

CITY OF NEWPORT BEACH HARBOR COMMISSION STAFF REPORT

Agenda Item No. 1
October 15, 2008

TO: HARBOR COMMISSION

FROM: Harbor Resources Division (City Manager's Office)
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SUBJECT: Proposed Options for the "H" Mooring Field Layout

ISSUE

The Mooring Master Plan Subcommittee has narrowed down the configuration options for the eastern boundary of the "H" mooring field to two choices. The subcommittee is requesting the Harbor Commission to decide which option best represents the needs of the community so that staff and the subcommittee may proceed with the next step of finalizing all the mooring areas in the harbor.

RECOMMENDATION

If desired, the Harbor Commission may chose any of the following options:

1. Advise staff to adopt Option #1 which relocates six vessels along the eastern boundary of the H mooring field, or;
2. Advise staff to adopt Option #2 which relocates two vessels along the eastern boundary of the H mooring field and relocates the remaining four vessels elsewhere in the harbor. This plan stipulates that future vessels may not occupy the water space to the south of the two newly relocated vessels, or;
3. Advise staff to adopt an alternate option as decided by the Commission.

BACKGROUND

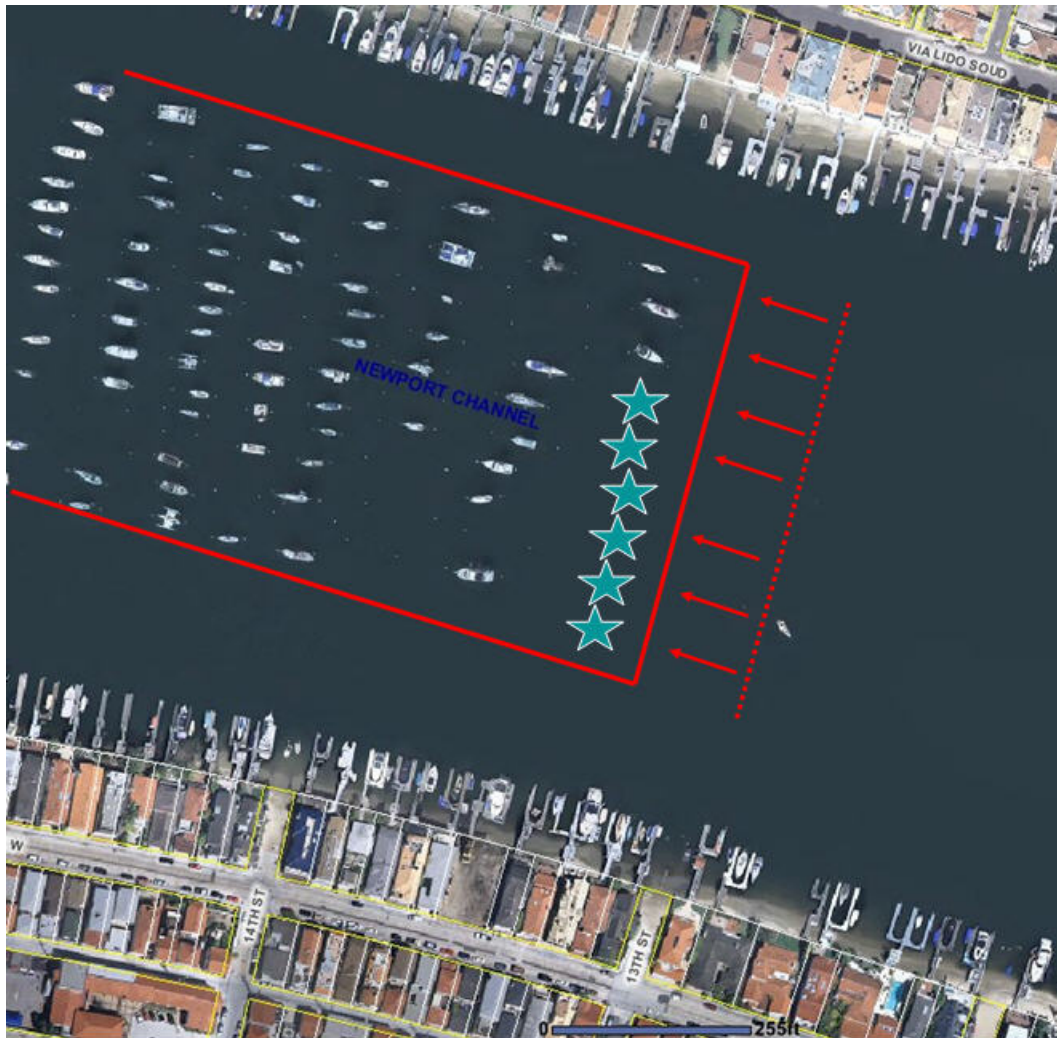
As stated at the September Harbor Commission meeting, the Mooring Master Plan Subcommittee (MMPSC) has been evaluating all of the mooring areas throughout Newport Harbor for nearly four years. (For a complete history, please see the Harbor Commission staff report dated September 10, 2008, "Proposed "H" Mooring Layout.") This subcommittee has reached a consensus on nearly all of the mooring boundary configurations except the eastern section of the "H" mooring area. At the September meeting, the Harbor Commission provided input to assist the subcommittee. Subsequently, the subcommittee then met again to reconsider the pros and cons of each alternative. After much debate, the subcommittee narrowed the choices to two alternatives which we are now presenting to the Harbor Commission for a final decision.

OTHER INFORMATION

A brief overview of some mooring statistics and facts may be helpful to the discussion. They are:

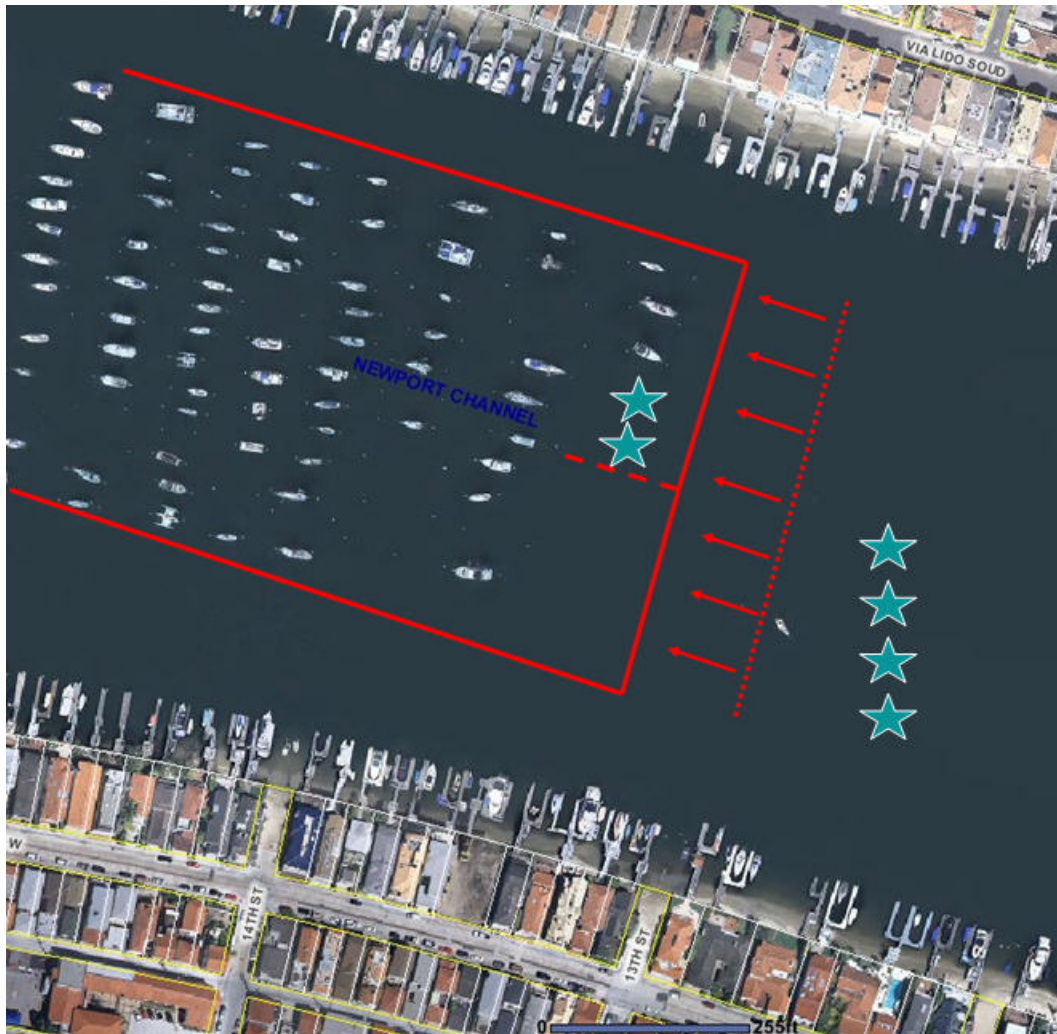
- The mooring boundary project is distinct, unique and unrelated to the transferability issue that is separately underway.
- There are approximately 800 off-shore moorings, most of which are City moorings with the exception of Carnation Cove, "G" field, and three "C" moorings which are used for impound purposes only.
- There are no "vacant" moorings in the harbor. Every mooring is assigned to a permittee who pays the yearly fees and maintains the mooring. Not all permittees choose to keep a boat at their moorings.
- The moorings without boats may be rented by the Harbor Patrol for short term only. Generally there are about 100 of these available. Revenue, as of now, goes to the County.
- Visitor mooring availability is not guaranteed, and is issued on a first come, first served basis.
- The goal of the MMPSC is to have a solution that meets everyone's needs by consensus.
- This boundary plan must be something we can do *now*, not contingently nor over many years.
- Alternate mooring systems and designs deserve energetic pursuit. These might include 1) Elastic lines / augers or other securing approaches, 2) expanded Multiple Vessel Mooring Systems where two vessels may side-tie to a float, or perhaps a "Star" mooring approach, 3) other methodologies that could successfully compress rows or columns in the mooring fields.
- The future of the above mentioned ideas is uncertain and extensive time will be required for public outreach, designing, testing, budgeting, approval and implementation.

OPTION #1



- Move the boundary west.
- The six vessels needing to be relocated from other sections of the H & J fields will comfortably fit within this option. Space efficient.
- However, these six vessels will occupy the open water space that has never been used before. Yacht clubs and surrounding residents have stated that this area should remain open for races and general public use.

OPTION #2



- Move the boundary west. Maintains the historical rectangular mooring configuration.
- Two of the six vessels needing to be relocated from other sections of the H & J fields will be positioned below the existing three vessels. Remaining four vessels would be relocated to another mooring field. Commit to not place moorings in the open water space south of the 5 vessels.
- Maintains most of the open water space. Compromise between residents and yacht clubs who support this plan. Nominal impact to general recreation use.

ENVIRONMENTAL REVIEW

The Harbor Commission's approval of this item does not require environmental review.

PUBLIC NOTICE

This agenda item has been noticed according to the Ralph M. Brown Act (72 hours in advance of the public meetings at which the Harbor Commission considers the item). It was posted at City Hall and on the City's website.

Prepared by:

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