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January 6, 2026

***Sent via electronic mail and USPS***

File Ref.: G09-02

City of Newport Beach City Council  
100 Civic Center Drive  
Newport Beach, CA 92660  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

**Subject: Report on the City of Newport Beach's Public Trust Lands Management**

Honorable Mayor Kleiman and Councilmembers,

At the December 16, 2025 State Lands Commission meeting, the Commission directed staff to transmit the *Report on the City of Newport Beach's Public Trust Lands Management* to the City of Newport Beach ([Item 105, December 16, 2025](#)). A copy of this report is included in this letter.

As background, at the August 21, 2025 Commission meeting, staff presented their draft *Report on the City of Newport Beach's Public Trust Lands Management* ([Item 66, August 21, 2025](#)). This report was prepared to provide information on the Commission's jurisdiction over Newport Beach tidelands and to present a draft version of staff's findings and recommendations regarding limited topics related to the City's mooring permit and residential pier permit programs. The draft report was made available for public review and comment in advance of the August 21, 2025 Commission meeting, and staff accepted public comment on the report until December 2025, with the official public comment period running through October 31, 2025.

At the December 16, 2025 meeting, staff presented the final version of the Report which was completed after taking public input into account. This report is focused on the City's discretionary actions regarding both mooring permits and residential pier permits and how the City explained its discretionary actions, considering its legal obligations to act as the State's trustee, or whether it did so at all. When City actions appear to conflict with its legal obligations to the state, this report identifies the

potential legal violations so that the City may review its management and provide responses and make corrections as needed. Commission staff also provided responses to public comments received on the Report.

At the December 16 meeting, the Commission voted to:

1. Direct staff to transmit the Report on the City of Newport Beach's Public Trust Lands Management to the City.
2. Direct staff to coordinate with the City and provide the Commission with an update regarding the City's progress addressing problems identified in the report within 6 months (adjusted as needed for the Commission's meeting schedule).
3. Delegate authority to the Executive Officer or their designee to recommend that the Commission institute a formal hearing pursuant to Chapter 74, Statutes of 1978, as amended, if staff determines that the City's progress in addressing its Public Trust Lands management issues has been insufficient within 12 months.
4. Delegate authority to the Executive Officer or their designee to recommend that such a formal hearing be deferred to a later date, or indefinitely, if the City's progress is sufficient, or if staff determines that the City has made a good faith effort to address its Public Trust Lands management issues but needs more time to resolve said issues.

Please review the included Report. We appreciate the collaboration with City staff during the Report drafting and look forward to further collaboration as the City addresses the issues raised in the Report. Please contact Jeff Plovnick, Granted Lands Specialist, at [Jeffrey.Plovnick@slc.ca.gov](mailto:Jeffrey.Plovnick@slc.ca.gov), when you are ready to discuss the matter further, or if you have any questions. As mentioned above, our Commissioners request an update from the City as soon as possible, and no later than June 2026.

Sincerely,



Mathew Dumlao, PhD  
Executive Officer  
State Lands Commission

Enclosure

Mayor Kleiman  
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Cc:

Seth Blackmon, Chief Counsel, State Lands Commission  
Jeffrey Plovnick, Granted Lands Management Specialist, State Lands Commission  
Benjamin Johnson, Staff Attorney, State Lands Commission  
Lauren Wooding Whitlinger, Real Property Administrator, City of Newport Beach