



CITY OF MORRO BAY HARBOR ADVISORY BOARD A G E N D A

The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.

Regular Meeting - Thursday, September 7, 2017 Veteran's Memorial Building - 6:00 P.M. 209 Surf Street, Morro Bay, CA

Ron Reisner, Chair	Member at Large
Lynn Meissen, Vice Chair	Member at Large
Gene Doughty	South Bay/Los Osos
Bill Luffee	Marine Oriented Business
Neal Maloney	Waterfront Leaseholders
Dana McClish	Recreational Boating
Jeremiah O'Brien	Morro Bay Commercial Fishermen's Organization
Peter Griffin	Alternate to Jeremiah O'Brien (MBCFO)
Owen Hackleman	Alternate to Jeremiah O'Brien (MBCFO)

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR, ADVISORY BOARD MEMBER & LIAISON ANNOUNCEMENTS & PRESENTATIONS

- "State of the Bay" presentation by Ann Kitajima, Morro Bay National Estuary Program

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Board on City business matters other than scheduled items may do so at this time. To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Board meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes.
- All remarks shall be addressed to the Board, as a whole, and not to any individual member thereof.
- The Board respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, Board member and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Board to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Board meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Harbor Department's Office Assistant at (805) 772-6254. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A. CONSENT CALENDAR

- A-1 Approval of Minutes from Harbor Advisory Board meeting held on July 6, 2017.
Staff Recommendation: Approve minutes.

B. REPORTS AND APPEARANCES

- B-1 Harbor Department Status Report
Staff Recommendation: Receive and file.

C. BUSINESS ITEMS

- C-1 Update from the Marine Services Facility/Boatyard Ad-Hoc Committee on Committee's Recent Activities
Staff Recommendation: Receive and file.
- C-2 Update from the Finance & Budget Ad-Hoc Committee on Committee's Recent Activities.
Staff Recommendation: Receive and file.
- C-3 Update from the Eelgrass Ad-Hoc Committee on Committee's Recent Activities, Including Consideration of Proposal from Environmental Consultant Anchor QEA Regarding Eelgrass Policy Development Assistance
Staff Recommendation: Receive committee report, and review Anchor QEA proposal for possible Harbor Advisory Board endorsement.
- C-4 Update from the Marine Sanctuary Ad-Hoc Committee on Committee's Recent Activities
Staff Recommendation: Receive and file.
- C-5 Update from the Working Waterfront Ad-Hoc Committee on Committee's Recent Activities
Staff Recommendation: Receive and file.
- C-6 Harbor Advisory Board Work Program for City Council Goals and Objectives Discussion on Work Program Elements Identified
Staff Recommendation: Staff recommend the Harbor Advisory Board consider staff analysis and provide input and recommendation on the Work Program Elements as-identified in this report.

D. DECLARATION OF FUTURE AGENDA ITEMS

- Pending items previously declared:
Goals and Objectives – Working Waterfront Designation Measure D
Back Bay Water Use Forum
Explore Benefits of Becoming a Harbor or Port District

E. ADJOURNMENT

This agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the agenda posted at the Morro Bay Harbor Department, 1275 Embarcadero, for any revisions or call the department at 772-6254 for further information.

Materials related to an item on this Agenda are available for public inspection during normal business hours at the Harbor Department and at Mill's/ASAP, 495 Morro Bay Boulevard, or online at www.morrobayca.gov. Materials related to an item on this Agenda submitted to the Board after publication of the Agenda packet are available for inspection at the Harbor Department during normal business hours or at the scheduled meeting.

MINUTES-MORRO BAY HARBOR ADVISORY BOARD
REGULAR MEETING – July 6, 2017
VETERAN'S MEMORIAL HALL - 6:00 P.M.

AGENDA NO: A-1

MEETING DATE: September 7, 2017

PRESENT: Ron Reisner HAB Chair
Lynn Meissen HAB Vice-Chair
Neal Maloney HAB Member
Owen Hackleman HAB Member
Gene Doughty HAB Member
Bill Luffee HAB Member

ABSENT: Dana McClish HAB Member

LIAISON: Matt Makowetski Council Member

STAFF: Eric Endersby Harbor Director
Lori Stilts Harbor Business Coordinator

ESTABLISH QUORUM AND CALL TO ORDER

The meeting was called to order at 6:02 p.m. with six members present.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER ANNOUNCEMENTS & PRESENTATIONS

<https://youtu.be/HDaW8s-eYey?t=2m1s>

None

PUBLIC COMMENT

<https://youtu.be/HDaW8s-eYey?t=2m1s>

The public comment period was opened.

Douglas Hill, resident of Morro Bay and longtime kayaker, would like to advocate for a low dock, kayak launch. He also, understands the City is in receipt of grant funds to build one in the near future and would like to give input when designed.

Director Endersby provided background information as to the status of the DBW grant funded Launch Ramp development project.

The public comment period was closed.

A. CONSENT AGENDA

<https://youtu.be/HDaW8s-eYey?t=7m13s>

A-1 APPROVAL OF MINUTES FROM HARBOR ADVISORY BOARD MEETING HELD ON, MAY 4, 2017.

MOTION: Board Member Luffee moved the May 4, 2017 Harbor Advisory Board minutes be approved. The Motion was seconded by Board Member Meissen and carried unanimously, 5-0.

A-2 APPROVAL OF MINUTES FROM HARBOR ADVISORY BOARD MEETING HELD ON JUNE 1, 2017.

MOTION: Board Member Meissen moved the June 1, 2017 Harbor Advisory Board minutes be approved. The Motion was seconded by Board Member Luffee.

Board Member Maloney arrived at 6:10 PM.

The motion carried unanimously, 6-0.

B. REPORTS AND APPEARANCES

<https://youtu.be/HDaW8s-eYey?t=9m17s>

B-1 HARBOR DEPARTMENT STATUS REPORT

Director Endersby presented the staff report and responded to Board Member inquiries.

Discussion by the Board and Director Endersby.

B-2 CALIFORNIA RESOURCE AGENCY AND BUREAU OF OCEAN ENERGY MANAGEMENT PRESENTATION AND QUESTION/ANSWER SESSION ON INTERGOVERNMENTAL TASK FORCE ON MARINE RENEWABLE ENERGY AS IT RELATES TO OFFSHORE WIND ENERGY DEVELOPMENT ALONG THE CENTRAL CALIFORNIA COAST

<https://youtu.be/HDaW8s-eYey?t=28m26s>

Chris Potter with the California Natural Resources Agency and the Ocean Protection Council Natural introduced himself and the team of presenters; Jean Thurston, Frank Pendleton, Susan Zaleski, from the Bureau of Ocean Energy Management, and Eli Harland from California Energy Commission.

Mr. Potter brief the Board on the Bureau of Ocean Energy Managements Task Force on Offshore Wind and presented his power point presentation.

Ms. Thurston spoke to the technology of how offshore floating wind farms work. More information can be obtained at www.boem.gov/california/

Mr. Harland spoke to the data basin gateway as it provides a way to bring data into a transparent platform for the public to login and see the data that is being used and decisions that are being made regarding possible leasing/call areas. www.caoffshorewind.databasin.org

Discussion and questions by the Board.

Ms. Zaleski spoke to the environmental document under the National Environmental Policy Act (NEPA), and in that document, it would analysis the positive and negative potential economic impacts these projects could have.

Questions by the Board.

The public comment period for Item B-2 was opened.

Diane Playan, Morro Bay resident, asked if there would be any effect on marine life, how much fishing areas would be closed and how far out would the turbines be?

Mark Hammerdinger, Commercial Fisherman, stated he doesn't have any problem with renewable energy, but is concerned that Mr. Potter has his landing data and feels it's illegal. He feels from his experience stakeholders seem to be left out of the equation. He stated if some other technology comes in these turbines could become obsolete overnight. He asked if there is electrical flux around the cables in the water and would it effect the fish or water temperature? Also, where are the contracted work boats being staged and manned?

Rick Sauerwein, Morro Bay resident, asked who is the Federal lead agency for NEPA and the lead agency for California Environmental Quality Act (CEQA)? He understands there will be a programmatic environmental impact statement (PEIS) before the leasing goes out and would like to know how soon the scoping meeting will be for that?

Jesse Campos, Atascadero resident, asked if they would be running DC power back to shore and concerned that they are tied to the floating system and are they American made?

The public comment period for was closed.

C. BUSINESS ITEMS

<https://youtu.be/HDaW8s-eYey?t=1h35m47s>

C-1 UPDATE FROM THE MARINE SERVICES FACILITY/BOATYARD AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

Harbor Director Endersby briefed the Board on a recent meeting with the Chair of the Ad-Hoc committee, a representative from the Maritime Museum and an engineering firm that has expressed interest in this project.

C-2 UPDATE FROM THE FINANCE & BUDGET AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/HDaW8s-eYey?t=1h37m38s>

Committee Chair Maloney stated there is nothing to report.

C-3 UPDATE FROM THE EELGRASS AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/HDaW8s-eYey?t=1h38m>

Committee Chair Meissen stated there is nothing to report.

C-4 UPDATE FROM THE MARINE SANCTUARY AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/HDaW8s-eYey?t=1h38m12s>

Committee Chair Reisner stated there is nothing to report

C-5 UPDATE FROM THE WORKING WATERFRONT AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/HDaW8s-eYey?t=1h38m27s>

Committee Chair Doughty stated we are waiting to hear feedback from City Council and will need to set up a meeting with the Planning Commissioner.

C-6 CONSIDERATION OF ISSUES REGARDING PAID PARKING ON THE EMBARCADERO AND ADJACENT VICINITIES

<https://youtu.be/HDaW8s-eYey?t=1h38m43s>

The public comment period was opened.

Diane Playan, Morro Bay resident, asked what are the adjacent areas and thinks this will only impact the small business that are not as busy as they would like to be and worried about business on the on the Embarcadero and close to.

The public comment period was closed.

Harbor Director Endersby presented the staff report and there was discussion and input by the Board. The board supported the consideration of paid parking on and around the Embarcadero as a revenue-generating concept, and identified a list of issues that it recommended the City address in any future consideration of such paid parking. Chairman Reisner will be writing a letter to the Planning Commission with the board's list of issues.

D. DECLARATION OF FUTURE AGENDA ITEMS

<https://youtu.be/HDaW8s-eYey?t=2h39m10s>

Discussion by the Board.

The Board agreed to add a BOEM follow up item.

Pending items previously declared:

Goals and Objectives – Working Waterfront Designation

Measure D

Back Bay Water Use Forum

Explore Benefits of becoming a Harbor or Port District

E. ADJOURNMENT

This meeting was adjourned at 8:44 PM. The next Regular Meeting will be held on Thursday, August 3, 2017 at 6:00 p.m. at the Veteran's Memorial Hall located at 209 Surf Street, Morro Bay, California.

Recorded by,

Lori Stilts
Harbor Business Coordinator



AGENDA NO: B-1

MEETING DATE: September 7, 2017

Staff Report

TO: Harbor Advisory Board

DATE: August 28, 2017

FROM: Eric Endersby, Harbor Director

SUBJECT: Harbor Department Status Report

RECOMMENDATION

Receive and file.

DISCUSSION

Recent Department Activity:

Harbor Patrol statistics for the month of August 2017 to date were 11 emergency responses and 117 calls for service, 36 assists of other agencies, 30 enforcement contacts, and 2 weather hazards.

On August 29, Harbor Patrol Officer Dana Stein traveled to the Houston area with K-38 Rescue International to assist however they could with hurricane Harvey flood relief. As of this writing, their team had been instrumental in several rescue/evacuation incidents.

Recent City Council Activity:

At the regular August 8th City Council meeting, Council adopted Resolution No. 44-17, approving amendment #3 to the master lease at lease site 71-74/71W-74W, and amendment #2 to the master lease at lease site 75-77/75W-77W (both with Morro Bay Marina, Inc., located at 601 Embarcadero), reformatting the method by which the lease rent CPI adjustment is calculated, and approving lease ownership change on both sites from a general partnership to a limited liability company.

Also at the August 11th Meeting, Council discussed and provided direction regarding Harbor Advisory Board Request to resolve ambiguities in Measure D, and recommendations on Morro Bay "Working Waterfront" Initiative. Council direction is summated in the Status of Pending HAB recommendations matrix below.

On August 22, the City Council approved a Conditional Consent of Landowner Agreement with TLC Family Enterprises for the redevelopment of the Off the Hook lease site, 87-88/87W-88W.

Lifeguards/Junior Lifeguards:

After Labor Day weekend, Lifeguards go back to weekends-only coverage through the Harborfest weekend in October.

The annual SLO County lifeguard agency competition was held over the weekend of August 19-20. Oceano won the overall trophy, with defending champs Morro Bay second and Pismo third. For Morro Bay individual entrants, Head Lifeguard Mac Reinhart won the Iron Guard event, and Adam

Prepared By: LS

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____

Lohnes won Beach Flags. For team events, Morro Bay got first in the swim relay, and second in the rescue board relay.

Fishing Front:

Commercial albacore season reports still continue to be meager.

Upcoming Events:

Art in the Park Sept 2-4 <http://ecoslo.org/coastal-cleanup-day/>

Fall Clean Week Sept 4-8 <http://morrobayca.gov/CivicAlerts.aspx?AID=1463>

Taste of the Grove September 8 5-8PM <http://morrobay.org/events/taste-of-the-grove>

Avocado Margarita Street Festival Sept 9 <https://avomargfest.com/>

Coastal Cleanup Day Sept 16, for details: <http://ecoslo.org/coastal-cleanup-day/>

SLO Jazz - Fall Fest Concert Series Sept 30 and Oct 14 <http://www.fallfest.info/tickets.html>

8th Annual Jesse King Memorial Paddle Race Sept 30 <http://thepaddleboardcompany.com/events/>

Status of Pending HAB Recommendations:

HAB Recommendation	Date	Status
Staff draft letter to Council encouraging the City to pursue negotiating with State Parks the City assume both marina and café concessions.	5/7/15	Staff's last contact with Parks indicated no Parks interest in giving up the café concession. Since that time, all of Parks' key personnel on the SPM have either retired or positions turned over. Staff's current thinking is we're at a "start-over" point with Parks to begin talks anew, and are acting accordingly before taking anything back to the Council.
Staff provide Council with modified sections of MBMC 15.24 (harbor sanitation) and develop environmental BMP's.	7/22/15	Staff have incorporated this BMP effort into the ongoing Rules & Regs/MBMC updating project.
Council direct staff to engage consultancy relative to obtaining regulatory approval for cost-effective ocean disposal of SPM dredge material, and/or determine the practical and economic feasibility of using same as landfill.	1/7/16	Staff did engage consultancy and the Corps to investigate regulatory permit approval of SPM material disposal in the Nearshore Disposal area. With consultant cost estimate to <i>attempt</i> this approval of \$178,000, and no guarantee of success, staff ceased pursuing. In discussions with the EPA, permitting success seemed not likely. City also seeking (along with CMANC) regulatory relief of the "80-20" dredge material disposal rule, which could change the playing field.
City Council to approve issuance of the final draft Marine Services Facility/Boatyard Request for Qualifications document.	2/2/17	2/14/17. Council approved the release of a Request for Qualifications (RFQ) document as-proposed. RFQ is out, and responses due July 14, 2017. 7/27/17. No responses to RFQ. 8/3/17 HAB meeting to consider next steps.
City Council to involve the Harbor Advisory Board directly in the consideration and incorporation of Measure D into the General Plan and Local Coastal Plan update.	3/2/17	Tentatively on the July 11, 2017 City Council Agenda for consideration regarding Harbor Advisory Board Request to Resolve Ambiguities regarding Measure D / Working Waterfront (HD). 7/27/17. City Council on 7/11/17 authorized PC subcommittee to jointly work with HAB ad-hoc committee on Measure D ambiguities and Working Waterfront policy language for consideration of incorporation into GP/LCP update process.

		9/1/17. First joint HAB/PC subcommittee meeting to consider Measure D and Working Waterfronts scheduled for September 8, 2017, at the Community Center Studio room from 3:00-5:00 pm.
City to use a consultant to update the cost allocation plan, if feasible, if not, then direct staff to do an internal check.	6/1/17	Approved Council Goal Objective Work Plan Item – Internal “gut check” Goal 1(e).
City to share TOT, sales tax and possessory interest revenue that is collected in the Harbor fund and used for Harbor Capitol maintenance and improvements.	6/1/17	Pending.
City Council to include proposed eelgrass language into General Plan/Local Coastal Plan updates.	6/7/17	7/28/17. Consultant Anchor QEA is developing a proposal to review existing information and documentation, research typical projects that have eelgrass issues, interview NEP personnel, and meet with Eelgrass Ad-Hoc committee members to discuss Newport Beach management plan.
City Council to review the proposed outline for the eelgrass policy to decide if the elements are appropriate.	6/1/17	See above.
Incorporate Working Waterfront land area and uses into General Plan/Local Coastal Plan updates.	6/1/17	Tentatively on the July 11, 2017 City Council agenda for consideration with Measure D recommendation above. 7/27/17. City Council on 7/11/17 authorized PC subcommittee to jointly work with HAB ad-hoc committee on Measure D ambiguities and Working Waterfront policy language for consideration of incorporation into GP/LCP update process. 9/1/17. First joint HAB/PC subcommittee meeting to consider Measure D and Working Waterfronts scheduled for September 8, 2017, at the Community Center Studio room from 3:00-5:00 pm.
In General Plan/Local Coastal Plan updates, consideration be given to a list of uses provided, and that the Measure D area and its uses be incorporated into Morro Bay’s Working Waterfront.	6/1/17	Tentatively on the July 11, 2017 City Council agenda for consideration with Measure D recommendation above. 7/27/17. City Council on 7/11/17 authorized PC subcommittee to jointly work with HAB ad-hoc committee on Measure D ambiguities and Working Waterfront policy language for consideration of incorporation into GP/LCP update process. 9/1/17. First joint HAB/PC subcommittee meeting to consider Measure D and Working Waterfronts scheduled for September 8, 2017, at the Community Center Studio room from 3:00-5:00 pm.
Paid parking be established on and around the Embarcadero, and recommended list of issues to be addressed when considering	7/6/17	July 18, 2017 letter from HAB Chairman provided to Planning Commission and copied to City Council, Public Works Advisory Board and Community Development Director with HAB’s recommendations.

establishment of same.		
------------------------	--	--



AGENDA NO: C-1

MEETING DATE: September 7, 2017

Staff Report

TO: Harbor Advisory Board

DATE: August 28, 2017

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Marine Services Facility/Boatyard Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file.

DISCUSSION

The Marine Services Facility/Boatyard Ad-Hoc Committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



AGENDA NO: C-2

MEETING DATE: September 7, 2017

Staff Report

TO: Harbor Advisory Board

DATE: August 28, 2017

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Finance & Budget Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file.

BACKGROUND

The Finance & Budget Ad-Hoc Committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



AGENDA NO: C-3

MEETING DATE: September 7, 2017

Staff Report

TO: Harbor Advisory Board

DATE: August 28, 2017

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Eelgrass Ad-Hoc Committee on Committee's Recent Activities, Including Consideration of Proposal from Environmental Consultant Anchor QEA Regarding Eelgrass Policy Development Assistance

RECOMMENDATION

Receive committee report, and review Anchor QEA proposal for possible Harbor Advisory Board endorsement.

BACKGROUND

The Eelgrass Ad-Hoc Committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

In addition, at the June 1, 2017 Harbor Advisory Board (HAB) meeting, the board recommended to the City Council certain language about eelgrass be included in the updated General Plan/Local Coastal Plan.

The board further recommended the City Council review a proposed Morro Bay eelgrass policy outline to determine if it was the appropriate direction for the City to take, and if the Council preferred further eelgrass mitigation policy be conducted by the HAB and ad-hoc committee, or with the assistance of an outside consultant?

DISCUSSION

Environmental consultant Anchor QEA recently provided a proposal for initial eelgrass policy development work, included with this staff report as Attachment #1. Staff is seeking HAB endorsement of the proposal and proposed approach by Anchor QEA.

Subsequent to this meeting, staff will forward the HAB-recommended eelgrass language for the General Plan/Local Coastal Plan to the General Plan Advisory Committee, Community Development Department and City Council, and forward the eelgrass policy outline to the City Council for their consideration, in conjunction with the Anchor-recommended approach to the issue, for further Council guidance.

ATTACHMENT

1. Anchor QEA eelgrass policy development assistance proposal.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____

August 30, 2017

Eric Endersby
City of Morro Bay
1275 Embarcadero
Morro Bay, California 93442

Re: Scope of Work and Cost Estimate for Eelgrass Management Planning Support

Dear Mr. Endersby:

Anchor QEA, LLC, is pleased to present this scope of work and cost estimate to the City of Morro Bay (City) to provide eelgrass management planning support. We understand that the City must balance a variety of commercial and recreational uses with management of natural resources within Morro Bay.

Eelgrass management in California is largely driven by the National Marine Fisheries Service's *California Eelgrass Mitigation Policy and Implementing Guidelines* (CEMP), which were finalized in October 2014. The CEMP states that NMFS supports the development of comprehensive management plans (CMPs) that protect eelgrass within the context of broader ecosystem needs and management objectives and that CMPs may be most appropriate where similar projects may result in incremental and recurrent impacts to a small proportion of local eelgrass populations over time. The CEMP lists maintenance dredging of established channels and marinas as an example of such activities.

Anchor QEA has experience with eelgrass management planning and supported the City of Newport Beach with developing the *Eelgrass Protection and Mitigation Plan for Shallow Waters in Lower Newport Bay: An Ecosystem-Based Management Approach*, which was approved in 2015. That plan relies on data from years of biannual bay-wide eelgrass surveys to provide a long-term understanding of the local dynamics of eelgrass population changes in Lower Newport Bay and addresses impacts to eelgrass within a defined area where maintenance dredging may occur. The Newport Beach eelgrass plan is complemented by a maintenance dredging permitting program called Regional General Permit (RGP) 54 that delegates most management and oversight of routine maintenance dredging projects to the City.

Development of eelgrass management plans requires technical studies and eelgrass survey data. While there is no "one size fits all" comprehensive management plan for all harbors and bays in California, our experience in supporting the Newport Beach eelgrass plan and many eelgrass mitigation and restoration projects has given us the experience necessary to provide insight to the City about potential approaches to eelgrass management in Morro Bay.

Proposed Scope of Work

Anchor QEA will review available information about eelgrass population dynamics in Morro Bay and discuss typical projects that may impact eelgrass with City staff to gain a better understanding of the specific needs of project proponents. We will prepare a presentation for the City's Harbor Advisory Board to describe the basic elements of the CEMP and the details of the Newport Beach eelgrass plan, including a brief discussion of lessons learned from that process that may be applicable to Morro Bay.

Costs

The proposed cost for this support is \$5,000. We will bill this task on a time-and-materials basis, per our attached rate sheet. We will only bill for time and materials expended.

If you are amenable to this scope of work, we can supply a copy of our standard agreement or review the City's standard contract.

Summary

We will begin this scope of work upon City approval and notice to proceed from the City and coordinate with you to schedule an initial teleconference to discuss the City's needs.

We appreciate the opportunity to provide this scope of work and look forward to continuing to support the City. Please contact me should you have any questions or concerns about this scope of work via email at jmalone@anchorqea.com or by phone at (805) 985-2213.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Malone". The signature is fluid and cursive, with a prominent "J" and "M".

Jack Malone, Ph.D.
Managing Scientist

Attachment

Rates

Rates

Anchor QEA, LLC

2017 CLIENT BILLING RATES

Professional Level Hourly Rates

Principal.....	\$249
Senior Manager.....	\$222
Manager.....	\$207
Senior Staff.....	\$184
Staff 3.....	\$162
Staff 2.....	\$145
Staff 1.....	\$122
Senior CAD ¹ Designer.....	\$128
CAD Designer.....	\$107
Technician	\$104
Technical Editor.....	\$107
Project Coordinator	\$103

Special Hourly Rates

National expert consultant.....	\$412
All work by a testifying expert.....	1.5 times professional level rate

EXPENSE BILLING RATES

Expense Rates

Computer Modeling (per hour).....	\$10.00
Graphic Plots (varies with plot size)	\$3-\$6/sf
Mileage (per mile).....	Current Federal Standard

FEE ON LABOR AND EXPENSE CHARGES

Subcontracts/subconsultants	10%
Travel and other direct costs	10%
Field equipment and supplies	10%

This is a company confidential document.

¹ CAD: Computer Aided Design



AGENDA NO: C-4

MEETING DATE: September 7, 2017

Staff Report

TO: Harbor Advisory Board

DATE: August 28, 2017

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Marine Sanctuary Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file.

DISCUSSION

The Marine Sanctuary Ad-Hoc Committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



AGENDA NO: C-5

MEETING DATE: September 7, 2017

Staff Report

TO: Harbor Advisory Board

DATE: August 28, 2017

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Working Waterfront Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file.

BACKGROUND

The Working Waterfront Ad-Hoc Committee will be presenting an oral update on their activities, if any.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



AGENDA NO: C-6

MEETING DATE: September 7, 2017

Staff Report

TO: Harbor Advisory Board

DATE: August 31, 2017

FROM: Eric Endersby, Harbor Director

SUBJECT: Harbor Advisory Board Work Program for City Council Goals and Objectives Discussion on Work Program Elements Identified

RECOMMENDATION

Staff recommend the Harbor Advisory Board consider staff analysis and provide input and recommendation on the Work Program Elements as-identified in this report.

BACKGROUND

On June 27, 2017, the City Council approved the final Harbor Advisory Board (HAB) Work Program for City Council 2017/2018 Goals and Objectives. The Goals and Objectives Work Program spreadsheet is included with this staff report as Attachment #1.

At the August HAB meeting, there was board consensus to consider the following items at the September, 2017 HAB meeting:

1. Goal 1, Objective (d), Work Program Element 6 (fee-based boat/RV storage in Triangle lot)
2. Goal 1, Objective (d), Work Program Element 8 (more movie nights at the Rock and/or Tidelands)
3. Goal 1, Objective (d), Work Program Element 10 (leaseholder incentive to diversify products sold)
4. Goal 1, Objective (d), Work Program Element 11 (grant-seeking process)
5. Goal 3, Objective (e), Work Program Element 1 (volunteer project opportunities on waterfront)

DISCUSSION

After reviewing the following input/analysis, staff seek HAB input and possible recommendation on the identified items:

1. G1(d) WPE6, fee-based boat and/or RV parking in a portion of the Triangle Parking Lot

- Approximately 55 10' x 30' parking spaces would fit into the back NE corner of the lot in a two-row, pull-through configuration. This would take approximately 1/3 of the existing lot footprint.
- Current Harbor Department Master Fee rate is \$91.50 per month (30-day month at \$3.05/day) for a ~9' x 20' space.
- Other local storage yards charge ~\$65-\$85 per month for a ~30-foot space.
- Fencing, space identification and other necessary basic infrastructure would cost approximately \$10,000-\$12,000 to install.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____

- Issues to consider:
 - a. Rates that do not unfairly compete with the private sector.
 - b. Security considerations and infrastructure?
 - c. Lighting?
 - d. First-come/first-served or waiting list?
 - e. City or private (via license agreement) management?
 - f. Destination of revenues?
 - g. Boats and RV's, boat priority and RV's only if space available, or boats only?
 - h. Priority to Morro Bay residents?
 - i. Other?

Included with this staff report at Attachment #2 is an overhead view of the Triangle Parking Lot.

2. G1(d) WPE8, more drive/walk-in movies at the Rock and/or Tidelands

- Logistics and management have proven too much for staff to accomplish on an ongoing, annual basis.
- Net proceeds have been approximately \$2,000 per event the past two years (not including paid Harbor staff time involved).
- Issues to consider:
 - a. Drive/walk-in, or walk-in only?
 - b. Use the beach for seating with screen in the Rock lot?
 - c. Radio audio broadcast or PA system?
 - d. Permanent, removeable screen-mounting system (crane has proven difficult)?
 - e. Getting electricity to the equipment.
 - f. TBID-funded event organizer, staff/Friends continue to manage, or City's Tourism Manager?
 - g. Destination of proceeds?
 - h. Getting and maintaining sponsorships?
 - i. Other?

3. G1(d) WPE10, leaseholder incentive (more years on lease) for diversification of goods offered

- "Standard" incentive for more years on a lease term is added improvements or redevelopment.
- Issues to consider:
 - a. What constitutes "diversified caliber or type of product types that are lacking," and how is it monitored/enforced?
 - b. Metrics for years added versus products/services?
 - c. Incentivize known wanted products or services (for example, we want to see a shoe store).
 - d. Other?

4. G1(d) WPE11, seek and establish more effective grant-seeking process

- Department continues to seek regular DBW grant funding for equipment, vessels and derelict vessel demolition, and Cable Committee grant funding for annual City DC trip and ice machine maintenance needs.
- Harbor Administrative Technician position recently tasked with seeking and following-up on new grant leads.
- City has engaged a grant consultant to seek and identify potential grant opportunities. Several have already been identified for harbor-related opportunities.
- Other?

5. G3(e) WPE1, identify facilities in need or opportunities for projects lending themselves to volunteer “adopt-a-thing” participation

- The Deputy City Manager is currently tasked with identifying projects or opportunities for citizen, group or organization-led adopt-a-thing participation, and linking those opportunities with willing participants.
- Projects and groups linked will be handed-off to the City department most logically to be involved with managing them.
- Issues to consider:
 - a. Project hard cost funding sources?
 - b. Project management and work oversight?
 - c. Other?

CONCLUSION

Staff seeks HAB analysis, input and recommendation on the above goal work plan items. For those items deemed “research and bring to Council for consideration,” staff will move any recommendation(s) forward to the Council for future consideration. For items not requiring further Council input or consideration, staff will implement the HAB’s recommendations as appropriate.

ATTACHMENTS

1. HAB Goal Objective Work Program spreadsheet.
2. Overhead view of the Triangle Parking Lot.

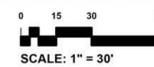
Item	Description	Expected HAB Review (by fiscal year quarter)	Status / HAB Recommendation
Harbor Advisory Board Work Program for City Council 2017/18 Goals & Objectives			
updated from City Council input on 4/11/17, HAB input on 5/4/17, City Council input on 6/13/17 and approved by City Council 6/27/17			
GOALS			
Goal 1	Achieve Economic and Fiscal Sustainability	N/A	
b.	Pursue opportunities and relationships that are likely to result in the revitalization and redevelopment of important properties including the Morro Bay Power Plant, the existing wastewater treatment plant site, Morro Bay Elementary School, and the Morro Bay Aquarium lease site. Take proactive action to facilitate the revitalization of underused and vacant parcels in all commercial districts.		
	WPE1 - Aquarium. Harbor staff and HAB provide input and guidance to Central Coast Aquarium, Community Development, Planning Commission and City Council on aquarium's redevelopment proposal during proposal development and review for Concept approval.	As-Required	
	WPE3 - Morro Bay Power Plant. Harbor staff and HAB review and recommend to PC/Council on development proposals during review by PC/Council for Concept approval.	As-Required	
	WPE4 - WWTP Site. Harbor staff and HAB review and recommendations to PC/Council on development proposals relative to land use during review by PC/Council for Concept approval.	As-Required	
	WPE5 - Eelgrass. Continue eelgrass Ad-Hoc Committee work into research on eelgrass mitigation alternatives, potential State and Federal regulatory paths forward, including robust engagement with MBNEP, and consideration of hiring a consultant to facilitate the process.	Q1-3	This issue is on current HAB goal work plan list, and should continue under the banner of this goal objective since the presence of eelgrass and the current "unfriendly" eelgrass regulatory mitigation policy is a damper on waterfront development/redevelopment.
	WPE8 - Eelgrass. Develop Morro Bay Eelgrass Mitigation Policy for State and Federal regulatory approval contingent upon outcome of WPE5.	Q4	
	WPE9 - Complete License Agreement and MOU update with the Central Coast Maritime Museum for museum establishment in the Triangle Lot per current efforts.	Q1 (License Agreement), Q2 MOU	Currently underway. Final draft of License Agreement in CCMMA's hands for their approval.
d.	Evaluate oppoortunities for new or expanded revenue sources, including, but not limited to: paid parking, marijuana associated revenues, other tax measures, and a review of City fees.	N/A	
	WPE1 - Participate in the research and bring to Council for consideration establishment of paid parking on and around the Embarcadero.	As-Required	

	WPE2 - Research and bring to Council for consideration moving for-profit events and activities from the Public Area Use Permit process (no revenue generation) to a License Agreement process (with revenue generation).	Q2	
	WPE3 - Research and bring to Council for consideration concessionaire contracts for food truck and/or other basic beach need sales/rentals at the Rock parking lot and/or other City locations during special events.	Q2	
	WPE4 - Research and bring to Council for consideration establishment of License Agreements with base and/or percent rents for various for-profit business operations being conducted on the Bay that are not currently operating as an approved lease or sublease from a lease site.	Q2	
	WPE5 - Research and bring to Council for consideration slip, pier and dock fees (or metering mechanism) to fully recover the amounts spent by the City for electrical and water usage on various pier and dock facilities.	Q3	
	WPE6 - Research and bring to Council for consideration fee-based RV and/or boat/trailer storage parking in a portion of the Triangle Lot until some permanent use is allocated to that location.	Q1	
	WPE7 - Research and bring to Council for consideration establishment of a concert venue in the Triangle Lot.	Q3	
	WPE8 - Research and bring to Council for consideration production of more drive/walk-in movie nights at the Rock and/or Tidelands.	Q4	
	WPE9 - Research and bring to Council for consideration a waterfront leaseholder incentive to obtain more years on the term of their leases in exchange for paying more base and/or percent rents.	Q1	
	WPE10 - Research and bring to Council for consideration a waterfront leaseholder incentive to obtain more years on the term of their leases in exchange for diversifying the caliber or type products or services they sell to types that are lacking/needed in the area.	Q1	
	WPE11 - Seek and establish a more robust harbor-related grant-seeking process.	Q1	
	WPE12 - Research, work with State Parks and bring to Council for consideration revising the State Park Marina Operating Agreement to allow the City to take over direct operations of the marina to maximize revenue collection to put toward dredging and redevelopment.	Q1	
	WPE13 - Research full GIS mapping of the City's two mooring fields in order to achieve maximum utilization of space, to determine if new moorings can be established.	Q4	
e.	Considering Council direction to identify no less than \$400K of cost reductions across FY19 and FY20, develop a cost control and reduction plan to achieve these cuts, including a complete review of staffing levels and non-labor costs in all departments.		HAB would like Council clarification how this objective will affect the Harbor Department since the enterprise funds are not a part of the \$400K cost reduction equation?
	WPE1 - Perform a department "gut-check" of the current cost allocation plan for accuracy.	Q1	
Goal 3	Improve Infrastructure and Public Spaces	N/A	

b.	Bring to Council for information, consideration and possible implementation, a review of circulation and parking management plans and options in the downtown and waterfront districts.		
	WPE1 - HAB review and provide input on proposed management plans and options as they relate to the waterfront.	As-Required	
d.	Complete the approved RFQ process for a marine services facility (boatyard) and bring to Council for information and consideration of next steps prior to any decision on feasibility study.		
	WPE1 - With Boatyard Ad-Hoc committee participation, review responses to RFQ and evaluate.	Q1	RFQ process currently underway; deadline to submit July 14, 2017.
	WPE2 - Depending on RFQ response, if any, develop and recommend to Council consideration of next steps, including, but not limited to, possible issuance of an RFP for boatyard development, or possible issuance of a RFP for financial feasibility study services.	Q1	
e.	Inventory, evaluate and refresh existing programs for volunteer groups to assist in providing routine maintenance in the City (such a adopt-a-park programs), while soliciting and facilitating additional volunteer group support for routine maintenance (such as park beautification) and small capital projects (such as park bathroom reconstruction).		
	WPE1 - Identify facilities in need or opportunities for participation and/or projects, and identify groups or organizations likely or willing to adopt or take on projects in/on waterfront facilities.	Q1	
Goal 4	Review and Update Significant Land Use Plans		
a.	Complete the GP/LCP rewrite no later than August 2018.		
	WPE1 - HAB Working Waterfront Ad-Hoc committee to develop a "Working Waterfront" mission statement or policy for incorporation into the GP/LCP.	Q1	
	WPE2 - HAB Working Waterfront Ad-Hoc committee to work with staff, consultants and GPAC to provide input and review relative to clarification of Measure D and incorporation of clarifications into the GP/LCP.	As-Required	
d.	Bring to Council for consideration the results of Code Enforcement outreach on existing codes related to fences and hedges, and boat, RV and trailer parking/storage on City streets and neighborhoods to determine whether to keep, or modify, related existing ordinances.		
	WPE1 - Provide venue to take public input and make HAB recommendations for Council consideration regarding boat and boat/trailer parking and storage.	As-Required	



Morro Bay Triangle Lot - Existing Conditions



December 3, 2015

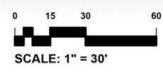




Project Quantities

Existing Parking	314
Total Proposed Parking	351
Net Gain Parking	37
Boat Repair Stalls	10
Dry Boat Storage	50

Morro Bay Triangle Lot - Option A



Base Map
December 3, 2015

