



**AGENDA NO: A-4**

**MEETING DATE: March 12, 2019**

**THE FOLLOWING PUBLIC CORRESPONDENCE  
WAS RECEIVED BY THE CITY COUNCIL  
FOLLOWING POSTING OF THE AGENDA**

## Dana Swanson

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**From:** betty winholtz [REDACTED]  
**Sent:** Monday, March 11, 2019 3:50 AM  
**To:** John Headding; Robert Davis; Marlys McPherson; Jeffrey Heller; Dawn Addis  
**Cc:** Dana Swanson; Scott Collins  
**Subject:** item a-4, agenda correspondence

Dear City Council:

Please consider these comments for the record.

There are significant issues at hand--

1. This item needs to be reclassified. What should be a Public Hearing isn't even under New Business, but Consent where it can be passed with no discussion. The mayor and city manager made this decision when they set the agenda. The Council can correct this error by motioning and voting to move it to another location on the agenda. This item is not just about contracts as the Recommendation leads you to believe. It suggests ignoring new EIR impacts.

2. You are being told to allow the consultant to treat major changes in the WRF proposal as minor. Minor is when you change the color of the building. Major is when a whole new component on a new piece of land is added to a proposed project. Major is when 3 routes change locations from what was evaluated, to now disrupting other traffic circulation patterns.

You are being distracted from the land use changes by the financial consideration of the the contract. However, changing routes is a land use decision. The land upon which the 3 new routes and lift station are proposed were not evaluated in the EIR. Therefore, by law, a new EIR is required. The Staff Report excuses the changes because the money is there. Money has nothing to do with it; this is about land use.

3. The agenda description for this item borders on a Brown Act violation. While it states the Addendum in the description, it does not reveal a potential change in the EIR is involved.

Sincerely,  
Betty Winholtz



**AGENDA NO: A-5**

**MEETING DATE: March 12, 2019**

**THE FOLLOWING PUBLIC CORRESPONDENCE  
WAS RECEIVED BY THE CITY COUNCIL  
FOLLOWING POSTING OF THE AGENDA**

## MEMO

**Date:** March 8, 2019  
**To:** Morro Bay City Council  
**cc:** Morro Bay City Manager  
**From:** Ron Reisner, Morro Bay Resident

### **Subject: March 12, 2019 City Council Meeting - Agenda Item A-5**

I have studied Agenda Item A-5, both the Staff Report and the proposed Resolution, and have briefly researched issues relative to over-road transportation of petroleum products (“oil”). I also reviewed the minutes from the February 13, 2019 City Council meeting. I offer the following:

- As the proposed Resolution states, the City of Morro Bay previously approved Resolution 07-18 supporting opposition to new oil and gas exploration, fracking etc., and a “phase-out of all oil and gas extraction” on the California coast. Therefore, the City of Morro Bay (in this case the City Council, without a public referendum) has made its position clear regarding petroleum and natural gas in our lives.
- The agenda item Staff Report states that environmental groups and nearby local agencies are concerned that “piping and trucking oil out of Santa Barbara could lead to more oil truck accidents . . . and potentially more crude oil being spilled and spoiling Central Coast beaches (etc.)”. **However:** *No data has been offered to substantiate: A. how many oil trucks currently travel from Santa Barbara; and B. the frequency of oil truck accidents in Santa Barbara County that result in oil being spilled from those trucks.*
- Currently, numerous Federal and State agencies regulate over-road transportation of oil, including but not limited to: the Department of the Interior; the Department of Transportation; the Environmental Protection Agency; the Bureau of Land Management; the Department of Labor; the Occupational Safety and Health Administration; and the California Department of Transportation.
- The proposed Resolution expresses concern that the proposed trucking route passes less than 250 feet from Refugio State Beach campground – a rational concern. **Point:** *Rather than categorically denounce the over-road transport of “oil”, alternatively a route other than the Refugio route could be lobbied for. However, that brings me to the overarching point below:*

The Morro Bay City Council, individually and collectively, was elected to deal effectively with the public safety, infrastructure, and economic well-being of the City of Morro Bay – not global climate change, not global warming, not greenhouse gas emissions, and not the Refugio campground. Please stay focused on City of Morro Bay domestic issues and affairs. There are plenty of both - and Council and City Staff have their hands full addressing them.



**AGENDA NO: A-7**

**MEETING DATE: March 12, 2019**

**THE FOLLOWING PUBLIC CORRESPONDENCE  
WAS RECEIVED BY THE CITY COUNCIL  
FOLLOWING POSTING OF THE AGENDA**

To: Mayor John Headding and City Council

3/8/19

Reference: Agenda Item A-7 March 12, 2019

I am writing in opposition to the proposed abandonment of public right of way along Morro Bay Blvd. and Main St. The Commission was told at the public hearing they were voting only whether the abandonment was consistent with the City General plan. I question whether in fact it is consistent with the City General Plan.

In the Land Use section of the plan, it says that rest areas should be incorporated in the right of way for benches, drinking fountains, kiosks, landscaping and planters.

In the Circulation Section, a possible solution to traffic issues is that Morro Bay Blvd. and Main St. be widened into the sidewalk area to allow for a center lane used for left turns.

The abandonment of the public right of way appears to have no public benefit and is only for the purpose of making the property easier to sell. It is probable that a new owner would have improvement/development plans and would need to clear the encroachment to pursue those plans. If the building is of any historic significance it could be moved to clear the encroachment. Since development would or could entail demolition of the existing encroachments, the encroachment issue would be resolved without the gift of public property – as it should be.

Reasoning that the existing sidewalk is adequate today is not justification for the gift of public property to a private property owner. This is a dangerous precedent that could set the stage for future requests for the same consideration by more property owners.

The Code cited in the Staff Report to the Planning Commission says the Planning Commission has forty days to render a decision. I think they could have benefited by another hearing and more research and discussion. They were urged forward by staff and compromised after voting not to approve the resolution. One Commissioner stated he felt there could be better solutions than the one presented that would be consistent with the general Plan, but they were presented with only one, and were told they had to show an inconsistency with the General Plan in order to vote no. The compromise resolution is not a good solution for the City.

There is more to this issue than whether it is consistent with the General Plan. It is about giving away public property. Keeping the existing right of way is consistent with the General Plan. With the General Plan outlining so many potential uses within the public right of way, it appears short sighted to abandon this public right of way. I ask that you do not adopt Resolution 18-19, and urge you to keep the existing right of way.

Scott Lawson

Morro Bay resident

## Dana Swanson

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**From:** betty winholtz [REDACTED]  
**Sent:** Monday, March 11, 2019 1:51 AM  
**To:** John Headding; Robert Davis; Marlys McPherson; Jeffrey Heller; Dawn Addis  
**Cc:** Dana Swanson; Scott Collins  
**Subject:** item a-7, agenda correspondence

Dear City Council:

It seems to me that a gifting of public land, abandonment, should be a Public Hearing not a Consent Item.

The plea is that it is only a few inches on Morro Bay Blvd and a couple of feet on Main that's being giving away. I agree with the concept of legal, non-conforming; unless there is a proposal, it should not be disturbed. And as it works in our residential zones, when there is a proposal to build, legal setbacks can be re-evaluated.

However, to give away appropriate setbacks now, when the project is not known, and it's being done for a private sale, does not leave the City's options open. Let the new owner apply for the change, not the current one. If the new owner doesn't tear down the buildings, then it's the status quo and all is well.

Sincerely,  
Betty Winholtz

## Dana Swanson

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**From:** Sean Green <seanmichaeljamesgreen@gmail.com>  
**Sent:** Monday, March 11, 2019 10:17 AM  
**To:** Dana Swanson; Scott Collins; Council  
**Subject:** Fwd: 3/12/19 Agenda Correspondence: Item A-7

Council,

If you choose to approve this gift of public land to private owner, several other requests will follow. And given the very limited scope of reasons to deny such a request presented to date (and very limited discussion on that very limited scope), it seems reasonable to believe that these future requests would be granted as well, thus changing the public landscape of Morro Bay, inch by inch, in the wrong direction. Real estate transactions are inherently complex, and I wish all parties the best, but the onus should not be on the City to broker such deals through policy exceptions. I second the sentiment that the current, longstanding structures don't really bother me with their encroachment(s), but to see new construction permit applications submitted months after your decision to approve today's staff recommendation that take full advantage of formerly public land would leave a bad taste in many resident mouths, mine included.

Respectfully submitted,

Sean Green



**AGENDA NO: C-1**

**MEETING DATE: March 12, 2019**

**THE FOLLOWING PUBLIC CORRESPONDENCE  
WAS RECEIVED BY THE CITY COUNCIL  
FOLLOWING POSTING OF THE AGENDA**

## **Dana Swanson**

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**From:** Gibsey Beckett [REDACTED]  
**Sent:** Friday, March 08, 2019 2:38 PM  
**To:** Council  
**Subject:** Support Aquarium

Dear Morro Bay City Council Members,

I am submitting my comments regarding Item C1 on the [March 12, 2019](#) City Council Meeting Agenda regarding a new Morro Bay Aquarium project.

I donated to the Morro Bay Aquarium Feasibility Study because I believe the overall public benefits of a new Aquarium in Morro Bay include: an increase in economic activity in the City and the region; an increase in community engagement for local residents as Aquarium volunteers, docents and members; and an increase in education for both locals and tourists of all ages to ensure good stewardship for the future of our estuary, our bay, our ocean, and the wide variety of marine life that live along our coast.

Additionally, our family would love to have an activity to draw us, as locals, back to the embarcadero. We would also love to have a reason to bring our guests there.

Therefore:

- A. I encourage the City Council to continue forward in partnership with the Central Coast Aquarium (CCA) and Cal Poly in pursuing a new Aquarium project in Morro Bay within the proposed one-year timeline.
- B. I encourage the City's full and active participation as a highly engaged partner with CCA and Cal Poly to seek capital investment.
- C. I encourage the City Council to choose City Council Members and/or City Staff to serve on the capital investment task force.

Thank you for taking the time to consider my input,  
Gibsey Beckett

[Sent from Yahoo Mail for iPhone](#)

## Dana Swanson

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**From:** Amy Burton [REDACTED]  
**Sent:** Sunday, March 10, 2019 10:04 PM  
**To:** Council  
**Subject:** comments regarding Item C1

Dear Morro Bay City Council Members,

Thank you for your time and leadership.

I am submitting my comments in reference to Item C1 on the March 12, 2019 City Council Meeting Agenda regarding the new **Morro Bay Aquarium project**.

I would like to encourage you to continue forward in partnership with the Central Coast Aquarium and Cal Poly in pursuing a new Aquarium project in Morro Bay within the proposed one-year timeline.

I donated to the Morro Bay Aquarium Feasibility Study because I believe a Morro Bay Aquarium would be a welcome addition for our community's residents as well as our many visitors. I deeply value the educational component of the Aquarium as I believe it would encourage and engrain good stewardship of our most valued natural resources, our estuary, bay and ocean. In addition, I believe a Morro Bay Aquarium would bring revenue to our city which is a necessary added value of this proposed project.

I am grateful for your consideration of my input.

My thanks,  
Amy Burton

**Dana Swanson**

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**From:** David Burton [REDACTED]  
**Sent:** Sunday, March 10, 2019 11:32 PM  
**To:** Council  
**Subject:** Aquarium study

Dear MB City Council,

I am submitting my comments regarding Item C1 on the March 12, 2019 City Council Meeting Agenda regarding a new Morro Bay Aquarium project.

I'll keep this short -- I donated to the feasibility study because I hoped and believed a new aquarium would be a good long term investment of the city as a whole. After reviewing the feasibility study, I am still of that belief. Please continue forward in partnership with CCA and Cal Poly.

Thanks for you time and keep up the good work,

David Burton

**Dana Swanson**

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**From:** Judith Carlson [REDACTED]  
**Sent:** Friday, March 08, 2019 12:33 PM  
**To:** Council  
**Subject:** Morro Bay Aquarium Feasibility Study- Item C1

Dear Morro Bay City Council Members,

We are submitting our comments regarding Item C1 on the March 12, 2019 City Council Meeting Agenda regarding a new Morro Bay Aquarium project.

We donated to the Morro Bay Aquarium Feasibility Study because we believe the overall public benefits of a new Aquarium in Morro Bay include: an increase in economic activity in the City and the region; an increase in community engagement for local residents as Aquarium volunteers, docents and members; and an increase in education for both locals and tourists of all ages to ensure good stewardship for the future of our estuary, our bay, our ocean, and the wide variety of marine life that live along our coast. Therefore:

- A. We encourage the City Council to continue forward in partnership with the Central Coast Aquarium (CCA) and Cal Poly in pursuing a new Aquarium project in Morro Bay within the proposed one-year timeline.
- B. We encourage the City's full and active participation as a highly engaged partner with CCA and Cal Poly to seek capital investment.
- C. We encourage the City Council to choose City Council Members and/or City Staff to serve on the capital investment task force.

Thank you for taking the time to consider our input.

Judith and Bill Carlson  
Morro Bay, CA

**Dana Swanson**

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**From:** Susan Gossard [REDACTED]  
**Sent:** Monday, March 11, 2019 6:40 AM  
**To:** Council  
**Subject:** Morro Bay Aquarium Project

**Dear Morro Bay City Council Members,**

**We are submitting comments regarding Item C1 on the March 12, 2019 City Council Meeting Agenda regarding a new Morro Bay Aquarium project.**

**We donated to the Morro Bay Aquarium Feasibility Study because we believe the overall public benefits of a new Aquarium in Morro Bay include: an increase in economic activity in the City and the region; an increase in community engagement for local residents as Aquarium volunteers, docents and members; and an increase in education for both locals and tourists of all ages to ensure good stewardship for the future of our estuary, our bay, our ocean, and the wide variety of marine life that live along our coast. Therefore:**

- A. We encourage the City Council to continue forward in partnership with the Central Coast Aquarium (CCA) and Cal Poly in pursuing a new Aquarium project in Morro Bay within the proposed one-year timeline.**
- B. We encourage the City's full and active participation as a highly engaged partner with CCA and Cal Poly to seek capital investment.**
- C. We encourage the City Council to choose City Council Members and/or City Staff to serve on the capital investment task force.**

**Thank you for taking the time to consider our input.**

**Craig and Susan Gossard  
Morro Bay**

**Dana Swanson**

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**From:** Susan Heinemann [REDACTED]  
**Sent:** Saturday, March 09, 2019 8:40 PM  
**To:** Council  
**Subject:** Morro Bay aquarium

I support the aquarium project as I believe that it will enhance MB as a family destination, plus bring in increased tax revenue.

Susan Heinemann  
[REDACTED]  
Morro Bay

## Dana Swanson

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**From:** Clare Mc Farlin [REDACTED]  
**Sent:** Saturday, March 09, 2019 8:21 AM  
**To:** Council  
**Subject:** Morro Bay Aquarium

I would like to offer my input for support of a revamped Morro Bay Aquarium. This is a needed conservation effort, plus an educational and tourist draw.

A state of the art aquarium would be a destination for Morro Bay. It could offer rehabilitation for sea creatures offering an educational experience for locals and tourists alike.

Morro Bay needs more than fish and chip restaurants. I applaud the addition of the marine museum and the board walk. These have enhanced Morro Bay. We need more destinations that show off the unique and natural beauty of Morro Bay.

Sincerely,  
Clare McFarlin

Sent from my iPhone

**Dana Swanson**

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**From:** laura pick [REDACTED]  
**Sent:** Saturday, March 09, 2019 3:15 PM  
**To:** Council  
**Subject:** Morro Bay Aquarium

Dear Morro Bay City Council Members,

Regarding Item C1 on the March 12, 2019 City Council Meeting Agenda, I strongly encourage the City Council to continue forward in the partnership with the CCA and Cal Poly in pursuing the new Aquarium project, in Morro Bay within the proposed one-year timeline.

I donated to the feasibility study because I believe this project will enrich and engage our community, on many levels. I fail to see a downside to this project, and feel it will give our community a genuine sense of pride.

Thank you for your consideration,  
Laura Pick

[REDACTED]

MEMO (Two Pages)

**Date:** March 8, 2019  
**To:** Morro Bay City Council  
**From:** Ron Reisner, Morro Bay Resident

**Subject: March 12, 2019 City Council Meeting - Agenda Item C-1**

I have studied Agenda Item C-1 relative to State granted Tidelands Trust lease sites 69-70/69W-70W (the Morro Bay Aquarium site), both the Staff Report and the January 2019 *New Morro Bay Aquarium Market and Economic Feasibility Study* (“Study”) engaged by the Central Coast Aquarium (“CCA”).

### Summary

The Study makes clear that the proposed Aquarium project is not financially feasible without the absence of lease site payments and without debt service. Further, the Study points out that funds for the development of the proposed project would come from philanthropic sources and/or public/private funding arrangements, without identifying any specific sources. Additionally, the Study points out that parking for the proposed facility is problematic, and the Study does not address whether the project would or would not be dependent upon a NPDES permit.

Based upon the Study, it would seem time to move on relative to seeking other parties interested in developing and occupying these lease sites.

- Per the Study, the proposed new Morro Bay Aquarium feasibility assumes no lease site payments (page 3). Further, it is reported in the Study (page 3) that the CCA Board in its January 26, 2019 meeting acknowledged that among other factors, the success of their project relies on no lease site payments. In fact, the Study assumes a “rent assumption of \$1 per year . . .” (page V-2). State Law requires that fair market rent be charged for use of granted tidelands, which per current City policy is a minimum annual rent equal to 8% of the appraised value of the land, or the lease rent is structured to provide for a minimum annual rent or a percentage of gross sales rent, whichever is higher.
- Per the Study, “Virtually all aquariums require contributed revenues and/or public/private partnerships to cover operating expenses” (page 3). Also, per the Study the CCA Board acknowledged that success of the project “relies almost entirely on securing philanthropic and other non-earned revenues for design, construction and operation” (page 3). The Study assumes no debt service for the proposed project (page 6). Since 2016 CCA has communicated to the City of Morro Bay that it intends to pursue a USDA loan for \$20M to develop the site. No mention of this prior CCA representation is made in the Study, and no mention is made other than non-specific contributed funds for construction of the project
- Per the Study, in an economically “stabilized” year net income “Before Contributed Revenues” is negative for the first five years (page 6), and that is with no lease payment and with no debt service. In order to achieve “\$0” “Net Income After Contributed Revenue” (breakeven operation) requires \$93.5K in contributed revenue in year one, increasing to \$\$155.6K in year five (page 6).

- The Study states on page II-16, “The parking lot [adjacent to the site] . . . is not viable to handle high attendance volumes to the Aquarium. For the aquarium to accommodate visitors, it would need to prioritize parking for visitors . . .” The Study assumes 59.8 thousand to 52.5 thousand site attendees per year (page V-12)
- The Study assumes the project would incorporate “7,500 gallons of exhibit water” (page II-5). The Study does not address whether the project would or would not be dependent upon a National Pollutant Discharge Elimination System (NPDES) permit for discharge of exhibit water. An NPDES permit is intended to authorize and regulate discharges into ocean waters of the State within the Central Coast Region from aquaculture facilities and aquariums that contain, grow, hold, or study aquatic species.
- The Study states that CCA’s Executive Director posits that “one year is a reasonable time to determine whether or not there is sufficient philanthropic interest to raise the necessary funds” for the project (page 4). This would seem to imply that the CCA no longer believes USDA loan funds will be available.
- The Study states that the CCA no longer proposes to occupy the existing vacant building on an interim basis (page 4). Therefore, during the year that the CCA posits it needs to determine whether it can raise the funds for the project, it will not provide space rent. In other words, if the City continues to entertain an aquarium project from the CCA under present circumstances, there is no realistic opportunity for the City and the Harbor Fund to realize revenue from these Tidelands grant lease sites in the foreseeable future.

## Dana Swanson

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**From:** K [REDACTED]  
**Sent:** Friday, March 08, 2019 6:19 PM  
**To:** Council  
**Subject:** Future Morro Bay Aquarium

Dear Mayor and Morro Bay City Council Members,

I would like to offer comments on Item C1 on the March 12, 2019 City Council Meeting Agenda regarding a new Morro Bay Aquarium project.

I was one of the many donors who supported the Morro Bay Aquarium Feasibility Study. I did so because I believe in the many benefits a new Aquarium will provide for our town.

We can be a part of so much that will support vital tourism opportunities (which equals positive economic activity for the city), as well as create experiences that can provide an increase in community engagement for local residents as Aquarium volunteers, docents and members.

I especially appreciate the partnership with Cal Poly, in that it provides educational and research experiences and opportunities for our student community that will benefit our estuary, our bay, our ocean, and the wide variety of marine life that live along our coast.

As you know, we have had a lot of challenges in regards to the past aquarium, and we wouldn't be here today if the City Council hadn't shown support for this project in the past. With this in mind we hope as a City Council you will:

1. Continue forward in partnership with the Central Coast Aquarium (CCA) and Cal Poly in pursuing a new Aquarium project in Morro Bay within the proposed one-year timeline.
2. Provide the City's full and active participation as a highly engaged partner with CCA and Cal Poly to seek capital investment.
3. Participate actively (City Council Members and/or City Staff) on the capital investment task force.

Thank you for your serious consideration and prospective approval of this project. Regards, Karen Robert

**Dana Swanson**

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**From:** Carol Swain [REDACTED]  
**Sent:** Friday, March 08, 2019 5:38 PM  
**To:** Council  
**Subject:** Morro Bay Aquarium

**Dear Morro Bay City Council Members,**

**We are submitting comments regarding Item C1 on the March 12, 2019 City Council Meeting Agenda regarding a new Morro Bay Aquarium project.**

**We donated to the Morro Bay Aquarium Feasibility Study because we believe the overall public benefits of a new Aquarium in Morro Bay include: an increase in economic activity in the City and the region; an increase in community engagement for local residents as Aquarium volunteers, docents and members; and an increase in education for both locals and tourists of all ages to ensure good stewardship for the future of our estuary, our bay, our ocean, and the wide variety of marine life that live along our coast. Therefore:**

- A. We encourage the City Council to continue forward in partnership with the Central Coast Aquarium (CCA) and Cal Poly in pursuing a new Aquarium project in Morro Bay within the proposed one-year timeline.**
- B. We encourage the City's full and active participation as a highly engaged partner with CCA and Cal Poly to seek capital investment.**
- C. We encourage the City Council to choose City Council Members and/or City Staff to serve on the capital investment task force.**

**Thank you for taking the time to consider our input.**

**Sincerely  
Robert and Carol Swain**

**Dana Swanson**

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**From:** Stephanie Velte [REDACTED]  
**Sent:** Saturday, March 09, 2019 8:44 AM  
**To:** Council  
**Subject:** Morro Bay Aquarium

*We encourage the City Council to continue forward in partnership with the Central Coast Aquarium (CCA) and Cal Poly in pursuing a new Aquarium project in Morro Bay within the proposed one-year timeline.*

*We think this would be an incredible benefit to the City of Morro Bay!!!*

Sent from my iPhone

**Dana Swanson**

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**From:** Norma Wightman [REDACTED]  
**Sent:** Saturday, March 09, 2019 1:01 PM  
**To:** Council  
**Subject:** Support the Morro Bay Aquarium

*Dear Mayor and City Council Members:*

*I am writing to you in support of the continuing partnership of the city with the Central Coast Aquarium (CCA) and Cal Poly as I believe an aquarium would be of great economic benefit to the city and region. Such an educational attraction would be of interest to locals and tourists of all ages. As a long-time state park docent I know the benefits of affiliation with institutions that ensure good stewardship for the future of our estuary, ocean and natural surrounds.*

*Therefore:*

*I encourage the City Council to continue forward in partnership with the Central Coast Aquarium (CCA) and Cal Poly in pursuing a new Aquarium project in Morro Bay within the proposed one-year timeline.*

*I encourage the City's full and active participation as a highly engaged partner with CCA and Cal Poly to seek capital investment.*

*Please support this partnership with your vote on March 12.*

*Sincerely,*

*Norma Wightman,*

[REDACTED] *Morro Bay*

[REDACTED]  
Morro Bay, CA 93442-3144  
[REDACTED]

## Dana Swanson

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**From:** betty winholtz [REDACTED]  
**Sent:** Monday, March 11, 2019 1:18 AM  
**To:** John Headding; Robert Davis; Marlys McPherson; Jeffrey Heller; Dawn Addis  
**Cc:** Dana Swanson; Scott Collins  
**Subject:** item c-1, agenda correspondence

Dear City Council:

None of you were on the city council in 2013. I do not know if any of you attended the hearing at that time. The public spoke strong and loud that they did not want an aquarium, i.e. life imprisoned. The Public supported an educational facility only, and that is the way the city council voted that night.

Somehow members of this city council changed that in 2016 by agreeing to an aquarium.

I strongly oppose the captivity of any living thing, which is what you are agreeing to.

In addition, you are gifting public street property and eliminating parking.

You are underwriting this project with free rent and maybe more.

Your record of economic decisions--not selling to DeStasio's on Market St, closing Quintana Rd for WRF construction, now disrupting Atascadero Rd and Main St for WRF construction, allowing the Saturday farmers market closure on Main St, potentially allowing 2 marijuana dispensaries within a few storefronts of each other on Morro Bay Blvd--is not business friendly and costs the City tax income. Will this be another one?

The demographic statement that in SLO County "62 percent of households [are] earning more than \$50,000 per year" should also include the statement that \$50,000 is considered low income due to high housing costs. So, the conclusion is questionable: "These data indicate that a large percentage of resident market residents have income levels that could afford an educational attraction such as the new Morro Bay Aquarium."

Sincerely,  
Betty Winholtz

## Dana Swanson

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**From:** Dave Cindy Betonte (  
**Sent:** Monday, March 11, 2019 11:25 AM  
**To:** Council  
**Subject:** March 12, 2018, Agenda Item C-1 - Morro Bay Aquarium Project

Dear Mayor and Council Members,

We support a new Aquarium for Morro Bay for the following reasons:

- We believe a new Aquarium on the Embarcadero would revitalize an important asset in Morro Bay's economy and help draw more out of town visitors. This attraction would also benefit restaurants, retail and lodging businesses in our community as well as local water sports/tour operators by offering on water experiences associated with this facility.
- The Aquarium would serve as an educational resource for visitors and locals about Morro Bay's marine environment and the plants and animals that inhabit the bay, estuary and outer bay. Morro Bay's natural habitat is one of our greatest assets. Encouraging ecotourism and activities that involve interaction with nature is a positive way to attract visitors and engage local residents of all ages. The inclusion of Cal-Poly research exhibits will further enhance the facility as an educational resource.
- The Aquarium along with the participation of Cal-Poly will enhance Morro Bay's stature and desirability as a community and as a tourist destination with exhibits and programs that provide a positive experience and highlights what is special about our community and encourages good stewardship of the environment.

We look upon the new Maritime Museum as a good example of another project currently in process to promote our unique environment and history while providing valuable education opportunities for our local residents and visitors. We support a new Aquarium project that will provide a high level entertainment/educational experience for human visitors without exhibiting marine animals in exploitive conditions.

We encourage the City Council to partner with the Central Coast Aquarium (CCA) and California Polytechnic State University (Cal Poly) in pursuing the new Aquarium project and fully support the efforts in obtaining capital investment within a one-year timeframe.

Thank You for your consideration,  
David and Cindy Betonte



Virus-free. [www.avg.com](http://www.avg.com)

## **Dana Swanson**

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**From:** Jamie Irons  
**Sent:** Monday, March 11, 2019 11:58 AM  
**To:** Council  
**Subject:** City of Morro Bay and Central Coast Aquarium

Dear Council,

We are writing in support of the cultural and social investment in a Aquarium in the City of Morro Bay.

Morro Bay has a unique identity on the Central Coast. The natural beauty is why many of us live here and why our visitors come here. We are fortunate to have a Natural History Museum at The Morro Bay State Campground. The City has partnered with the Maritime Museum, and the National Estuary Program. The Aquarium is a natural fit for our City and the partnership is worth the investment. We were donors for the feasibility study and will continue to support the quest for The Central Coast Aquarium in Morro Bay. We are asking the Council to continue forward with the Central Coast Aquarium and Cal Poly in pursuing a new Aquarium project in Morro Bay in the proposed 1 year time line, actively participate as a partner with the CCA and Cal Poly to seek capital investment, and create capital investment task force for this quest.

Thank you.

Sincerely,

Monica and Jamie Irons

## Dana Swanson

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**From:** Lexie Bell <LBell@mbnep.org>  
**Sent:** Tuesday, March 12, 2019 6:28 AM  
**To:** Council  
**Subject:** Public comment for item C1

Dear Mayor and City Council,

Due to work travel, I am unable to attend the upcoming City Council meeting on March 12. Please accept this email as my public comment for item C-1.

The Morro Bay National Estuary Program has partnered with the Central Coast Aquarium for the past few years to offer students from across the region on-water field trips in Morro Bay. These field trips focus on exposure to field science and the natural environment of the bay, and engage students in real-world data collection. Through this partnership, we have developed a sense of the deep commitment and integrity that the aquarium staff bring to their education programming. We are excited by the prospect of additional capacity in Morro Bay to share the science and the joy of our beautiful estuary with both visitors and our local community. A new aquarium in Morro Bay will be a significant asset in our region as a portal through which people can connect with the wild nature around us and foster a sense of stewardship to protect the health of the bay.

We encourage the City Council to continue forward in partnership with the Central Coast Aquarium (CCA) and Cal Poly in pursuing a new Aquarium project in Morro Bay.

The Estuary Program looks forward to continuing and expanding our partnership with the Central Coast Aquarium to bring high-quality, meaningful educational opportunities to the Central Coast region.

Thank you,

**Lexie Bell**  
*Executive Director*



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**Dana Swanson**

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**From:** john diodati  
**Sent:** Monday, March 11, 2019 10:15 PM  
**To:** Council  
**Subject:** March 12 Item C1

Good Afternoon Honorable City Council Members -

My family and I donated to the Morro Bay Aquarium Feasibility Study for numerous reasons. However, the donations and work of advocates can only take a proposal so far. As residents of Morro Bay, we hope you take the necessary steps tomorrow to partner with the Central Coast Aquarium and Cal Poly and work towards making this proposal a reality.

Thank you, John Diodati

To: Mayor John Headding and City Council of Morro Bay  
From: Neil Farrell

I read with some disappointment the staff report for the “new” “State-of-the-art” aquarium that the City has been championing for the past several years.

Unless I’m missing something, the feasibility study done by the Central Coast Aquarium paints a rather gloomy picture of what a future aquarium at the current site would need both in concessions and subsidies from the City, donors and more.

So we’ve gone from a \$20 million aquarium using an USDA low interest loan, to a \$5-\$10 million “remodel” project of the existing building? I agree with Ron Reisner’s comments sent in regards to this item. Nowhere did I see mention of the USDA loan in the feasibility report’s executive summary.

This must be clarified for the residents. Does the CCA have this loan available or not?

If not, then I believe the project as conceived (mainly by former C.M. David Buckingham) should be abandoned and the parties return to the drawing board.

With that in mind, I urge the Council to make all effort to secure from Dynegy/Vistra the power plant intake building as soon as possible. I believe the City can work through the Friends of the Harbor Department (a non-profit organization) to persuade Dynegy to donate the intake building.

That building is ideal for a development like an aquarium, as well as a new harbor office, a control room for Castle Winds’ offshore wind plant, and Cal Poly classroom and dockage. Here’s a list of advantages at this site:

1. It already exists and is about three times the size of the old aquarium lease site.
2. It is about 30 feet tall (or higher), a height that would not be allowed under today’s City zoning but would be needed to house a proper aquarium.
3. It has access to the bay, in an area that is wide enough for a nice sized dock for Cal Poly’s needs.
4. It has a parking lot in front, which is needed for the loading and offloading of tour/school buses bringing people to the aquarium.
5. The harbor department could take a ground floor corner for a new office and dock its boats in new docks — this would also open up space for commercial fishing boat slips on the North T-pier.
6. The majority of available parking on the waterfront is primarily down on that end of the Embarcadero. Using trollies the City could also bring the Morro Rock parking lot into play as well. (Perhaps Dynegy could be persuaded to open up some of the interior area of the power plant or the lot at the gatehouse building for parking?)
7. The intake building is private property, so no rent would be owed the City.

- Indeed, if the Harbor Department and Castle Winds both leased space, it could provide at least some of the subsidy the aquarium's feasibility study said it would need. Instead of the aquarium being a tenant of the City and the City having to give it \$1 a year rent, and waiving any and all planning and building fees, which I suspect will not set well with the other City tenants who pay a great deal of money to the Harbor Department, as well as planning and building fees, parking in lieu fees, etc. At the intake building, the City would be the tenant.
8. If the project has indeed become a "remodel of an existing building," then go for the second biggest one on the waterfront. The Council is already talking in closed session about 15 years into the future to take over the power plant from Dynegy (a tenet of the old outfall lease with Duke Energy), let's start with the intake building — NOW. Dynegy could write the donation off and save whatever property taxes it pays on that property.
  9. Morro Bay always thinks too small. If we're going to have a state-of-the-art aquarium and major tourist attraction, don't shoehorn in an aquarium at the existing site, six blocks into the Embarcadero. Put this aquarium front and center on the waterfront. Make it something to be proud of. I say, "Think **BIG** not *small*."

I posed the possibility of donating the intake building for an aquarium to a Dynegy PR guy a few years ago (it was when the City roused the homeless out of Morro Creek just a few days before Christmas) and he said, "Have them call us."

I've posed this idea many times to many City officials and even to the chairman of the CCA board, but I've never heard whether anyone has asked Dynegy for the donation. Never have I gotten a response beyond a patronizing head nod.

I like to think that you tried and failed and were just ashamed to tell everyone. If the City's tried this route and failed to persuade Dynegy, I'd like a report from whoever made the call. Perhaps a different strategy could be used?

CCA has asked for a year to see if they can raise the \$5-\$10 million they say they need. I say the City should take that time to lobby Dynegy to donate the intake building.

I suggest we try again, and again and again, and don't take "No" for an answer.

Sincerely,  
Neil Farrell



**AGENDA NO: C-2**

**MEETING DATE: March 12, 2019**

**THE FOLLOWING PUBLIC CORRESPONDENCE  
WAS RECEIVED BY THE CITY COUNCIL  
FOLLOWING POSTING OF THE AGENDA**

## Dana Swanson

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**From:** betty winholtz [REDACTED]  
**Sent:** Sunday, March 10, 2019 11:51 PM  
**To:** John Heading; Robert Davis; Marlys McPherson; Jeffrey Heller; Dawn Addis  
**Cc:** Dana Swanson; Scott Collins  
**Subject:** item c-2, agenda correspondence

Dear City Council:

With a new roof to the Vets Hall should come new solar cells or panels to reduce the increase in utility costs.

The parameters as to when the warming shelter will be open should be generous, not conservative. Where will you store the equipment and supplies without taking away parking?

Attention to the Safe Parking Program should not be to "continue efforts" but to *establish* a Safe Parking Program and area. Otherwise, it is lip service.

Sincerely,  
Betty Winholtz