


# Onshore Mooring Rent Analysis Comparable Use-Residential Pier (Non-Discriminatory Fee Comparison)

1) Tidelands encumbered: 288 sq ft

Newport Harbor Onshore Moorings  
Newport Beach, California December 21, 2021 NETZER & ASSOCIATES

"typical" onshore mooring encumbers 288 square feet (36' x 8') of tideland. This figure will be used in the analysis.

2) Rate for comparable use: \$0.54 sq ft

 Pier Permit Information  
City of Newport Beach

☆ Residential Pier Permit > ...

Address:  
Permit Area Total Square Footage: 696

Permit Fee  
Current Year: \$375.68

$\$375 \div 696 \text{ sq ft}$   
 $= \$0.54 \text{ per sq ft}$

3) Rate X SQ FT = Fair and Reasonable Fee

$\$0.54 \times 288 \text{ sq ft} = \underline{\$155.52 \text{ per year}}$

## No Rate Discrimination language from Section 1(d) of State Tidelands Grant (AKA Beacon Bay Bill)

**(d) In the management, conduct, operation, and control of the lands or improvements, betterments, or structures thereon, the city or its successors shall make no discrimination in rates, tolls, or charges for any use or service in connection therewith**

\* It is NMA position that onshore mooring encumbers far less than 288 sq ft of tidelands.

### Southern California Shore Mooring Rental Analysis

Small boat storage rent analysis using comparables that have identical characteristics to the Lake Michigan comparable that staff has declared a "Comparable Use".

Number	Location	Description	Length	Rate Charged	Adjustment	After adjustment
1	City of Long Beach	Shore Mooring	Up to 16ft	\$275 /11 months		
	adjustment 1	up 11 months to 12			\$300	
	adjustment 2	increase 16ft to 18ft			\$337.50	
	<u>Adjusted annual rent</u>					
2	City of San Diego	Beach Bar	Up to 17ft	\$154 / yr		
	adjustment 1	increase 17ft to 18ft			\$163	
	<u>Adjusted annual rent</u>					
3	City of Santa Barbara	Catamaran Beach	Up to 26 ft	\$200 / 7 months		
	adjustment 1	decrease 26ft to 18ft			\$138	
	adjustment 2	up 7 months to 12			\$237	
	<u>Adjusted annual rent</u>					
4	City of Santa Barbara	West Beach	Up to 16ft	\$275 / yr		
	adjustment 1	increase 16ft to 18ft			\$309	
	<u>Adjusted annual rent</u>					
<b>Average of comparable rents</b>				<b>\$338+\$163+\$237=</b>	<b>\$738 /3=\$246</b>	<b><u>\$246</u></b>
<b>Conclusion:</b> Average small boat rent in SoCal (using samples with characteristics of Michigan example provided by staff) is \$246/yr*						
						*after adjustments