires City Council approval

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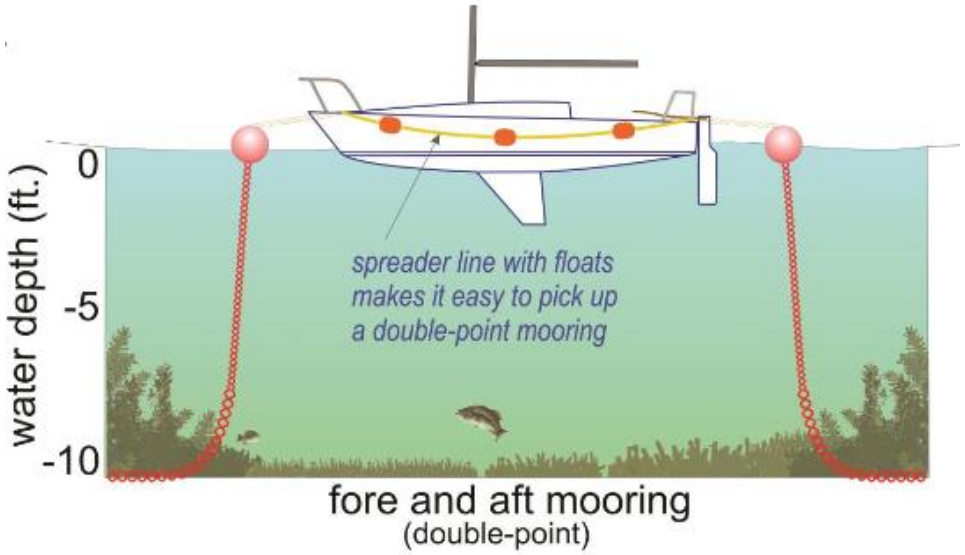
WHAT IS A MOORING?

Onshore
(accessible from land)

Offshore
(bayward of pierhead line)



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HARBOR MOORING FIELDS

City of Newport Beach
Moorings and Harbormaster

- Mooring Areas
- Public Dock
- Pumpout Station
- Marina Park/Harbormaster
- Boat Ramp
- Fuel Dock
- Public Slips
- Coast Guard
- Harbor Patrol
- Anchorage
- Ferry Crossing

Marina Park/Harbormaster
1600 W. Balboa Blvd.
Newport Beach, CA 92663
949-270-8159
harbormaster@newportbeachca.gov
newportharbor.org

Newport Harbor Yacht Club Mooring Field

NBGIS
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City of Newport Beach
GIS Division
July 07, 2026

Balboa Yacht Club Mooring Field

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GIS Division
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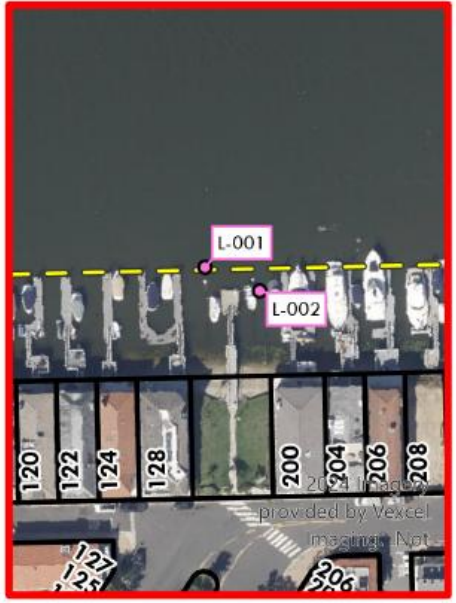

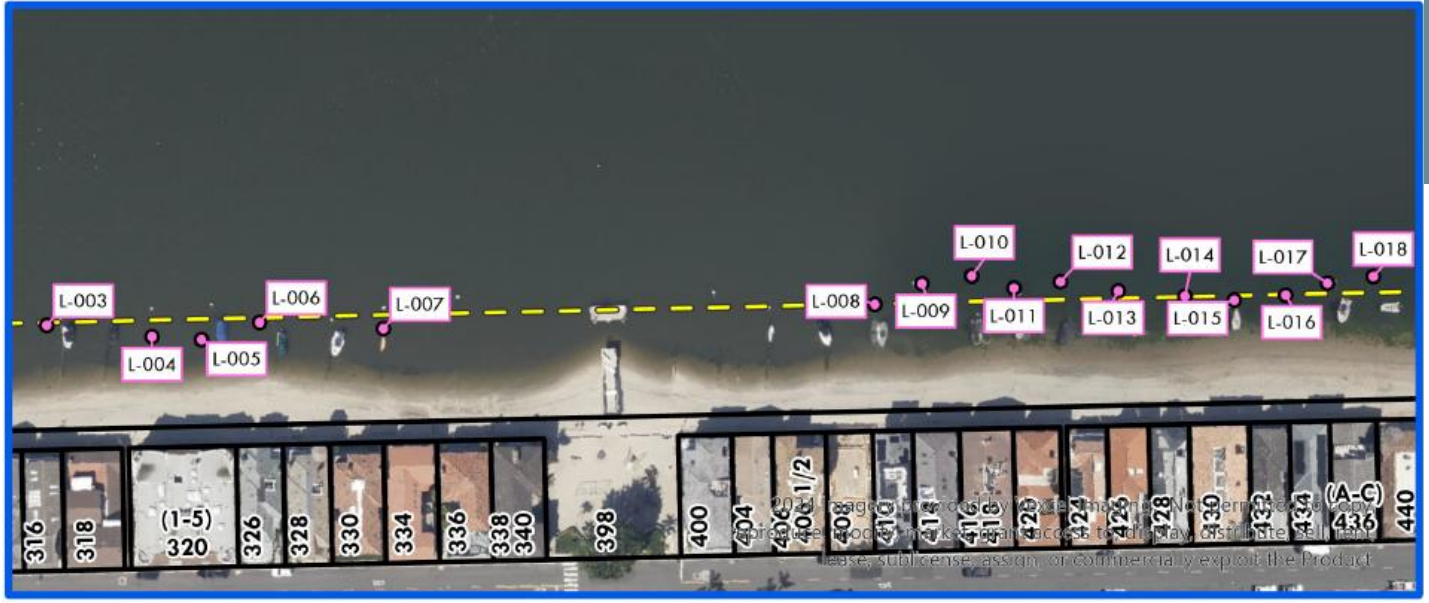

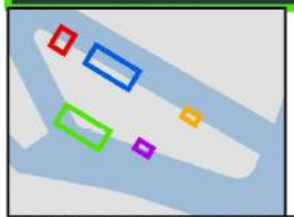

Lido Island Community Association Onshore Moorings

NBGIS
NEWPORT BEACH

City of Newport Beach
GIS Division
October 07, 2026

EXISTING PROGRAM: YACHT CLUB MOORING FIELDS

- NBMC Section 17.60.040:
  - Allows yacht clubs to hold permits for a mooring field
  - Yacht clubs may manage and assign permits within fields to respective members
  - Allows single point moorings and multiple vessel mooring systems
  - Prohibits sale or transfer of permits
  - Mooring areas may not be expanded
  - Number of moorings set by NOAA

HOW YACHT CLUB MOORING FIELDS DIFFER

Permit

- Permittee maintains mooring tackle
- Transferrable
- 1,200+ existing permits
- $3.48 per linear foot per month (offshore)
- $1.74 per linear foot per month (onshore)

YC Field

- YC maintains mooring tackle
- Not transferrable
- 73 permits to NHYC
- 79 permits to BYC
- 45 permits to LICA HOA
- Same rates per linear foot per month

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YACHT CLUB MOORING FIELD RENTAL RATES

Current Rents

Onshore: $1.74 per linear foot per month

>> LICA HOA Field $1,378.08 per month (792 LF)

Offshore: $3.48 per linear foot per month

>> NHYC Field $8,847.90 per month (2,542.50 LF)

>> BYC Field $8,689.56 per month (2,497 LF)

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YACHT CLUB FIELDS USE HARBOR SPACE DIFFERENTLY

Manager	Field	Field Size (SF)	Field Size (Acres)	Mooring Count	Moorings per Acre (MPA)
City	A	964,786	22.15	133	6.00
	B	367,221	8.43	61	7.24
	C	385,811	8.86	54	6.09
	D	319,247	7.33	56	7.64
	F	196,066	4.50	22	4.89
	H	459,373	10.55	91	8.63
	J	672,686	15.44	122	7.90
	K	138,265	3.17	22	6.94
NHYC	NHYC	870,197	19.98	73	3.65
BYC	BYC	852,008	19.56	79	4.04

City Average: 6.92 MPA

DIFFERENT DENSITIES PRODUCE DIFFERENT REVENUE

Offshore Mooring Fields

[using 40-foot mooring @$3.48/LF/month]

Manager	Density (MPA)	Revenue Per Month/Acre
City	6.92 (average)	$963.26*
NHYC	3.65	$508.08
BYC	4.04	$562.37

*Actual revenues will vary based on the size of the moorings in the field and the aggregate linear footage

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DEFINING FINANCIAL TERMS

TAXES	FEES	RENT
Mandatory, non-refundable government charges that support public services	Voluntary payments for a specific service, such as a convenience fee	A payment made in exchange for the right to use property

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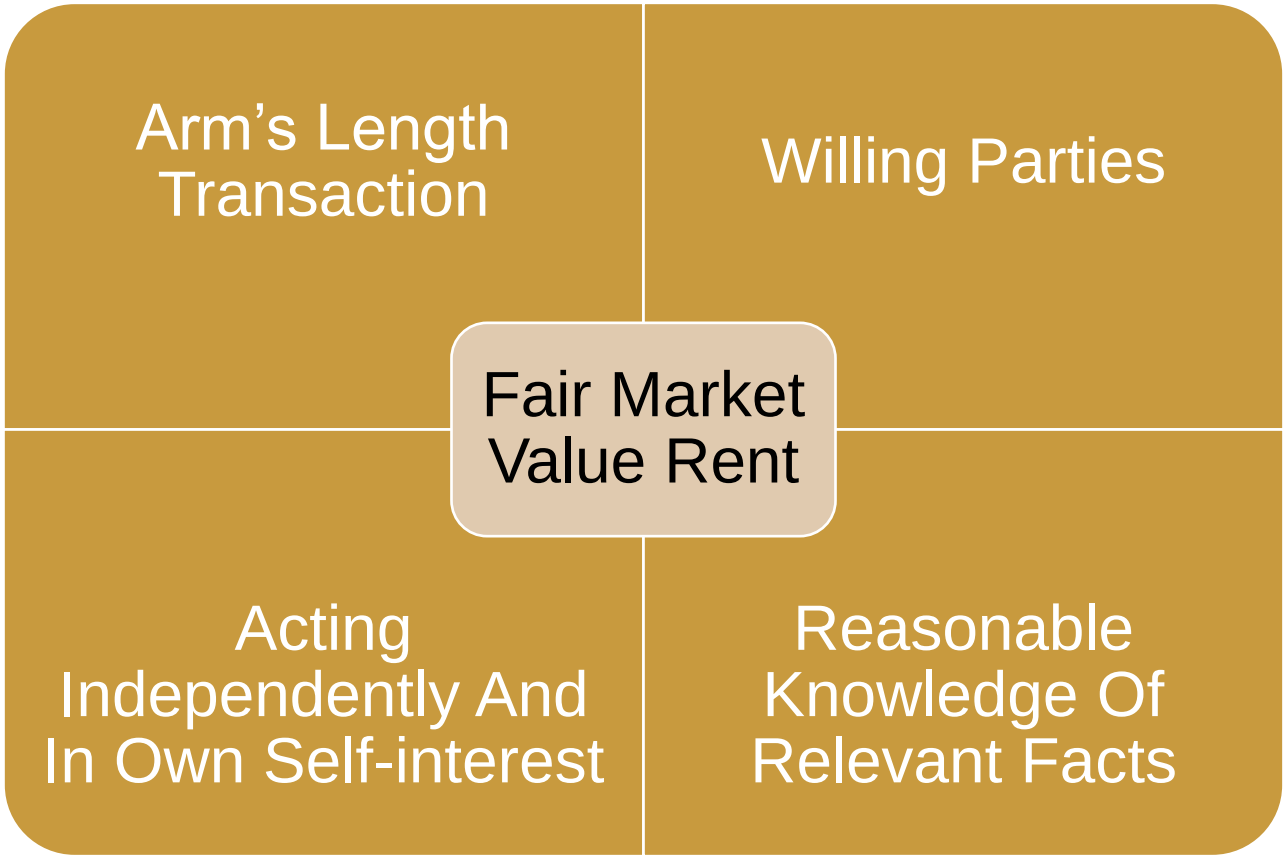
FAIR MARKET VALUE RENT



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APPRAISAL IN PROGRESS

City solicited proposals from 6 on-call appraisers:

- 3 proposals received
- 3 declined to provide bid (conflict/experience)

City provide a written scope of services description to all appraisers

Cushman & Wakefield selected

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DISCUSSIONS WITH YACHT CLUBS

- Rates and Adjustments
- Implementation Timeline
- Ability to Modify Existing Density and Layout
- Term of a Lease
- Ability to Finance the Lease

WHAT HAPPENS NEXT

- Yacht Club Mooring Field Appraisal will be finalized and report published

- Yacht Club Mooring Field discussion continues:
  - Stakeholder Meeting – October 28, 2026, 5 p.m., Marina Park
  - Special Harbor Commission Meeting – November 9, 2026, 5 p.m., City Hall, Council Chambers
  - Harbor Commission Meeting – January 2027, date and location TBD

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QUESTIONS FOR HARBOR COMMISSION DISCUSSION

- What program guidelines should be created?
- What, if any, municipal code changes should be considered?
- Do you have feedback on the terms of a lease agreement?
- Do you have questions for the yacht clubs or HOA?
- Any other initial guidance or feedback?

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THANK YOU!

Lauren Wooding Whitlinger, Real Property Manager

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