



**AGENDA NO: C-1**

**MEETING DATE: February 9, 2021**

**AGENDA CORRESPONDENCE  
RECEIVED BY THE CITY COUNCIL FOR  
PUBLIC REVIEW PRIOR TO THE MEETING**

**From:** [Helen Beard](#)  
**To:** [Scott Collins](#); [Council](#); [John Headding](#); [Eric Endersby](#)  
**Subject:** ? about RV Parking at North end of the Rock parking lot  
**Date:** Wednesday, February 10, 2021 8:39:23 AM

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Good morning,

Thank you for your consideration and listening to the residents of Morro Bay last night.

I am grateful you did not make this policy permanent and understand the financial needs of the Harbor Department a little better. I also appreciate your hesitation regarding Coleman, Target rock, the Pit, and Launch area. My attitude is a wait and see.

I do have a question and don't remember it being discussed last night. What is the maximum number of RV's that will be allowed to stay overnight in the area at the north end of the rock parking lot? The markings that are currently there show the potential for more than the 3 that were shown last night.

Thank you all for what you do..I may not agree with your decision last night, but respect your point of view.

Helen Beard

Sent from my iPhone

**From:** [Sue Perry](#)  
**To:** [REDACTED]  
**Cc:** [Council](#)  
**Subject:** Re: NOOO - Permanent Camping  
**Date:** Wednesday, February 10, 2021 9:18:09 AM

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Well said! i HADN'T HEARD OF THIS. What a junkie look this would be. They have an occasional camper over on the middle parking lot and that is plenty (on the bay on the way to the Rock.) How can they have a financial shortfall when there was a new sales tax passed in the last election!?! S. Perry

On Mon, Feb 8, 2021 at 10:14 AM <[REDACTED]> wrote:

Dear Council:

I live FT in Morro Bay and **DO NOT** support permanent camping on the Embarcadero at Coleman Park (next to the boardwalk), behind the Maritime Museum, Tidelands Park, The Rock parking lot near Target Rock, the Pit, and the Fishermans' storage area.

What a mess and horrible idea. Quit ruining our town for people who live here permanently. Allowing camping, both RV and tent, on the Embarcadero is not the way to address a financial shortfall.

Thank you,

A. Perry

[REDACTED]  
Morro Bay, CA 93442

**From:** [Marcia Fasy](#)  
**To:** [Council](#)  
**Subject:** Beach Campgrounds  
**Date:** Tuesday, February 9, 2021 5:09:52 PM

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Dear City Council,

I understand you are discussing making the temporary campgrounds permanent. I think that this is not a good use of this beachfront property. I know that money is tight but surely you can find a better way with impacting our beautiful beaches. Some of these areas are very near residential properties. With all the spaces in Morro Bay State Park we really don't need more camping spaces.

Thank you for thinking of us, the residents of Morro Bay.

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Marcia

**Dana Swanson**

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**From:** KC Caldwell [REDACTED]  
**Sent:** Tuesday, February 09, 2021 3:52 PM  
**To:** Dana Swanson  
**Subject:** Item C-1 - Waterfront RV Camping

To the City Council:

Regarding the continuation of waterfront RV camping, I just have one word for you.

**NO!**

Thank you for hearing my voice.

KC Caldwell

**From:** [John Collette](#)  
**To:** [Council](#)  
**Subject:** Proposed RV camping around town  
**Date:** Tuesday, February 9, 2021 3:51:37 PM

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Dear Mayor and City Council:

I am writing to go on record as opposing the current plan of sprinkling RV camp sites around Morro Bay public areas.

Morro Bay's biggest asset and attraction is the natural beauty. Inserting RV's in the various locations proposed, would directly and negatively impact this natural beauty, and in some cases, the peace and quiet to residents in their homes.

Instead, let's put effort and focus into something more solid and appropriate, such as plans for recreational use of the existing waste water treatment facility.

For something more immediate in nature, is there any possibility of using any part of the defect power plant for RV sites?

The general idea of having more RV sites is not necessarily a bad one. It's the location of the sites under the current plan that is completely unacceptable.

Sincerely,  
John Collette  
Martin Gottlieb  
Morro Bay residents

**From:** [Bernie Melvin](#)  
**To:** [Council](#)  
**Subject:** Camping on the Embarcadero  
**Date:** Tuesday, February 9, 2021 3:32:20 PM

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Dear Council Members –

I'm responding to the agenda item regarding camping on the embarcadero.

Over all I'm in favor of camping down there and by the rock.

**I don't feel camping near Tideland's Park or the boat launching ramp is a good idea.**

It is too close to homes especially if firepits are allowed. I have heard from people who live above the Atascadero Stand campground how unpleasant it can be. I would like the boat launching area and Tideland's Park area removed from the list.

**I think all the other areas are good places for people to camp.**

Thank you for listening to my thoughts and opinion.

Sue Melvin

██████████, Morro Bay

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Sent from [Mail](#) for Windows 10

**From:** [Rick & Colleen Ray](#)  
**To:** [Council](#)  
**Subject:** BUSINESS ITEM C-1 Public Comment February 9, 2021 Council Meeting  
**Date:** Tuesday, February 9, 2021 4:02:59 PM

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Attn: Morro Bay City Council

Re: **BUSINESS ITEM C-1 Public Comment** February 9, 2021 Council Meeting

Thank you for the opportunity to share my views with regard to the establishment of camping sites as a way to generate revenue for the city of Morro Bay. Specifically, the expansion portion of the project involving Morro Rock and Tidelands Park. I believe should the plan go forward it would ultimately be a detriment to visitors and residents alike and potentially have a negative impact on our tourism industry.

When I walk on the boardwalk or stroll through Tidelands Park (which I do many times a week) I expect to be in a beautiful, serene and natural environment. I don't want to listen to generators run or smell their fumes and I can't imagine that visitors will either. We've also all experienced the frustration of inadequate parking along the waterfront and out at the Rock and using spaces for motorhomes will make that situation worse especially in light of the city's intent to sell two of its current parking lots. Campers will generate additional trash exacerbating an existing problem which hasn't yet been resolved. Visually, having camp sites and large motorhomes right in the middle of our most beautiful natural areas will degrade them. I don't see how this improves the visitors or the residents experience of Morro Bay and I think that should be ***the threshold by which the proposal should be judged – does it enhance or degrade the quality of life of residents and the visitors experience of Morro Bay?*** Will it increase revenue for business – maybe, but maybe not – these people have full on kitchens and refrigerators and they won't necessarily be purchasing meals or groceries locally.

As for the funding that our City seeks we have other means to generate the needed revenues. For instance, the installation of parking meters would generate funds. I know there has been opposition to this from local business but when people are willing to pay \$18 for a fish taco they aren't going to turn around and go home because they are being required to pay a couple of dollars for parking. However, they might turn around and go home if they can't find a place to park. If there is concern from residents about paying for parking then the city could consider issuing resident permits exempting them.

I believe we have other and better options for revenue generation that won't have a negative impact on our quality of life or the visitors experience of Morro Bay and I hope the city will consider some less destructive alternatives.

Sincerely,

Colleen Ray

, Morro Bay

## Dana Swanson

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**From:** Erica Crawford <erica@morrochamber.org>  
**Sent:** Tuesday, February 09, 2021 11:40 AM  
**To:** John Heading; Dawn Addis; Robert Davis; Jeffrey Heller; Laurel Barton  
**Cc:** Tim Cowan; Stephen Peck; Ken MacMillan; Scott Collins; Dana Swanson  
**Subject:** Item C-1  
**Attachments:** Fiscal Solvency Item C-1.pdf

Honorable Mayor and City Council,

Morro Bay's RV camping program, similar to that operated by Port San Luis, offers a special experience and revenue opportunity for the Morro Bay Harbor Department.

The Morro Bay Chamber commented on strategies that would assist in the city's fiscal sustainability in summer of last year. Those comments are attached to this email.

As reported to the Chamber's Governmental Affairs Committee by the City's Finance Director in spring of 2020, the city was forecast to run out of General Fund Emergency Reserve monies by the end of the next fiscal year. After that time, the city may be deemed to be insolvent, and/or may need to make substantial cuts in basic city services, including police, fire and Harbor.

The Chamber identified multiple tasks and programs that, taken together as a total package, would establish revenue sources with the potential to add \$2.9 million per year in ongoing new revenues or expense savings funds to be split between the Harbor Enterprise and General Fund, and \$2.5 million in one-time funds from property sales. RV Parking, in tandem with other programs, would:

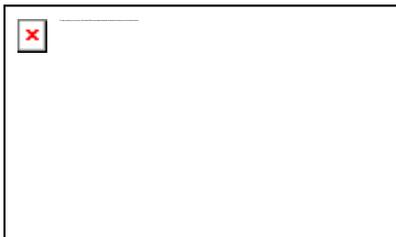
- Allow the City to provide the improvements called for in its various master plans and specific plans, including the Waterfront Specific Plan.
- Allow the Harbor District to fund operations and capital expenses (including capital reserves).
- Allow for revenues to improve sanitation, access and economic development along the Waterfront.

Accordingly, the Chamber supports the City's pursuit to establish the Harbor Department's Waterfront RV Camping program on a permanent basis, provided that necessary adjustments be made before doing so.

Thank you,  
Erica

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**Erica D. Crawford**  
**President/CEO**  
**Morro Bay Chamber**  
w: 805.772.4467  
m: 917.378.2454



## **Fiscal Response and Sustainability**

The GAC reviewed a presentation by the City Manager and Finance Director on the current fiscal condition of the City. Previous reports have indicated that there is a structural problem for the General Fund and Harbor Fund that requires attention. The addition of the economic downturn from COVID19 has made matters worse. As reported by the Finance Director, the City will run out of General Fund Emergency Reserve monies by the end of next fiscal year. After that time, the city may be deemed to be insolvent, and/or may need to make substantial cuts in basic city services, including police, fire and Harbor. The GAC and Chamber Board commented on strategies that would assist in fiscal sustainability as shown on the attached. In the context of expanding the City's fiscal resources, we see the immediate tasks as establishing revenue sources that will:

1. Provide for ongoing operations of the City, including payments to accumulation/capital funds to replace major capital items. **(Strategies: Sales Tax, Paid Parking, Property Sales, TBID/TOT, Operational Changes.)**
2. Allow the City to pay for its current and anticipated pension liabilities over the next 10 years. New financing sources may need to be extended for an adequate amount of time to provide for debt financing. **(Strategies: Sales Tax, Property Sales)**
3. Allow the City to provide the improvements called for in its various master plans and specific plans, including the Waterfront Specific Plan, Circulation Plan, etc. **(Strategies: Paid Parking, TBID/TOT, RV Parking)**
4. Allow the Harbor District to fund operations and capital expenses (including capital reserves). **(Strategies: Paid Parking, RV Camping)**
5. Allow the City to build up and maintain an Emergency Reserve of 25 percent of planned General Fund expenses. **(Strategies: Property Sales, Sales Tax)**
6. Allow for revenues to improve sanitation, access and economic development along the Waterfront. **(Strategies: Paid Parking, RV Parking, TBID/TOT)**

The programs below have the potential to add \$2.9 million per year in ongoing new revenues or expense savings funds to be split between the Harbor Enterprise and General Fund, and \$2.5 million in one-time funds from property sales. The Chamber views these programs, changes in operational procedures, and additional scrutiny of operational cost savings as a comprehensive package. No one or two of these strategies should be picked off or deleted. They are all necessary for fiscal solvency. We support the package, not just individual items. Certain elements of the package will provide longer term stability, while some elements are short-term, stop-gap methods. The added sales tax may not be necessary after ten years.

	10-Year Total	General Fund						Harbor Department				
		General Fund Operating	GF Maintenance and Capital Accumulation	GF Unfunded Pension Liability	General Fund Emergency Reserve	Tourism Enhancement, Servicing and Economic Development	General Fund Total	Operating Deficit (Compared to Likely Lease Base Rents)	Operating Reserve/Accumulation	Unfunded Asset Depreciation and Improvements	Access Management and Improvement Plan	Harbor Total
Current Balance					\$ 1,304,500			\$ 75,000				\$ 75,000
Required Amount					\$ 3,750,000			\$ 437,500				\$ 437,500
Projected 10-Year Deficit		\$ (5,107,000)	\$ (25,000,000)	\$ (5,250,000)	\$ (2,445,500)		\$ (37,802,500)	\$ (1,000,000)	\$ (362,500)	\$ (825,000)		\$ (2,187,500)
							\$ -					\$ -
Sales Tax Increase (1%)	\$ 19,500,000	\$ 2,500,000	\$ 11,500,000	\$ 5,000,000	\$ 500,000		\$ 19,500,000					\$ -
Property Sales	\$ 2,500,000			\$ 500,000	\$ 2,000,000		\$ 2,500,000					\$ -
Paid Parking (Net of Operating Expenses)	\$ 3,575,000	\$ 893,750				\$ 893,750	\$ 1,787,500	\$ 425,625	\$ 200,000		\$ 1,161,875	\$ 1,787,500
RV Parking (Net of Operating Expenses)	\$ 2,250,000						\$ -	\$ 875,000	\$ 200,000	\$ 825,000	\$ 350,000	\$ 2,250,000
TBID/TOT Transfer (1% Increase in TOT)	\$ 3,650,000	\$ 1,825,000				\$ 1,825,000	\$ 3,650,000					\$ -
Savings from Operational Modifications	\$ 1,500,000	\$ 1,500,000					\$ 1,500,000					\$ -
	\$ 32,975,000	\$ 6,718,750	\$ 11,500,000	\$ 5,500,000	\$ 2,500,000	\$ 2,718,750	\$ 28,937,500	\$ 1,300,625	\$ 400,000	\$ 825,000	\$ 1,511,875	\$ 4,037,500

Providing context for these recommendations is important since it is unwise to recommend revenue increases or expense modifications willy-nilly without some appreciation or understand of how they address an urgent need for fiscal sustainability. The City also needs to be judicious in replenishing its capital replacement funds and reserves. The table above shows how the proposed revenue enhancements could be used to address ongoing operational needs, eliminate capital deficits, and to fund new initiatives that are necessary for economic and fiscal sustainability.

**Sales Taxes.** The Chamber supports the 1% sales tax addition, with a 10-year sunset. Several committee members recommended a 10-year sunset for this, and that should be planned if it is possible to achieve the objectives above. The sunset would provide the city with adequate time for COVID19 recovery and restructuring. Such a sunset clause would limit the amount of financing that could be leveraged with the new sales tax. However, a sunset clause should not be used if the sunset will create another “fiscal cliff” 10 years from now. There needs to be an informational campaign to emphasize that the sales tax is the appropriate tool since it is the best way to pay for services and expenses that are associated with tourism, and that tourist will pay for 70 percent of the sales tax increase. There should also be information that the sales tax is necessary to preserve the level of service that we now have, and that not passing it will result in a reduction in services. The need for the additional sales tax is not limited particular types of personnel or expenses, and the authorizing ballot measure should not limit it. Approximately one half of the new revenue from this source would be used to fund the structural operating deficit and the balance would be used to replenish the GF reserve, the pension liability, and unfunded capital such as streets and roads. **Estimated annual additional revenue is projected to be \$1.5 million in the near term, and \$1.9 million after full COVID19 recovery.**

**Property Sales.** The Management Partner’s report listed the sale of surplus property as a source of immediate revenue (Recommendation 22, Page 75). At that time, the report identified \$2 million in surplus property that should be sold and “designated for economic development and other General Fund programs.” Based on reports from the City, properties on Dunes Street property (and

neighboring adjacent lot on Shasta Street designated for the Bocce Ball courts and greenhouse, which potentially could be relocated, either as part of the Coleman Park renovation or Monte Young), the second fire station site located in north Morro Bay, and a property located on the corner of Downing and Bolton (estimated at 7,000 sq. feet) were candidates for sale. This is an immediate opportunity to make up for the use of Emergency Reserves by the sale of assets that are not financially contributing to GF.

The sale of surplus property is one the quickest and most certain ways to replenish the rapidly depleting General Fund Emergency Reserve. City staff projects that this fund will be completely depleted by the end of the next calendar year and the fiscal solvency of the city will be in question.

The City Manager's Roundtable recommended sale of all of these properties, but not the sale of the second fire station located in north Morro Bay as they believed that it may impact insurance rates because of response times or flooding issues. The basis for not including the fire station site was because of potential flooding across Highway 1 that may block apparatus access from the downtown fire station site. However, research into this potential only occurs during a 100-year storm (so it occurs less than 1%, and last occurred in 1997), and response time from the downtown fire station site to the farthest reaches of the community area is approximately 4.5 minutes, a travel distance that meets most fire service metrics. Ninety percent of the community can be accessed in four minutes travel time or less. The elevation of Highway 1 between Radcliff and Atascadero Road is above the 100-year designated base flood elevation, and access is not cut off from those sorts of events. Finally, it is known that 75 percent of calls for service are for medical emergencies and North Morro Bay is served by ambulance service. Eliminating a fire station will also reduce fire service and personnel cost. The fire station consumes two prime residential lots and the property value is estimated to be \$1.5 million. If it is desirable to continue to store apparatus in that part of town, a more cost-effective solution can be found.

With respect to the sale/relocation of a public safety asset, we are mindful of community concerns regarding maintenance of local public safety levels. It is not apparent how response times would be degraded, or medical response times reduced (especially with San Luis Ambulance located on the same street). This should be a follow up with the City, Chamber and the community to assess the costs, benefits and opportunities.

Since property sales are quick one-time revenues, they should be prioritized for replenishing the GF Emergency Reserve.

**The Chamber supports sale of all of the properties identified by the City Manager's roundtable, and the sale of the North Morro Bay fire station. Estimated one-time revenue from these sources is \$2.5 million, plus unknown annual savings from modified fire operations.**

**Paid Parking.** The Chamber has already adopted a policy and recommendation to institute paid parking. There are currently no dedicated and reliable revenue sources to provide for maintenance of the streets, sidewalks, bathrooms, sanitation facilities, parking lots and other essential facilities to support our visitor economy, and this revenue source could be used for those essential visitor services. The current free parking lots are non-performing real estate assets that are being provided free of

charge. There is an existing policy of the Chamber and recommendation to institute paid parking along Embarcadero Road, at City beach parking lots, and at premium locations. The draft General Plan/LCP contains Policy Circ-4.2 states that the City "...may seek a Coastal Development Permit to establish paid public parking spaces with reasonable rates in appropriate places. Some of the revenue would serve as a dedicated funding source to improve and enhance coastal access."

Paid parking in coastal communities is the norm, not the exception. A review of waterfront and beach communities on the Central and South Coast (Monterey County, San Luis Obispo County, Santa Barbara County, Ventura County, Los Angeles County and Orange County) indicates that at least the following communities have paid parking as part of their beach and waterfront access programs: Pismo Beach, Malibu, Pacific Palisades, Venice, Capitola, Playa Del Rey, San Pedro, Huntington Beach, Seal Beach, Long Beach, Hermosa Beach, Manhattan Beach, Santa Monica, Port Hueneme, Avila Beach, Monterey, Pacific Grove, Isla Vista, Del Mar and Pacifica. Morro Bay is, in fact, the outlier amongst the group having no paid parking and no funded beach access strategies. Locally, both Avila Beach and Pismo Beach have paid parking as part of their beach and waterfront access programs, with each having gross revenues of \$500,000 to \$550,000 per year.

Paid parking would need to be part of an overall waterfront and beach access improvement and access program. Under such a program premium Embarcadero parking, parking at The Rock, the City's triangle lot, etc. should all be paid parking. Free access could continue to be provided from free outlying parking lots with shuttle service to ensure affordability. Avila Beach and Pismo Beach have successfully implemented such programs. There were comments that free parking gets used by employees and possibly locals, rather than supporting visitors. A paid parking program needs to specify access management and enhancement and support waterfront maintenance and sanitation. City should start this sooner than later (meaning now).

To be sure, although there have been numerous suggestions for the institution of paid parking in the community, community leaders have decided not to do it. Arguments against paid parking include the enforcement costs, merchant resistance, a belief that there is no net revenue for park parking, or that the City is legally obligated (by the Coastal Commission or others) to provide free parking to any and all persons. The 2007 Parking Management Plan commented that paid parking "...was determined to be ineffectual as a component of the parking management strategy because the most critical demands for parking occur for very brief periods (over 1 hour periods mid-day) and in very limited locations (the core blocks within the Embarcadero). When utilized in areas such as these, metered or paid parking can create the unintended consequence of actually deterring needed commerce. Second, pay-for-parking may not off-set the costs associated with the acquisition and maintenance of devices and equipment, or related personnel and operational resources, and could have negative impacts on the City budget." **None of these are true or supported by facts.** In Morro Bay the prevalence of free parking creates congestion on the Embarcadero since there is no financial incentive for visitors to park at outlying locations, and the conclusion about potential revenues are not born out by the dozens of other communities who have these sorts of programs. Further, the conclusions from the 2007 Parking Study were from 13 years ago are no longer considered to be valid.

Failure to have a paid parking element of an overall access program means that there are no revenues to maintain the existing parking facilities, to make functional or aesthetic improvements, to provide the necessary services and facilities that are necessary to support coastal and waterfront access.

These are now unfunded obligations of the Harbor Department. The Coastal Commission has clearly supported paid parking programs where they part of an overall access management, access maintenance, and access improvement strategy. They have not supported these programs where they appear to be blatant revenue opportunities without corresponding improvements.

Paid parking allows the opportunity to expand and diversify the funding sources for the Harbor Enterprise Fund and the General Fund. Parking is currently provided at no cost to the user, and there is no pricing mechanism to encourage turnover, to pay for the repair and maintenance of improvement being used, and no return to the City as the landowner. Except in cases where the city is legally obligated to provide free parking (such as those areas where a builder has paid for a in lieu parking fees, or where such a provision is in the a Tidelands Lease that is directly with the City), the city should expect and get a return on the community's asset.

Beach and waterfront communities, including those in San Luis Obispo County, indicate that customers are relatively price insensitive when it comes to paid parking. They can and will pay for convenience (with the norm appearing to be \$1.50 per hour or \$4 per half day). Most will gladly pay a premium for the convenience of a nearby parking spot, and the cost of parking ends up being 1%-3% of the total cost of a typical 1.5-day visit. To be clear, this is not a strategy to allocate a scarce supply because of overwhelming demand, it is a pricing mechanism to pay for the cost of providing the service and improvements that are being used, and to improve those services and improvements. Some sophisticated analysis is needed to determine appropriate pricing and duration, and possibly some initial "free" time at selected locations. And, there needs to be a legitimate Access Management and Improvement Plan.

These funds would be split with the General Fund and Harbor, with one-fourth for GF operating; one-fourth for tourism support, tourism enhancement and economic development; one-third for Harbor and Coastal access management and improvement; and the balance for Harbor operating and reserves.

Therefore, the **Chamber continues to support paid parking on the Waterfront area, including off-street lots and on-street spaces, with a pricing program that has higher rates at the premium locations, with some lower cost and free spaces at locations that are served by the local transit Trolley. Current parking fee programs can also have dynamic pricing with high pricing during peak days, seasons or hours. It can also fund access improvements and fund maintenance that are now unfunded. Based on the number of existing and potential off-street parking spaces in comparison to those in Pismo Beach and in Avila, the revenue received from those agencies from their paid parking programs, and rates that the Coastal Commission considers "affordable" and "non-discriminatory" potential gross revenue from a paid parking in prime off-street lots in Morro Bay could be \$500,000 to \$550,000 per year, with two-thirds of that total likely allocable to the Harbor Enterprise based on parking lot location. On-street parking could generate an additional \$125,000 to \$150,000 per year. An Access Management and Enhancement Plan should be commenced immediately to start this process.**

**RV Parking. Support.** These types of programs offer a special experience and revenue opportunity for the Harbor Department. A similar program is operated by the Avila Harbor District. There was concern and questions about what the impacts would be on sewer facilities and the

accessibility of dump stations. These funds would be used to fund Harbor operating and capital, Harbor operating reserves, and access management and improvements related to the impact of the RV operations. However, **the Chamber continues to support this concept. Further details are desired about the precise locations and amenities to be provided. This program could add \$200,000 to \$250,000 per year to the Harbor District Enterprise Fund if 50 RV spaces are rented.**

**TBID/TOT.** Like all tourism destinations, Morro Bay struggles with the benefits and costs of accommodating its visitors. The Tourism Based Improvement District (TBID) generates approximately \$825,000 per year in a “normal year” for promotions and marketing from the special 3% assessment on hotels, motels, vacation rentals and RV parks, plus a 1% assessment for County tourism efforts (set to increase to 1.5% on July 1, 2020). By way of comparison, other communities in the County charge 1%-2% of the room rate, north central coast communities (Santa Cruz, Monterey, and Carmel) charge a fixed rate per room ranging from \$1 per night to \$2.50 per night which amounts to about 1.5% to 2% per room night, and communities on the South Coast Business Improvement District currently charges 0.5% to 1% (and is proposing to double that amount to 1% to 2% based on the cost of the room). See the Table below from Santa Barbara South Coast Tourism Improvement District. Vacation Rentals are now subject to the TBID assessment and are expected to bring in \$165,000 more in a “normal” year, bringing the “normal” year total to \$990,000. During the post-COVID19 term, TBOD revenue is expected to drop to \$550,00 per year, according to City budget estimates, \$120,00 of which is projected to come from vacation rentals

**Comparative TBID Rates and  
2019 Collections**

Region/Agency	Fee Collections (2019)	TBID Rate Basis	Equivalent Percentage of Room Rate
<b>Central Coast</b>			
Arroyo Grande	\$ 140,000	2% room revenue	2.00%
Pismo Beach (LBID)	\$ 1,028,700	1% room revenue	1.00%
Morro Bay	\$ 865,000	3% room revenue	3.00%
San Luis Obispo County	\$ 1,500,000	2% room revenue	2.00%
San Luis Obispo City	\$ 1,495,000	2% room revenue	2.00%
Paso Robles	\$ 750,000	2% room revenue	2.00%
Atascadero	\$ 105,000	2% room revenue	2.00%
<b>North Central Coast</b>			
Santa Cruz	\$ 1,140,000	\$1.00 - \$1.50 per night	1.00%
Monterey	\$ 3,500,000	\$.50 - \$2.50 per night	1.25%
Carmel	\$ 220,000	\$1.00 per night	0.75%
<b>Santa Barbara/South Central Coast</b>			
Room Rate: Less than \$100		.50 per room	0.50%
Room Rate: \$100 - \$150		\$1.00 per room	0.80%
Room Rate: \$150 - \$200		\$1.5 per room	0.86%
Room Rate: Over \$200		\$2.00 per room	0.80%

The City of Morro Bay also charges a 10% tax on short term rentals (hotels, VRs, etc.) for its Transient Occupancy Tax (TOT) that goes into the General Fund. Those amounts are available for general city operations. In FY 2019 TOT totaled \$3.6 million. Visitors that are attracted to the community by its promotional efforts create expenses that are often difficult to cover. These include extra policing, sanitation, infrastructure maintenance, and general support. Maintaining and improving the Waterfront and associated areas so that they are more appealing to visitors is important to maintain and improve the community's visitor base, especially to increase the number of room nights and taxable expenditures. Thus, while the city struggles to attain adequate revenues to service the visitor economy, the promotions budget to attract more visitors here continues to grow, most probably above a level that is considered adequate for a destination like Morro Bay.

Local TBID revenues will drop to \$550,000 in FY 2021 as a result of COVID19 travel restrictions. The amount is considered a prudent minimum for ongoing operations. As the economy returns to "normal" and the occupancy at local lodging properties returns, local TBID revenue will likely exceed \$1,000,000 because of the addition of VRs to the taxable base and the completion of several new lodging properties. This amount exceeds the need for promotional programs. It is also noteworthy that Morro Bay's TBID rate exceeds that of other coastal communities by 50% to 200%. There is an obvious imbalance in the resources assigned to the promotional efforts and programs and the resources available to accommodate the visitors that those programs attract.

Since these revenues are being shifted from tourism promotion, a significant portion (at least half is suggested) should be used for tourism enhancements and support, and for economic development. The balance would be used for GF operations.

**The Chamber recommends that the City, at the next available renewal of the TBID, that it reduce the local TBID assessment to 2%, maintain the current 1% Countywide TBID assessment and increase TOT to 11% from 10%. Based upon marketing needs for a community like Morro Bay the Chamber thinks the appropriate split is 11% TOT, 2% local TBID, with the added TOT revenue going towards tourism enhancement, tourism facilities maintenance, and economic development. This modification will add \$360,000 per year to TOT and to the General Fund. TBID would be reduced to \$675,000 starting in per year, an amount that is considered appropriate and sustainable.**

**Microloan Program. The Chamber reviewed this program and recommends that the City not provide it.** The City should not get into the lending business, and a "microloan" will not make a difference between feasibility and infeasibility of a business. Credit is available to those who qualify and have a solid business plan and capital.

**From:** [Kelly Lewis](#)  
**To:** [Council](#)  
**Subject:** RV camping @ Coleman and open spaces  
**Date:** Tuesday, February 9, 2021 2:10:13 PM

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Please do not destroy our open spaces by turning them into camping sites. I grew up here and have love how we have done a fair job protecting the nature of our small town. The thing that attracts tourists to Morro Bay are the open spaces. You will destroy us if we turn our town into a camp ground.

Kind regards,

Kelly Lewis PTIII  
SLO CO Psychiatric Health Facility  
Office [REDACTED]  
Fax [REDACTED]

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**From:** [Alex Beattie](#)  
**To:** [Council](#)  
**Subject:** rv park  
**Date:** Tuesday, February 9, 2021 11:58:28 AM

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Greetings Council Members,

This project is clearly about money. The Harbor Dept needs (?) money and the RV Park is one way of getting it. An unanswered question is what is the best way of getting the money. I don't think that degrading the spirit and environment of Morro Bay is the way to do it. This is sort of like "paying to pollute". I also don't think that the residents of the City need to endure the displeasure that the RV park would cause for the sake of out-of-town visitors. Losses to the character of our city will far outweigh any revenue gains that would accrue. There are better ways.

Most businesses when confronted with a shortfall in revenue would see if they can reduce their costs or charge more for their product. I don't think this has been investigated.

I also don't think that other sites have been considered. The storage site by the treatment plant or the abandoned mini putt course are more legitimate sites.

In addition, the report of the project that I read is limited in scope and accuracy. The demand for additional RV sites was not demonstrated. The projected revenues are suspect since

- The study was done at a time when local public campgrounds were closed and private RV sites were operating at reduced capacity. I have never observed lack of vacancies for RV's other than during July and perhaps August.
- A rental fee of \$65-75 is unrealistic given that a similar but superior site at Chorro regional park costs \$25/night and one at the State Park is about \$45.
- My guess is that the cost of running the operation with city employees will far exceed projections.

I don't have "the" answer" but I don't think you do either. I suggest that you postpone approval until you get more information, and I don't think that the Harbor Dept is the one to provide the information. Reminds me of some advice that one of my professors gave his students when analyzing a report was to first look at who was doing the report and who paid for it. Regards,

Alex Beattie

**From:** [Carolyn Brinkman](#)  
**To:** [Council](#)  
**Subject:** For Correspondence on Agenda Item-C-1  
**Date:** Tuesday, February 9, 2021 8:42:55 AM

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**TO:** Morro Bay City Council Members  
**FROM:** Carolyn Brinkman. Morro Bay resident  
**DATE:** 2/7/2021  
**SUBJECT:** Agenda item C-1: Waterfront RV Camping

Dear City Council Members,

I have read the Staff proposal to make the Waterfront RV Parking Pilot Program permanent. I respectfully suggest that the program needs to continue on a pilot basis, if at all.

I understand the City's dire financial situation and the economic benefits of the program. I also understand the goal of providing beach access to the landlocked. During my life, I've camped often with family on the beaches of the US and Baja. The ocean front is magic for body and spirit. I just think the City needs to go more slowly on this project.

Here are my reasons.

Due to COVID-19 constraints, the pilot was in effect for only a few months, not enough time to assess the program.

Once the RV camping program gets underway and the money starts flowing in, backtracking to make needed changes or reductions to it will be difficult. This will be especially true if the program grows to include expansion into the waterfront areas suggested in the staff report. If the plan becomes wildly popular, strong pressure to continue it will certainly come from tourists, the business community, and entities outside the City such as the Coastal Commission. This pressure will overpower the concerns of the residents of Morro Bay.

In the interest and spirit of transparency, the City would benefit from specifically inviting community members to share their experiences with the RV camping program as it exists now. Most of the support letters I read came from outside Morro Bay. I doubt many residents even know about the program. We're pretty occupied with COVID-19 issues. Asking residents for their input during a longer pilot program is only fair.

Yes, the ocean front is magic for the body and spirit, but that could be ruined for not only residents but the RV campers themselves unless the City has more information on the impact of the program.

For these reasons, the Waterfront RV camping program needs to continue on a pilot basis, if at all.

Thank you for listening,

Carolyn Brinkman

Sent from my iPad

**From:** [Judi Brown](#)  
**To:** [Council](#)  
**Subject:** Waterfront RVs: Don't Sell Us Out  
**Date:** Tuesday, February 9, 2021 12:28:33 PM

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Dear Council Majority-

Setting aside for the moment all potential negative impacts to the environment, the surrounding struggling businesses, and the reactions of our community as a whole, this project simply does not make economic sense.

\$130k per year income is only 1% of our operating budget of \$13 million. The damage your plan will do will cost so much more than \$130k; visitors come here because it's quaint and unspoiled. Locals live and shop here because it is quaint and unspoiled. Having RVs on the waterfront does not meet the definition in any way, shape or form, of 'quaint or unspoiled'. They are obtrusive, unsightly, create noise, air pollution, trash, and block natural views of our most precious resource. Nobody visiting here for the natural environment (and really, why else would you visit here?) wants to listen to radios, generators, air conditioners, loud music, and suck down carbon monoxide from generators blasting away day and night to power their satellite TVs. So at the expense of a measly few RVs, you will sacrifice many visitors' dollars who were/are willing to stay in hotels, our state park campgrounds, and other unintrusive accommodations so they can enjoy an unspoiled waterfront. Do I need to bring to your attention how upset the majority of our citizenry are about this? As in, upset to the point of not wanting to frequent the waterfront's businesses because they have to wade through undesirable RV parking.

Council, how much more \$\$ do you need after raising our sales tax and slamming us with the most ridiculous water bills ever/? Creating an enterprise project solely for the purposes of generating revenue for the general fund at the expense of the quality of life and enjoyment of the citizens of this community is not what city government should be about. It seems there are those working for the city that have time and interest in generating projects solely for the purpose of making sure that their salaries can be paid. How does this project truly benefit the citizens of this community who are responsible for paying the salaries of those who work for us? An RV rental program that is so small as the one the city considers will require the same amount of time, energy and administrative expense as a much larger facility. How can it possibly be cost effective to staff, manage, collect rents, clean up the trash, do the inevitable maintenance to the inevitable damage of large vehicles in a small space?

On the whole it would seem that the net effect of this sort of project will simply be to require more work by city staff members that we believe are already overworked and underpaid. If this were a private enterprise project it's doubtful that your harbor commission, planning commission and finally your council would ever approve such a proposition. Yet when presented by your staff as a proposed panacea to solve the budget dilemma the city finds itself in, it's all hands on deck to approve this otherwise economically unfeasible proposition.

Please, just...don't. Residents and businesses are already so angry over their insane water bills, the tearing up of the town for sewer pipe laying, and the hiring of a \$40k tourism promoter during a pandemic. Stop adding insult to injury when our citizens are already suffering. Keep RVs off the waterfront, they don't belong there.

Sincerely,

Judi Brown

[REDACTED]

Morro Bay, CA 93442

[REDACTED]

**From:** [Seychelle Cannes](#)  
**To:** [Council](#)  
**Subject:** NO to all the mini Campgrounds. All of them.  
**Date:** Tuesday, February 9, 2021 10:16:17 AM

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NO, NO, NO to all the mini Campgrounds that this council is supporting. Who wants to see all this activity on our waterfronts. Tideland Park helped me decide to move to this location, I am sorry I voted for this Council. I want all the mini campgrounds gone asap.

You are not working for the betterment of this community.  
Seychelle Cannes, North Morro

Sent from [Mail](#) for Windows 10

**From:** [Jim Curnutt](#)  
**To:** [Council](#); [Dana Swanson](#)  
**Subject:** Permanent Camping Throughout Morro Bay  
**Date:** Monday, February 8, 2021 9:21:45 PM

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To Mayor Headding and the Morro Bay City Council Members

I strongly urge you to not go down the pathway to formally approving, on a permanent basis, accommodations for RV's and camping at Coleman Park, the Maritime Museum, and Morro Creek.

I am aghast that you are even considering allowing camping at Morro Rock, the parking lot near Target Rock, The Pit, Fisherman's storage area, and Tidelands Park. Doing so will certainly damage the natural beauty and serenity of what we residents find so appealing about our town.

If you proceed with these plans the waterfront and beaches will simply become campgrounds for hordes of tourists, in the most desired locations of Morro Bay. Enough already! Two (2) State Parks, numerous RV Parks, and numerous Hotels throughout Morro Bay, plus 100's of Hotels in the Central Coast for those out of town visitors that desire to come visit our quiet Fishing Village.

Currently residents, given the threat of COVID-19, cannot safely walk outdoors in many areas or stores, since visitors refuse to be "*Mask Heroes*", and abide to social distancing. Come on...Protect Us...We pay Taxes.

Thank you for your consideration.

*Jim Curnutt*  
*Morro Bay*



## Dana Swanson

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**From:** Nancy Foley [REDACTED]  
**Sent:** Tuesday, February 09, 2021 6:37 AM  
**To:** Dana Swanson  
**Subject:** RV camping

Dear Ms Swanson, I would like to voice my objection to having permanent rv camping in Coleman Park and at Morro rock. I think we have enough camping and enough hotels and bed and breakfast places for tourists who want to visit our area. Allowing more RV camping would ruin our beautiful town, which is the reason why people want to visit here. Please do not let this happen! Thank you Nancy foley

[REDACTED]  
Moro bay  
Sent from my iPhone

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** PLEASE DON'T  
**Date:** Monday, February 8, 2021 6:23:35 PM

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To Whom It Should Concern;

Please don't turn Coleman Park, or any other waterfront public spaces into a Tourist Vacation-land.

If this was supposed to be a "pilot program" why does it sound like it's a done deal already? A sign on Highway 1 near Yerba Buena advertising the RV spots proves that.

Why not let the locals vote on this issue that will affect us all?

Since the beginning of the pandemic, our town has been busting at the seams with visitors. There has been little enforcement of masks and social distancing. This is such an old story: Almost one year. We have catered to visitors and not paid attention to the thoughts, health and opinions of the locals.

PLEASE consider NOT doing this . Show the locals someone is paying attention, listening. Let's get through the covid mess, get our vaccinations and evaluate the future without rushing into adding to the constipation of people and litter on the water front.

Respectfully Submitted.

~Mary Forbes

**From:** [Sean Green](#)  
**To:** [Council](#)  
**Cc:** [CityClerk](#); [Scott Collins](#); [CFAC](#); [HAB](#); [Katie Lichtig](#)  
**Subject:** 2/9/21 Council Agenda Item C-1: City-run RV camping  
**Date:** Tuesday, February 9, 2021 10:28:28 AM

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Council and staff,

I'm proud of our Morro Bay residents. Out of 49 pages of agenda correspondence received as of 1:00pm yesterday, only ONE voiced support for Harbor Advisory Board's campground recommendation, and that came from the Friends of the Harbor Department president. Go figure.

I've tried to be as respectful as possible on this camping issue when public commenting, but for the HAB to even bring this recommendation to council, in particular the inclusion of Coleman Park, shows that Morro Bay residents were of little concern in their decision-making. While its own retail and restaurant members remove coastal access signs, lock public bathrooms, and cover our sidewalks with picnic tables that force wheelchair-bound pedestrians into the street, they ask residents to stomach yet another waterfront burden for just \$60 a night?

After more than a year behind chain-link fencing, Colepark Park still has no working restroom facilities, nor do any of the pilot program's camping locations, and yet HAB is essentially suggesting we make permanent a system of porta-potties and self-enforcement. [Pismo Beach has tried that at Pirate's Cove](#), never with any success, and our own city was unable to control trash in 2020 during a slow tourism season. Even if residents did support city campgrounds, which they don't, Morro Bay is ill-equipped to manage them and ill-prepared to take on further liability. Moreover, RV camping at Coleman Park would add to the growing list of city failures since 2018's Surf Street Stairs closure that have made walking from downtown to Morro Rock decreasingly enjoyable by the month.

All this to say, selling our coastline for \$60 a night devalues everyone's waterfront experience but that of the three RV families parked directly against forty feet of it, and maybe - just maybe -the one restaurant at which they choose to dine.

Now, I understand Harbor is an enterprise fund that must work hard to self-support its activities - activities all of us appreciate and recognize to be essential to the character and infrastructure of Morro Bay - which is why I can support temporary continuation of the pilot program at the more remote locations discussed, for one full year. Maybe then HAB comes back to council with better informed, revised recommendations. However, a city-run RV camping program in any shape or form is unlikely to become the long-term solution to Harbor's systemic financial issues. So then, what is?

Without an independent audit of Harbor Fund's \$2M in annual revenues - something the City Finance Director should initiate in conjunction with an independent audit of Transient Occupancy Tax in 2021-22 - it's difficult to say, but perhaps the data below is some indication:

Per the Tidelands Trust, waterfront leases - which make up well over 90% of the Harbor Fund's revenue - are to be priced at fair market value. The entire existence of our Harbor Department depends on that fact. Yet, like the city's undercollection of water/sewer fees for decades, the city's historic undercollection of repair assessments, and almost certainly others,

leaseholder rents along Embarcadero appear, to this former accountant, to be coming in alarmingly low.

As an example, Lease Site 50-51/50W-51W at 451 Embarcadero, a site that includes 2,020 sf of land and 3,611 sf of water, and with declared uses of motel, design, sales, repair, retail, dock rentals, and more, reported a minimum annual rent total of \$8,560 for 2018 per available city documents, or about \$713 per month. In other words, half the equivalent rent of a one-bedroom apartment. This lease site's rent basis, [by contract](#), is calculated at 8% of the appraised market value, which pencils out to an appraised value of \$107,000. For waterfront property. In Morro Bay. This particular lease also required a total of \$12,000 in tenant improvements over a period of four or more years, bringing the effective rent up to around \$950/month, but still, at those prices, an average resident of SLO County would be hard pressed to find a studio apartment or purchase a single-wide mobile home.

Similarly, Lease Site 57-61/57W-61W at 541 Embarcadero, the Morro Bay Yacht Club, which requires private annual membership to access the public waterfront, paid \$22,197 in annual 2018 rent, or roughly \$1,850 per month, for 9,856 sf of land and 7,901 sf of water. Again, with rent basis calculated at 8% of appraised market value [per the city](#), this pencils out to an appraised value of \$277,462 for one of our largest and most desirable waterfront parcels in the Tidelands Trust. It does appear the MBYC is receiving a "rent credit for hosting transient vessels," but still, the low take-home revenue for the Harbor Fund of \$1850/mo - about the same amount an average Morro Bay landlord would collect from a single rental unit - appears to stand.

I am not an appraiser, but the current calculation of "fair market value" seems fundamentally flawed, and with every new long-term lease agreement the city enters into based on flawed numbers, the harder it becomes for our hardworking Harbor Department to satisfy the personnel, equipment, and infrastructure needs of the city. Of course, signed lease agreements are what they are, so at worst, we should expect the Harbor Fund to reflect flat revenues over time, which, as costs increase, would put us only slightly in the hole. However, since 2018, Harbor Fund total rent revenues for land and water parcels actually decreased by over 10% - this over a period of time that saw increases in TOT, residential rents, commercial rents, and the Consumer Price Index. What gives?

From 2015-17, residents heard consistently from Harbor, Planning, and Council that 2018 was going to be a big year on the waterfront. With several key leases expiring simultaneously, redevelopment opportunities abounded, and newly negotiated lease agreements were certain to sustain Harbor activities well into the future. Fast forward to today, and most of that never came to be. I understand that life happens, but the lack of redevelopment at key sites like the Aquarium and Libertine, the dragging out of approved projects like Off the Hook (2016 RFP; no groundbreaking as of 2021), the seemingly permanent vacancies at many percent-gross lease sites, and the limited number of RFPs posted well in advance of lease expirations, all piled on top of decades of friendly waterfront lease agreements still in place, have put us in a place where the Harbor Fund's solvency is in jeopardy.

City-run RV camping is a band-aid, not a cure.

I don't say all of this to ruffle feathers. I say it because, if HAB seeks to mortgage a valuable asset like Coleman Park for pennies on the dollar, I figure we must really be hurting for answers. Maybe a revenue audit will help, maybe not. Maybe a new appraisal system will

help, maybe not. Maybe city leadership's recent efforts to update Harbor Lease Management Policies will pay off. I'm hopeful they will. In the meantime, please let your residents enjoy the bay without asking us for another sacrifice.

I sympathize with our Harbor Department; they work their butts off. I also appreciate HAB's willingness to think outside the box; Morro Bay could use much more of that. But long-term city-run RV camping immediately adjacent to our most beloved (and most marketable) asset effectively privatizes key sections of public space and is simply not the highest and best use of Morro Bay waterfront property at this time.

Respectfully submitted,

Sean Green  
Morro Bay, CA

Pirate's Cove

<https://www.newtimeslo.com/sanluisobispo/the-naked-truth-about-pirates-cove/Content?oid=2950440>

Waterfront Leases as of 2018 (most recent publication)

<http://www.morro-bay.ca.us/DocumentCenter/View/6781/Harbor-Lease-Sites-List-11918?bidId=>

Tidelands Trust

<https://www.morro-bay.ca.us/DocumentCenter/View/6755/Harbor-Tidelands-Trust-Study-Session-32513?bidId=>

Harbor Lease Management Policy (2020)

<https://www.morro-bay.ca.us/DocumentCenter/View/79/Harbor-Lease-Management-Policy?bidId=>

**From:** [Leif Hanson](#)  
**To:** [Council](#)  
**Subject:** RV park at Morro Rock  
**Date:** Tuesday, February 9, 2021 9:44:07 AM

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Dear Morro Bay City Council members,

I am writing this correspondence to state my firm opposition to the proposal of creating an RV park near, in, around or at the area adjacent to the historic Morro Rock. As a resident of Morro Bay for over 40 years, community member, home owner, educator and surfer, I am firmly entrenched and invested in the community and culture of our area. With that in mind, I want to express my deepest opposition to constructing and maintaining an RV park anywhere remotely near to the historic landmark and safe haven of the endangered Peregrine Falcon.

I truly believe that this runs counter to everything we have tried to establish and maintain in the preservation of our coast, our community and our lifestyle. I believe that the plan is myopic in vision and motivated out of sheer avarice. If constructed, it will cause irrevocable damage and harm to Morro Bay and further destroy the charm and beauty of our once quaint fishing village. My wife and I struggle to make ends and to support our family of three, however, we are willing to make sacrifices because our area is so special and beautiful. Please reconsider your plans at this time.

Sincerely,

Leif Hanson

**From:** [Kristen Headland](#)  
**To:** [Council](#); [Dana Swanson](#)  
**Subject:** City Council Meeting 2/9/2021 - Agenda Item C-1, Review of the Waterfront RV Camping Pilot Program  
**Date:** Tuesday, February 9, 2021 12:27:06 PM

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Hello Mayor and Council Members,

We're writing to express our opposition to item C-1, Staff Recommendation for RV/Tent Camping along the Morro Bay Embarcadero Waterfront.

We have live in Morro Bay since 1990 and feel lucky to live in such a beautiful coastal town.

Permitting RV and Tent Camping at Coleman Park and at Morro Rock will change the experience for everyone trying to enjoy this Historical Landmark.

<http://ohp.parks.ca.gov/listedresources/detail/821>

We ask that you discontinue RV camping at Coleman Park and not move forward with the proposal for RV camping at Target Rock/Morro Rock parking lot or other sites.

**Please vote for Alternative B – Council may elect to cease the waterfront RV Camping Program, and direct staff accordingly.**

Respectfully,  
Don and Kristen Headland

**From:** [Chris Jelley](#)  
**To:** [Council](#)  
**Subject:** Fwd: Camping on Embarcadero  
**Date:** Tuesday, February 9, 2021 10:47:01 AM

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Please oppose this line item on the agenda this Tuesday. It should be a least put up for a vote by morro bay residents who pay property taxes and sales tax year round. There are plenty of camp sites locally and Even more hotel rooms for visitors. My wife and I will do anything you need to vote this down. Petitions ect. My name is Christopher Jelley and my wife is Alexandra Wiemers. We live at [REDACTED]. Morro Bay ca

Phone [REDACTED]

I appreciate your time and consideration of this matter

Respectfully  
Christopher Jelley

**From:** [maggie@beachnbaygetaways.com](mailto:maggie@beachnbaygetaways.com)  
**To:** [Council](#)  
**Subject:** RE: Agenda item C-1 - Waterfront Camping Pilot Program  
**Date:** Monday, February 8, 2021 5:13:54 PM

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I am writing to express my opposition to continuing the Waterfront Camping Program and I am especially opposed to it becoming a permanent installation. I understand the City's and the Harbor Department's need for additional revenue after this devastating year, but this "quick money" idea is so short-sited! I, like many others, have walked by the pilot program campsites, particularly the Coleman Park site, and it just seems so incongruous with the surrounding natural beauty! I think the revenue numbers projected for the project are over-inflated because of the fact that there have been record numbers of RVs sold this year since people could not fly for their vacations. I think you will see a quick reversal of that trend once people can travel afar again.

I would hate to see the City become a competitor to our many RV parks that we already have. I own a business that hosts visitors to our city and often times they share photos of their visit with us and of course, many of those are of Morro Rock in the background or of the otters swimming in the Coleman Park area. Inserting big RVs into that world-famous view would be a crime! Please, please do not continue the Coleman Park location and do not expand to either the Target Rock or Rock locations that are proposed. If you do decide to go forward with part of this plan, the community and it's visitors will be much better served if you keep the locations out of the heavy traffic areas and out of sight of our many beautiful vistas.

Maggie Juren  
Office: 805-528-2888  
[Maggie@BeachnBayGetaways.com](mailto:Maggie@BeachnBayGetaways.com)  
DRE License 01868938



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**From:** [Nancy Beattie](#)  
**To:** [Council](#)  
**Subject:** RV camping along waterfront and near Morro Roick  
**Date:** Tuesday, February 9, 2021 11:54:58 AM

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Dear council members,

I just heard about the proposed RV camping rental spaces in various parks and scenic spots in Morro Bay. I have many concerns about this idea and would ask for a postponement in order to find out more about this proposal.

Nancy Kerr  
Morro Bay resident

Sent from my iPad

## Dana Swanson

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**From:** Teresa McClish [REDACTED]  
**Sent:** Tuesday, February 09, 2021 5:49 AM  
**To:** Dana Swanson  
**Subject:** City Council Agenda Item C-1

Honorable Mayor and City Council Members:

Thank you for your hard work and service to our community, and for your careful consideration of public comment on item C-1.

My family and I reside near the launch ramp at the south end of the Embarcadero, in the neighborhood where I was born and raised, and although there are many considerations for the proposed RV camping sites as whole, I will speak specifically to the proposed RV camping sites at the launch ramp. I've participated in boating activities -and listened to seasonal early morning maritime noise - all my life. I would not want to hamper the importance or enjoyment of the launch facility, however, please put on record my opposition to the development of any camping sites at the boat launch location. The launch ramp area is clearly distinguished by its location immediately adjacent to a residential neighborhood, and where noise travels easily and unfettered uphill into homes. Though proposed to be limited and somewhat restricted, allowed campers will exercise license to make noise unencumbered by an underfunded code enforcement program, running generators and fire pits, loud music, and late night action. We hear it now, though only occasionally, and generally hushed by current regulations. Additional waste clean-up duties stressing public service resources should not be underestimated. Finally, intensifying and modifying uses at the launch ramp location will negatively impact sensitive adjacent uses, and I'm surprised at any discussion of such a proposal without consideration of public notice to all potentially impacted property owners and renters.

Sincerely,

Teresa McClish

**From:** [Metzger Tina](#)  
**To:** [Council](#)  
**Cc:** [Metzger Tina](#)  
**Subject:** Feb. 9 Council Agenda Item C-1: RV Camping Pilot Program  
**Date:** Tuesday, February 9, 2021 11:43:04 AM

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Dear MB City Council,  
Concerning the Council Agenda Item C-1 Review of the Waterfront RV Camping Pilot Program, I have the following comments:

- 1.) Remove immediately the Coleman Park RV spaces, which are a visual blight on the iconic Morro Rock, Morro Bay Harbor, and Pacific Ocean views from important Morro Bay Key Observation Points (KOPs), such as the restaurants, hotels, boats, coastal water boardwalks, and hillside neighborhoods of south Morro Bay. The pedestrians along that unique incredible walkway should not have to encounter the camping RVs at Coleman Park. Those Colman Park parking spaces are needed by the pedestrians who drink in the pleasure to all their senses the beauty, the boats, the otters, the mountains to the east, the weather, the salt air and sunshine. Please protect these gorgeous views and the exhilarating experience of that walkway. Do not cheapen it with camping RVs at Coleman Park.
- 2.) I support the Recommendation of the Staff Report Alternative C: **Council may elect to continue the Waterfront RV Camping Program on a pilot basis**, to more thoroughly understand the costs/benefits/challenges during, hopefully, the near future without Covid-19 issues; but remove immediately the Coleman Park RV camping spaces and return them to automobile spaces.
- 3.) Parking along the water on the MB Harbor entrance side needs to be perpendicular to the water. Walls of huge RVs parallel parking along the water, blocking the views of our fishing village town from that location needs to stop.
- 4.) Please state exactly what percentage of revenue proceeds from the Waterfront RV Camping Pilot Program will be allocated to the Harbor Fund. Locals definitely want to support our Harbor Fund.

Sincerely,

Tina Metzger

## Dana Swanson

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**From:** Scott Collins  
**Sent:** Tuesday, February 09, 2021 10:15 AM  
**To:** Dana Swanson  
**Subject:** FW: Camping

For public correspondence.

Thanks,  
Scott

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**From:** Jeremiah O'Brien <jobrien@morrobayca.gov>  
**Sent:** Tuesday, February 09, 2021 10:14 AM  
**To:** Scott Collins <scollins@morrobayca.gov>  
**Subject:** Camping

Scott, Mr. Mayor and City Council,  
After reading the concerns and the communications of many of the citizens in Morro Bay on the camping issue I can certainly understand their concerns. What was also noted is that most people do not understand the city/ harbor relationship financially. Most do not understand that the Harbor Funding does not come from the city and the Harbor is responsible for their own costs and expenses. This being said again respecting the opinions that have been expressed It would seem important for the observers to know this and the fact the harbor needs funding to remain functional. The harbor is truly the gem of the Central Coast and we must protect it while keeping it the beautiful area that it is. The bottom line is they need our support and money so we must solve this dilemma. The folks that wrote in are concerned and hopefully will come up with or assist in helping to come up with funding ideas. We all love Morro Bay and need to help the Harbor, we do not want to upset the people but need to solve this problem. The people that work in the City and Harbor Dept are also very concerned and are charged with the solution. The Harbor Advisory Board has spent many hours discussing the issue, we all would like a solution that has no impacts in the city and will entertain any suggestions for finding that. We can work together in solving this but everyone should know that the City and Harbor have Morro Bays best interests and will do all they can to make the best decisions.  
Member of the HAB  
Jeremiah OBrien

**From:** [Tom Smith](#)  
**To:** [Council](#)  
**Subject:** RVs  
**Date:** Tuesday, February 9, 2021 11:58:57 AM

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No. The citizenry just approved a sales tax to raise revenue. Don't slap them in the face with this bad idea. No RVs at The Rock.

Thomas Smith  
Former MB resident /daily visitor

**From:** [Patricia Tokar-Hazlett](#)  
**To:** [Council](#)  
**Subject:** NO TO CITY RUN RV CAMPING/YES TO PARKING FEES  
**Date:** Monday, February 8, 2021 8:12:18 PM

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I am writing to voice my opposition to the RV camping vote. Those locations are an inappropriate eyesore to residents and tourists alike. It is our job as citizens to protect the view for present and future generations.

Just because a few more people want to RV here does not mean they should all be accommodated. There are currently enough state and private sites available for a city our size. The huge vehicles contribute to the degradation of roads and pollution. The drivers often have difficulty navigating our roads and traffic circle. Day tourists from the valley spend money at restaurants and shops. RVers typically cook their own food and do not buy souvenirs or groceries. I did not see any mention of that in the Harbor report.

I would much prefer that the city pursue pay to park options to raise money. Residents could have window decals exempting them from fees. To me it makes much more fiscal sense to have the hundreds of visitors pay \$5 to park per 2 hours. A few parking kiosks could be installed in key locations. That is what other beach communities do.

In summary, please decline to extend or expand the current city run RV plan.

Patricia Tokar-Hazlett  
Morro Bay resident

Sent from my iPad

**From:** [Stephen Wark](#)  
**To:** [Council](#)  
**Subject:** MORRO BAY A CAMPGROUND!  
**Date:** Tuesday, February 9, 2021 10:17:13 AM

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**STOP THIS INSANITY....THIS IS A CITY FOR PEOPLE THAT LIVE HERE AND VISITORS THAT COME TO ENJOY THE PRISTINE COASTLINE AND SMALL COMMUNITY ATMOSPHERE...**

**NOT A CAMPGROUND FOR A PRIVILEGED FEW WITH SITES SCATTERED THROUGHOUT THE TOWN ALONG THE BEST WE HAVE TO OFFER!!!**

**THATS WHAT THE EXISTING CAMPGROUNDS ARE FOR!!! NO MORE!!! THE STATE PARK COULD UPGRADE THE SITES FOR SEWER AND ELECTRICITY AND WATER TO ENJOY FULL HOOKUPS AND YEAR ROUND FULL CAMPGROUND! IF ITS MORE CAMPING YOU WANT. SAVE THE SMALL HARBOR FEEL AND DON'T GIVE IN TO OUTSIDE INTERESTS TO MAKE MORRO BAY INTO SOMETHING NONE OF US WANT TO LIVE IN ...**

**STOP NOW!**

**LISTEN TO YOUR RESIDENTS!**

**From:** [Steve Wark](#)  
**To:** [Council](#)  
**Subject:** CAMPGROUND... NO  
**Date:** Tuesday, February 9, 2021 10:22:57 AM

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ENOUGH IS ENOUGH! SCATTER NO MORE CAMPING SITES THROUGHOUT OUR TOWN! WE HAVE CAMPGROUNDS...

SPEND YOUR TIME MAKING THE EMBARKADERO AN EXCITING PLACE TO VISIT FOR THE DAY FOR EVERYONE.

CLOSE DOWN THE STREET FOR PEDESTRIAN ONLY WITH KIOSKS TO PURCHASE OUT IN THE OPEN... RESTAURANT OUTSIDE AND ENTERTAINMENT. HELP THE MERCHANTS HELP YOU BRING IN YOUR MUCH WANTED SALES TAX .

WE WILL SUPPORT !

## Dana Swanson

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**From:** betty winholtz [REDACTED]  
**Sent:** Tuesday, February 09, 2021 2:08 AM  
**To:** John Heading; Robert Davis; Voad20; Dawn Addis; Laurel Barton  
**Cc:** Dana Swanson  
**Subject:** agenda item c-1

Dear City Council:

One of the most difficult decisions an elected representative makes is whether to vote as your constituents want, or vote as you want. You'll find yourself in good standing, and you'll give greater peace to the community if you do the former. Contrary to what you are told, and what you may mistakenly believe about yourself, you do not know any better what is best for the community than the other thousands of adults who live here, who have lived as long or longer than you have, and who love Morro Bay equally. I know; I have been in your shoes as a representative. Let Morro Bay be a democracy, not an oligarchy.

Sincerely,  
Betty Winholtz

**From:** [Seychelle Cannes](#)  
**To:** [Council](#)  
**Subject:** NO on Tidelands Park as a RV camp ground. We pay exorbitant price for housing and land taxes to live here and part of the amenities are our parks and open space along the water fronts.  
**Date:** Tuesday, February 9, 2021 9:34:54 AM

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I DO NOT SUPPORT any public spaces along our waterfronts to be used in this manner. I am so sorry I voted for you. Be reminded that you won the recent election by SLIM margins.

**From:** [Sid Bennett](#)  
**To:** [Council](#)  
**Subject:** Camping on the embarcadero  
**Date:** Monday, February 8, 2021 1:01:02 PM

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Dear council members:

I wish to express my disapproval of establishing a campsite by the maritime museum . I believe this would be unattractive and distract from the beauty of our coastal area.

Sincerely,  
Sid and Beryl Bennett

Sent from my iPhone

## Dana Swanson

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**From:** Rebecca Brand [REDACTED] >  
**Sent:** Monday, February 08, 2021 4:44 PM  
**To:** Dana Swanson  
**Subject:** RV camping sites

Hello Dana Swanson

I want to express my feelings about the camping sites that have been testing and are proposed to become permanent. DON'T DO IT!!! I first became aware of it while taking that wonderful familiar walk along the bay to the rock and came across a huge RV at Coleman park. It was horrible. That area is public, for the people who live here in Morro Bay and those that visit. Day use only. We need that parking and openness that the area provides. No to these RV parks, definitely Coleman Park and anything around the rock. Even the Morro Creek site, uses precious parking needed during weekends and holidays or surfing competitions. This entire project is not a good idea. Morro Bay already has many lovely camping facilities available. What ever income made from these proposed sites, will be lost in clean up, lost day visitor income because they can not park. Day visitors spend much more money each day, that someone camping in their RV, eating in their RV and diminishing the beauty of Morro Bay. Day visitors spend their money here in restaurants, activities and souvenirs and go home. Please vote no on this idea.

Rebecca Brand [REDACTED] . Morro Bay 93442

**From:** [jack.brand@socal.rr.com](mailto:jack.brand@socal.rr.com)  
**To:** [Council](#)  
**Subject:** Proposed RV camping sites  
**Date:** Monday, February 8, 2021 4:40:17 PM

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Dear City council,

I have been very unhappy with the city RV sites since day one. In particular, the Coleman beach site is an eyesore when occupied. It is too close to the bike path and boardwalk, and it is taking up valued parking spaces for Coleman beach where I like to launch my Kayak. One feels like they are walking through someones back yard.

What authority does the city have to rent out a taxpayer paid public places anyway?

Please do not make these permanent.

Sincerely,  
Jack Brand

  
Morro Bay

**From:** [Ric Deschler](#)  
**To:** [Council](#)  
**Subject:** Agenda item C-1 Waterfront Camping  
**Date:** Monday, February 8, 2021 1:16:08 PM

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Dear Mayor and Members of Council,

Please remove Target Rock from your list of camping options. The area between the road and the water is prime parking for everyone, locals and tourists alike. To have those proposed spaces off-limits 24 hours a day to accommodate a few campers is ridiculous and elitist. People that can afford RV's should not be given cheap camping sites that are now available for everyday people to use for parking and viewing. The fact that we get RV's parking at the Rock during the day does not equate to the fact that we should consider allowing them to camp overnight. I am leery of any overnight camping being allowed at the Rock. The Coleman site was the foot in the door of compromising some of our best features of Morro Bay.

I suggest that you find locations on City property away from the high-impact and exceptional areas to garner more revenue.

By the number of form letters you have received it is clear that someone has mounted an effort to sway the council. Please look to your local residents for guidance for our city. Please, don't ruin Morro Bay's best assets for short-term gain.

Thank you for consideration.  
Ric Deschler

**From:** [janevernden](#)  
**To:** [Council](#)  
**Subject:** Camping by Coleman park  
**Date:** Monday, February 8, 2021 12:49:42 PM

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Copy of email I sent to Mr. Davis this morning.

I am not in agreement regarding the campsites by Coleman park. I'm also opposed to possible future camping by the rock.

I've read your response to others so I won't waste your time or mine stating the reasons why because I understand it won't matter to you or other government officials here in Morro Bay. My reasons are the same ones expressed by others.

As a person who voted for you, I just wanted to tell you my opinion. This is very disappointing to me. It's just one more decision that's been made without consideration from residents of our town.

As a citizen, I've really not felt supported or protected during this pandemic. We often have had to stay home while tourists overrun our beaches and stores. We listen to the rules and obey them but others can come here and disregard them. I feel that citizens should be a priority in the place that we call home. Our opinions should count for something.

Thank you.  
Jan Evernden

**From:** [Matthew Fleming](#)  
**To:** [Council](#)  
**Subject:** Letter in opposition to opening up Morro Bay for more camping sites.  
**Date:** Monday, February 8, 2021 1:46:41 PM

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As a Morro Bay resident for the last 20 years and a home owner, I oppose the creation of camping sites on the Embarcadero at Coleman Park (next to the boardwalk), behind the Maritime Museum, Tidelands Park, The Rock parking lot near Target Rock, the Pit, and the Fishermans' storage area. These are very serious changes that needed to be fully vetted by the community and not solely driven by economics and outside influence. Thank you—MKF

Matthew Fleming  
English Professor  
[REDACTED]  
Cuesta College

**From:** [Patti Garrett](#)  
**To:** [Council](#)  
**Subject:** Campground Considerations for Morro Bay  
**Date:** Monday, February 8, 2021 12:53:59 PM

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Heading Dear Mayor Heading and Morro Bay Council Members,

I have been a permanent resident of Morro Bay for the past 23 years, It has come to my attention that the Council members are considering a proposal to make the recent RV and camping sites at Coleman Beach, Maritime Museum and Morro Creek pilot project, a permanent project. This is of extreme concern to me, as is the discussion of allowing camping at Morro Rock, and the Tidelands Park boat launch. It is shockingly unfair and unjust to change our city and it's fragile natural habitats in such a grotesque and extensive way. It is also wrong to consider a permanent change to the entire waterfront of our town after such a trivial trial period. These changes will turn our entire waterfront into a commercial campground. To spoil the waterfront for locals and for the tourists who live and visit this pristine destination we call home, would be a travesty.

Sincerely,  
Patricia Garrett

Sent from [Mail](#) for Windows 10

**From:** [Tracy Kawamoto](#)  
**To:** [Council](#)  
**Subject:** Against RV Camping at Tidelands Park  
**Date:** Monday, February 8, 2021 4:39:53 PM

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Good afternoon,

I am writing to say that I am against the RV Camping program expansion to Tidelands Park and I'm against the permanent designation of the other 3 RV Camping lots.

I live near Tidelands Park and I do NOT want it to become an RV Park. I have been a resident here for 3 years and I love that this area is quiet and peaceful. I chose to live in this section because it is quiet.

There may be plenty of open parking in the Tidelands Boat Launch Parking lot during the off season, but this area gets very busy in the summer. During the Summer, the boat launch parking regularly fills up on weekends and then Morro Avenue becomes the overflow parking for vehicles and boat trailers. I can't image how much more traffic we will get if you open it up as an RV park. I also do not think that current Waterfront RV Camping should be extended. The traffic around that area is horrible, especially on the weekends.

The Embarcadero and the Rock area are incredibly crowded on the weekends, which is great for businesses, but not so much for controlling the spread of COVID. Again, the City is bringing in tons of tourists without upgrading our infrastructure. We need larger sidewalks on the Embarcadero and we need more parking lots/garages. With adding the additional RV spots and making the temporary spots permanent, the city is once again "putting the cart before the horse", so to speak. What are your plans to curb excess noise and parking in the residential areas due to the RV camping? What are your plans to alleviate vehicle congestion? What are your plans to add additional parking? What are your infrastructure improvement plans?

I notice that most of the letters you've received that are in favor of the RV waterfront spots are from people who do not live and pay taxes in Morro Bay. They are not here on a day to day basis, paying the high taxes and high water/sewer rates to live in this wonderful city. So, of course they are in favor of polluting the beauty of our waterfront city with RVs, it gives them a cheap place to stay when visiting.

Thank you for taking my thoughts into consideration.

Tracy Kawamoto  
Morro Avenue

**From:** [GARY KURIS](#)  
**To:** [Council](#)  
**Subject:** RVs at the Rock  
**Date:** Monday, February 8, 2021 1:28:43 PM

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Please include this note with the other agenda correspondence for the next City Council meeting.

When I first heard about the plans to allow RV camping at Coleman Park, I thought it was a joke. From the flood of agenda correspondence, I now see that it's a real possibility. You may add me to the roster of those in opposition to this remarkably foolish and short-sighted scheme. Morro Bay is a tourist destination; its attraction is the beauty of the Rock and beaches. Already a defunct power plant looms over a town that's threaded with a spider web of telephone lines. We don't need more squalor.

Morro Bay is also home to 10,000-plus citizens, who live here for the same reasons that tourists visit.

Planting a colony of RVs at the foot of one of the West Coast's natural wonders may in fact reduce the tourist dollars we need to survive and so be a self-defeating embarrassment. Please don't turn the place into another Pismo Beach. One is enough.

Cordially,

Gary Kuris



Morro Bay, CA 93442

**From:** [Gayla Newman](#)  
**To:** [Council](#)  
**Subject:** REGARDING Camping at our Parks  
**Date:** Monday, February 8, 2021 4:34:33 PM

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I am writing to protest the agenda item that is coming up for vote which would allow camping at Coleman Park behind the Maritime Museum, Tidelands Park, The Rock near Target Rock, The Pit and Fisherman's Storage. We have campgrounds and we have lots of Motels. That keeps our town filled with ENOUGH tourists as it is.

We are still battling the crowds during the Pandemic in our grocery stores and in every part of our town. Even when there is NO pandemic, we should be able to enjoy our OWN town without tourists staying full time at our parks, near the Rock and The Pit. That is why I built my home here!

Sincerely,  
Gayla J. Newman



**From:** [Aaron Ochs](#)  
**To:** [Council](#)  
**Subject:** Agenda Correspondence - Item C-1  
**Date:** Monday, February 8, 2021 4:27:48 PM

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Council and Staff,

I'm opposing the adoption of Item C-1 until the pilot program is completed and conducted during a time when COVID-19 is no longer a predominant community concern. Your current set of data was compiled during the pandemic, which doesn't reflect normal and seasonal tourism operations in Morro Bay.

We're also in a situation where we're ceding more ground to tourists than residents by literally taking away spaces from residents and incentivizing additional "socially distanced" tourism. The program would also impact open space by creating potential blight issues on the waterfront. This would also create more vehicle and pedestrian traffic congestion in areas where residents are already struggling to maintain social distancing (i.e. Embarcadero, Coleman Beach and Morro Rock parking lot).

I would be more interested in reducing the scope of the pilot program to the Maritime Museum and Morro Creek locations where there is less impact as a potential compromise.

As a general rule of thumb the City Council should follow, there should be disclosure of community and residential impacts as opposed to providing only the fiscal impacts -- especially with pilot programs like these.

Let's not move forward with extending the RV camping program as currently configured.

Best regards,

Aaron Ochs  
Morro Bay



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

**Dana Swanson**

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**From:** [REDACTED]  
**Sent:** Monday, February 08, 2021 2:28 PM  
**To:** Dana Swanson  
**Subject:** Feb 9 2021 Public Comment C-1

February 9, 2021

Public Comment Re: Item C-1

Waterfront RV Camping Pilot Program and possible expansion

Dear Mayor and Council Members,

I am writing to voice my concerns about the RV Camping pilot program and to urge you to vote for Alternative B: "Council may elect to cease the Waterfront RV Camping program".

The pilot camp sites and additional suggested sites interfere with local resident and visitor enjoyment of our harbor and beach areas. Islands of "Waterfront" camping sites make it difficult to tell where a campground begins and ends. I certainly steer clear of groups of RVs and tents when I am out walking so as not to intrude. But it is these islands of campers that are intruding on our waterfront.

Morro Bay has many RV parks and 2 state parks that serve visiting RV owners and campers. We do not need to fill every open space to accommodate more.

I understand how important visitors are to our city's economy, but this is wrong for Morro Bay.

Vote to cease the Waterfront RV Camping Pilot Program.

Respectfully,

Kathy Quigley

Morro Bay resident since 1980

**From:** [Steve Sharp](#)  
**To:** [Council](#)  
**Subject:** RV parking at Morro Rock, Coleman Park etc.  
**Date:** Monday, February 8, 2021 2:54:01 PM

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Dont do this! This town has been crawling with tourists all thru this pandemic and it's not over yet. The locals that are not tourist related business owners dont want this and they are in the majority. Bad enough you allow short term rentals that operate like motels in residential areas where it should not be allowed then you want to add this to the mix. You should not be having meetings to decide things like this when it has to be conducted by zoom and citizens are kept out of city hall while these decisions are made.

Steve Sharp  
[REDACTED], Morro Bay, CA 93442.

**From:** [jt](#)  
**To:** [Council](#)  
**Cc:** [John Thompson](#)  
**Subject:** No camping on Embarcadero  
**Date:** Monday, February 8, 2021 12:33:15 PM

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I have lived in Morro Bay for 57 years and am appalled that you are considering allowing camping next to Morro Rock.

Not only will it be a nuisance and disrespectful to the indigenous peoples who hold the area sacred, but will open up a precedent for more camping spaces to open up in the future. Do you want Morro Bay to look like Avila? You are elected officials and have a responsibility to the people of our community to do the right thing. Do not allow this.

Sincerely,

Dr. John Thompson

Sent from my iPhone

**From:** [John Uebersax](#)  
**To:** [Council](#)  
**Subject:** No RV Camping in Tidelands boat launch or other sites  
**Date:** Monday, February 8, 2021 1:29:07 PM

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8 February 2021

Dear Morro Bay Mayor and City Council Members:

I write to oppose further plans to allow RV waterfront camping in Morro Bay, especially in the area around Tidelands Park and the adjacent boat ramp. I've lived in a house directly above the park for five years. RV camping adds problems like generator noise that adversely affect the quality of life, 'peace and quiet,' and harmony with Nature that makes the park and Morro Bay so valuable to residents and visitors alike.

Many or most other residents on this part of Main Street would probably direct similar concerns to you if they were aware of the proposal.

As the revenue problems associated with Covid are temporary, it makes little sense to resort to desperate remedial measures that would be difficult to end.

Sincerely yours,

John Uebersax

  
Morro Bay, California 93442

**From:** [Michelle Leicester-Cadaret](#)  
**To:** [Council](#)  
**Subject:** RV & Camping along Waterfront  
**Date:** Monday, February 8, 2021 12:06:51 PM

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Dear City of Morro Bay Council,

This letter is to express my opposition to making the new camping areas in Coleman Park, the area behind the Maritime Museum, along the Morro Creek and the future RV sites at the Tideland boat launch and near The Pit off Atascadero Ave. - Permanent until further community discussion and a full and COMPLETE pilot program has been completed!

This Pilot program was to be for 6 months(Aug. 2020 – Jan. 2021), to gauge it's outcome, revenue and impact on the community, especially along The Rock corridor. This pilot program was launched in the midst of a Global Pandemic, at which time the State of California shut all campgrounds, including the above mentioned. How is it you were able to obtain an accurate report of it's activity, finances and impact when in reality the sites were only used for 4-5 months???

Also, was there an ADA study done and are any of the camping areas ADA accessible?  
How will this impact the sensitive areas that are protected by the State of California? How will this impact the marine wildlife?

Again, I believe this warrants additional study by not only the City Council and Harbor Patrol/Dept., but the citizens of this community who are impacted by additional tourists & traffic.

Regards,

Michelle Leicester-Cadaret

  
Morro Bay, CA 93442

Sent from [Mail](#) for Windows 10

**From:** [Christina Weidinger](#)  
**To:** [Council](#)  
**Subject:** Waterfront Camping Pilot Program  
**Date:** Monday, February 8, 2021 12:17:41 PM

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Dear Council -

**I am NOT in favor of making the RV camping sites permanent.** At least, please carefully consider Alternative C, continuing on a pilot basis, for a full year (or 2) of "normal summer tourist season" in order to determine the true impact on our beautiful community.

Not everything should be about the money - we live in a tourist destination city, so of course visitors would love to have additional RV sites available. But what about the people who live here? We should consider the long term implications of being "loved to death."

Respectfully submitted,

Christina Weidinger, Morro Bay resident

**From:** [Alex Beattie](#)  
**To:** [Council](#)  
**Subject:** New RV park  
**Date:** Monday, February 8, 2021 12:26:16 PM

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Greetings Council Members,

I have read the recommendations of the Harbor Commission regarding the proposed RV near Coleman Park. The data they base their recommendations on seems to be limited in scope and rather biased in presentation. Their projections for need and usage at a time when the local campgrounds were closed and the commercial RV camps were in limited use will overestimate the real need. In addition, I think that the City should not go into competition with the established RV parks when my observations indicate that there is already plenty of RV capacity during 80% of the year. It seems that making money is the chief motivation for the project at significant cost to other more important uses.

It seems that this project has only been reviewed by the Harbor commission. Why was it not sent to the Planning Commission, the Parks and Recreation Board, the PAC, etc.

I suggest that the City Council delay approving a permanent park until more specific plans and data are presented and greater public input is received.

Thank you,  
Alex Beattie

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** RV sites proposal  
**Date:** Monday, February 8, 2021 5:18:57 AM

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Please do NOT put more RV sites on the embarcadero!!!! Particularly NEVER put them at the ROCK. The public pays a fortune to live here and just agreed to the sales tax hike to help the city. The tourists have taken everything from us during this pandemic with their lack of masks and trash everywhere. Please don't give them the ROCK area to destroy too. That is the only area accessible to me as an older person. If RVs are allowed to camp there, then loose dogs and trash will follow and will ruin the area for those of us who live here. I'm completely against more RV sites down there, at tidelands park or Anywhere. Patti Anderson

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

**From:** [Patty Anderson](#)  
**To:** [Council](#)  
**Subject:** RV Camping in Public Areas..  
**Date:** Monday, February 8, 2021 11:07:24 AM

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Dear City of Morro Bay,

We are very concerned about the adoption of the plan to permanently allow RV camping in some of Morro Bays public areas!

We love walking along the bay on the boardwalk and feel that the campsites would significantly take away from the wonderful open space that is one thing we love about our little town!

There are plenty of RV parks in the area! To allow camping on the waterfront is just not right! Morro Bay just doesn't need the congestion that this would bring. And camping at the Rock is totally unthinkable! How in the world can you cram anymore vehicles into that area, especially on a busy weekend? Please consider our beautiful little city, and let's try to keep it as beautiful and clean as we all remember it!

Grant and Patty Anderson  
Morro Bay residents

Sent from my iPad

**From:** [Helen Beard](#)  
**To:** [John Heading](#)  
**Cc:** [Council](#)  
**Subject:** RV Camping  
**Date:** Saturday, February 6, 2021 1:52:55 PM

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Dear Mayor Heading and council members,

I am writing out of concern that you are considering the adoption of the plan to permanently allow RV camping in some of Morro Bays public areas.

From what I have read, it will include the Coleman Park area now being used, Morro Creek and the area behind the Maritime Museum, also being used. These areas have been used for 2-3 months and due to Covid have been closed until this weekend.

There are plenty of RV parks in the area. To allow RV camping on the waterfront is unthinkable. The board walk is beautiful because it's open space and in the past it's a blight to see RV's park there. This also includes Morro Creek. It is not fun listening to generators running when walking these areas. Maybe they aren't supposed to be running, but they are. If it must happen, the area behind the Maritime Museum is the least objectionable.

Later on you will consider parking at the Rock. This is beyond understanding especially since it is packed on the weekends with cars.

Please make your decision not on how much money the City will make, but on keeping Morro Bay as pristine and beautiful as it is.

Helen Beard  
Morro Bay resident

Sent from my iPhone

**From:** [Alex Beattie](#)  
**To:** [Council](#)  
**Subject:** RV park near Rock.  
**Date:** Monday, February 8, 2021 10:54:48 AM

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Dear Council Members,  
What are you thinking? May be one of the dumbest ideas I have ever heard of. May be why you are keeping knowledge Of this plan (fiasco) from residents (your real clients) of Morro Bay.

Regards,

Alex Beattie  
Long time resident of Morro Bay

## Heather Goodwin

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**Subject:** FW: RV Waterfront Camping

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**From:** Karen Beckman [REDACTED] >

**Sent:** Monday, February 8, 2021 8:38 AM

**To:** Council <council@morrobayca.gov>

**Cc:** Dana Swanson <dswanson@morrobayca.gov>

**Subject:** RV Waterfront Camping

Dear Mayor Headding and Council Members,

We took time to visit the sites outlined in the proposed Waterfront RV Camping pilot program. While the Maritime and Morro Creek locations appear to have no significant impact on the Embarcadero, we believe the three Coleman slots would negatively impact the boardwalk and the enjoyment derived from that stroll by both locals and tourists. The Embarcadero is our "bread and butter". Do we want to jeopardize its lure for 3 RV slots? Have we no pride? Bluntly put, it's a bad idea.

In researching this agenda item, we discovered that the Harbor Advisory Board endorsed the permanent adoption of the pilot program based on fiscal data collected over 3 months. But how would increased trash, noise, dogs, and extraneous furnishings be addressed? A full year of data would seem more instructive in making such an important decision. We feel this adoption is premature and should be postponed until a full year of data is available.

Is this the beginning of a creeping takeover of pavement in Morro Bay such as at Tideland Park?

Respectfully,  
Bart and Karen Beckman

Sent from my iPad

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** RV Camping  
**Date:** Monday, February 8, 2021 11:39:42 AM

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My husband and I are both full time residents of Morro Bay. We would like to express our concern regarding the RV camping plans. We definitely do not want RVs at the Rock, Tidelands Park or Coleman Beach. We feel the RVs obscure the beauty and ability to appreciate nature in the area. In addition the camping will add to the congestion in the area. We would like to offer the suggestion of paid parking at the Rock parking lot. Residents could purchase a yearly pass for a very minimal amount or even be given a pass free. Tourists could use a pay station similar to Avila, Monterey wharf area and many others. Money could then be raised without cluttering the area with RVs and camping equipment.

Thank you.

Susan and Greg Bistline

Sent from my iPad

**From:** [Mimi Black](#)  
**To:** [Council](#)  
**Subject:** Opposition to RV Camping at Coleman Beach, Morro Creek, and Maritime Museum Locations  
**Date:** Monday, February 8, 2021 9:57:22 AM

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Dear Mayor, Council Members, and Harbor Department,

I am voicing my disapproval of the City's proposal to make the above referenced RV and camping sites permanent and visiting the potential of future RV camping at sites such as Morro Rock, Tidelands Park, and the Boat Launch area. Though this is an emotionally charged topic for the community, please take a look at the facts:

- 1) Between the Morro Bay State Park campground, and the Morro Strand State Beach Campground, there are already 110 campsites available to visitors. This does not take into account the other privately operated campgrounds within the City that provide jobs and pay taxes. The Harbor Department/City has taken advantage of the Covid closures of our State Parks to capitalize. The city of Morro Bay has enough camping facilities available already!
  
- 2) The only thing that is driving this project is money. It's obvious that the Harbor Department is copying what is done at Avila Beach. The difference is that at Avila, the RVs are parked outside of the city. They are not lined up in the business district of the town so tourists and residents don't have unsightly RV tourism in their face. The RV's do not add to the actual crowding of the town, valuable in-town parking spaces are not used by the RV's. Since an income stream is the driver, why don't we raise the City transient tax from 10% to 11%? This tax will only affect visitors and the extra 1% could be used for whatever financial needs the City/Harbor Department has.
  
- 3) I have not seen any information regarding the environmental impacts these RV sites will have on Morro Bay's environment. I cannot imagine that RV camping at Coleman Park, literally a stone's throw from our bay and a "Dune Recovery Area," would not have a negative impact on Morro Bay's eco system. The city already has a major trash/waste problem from the additional tourism over the summer. How will these additional sites contribute to this problem? This city is already overcrowded during the summer, these additional RV sites will just increase the congestion the Embarcadero already has.
  
- 4) Lastly, these RV sites will ruin the natural beauty that Morro Bay is known for. When my family moved to Morro Bay in the early 70's, we were awestruck by the beauty of this magnificent town. The clean air, the peace, the weather...it was all encompassing. When both residents and visitors both are on the Embarcadero, one of the many things that is enjoyed is the UNOBSTRUCTED VIEWS OF THE PACIFIC and the freedom to observe. Having a campsite at Coleman Park, the gateway to Morro Bay's crown jewel, Morro Rock, is insane! Adding more campsites will ruin our city. Morro Bay is a community, not a campground!

I've seen the "form letters" in approval for these campsites, mostly signed from people predominantly from out of town. It is time for this council to support the wants and needs of the residents who live here, the residents who pay their taxes and put you where you are. Stop supporting special interests!!!!

Mimi Black

**From:** [Katmantwo](#)  
**To:** [Council](#)  
**Subject:** Morro Bay is a small community NOT a campground.  
**Date:** Saturday, February 6, 2021 9:40:56 AM

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Please keep our small town beautiful and clean. We do not want MB to become the next Pismo beach. Public areas should remain public for all to enjoy.

What drives the council to make these poor decisions?

John Bodden Jr.

Sent from my iPad

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** Pilot program; no new camping spots  
**Date:** Sunday, February 7, 2021 8:17:21 PM

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Dear city Council,

I am writing to voice my concern about the additional camping spots in our beautiful town of Morro Bay. I am against the new locations they are to public and can cause harm and unforeseen nuisances. Please stop the program. This is something that will not add enough to the city coffers; to compensate for lowering the value and beauty of our city. This is a terrible idea and one that has already devalued our beautiful town.

Please cease these pilots.

Karen Bosserman

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** Re: Pilot program; NO new camping spots  
**Date:** Monday, February 8, 2021 9:11:11 AM

---

Dear city Council;

I am writing to voice my concern about the additional camping spots in our beautiful town of Morro Bay. I am against the new locations; they are too public, unsightly, can cause harm and unforeseen nuisances. Please stop the program. This is something that will not add enough to the city coffers to compensate for lowering the value of the experience for the thousands of other tourists and deteriorating the beauty of our city. This is a fine idea that has been terribly executed and one that has already devalued our beautiful Morro Bay.

Please cease these new camping spots.

Ian Bosserman

[REDACTED]  
Morro Bay, California

On Feb 7, 2021 8:17 PM, [REDACTED] wrote:

Dear city Council,

I am writing to voice my concern about the additional camping spots in our beautiful town of Morro Bay. I am against the new locations they are too public and can cause harm and unforeseen nuisances. Please stop the program. This is something that will not add enough to the city coffers; to compensate for lowering the value and beauty of our city. This is a terrible idea and one that has already devalued our beautiful town.

Please cease these pilots.

Karen Bosserman

Sent from my iPhone

**From:** [Barry Branin](#)  
**To:** [Council](#)  
**Subject:** Council meeting agenda 2/9/2021 item C-1 Waterfront RV Camping  
**Date:** Saturday, February 6, 2021 4:42:34 PM

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Comments for item C-1

The proposed Waterfront RV Camping is not in keeping with the overall use of the unique area of the Morro Bay experience.

The construction of the harbor walk opened the area to more citizens and visitors to enjoy the special place that the Rock and Bay provide.

The proposed plan to allow RV Camping along the special walkway diminishes the goal of sharing Morro Bay with the world. It trivializes the value of the wildlife and beauty.

I have experienced the sprawl that the campers display. Their overwhelming presence reduces the experience.

There are no restrooms near the locations. Coleman Restrooms need to be put back in service with money from the revenues in the new sewer funds.

The City should not be in competition with the Campground and motel businesses who have installed quality facilities at their expense.

What next, build a Motel on the empty lot next to City Hall?

These other camp grounds provide an excellent camping experience, jobs for our citizens, and tax revenue for the city.

The Mission of the Harbor Department does not have a goal of "House Keeper and Monitor of Campers".

Item C-1 should be voted down.

Barry Branin  
Morro Bay  
Sent from my iPad

**From:** [Robin Broms](#)  
**To:** [Council](#)  
**Subject:** Additional Camping  
**Date:** Monday, February 8, 2021 4:48:09 AM

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Please do not approve additional RV/Tent Camping along the waterfront, near the rock, at Coleman Park or elsewhere. It's a terrible idea.

Jim and Robin Broms [REDACTED]. Morro Bay, CA.  
Sent from my iPhone

**From:** [Rick Carlstrom](#)  
**To:** [Council](#)  
**Subject:** Agenda item for vote on making the temporary camping areas a permanent feature  
**Date:** Monday, February 8, 2021 8:02:41 AM

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The 6 month trial period in assessing positive/negative impacts on our waterfront has not been properly stress tested due to COVID. Please lengthen the temporary status of this analysis until it can be experienced with more normal high volume visitation crowding, that COVID has not allowed to occur. Granting permanent status using numbers generated during the pandemic, will offer, I believe, a false positive- and we've experienced too many of those already. Thank you for your considerations.

Rick and Karen Carlstrom



Sent from my iPad

**From:** [Roger Ewing](#)  
**To:** [Council](#)  
**Subject:** RVs on the Embarcadero ...  
**Date:** Monday, February 8, 2021 6:23:35 AM

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Greetings to each of you...I am opposed to allowing RVs to camp on our Embarcadero due to the added auto/camper traffic, the unsightly amount of RVs of all sizes, and the need for more parking. Please reconsider this decision!

Respectfully...

Roger Ewing

**From:** [Phyllis Thomas-Frey](#)  
**To:** [Council](#)  
**Subject:** Proposed RV parking plan  
**Date:** Saturday, February 6, 2021 3:45:05 PM

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I am a long time resident of beautiful Morro Bay. I am writing to you because you are considering the plan to permanently allow RV camping in some of our public areas. I understand it will include the Coleman Park area, Morro Creek and the area behind the Maritime Museum. These areas have been open for months but due to the Covid pandemic they have been closed so the community has not been able to see or feel the full impact of the camping plan that is proposed.

Please consider the following:

1. There are already many RV parks in the area. Waterfront camping is totally unthinkable not only aesthetically, but also because of the danger of physical damage to the area.
2. The board walk and Morro Creek are beautiful because it is open space and available to all.
3. When the Coleman Park area was open in the past, it has been an eyesore to see RV's parked there, not to mention the trash and noise that destroy our pristine waterfront. One only has to visit Avila Beach on any weekend to see the results of allowing RV's to park in previously open space.
4. Generators running are an assault to the ears and nose as well as interfering with the true enjoyment of this natural area.
5. The Rock parking lot is certainly out of the question for future consideration for all of the above reasons as well as the fact that it is the parking area for the enjoyment of the beach area adjacent by all who care to visit.

I hope you will take these concerns under advisement and not just make a decision based on how many tourist dollars a few RV parking spaces might bring to the City. Making these areas accessible to everyone will do much more to attract visitors (as well as locals) and their dollars to our business community. We must make sure that Morro Bay continues to offer the beautiful, natural, clean and quiet waterfront everyone knows and loves.

Sincerely,  
Phyllis Frey  
Morro Bay resident

**From:** [Ana-Mari Hamada](#)  
**To:** [Council](#)  
**Subject:** RV Camping Expansion  
**Date:** Sunday, February 7, 2021 5:06:59 PM

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Dear Morro Bay City Council,

As a full-time resident of Morro Bay, ***I am writing to encourage you NOT to extend the RV Camping pilot program at this time.*** There are already alternative options for RV camping in town and throughout the Central Coast region. I am unaware of any shortage of suitable places for those interested in this kind of “camping”.

I am also concerned that by converting additional public spaces and facilities at this time for the benefit of an overrepresented group (seasonal tourists) we are missing the opportunity to engage in a much needed community conversation around how to create a more inclusive and diversified local development plan that reduces our dependence on tourist tax dollars. One off projects like this one are proving to be highly divisive and create the impression that local government is solely concerned with providing services for the tourism sector rather than investing in social goods and services that benefit everyone (which of course include tourists).

On Tuesday’s meeting, could you please speak to how this pilot program fits into the city’s 5-10 year development plan and what are some alternative options to this program that have been considered by the Council and the Planning Commission?

It is important our public land use decisions include the input of all stakeholders—in this case local residents as well as visitors, constituents as well as public officials—since we all share in the social and environmental benefits of equitable and sustainable management of our natural and community resources. We also bear the responsibility of ensuring that the future development plans for our city be wholly inline with protecting that the natural resources that provide all of us ( including visitors ) with this very special way of life are maintained for future generations.

Thank you for your consideration.

Sincerely yours,

Ana-Mari Hamada

**From:** [andrew hampp](#)  
**To:** [Council](#)  
**Cc:** [Scott Collins](#)  
**Subject:** City Waterfront RV Camping  
**Date:** Monday, February 8, 2021 10:43:20 AM  
**Attachments:** [City Waterfront RV Camping.pdf](#)

---

Dear Mayor,  
Dear Council Members:

Please find attached comments concerning City Waterfront RV camping.

Regards,  
Andy Hampp

February 8, 2021

**Cypress Morro Bay  
RV & Mobilehome Park  
1121 Main St.  
Morro Bay, CA 93442  
(805) 772-2515**

**Re: Review of the Waterfront RV Camping Pilot Program**

Dear Mayor and Council Members:

Unlike other businesses in town, RV parks now have the City of Morro Bay as a competitor. I realize the rates for waterfront RV sites and higher than normal industry demand are expected to minimize the competitive impact on private parks. However, some of our potential customers gladly paid a premium to wake up next to the others rather than stay in our park's urban setting.

Nonetheless, the City's entrepreneurial endeavor would be more palatable and helpful if waterfront camping was provided as an overflow service rather than as an outright camping destination. **Overflow camping is what some two-dozen letters (solicited by the City from campers) support: "...we appreciate the Morro Bay waterfront camping for offering same day booking and a place to legally stay when all other campground and RV parks are full..."**

**The following would help ensure waterfront camping is available as overflow and minimize the impact on private parks:**

- **Only open during peak times:** the summer season, major holidays and perhaps major special events such as the car show. To have overflow sites available for stranded RVers, the City should explore retaining sites for same day booking. If not, then waterfront camping will become filled with "regulars" months in advance and we will again have more RVs with no place to go during peak times.
- **Severely limit advertising and publicity:** Word of mouth and referrals from the private parks will fill the sites. We do not need folks from all around the world planning their vacation around waterfront camping, thus negating the overflow function. Besides, the City can save some money by limiting advertising.
- **No mission creep:** The temptation to chase revenue with more and more sites is already apparent in the staff report. The City will develop a regular customer following and these customers will eventually push for more sites, hook ups and other amenities. All these factors increase competition with the private parks and add to the hyper-tourism on the waterfront.

Many things are out of whack right now because of the pandemic. We need to see how the Covid-induced RV and tourism boom will play out. Further, other revenue sources such as the sales tax increase, TOT, and potential stimulus funds should negate the need for waterfront camping as a revenue source.

**For now, please subject the pilot program to regular review, focus on overflow and do not transition to a permanent program.** Speaking of further review, next time please notice this issue as a public hearing item and notify the RV parks. I became aware of the agenda item by chance.

**A few comments as a Morro Bay resident rather than as a park owner:** My wife and I like to take walks to the rock as many other residents do. We find that campers "homesteading" at Coleman Park with all the gear and the generators conflict with the ambiance of the footpath and the bay with its otters, birds and scenery.

There is a difference between randomly parked RVs during the day and those staying for the night. Once parked on a site for overnight stays, a higher degree of "homesteading" takes place. Late afternoon, evening and morning tranquility are impacted. Expanding sites to the rock fuels hyper-tourism and doesn't fit with the Morro Bay brand. We are not the Oceano Dunes.

Thank you for considering the above.

Sincerely,

Andy Hampp  
Owner

**From:** [Chuck Harkins](#)  
**To:** [Council](#)  
**Subject:** Motor homes and camping in Morro Bay  
**Date:** Sunday, February 7, 2021 9:30:01 PM

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To whom it may concern

I am against opening up additional areas to motor homes and camping within the City of Morro Bay, to wit, Coleman Park, The Pit, the Rock, Tidelands, Morro Creek and any other suggested areas. We live in this city and enjoy our city without all the additional visitors. I look forward to the weekdays so I can walk and bike in Morro Bay without scores of visitors.

What is the purported fees revenue to be used for? A one percent sales tax was just passed to support public safety, but it's going to the city coffers, apparently.

Don't destroy our small community in the name of money!!

Chuck and Carol Harkins

Sent from my iPad

**From:** [Elaine Hart](#)  
**To:** [Council](#)  
**Subject:** Proposed RV camping  
**Date:** Monday, February 8, 2021 10:31:02 AM

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Please do not proceed with approvals for more RV sites in our city spaces.  
We would prefer to see you remove all the newly formed RV parking lots, not make them permanent.  
If this concept is being driven by the need for city revenue, why not institute a fee parking for the Morro Rock parking lot? Locals could purchase annual passes and tourists would pay per use? Is that possible?

Thank you,

Elaine Hart  
Mike Hart  
  
Morro Bay

**From:** [Tim Hixson](#)  
**To:** [Council](#); [Dana Swanson](#); [Scott Collins](#); [John Heading](#)  
**Subject:** Please Save our City of Beautiful Morro Bay  
**Date:** Sunday, February 7, 2021 5:25:10 PM

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At some point you must say STOP!! It's not all about the money. If the survival of Morro Bay hinged on this I would consider changing my stance. Do you remember last summer? I know you do. Tons of tourists, tons of trash, & gridlock traffic on the waterfront. We gave our city over to the tourists & the citizenship did not get to enjoy our town. Why did that happen? Money? At some point in time hopefully very soon you must stop that thinking & protect our town. The town we elected you to protect. Quality of life and the natural beauties of Morro Bay such as our "landmark" the rock are more important than the tourist dollars you would bring in from this decision. The tourists did not elect you. We did, the tax paying citizens of Morro Bay elected you to protect & safeguard our beautiful city. I truly hope you will remember that this Tuesday & into the future.

Tuesday you are deciding if you will continue to further exploit our town to the tourists for their money when you vote to make the temporary RV sites permanent. I understand you are also considering adding additional RV sites at the Rock parking lot & across the street near Target Rock.

Please do not allow this to happen. It would change the look & feel of our town that we elected you to protect & safeguard. Maintaining the natural beauty of our town and it's natural resources have got to take precedence over the inconsequential amount of revenue you would make from this decision. We have two State parks & multiple RV & travel trailer parks already in place in Morro Bay. There are many, many ways in place here in Morro Bay to separate the tourists from their money & they will continue to come here & spend their money without the RV sites you are considering. RV's are ugly & their generators are loud & pollute the air. They do not belong on our board walks & waterfront areas.

Please do not allow the temporary RV sites to become permanent & do not add more sites. Thank You for your consideration of this very important decision. Just Say NO!

**From:** [Lisa Horjus](#)  
**To:** [Council](#)  
**Subject:** RV Camping at Coleman Beach  
**Date:** Sunday, February 7, 2021 5:57:48 PM

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## Morro Bay City Council Members

I am writing to express my disappointment in the decision (it appears) that the Council is going to approve permanent eye-sore "campsites" along the boardwalk at Coleman Beach. With two State campgrounds and private campgrounds in our small town, explain to me why this is necessary? If you think this is going to stop illegal camping, you are misguided - illegal campers don't want to pay for a camping spot, no matter where it is. If you think it is going to save the City budget, I seriously doubt it.

What a shame that you are "selling" the soul of Morro Bay - the ability to walk or cycle to the Rock and take in the beauty of the bay and the Rock and along the way view a pile of chairs, outdoor barbeques, dog enclosures, and listen to generators. I will be embarrassed to bring my out-of-town friends and family for a walk on the boardwalk and have them view these out-of-town campers taking up our beautiful open space. Do you even consider your constituents who have to put up with this eyesore EVERY day when they try to enjoy "their" town. It is so sad on so many levels that you view out-of-town camping dollars more important than the enjoyment of open space by the residents your represent. More than sad, disgusting.

Please consider what you are doing to Morro Bay for a quick dollar. Is it okay to upset so many Morro Bay residents (who voted you in) to make out-of-town campers happy?

Lisa Horjus

**From:** [Bill Luffee](#)  
**To:** [Council](#)  
**Subject:** Item C-1  
**Date:** Monday, February 8, 2021 9:47:53 AM

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Dear Council Members:

As a resident of Morro Bay for over 20 years and resident of San Luis Obispo County for approx. 50 I fully support the Harbor Department's efforts and the Cities request to allow Permanent camping along the Embarcadero and various sites. Noting some concerns on the sloppiness of some of the Campers especially around Coleman Park I do not see a negative element to this. As for Revenue increasing endeavors this is one That I am in favor of. There is no guarantee that the Harbor Fund will be eligible for any new tax fund money. The Harbor Fund is a Enterprise Fund and in theory should be able to support itself. Due to a variety of issues too numerous to discuss here that is not happening and the infrastructure of the Harbor and the assets are deteriorating. With Paid Parking at a standstill this is an area and an idea that should be adopted on a permanent basis

Bill Luffee  
President of the Friends of the  
Morro Bay Harbor Department

**From:** [Alan Martin](#)  
**To:** [Council](#)  
**Subject:** RV Infestation  
**Date:** Monday, February 8, 2021 8:33:40 AM

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Dear Morro Bay City Council,

## **RV Infestation**

Not so long ago, I read a report commissioned by Morro Bay that recommended that the town should encourage “high value” tourists. As a qualified and experienced Marketer (40 years), I can assure you that “high value” tourists will not embrace a town full of RVs and in particular RV camping by walking paths on the picturesque (no more!) water front.

The recommendation by the Harbor Department to scrounge money by renting out RV and tent camping spaces will encourage more RVs to visit Morro Bay. RV owners tend to bring their own food and so do not frequent our restaurants and of course do not pay for hotel rooms. They do use services, such as trash collection (a lot), bathrooms and emergency services. They also take up a lot of space and their vehicles are an eyesore. So, Morro Bay needs to decide which direction they will choose to move in as a Marketing Strategy:

1. RV parking without the benefit of business growth or
2. Visitors who will spend a lot on hotels, restaurants and shopping.

Choose one, and only one as they are mutually exclusive strategies.

Perhaps you will decide on RV parking because it’s easier than figuring out the better alternative. If you do, then as a resident, tax payer and supporter of local businesses I would urge you to not allow camping on the waterfront (Coleman, Rock). This will make our town an eyesore and I (and many others) will not be comfortable walking by those areas.

I notice many letters from people out of town in support of the venture. I hope that you will discount these views as not being material to how the Morro Bay Council makes decision on behalf of its residents. I am glad that so many people like to visit here, but I live here and I walk these paths several times a week, every week, all year and I don’t care what someone from out of town, who only lives here <2 weeks in a year, thinks is OK. In any case it’s just a one sided view from only the RVers. You need to conduct a survey of all visitors, including those high value ones you are supposed to be attracting, if you want a true picture.

Finally, I note that there has been no statement on the proposal to charge for parking which in my estimation would raise as much as we are talking about here. Why has chargeable parking not been more fully explored. I have seen this set up very well in East Coast towns using technology such as charging by smartphone app and allowing residents to have free parking.

Sincerely,  
Alan Martin

**Dana Swanson**

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**From:** Lynda Merrill [REDACTED]  
**Sent:** Friday, February 05, 2021 8:28 AM  
**To:** Council  
**Subject:** C-1 Eliminate Coleman Park RV camping, does not fit.

*Dear Mayor Heading and Councilmembers.*

*I ask that you eliminate the Coleman Park RV camping sites from the Plan.*

*Coleman Park is not the place for overnight camping.*

*The users have 'stuff' (dog crates, cardboard boxes) which spills out of the sites. This is an infringement on the nice Boardwalk experience and makes people uncomfortable. Loud music and dogs off leash makes for discomfort for those wanting the peaceful out door experience.*

*Letter writing in favor was well organized, mostly people who don't live here and don't have to deal with the negatives.*

*The revenue isn't worth it.*

*Sincerely, Lynda Merrill*

**From:** [Morro Dunes](#)  
**To:** [Council](#)  
**Subject:** City Campgrounds  
**Date:** Monday, February 8, 2021 9:45:31 AM  
**Attachments:** [CCF\\_000136.pdf](#)

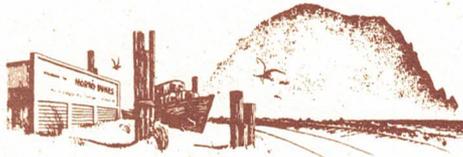
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To Mayor, City Council, & City Administrator,

Please see attached letter.

Thank you,  
Doug Claassen  
Morro Dunes RV

***\*Please Note ~ If you e-mail then call the office please tell the person you are talking to on the phone that you have also e-mailed ~ we could have double booked you. Also please note ~ Prices are subject to change ~~ Thank you ~~***



# MORRO DUNES

TRAVEL TRAILER PARK & RESORT CAMPGROUND

[www.morrodunes.com](http://www.morrodunes.com)

(805) 772-2722 ☐ 1700 EMBARCADERO ☐ MORRO BAY, CA 93442

February 8, 2021

Dear Mayor, Councilmembers and City Administrator,

After recently finding out about the upcoming meeting, Tuesday February 9<sup>th</sup>, I called Mr. Collins to find out what was up with all of the proposals. I should have been notified of this meeting.

To put a camping area at the end of the street at the pit next to Morro Dunes is out of the question. I strongly disagree with this proposal. You need to remove this from your draft now.

I didn't say much when you started adding overflow sites around the Embarcadero, but I'm concerned that the City of Morro Bay is turning into a competitor in the campground business.

Thank you for your time,



Douglas J. Claassen

Morro Dunes RV Park

**From:** [Morgan Nolan](#)  
**To:** [Council: John Headding; Eric Endersby;](#) [REDACTED]  
**Subject:** Waterfront Camping  
**Date:** Saturday, February 6, 2021 10:37:38 AM

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Morro Bay Council Members, Staff, Mayor & Harbor Dept.

Our Morro Bay Harbor Department is incredible, and we understand that it is crucial to fund the Department at a level commensurate with the high-level of services and outstanding personnel we depend on.

As members of this community, however, we are concerned about the future of the Waterfront Camping Program. We acknowledge that the Harbor Dept. and City Council are looking for new revenue streams and that our natural resources should be shared with those who do not live here. We do not believe that allowing camping along Coleman Park or at The Rock is an appropriate way to do that.

As a Morro Bay home-owning, ginormous water bill-paying, restaurant-eating, store-shopping, worthy-cause volunteering citizens, we are dismayed by the lack of concern for those who actually live here and our vision of Morro Bay's future.

We are opposed to inviting more visitors to fill every nook and cranny of our natural spaces. It is hard on the environment and on the wildlife that also call this area home. It is hard on those of us who live here and try to enjoy the peace and beauty around us.

We do support a compromise between sharing and preserving: allowing camping in more discreet locations such as the Maritime Museum while prohibiting camping at scenic locations or areas with a heavy wildlife presence such as The Rock or Coleman Park.

Making money while exhausting natural resources is a tragically common theme in our world; we would like to see something different that is environmentally, yet economically sustainable.

Morgan Nolan & Kathy Simpson  
Morro Bay

Increasingly, knowing your surroundings, recognising the species of animals and plants around you, means opening yourself to constant grief. Helen Macdonald

**From:** [Katrina Nuciforo](#)  
**To:** [Council](#)  
**Subject:** Objecting to supporting a camp ground at Morro Rock  
**Date:** Saturday, February 6, 2021 1:31:54 PM

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This isn't a good idea I say NO!!!!'

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** NOOO - Permanent Camping  
**Date:** Monday, February 8, 2021 10:14:19 AM

---

Dear Council:

I live FT in Morro Bay and **DO NOT** support permanent camping on the Embarcadero at Coleman Park (next to the boardwalk), behind the Maritime Museum, Tidelands Park, The Rock parking lot near Target Rock, the Pit, and the Fishermans' storage area.

What a mess and horrible idea. Quit ruining our town for people who live here permanently. Allowing camping, both RV and tent, on the Embarcadero is not the way to address a financial shortfall.

Thank you,

A. Perry

[REDACTED]  
Morro Bay, CA 93442

**From:** [Debra Piazza](#)  
**To:** [Council](#)  
**Subject:** We are against permanent RV sites at all locations.  
**Date:** Sunday, February 7, 2021 8:12:10 AM

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We are against permanent RV sites at all locations. As a resident by Tidelands, we happily pick up garbage to keep the city clean and save the marine life. Putting Rv's will increase the trash, which there is evidence already by the rock. For the most part the tourists do not care about the environment like most residents. The size of the squirrels by the rock is evidence of how much the tourists feed them. At Tidelands, they are still in the normal weight range. Tidelands is one place we can go on the weekend that will have the least amount of tourists and still be pleasant! Please do not take that away! Maybe look at other options to get the much needed money for the city. I do not think increasing the RV's parking options are in the residents whom pay taxes, the best interest.

Thank You,  
Debra Piazza  
Piazza Designs  
650-888-2168  
Deb@piazzadesigns.com

**From:** [B Regan](#)  
**To:** [Council](#)  
**Subject:** RV camping  
**Date:** Sunday, February 7, 2021 6:23:39 PM

---

Hi, Sorry but I'm against RV camping around Coleman park and also expanding to other areas. There is plenty of RV camping in Morro Bay. The Coleman site is too close to the multi use path. It takes away from the beauty of our town!

William Regan

**From:** [Rebecca Running](#)  
**To:** [Council](#)  
**Subject:** Making temporary waterfront RV spots permanent  
**Date:** Monday, February 8, 2021 8:03:37 AM

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> Dear Council Members:

>

> I completely disagree with making the Coleman Park location a permanent camping location. Having campers so close to the public pathway and the bike path adversely impacts other visitors' and residents' enjoyment of the the public access to the bay and the rock.

>

> I also do not understand why you would consider having the Museum parking lot filled with RV campers. It was my understanding the museum was to be created as a destination for schools and visitors, as well as residents, and having people hanging out, cooking, washing their clothes, with dogs, kids etc in the Museum parking lot seems inappropriate and unattractive.

>

> Any consideration of expanding this program adversely affects the appearance of the city and everyone's comfortable access and enjoyment of these areas. I believe it's a bad idea and should not be expanded.

>

> Sincerely,

>

> Rebecca Running

>

>

**From:** [Chris Running](#)  
**To:** [Council](#)  
**Subject:** Making temporary waterfront RV spots permanent  
**Date:** Monday, February 8, 2021 9:20:27 AM

---

I'd like to second my wife's email below. Morro Bay is a city with an embarrassment of riches that has yet to be fully leveraged and deserves a grander vision of what it can become. I don't believe that using prime ocean front property for RV parks reflects is fair to the residents and all the tourists that visit MB, it cheapens the community (we already have countless RV and mobile home parks), and will only serve to drive people away vs create an even more beautiful city and ocean front experience.

This begs the questions, "what is the long term, grand vision for Morro Bay?" Is it to leverage all of the incredible things MB has to offer, perhaps move to towards a more upscale experience to expand the audience of people who we want to visit (and spend money), or is it to continue to make what appears to be short-term revenue decisions that will ultimately have long term detrimental effects on our town, both for locals and tourists.

I feel this RV spot decision is wrong, short-sighted and will only serve to diminish the inherent value of our town.

Chris Running

[REDACTED]

> Dear Council Members:

>

> I completely disagree with making the Coleman Park location a permanent camping location. Having campers so close to the public pathway and the bike path adversely impacts other visitors' and residents' enjoyment of the the public access to the bay and the rock.

>

> I also do not understand why you would consider having the Museum parking lot filled with RV campers. It was my understanding the museum was to be created as a destination for schools and visitors, as well as residents, and having people hanging out, cooking, washing their clothes, with dogs, kids etc in the Museum parking lot seems inappropriate and unattractive.

>

> Any consideration of expanding this program adversely affects the appearance of the city and everyone's comfortable access and enjoyment of these areas. I believe it's a bad idea and should not be expanded.

>

> Sincerely,

>

> Rebecca Running

>

[REDACTED]

**From:** [Jackie Muhr](#)  
**To:** [Council](#)  
**Subject:** Camping  
**Date:** Monday, February 8, 2021 7:56:09 AM

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City Council:

We are full time residents of Morro Bay. We are extremely against the camping restrictions being lifted.

The multitude of empty storefronts in town should be where your attention is directed. An increase in sales tax revenue is a revenue stream that is not being leveraged. The vacancies existed long before the pandemic so please do not use this as an excuse.

What a waste of a reoccurring revenue stream! We moved to Morro Bay from San Clemente. Prior to San Clemente we lived in Claremont, CA. These two communities offer template resources as to how to transition a dilapidated downtown into a bustling revenue stream.

The capped revenue from the lifting of overnight camping will not bring the bounty this town needs AND this offering diminishes the town's charm.

Work smarter, not harder!

Sincerely,  
David Ryan and Jackie Muhr

**From:** [Mary Kay Stenger](#)  
**To:** [Council](#)  
**Subject:** camping  
**Date:** Monday, February 8, 2021 10:52:30 AM

---

I do not think camping at Coleman is a good idea. Check with your locals who live there.  
M Stenger  
Homeownwe

**From:** [Summers, Mary](#)  
**To:** [Council](#)  
**Subject:** Proposed camping sites  
**Date:** Monday, February 8, 2021 8:22:04 AM

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I strongly oppose adding camping sites within the city of Morro Bay. Cluttering our lovely walking areas with motor homes and other camping vehicles is repugnant and adversely affects our way of life here.

Mary E Summers

Sent from my iPhone

**From:** [Judy Walters](#)  
**To:** [Council](#)  
**Subject:** Fwd: Letter to the City Council Regarding Agenda Item C-1 2/9/21  
**Date:** Saturday, February 6, 2021 5:35:04 PM

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Same letter I wrote to city clerk

Sent from my iPhone

Begin forwarded message:

**From:** Judy Walters [REDACTED]  
**Date:** February 6, 2021 at 2:49:35 PM PST  
**To:** [dswanson@morrobayca.gov](mailto:dswanson@morrobayca.gov)  
**Subject:** Letter to the City Council Regarding Agenda Item C-1 2/9/21

Dear Dana Swanson,

This letter is in regards to the discussion of making permanent the RV camping at Coleman Park, and other city sites. Please allow this to be shared at the City Council Meeting on February 9, 2021.

My husband and I have been residents of Morro Bay since 1982. Every coastal city in our county has a "flavor" that relates to our character and charm. Pismo Beach and Cayucos boast tourist activities directly on the beach. Cambria has lovely Moonstone Beach Walkway vistas of the ocean. Morro Bay is a natural wonder and an official bird sanctuary. The boardwalk has enhanced the enjoyment of Morro Rock and its surroundings for pedestrians and cyclists, as well as for baby strollers and the safe use of walkers by our seniors. At every point there is an unimpeded view of nature.

We are adamantly opposed to allowing RV camping at Coleman Park and other city areas. I am a daily walker and I remember well having to walk by three crowded spots at Coleman Park with lawn chairs spread across the walk and unsupervised children running back and forth among cyclists and those of us enjoying a walk. It is an eyesore and surely cannot be worth the small amount of money generated. It also seems like a liability being so close to those using the bike path and boardwalk.

I also understand that there is discussion regarding allowing RV camping at the rock itself. Again, we feel that this detracts significantly from the natural beauty and character of this space.

Morro Bay is a nature preserve. Please do not clutter our views with RV's anywhere near the Rock! Morro Rock is our most precious resource.

We know that our town is dependent upon tourists but please do not forget those of us who live here year round and have elected you to take the best care of our small town.

Thank you for your consideration of this most important matter.

Judy and Tom Walters

**From:** [Jim Warner](#)  
**To:** [Council](#)  
**Subject:** Embarcadero and Waterfront Camping Ordance.  
**Date:** Monday, February 8, 2021 10:34:19 AM

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Dear Morro Bay City Council member(s),:

I am writing in regard to the proposed ordinance to expand and make permanent the allowing of recreational vehicles and tent camping use at multiple water front locations, as proposed by the Harbor Advisory Committee.

I am OPPOSED to this ordinance.

The unsightly presence of RV's and tents on the waterfront diminishes the beauty of the Embarcadero and beaches. It inserts an often rough, unattractive presence, and unwanted behavior in locations not suited for such uses.

RV parks and campgrounds exist for a reason, and that is to provide locations for RV/camping visitor services in specified locations out of the general public view and to corral the frequent disturbances the occur in such facilities.

I do not care to have people washing dishes, setting up sun- shade pop-up canopies, tables and chairs for eating and doing dishes, and openly consuming alcoholic beverages with the associated nuisances such as drunkenness, public urination, and loud behavior that are certain to accompany tourists in locations that are not intended for such use, and where families and residents are in close proximity.

It is a trashy look, and not something I want to see on or near our public common spaces.

Respectfully,

James Warner  
  
Morro Bay, CA

**From:** [Mary](#)  
**To:** [Council](#)  
**Subject:** Waterfront RV Camping  
**Date:** Monday, February 8, 2021 11:59:36 AM

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Dear Mayor Heading and City Council members,

We are writing to you today to express our opposition to the Staff Recommendation as regards the Waterfront RV Camping pilot program. We are in full support only of **Alternative B**. Our concerns are many, and we are aware of many emails, social media posts and comments being submitted by residents that touch on some of these, including the “piecemeal” approach and limited public opportunities for input on such an important topic that directly impacts the residents of Morro Bay, as well as tourists who come here for purposes other than RV Camping. If this sentiment were to someday change, a program such as Waterfront RV Camping deserves a fully formed plan presented for consideration, including ADA considerations, a safety assessment (children exiting RV’s into a parking lot seems unwise) complete with ample opportunities for public comment, before being considered as viable for further pilot periods, if at all.

**Significant concerns and impediments we see to success are:**

**Morro Bay’s commitment to Open Space** – seems inconsistent with filling up empty space with RV Camping.

**Visual and other disruptions related to Coleman Beach, Morro Rock parking**, including significant negative impacts to the walkability/bicycling along the boardwalk, including but not limited to the impossibility of maintaining social distancing even without the RV’s, but made worse by that, as well as the “assumption” that the basketball court area is rarely used. Views of the Rock, the Bay, etc., look quite differently with a line of parked RV’s in full view.

**Significant concerns that Tidelands Park/Parking lot** may be implemented without fuller review and vetting. This is essentially along the western edge of a large residential neighborhood already impacted by numerous short term rentals. Adding an RV park directly below/adjacent to existing homes is not appropriate. Even if put as far west as possible, the proposed site is essentially in the middle of a very busy parking lot. There are numerous safety concerns that come to mind including adults and children exiting their RV’s essentially directly into the parking lot. Much additional consideration regarding safety, ADA accessibility, etc. would need to be studied prior to even beginning a conversation about the viability of this location.

One of the spots being considered at **Target Rock/Morro Rock** is completely visually and logistically unacceptable. While not in favor of ANY RV parking at Morro Rock, (and in hopes that “someday” that entire parking lot area might be re-visioned and enhanced to provide for a more environmentally appropriate experience) the proposed location along the southern edge of the lot simply must not happen. This is where both visitors and residents come to watch the sea otters, do some fishing, picnic, etc. This popular area provides for spectacular views of the harbor entrance, bay, etc., and parking RV’s there would be a crime. It is also the only way to continue to walk from Coleman Park all the way to and through the gate at the entrance to the State Park managed area. If anything, cars/parking should not be allowed along this strip, and finding a safe, accessible way for people of all ages and abilities should be implemented through this strip so that the busy road isn’t the only option (currently dangerous) to walk along the south side toward the State Park area at the Rock. While the staff report mentions that, for other reasons, this spot is likely no longer in consideration, the reasons stated do not reflect our sentiments expressed here, but rather logistical challenges.

And that’s where the problem really comes in. It feels like this has been done with revenue generation as its primary goal, and little regard to anything else. For a city as small as Morro Bay, we have two State Park campgrounds and other camping options, numerous hotels, vacations rental properties, etc. for

tourist use. It simply isn't appropriate to try to find new ways to cram more tourists in without consideration as to whether the City of Morro Bay can support that. As decades long tourists here, prior to moving here, we find it shocking that this is being looked at from a "here's a spot, there's a spot, everywhere an exploitable spot." We are in an ongoing pandemic and aren't handling even the existing tourist influxes well. This proposal is the wrong thing, at the wrong time, for the wrong reasons.

Sincerely,

Roman and Mary Watt

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Morro Bay

**From:** [patricia zinn](#)  
**To:** [Council](#)  
**Subject:** Waterfront RV Camping  
**Date:** Sunday, February 7, 2021 1:13:45 PM

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Good afternoon Mayor and Council members

While the citizens of Morro Bay do not own the Rock, the ocean, or the beaches, we have an overwhelming interest in preserving the beauty of our town As Is. One does not need an EIR to conclude that RV camping in the middle of our most spectacular areas is a bad idea...just look around! How does that enhance this exceptional panorama?

Yes, the revenue would be very welcome, however, killing the goose that laid the golden egg is shortsighted. Nature blessed us with this bounty of beauty; it is our responsibility to protect it from being overwhelmed by humanity and their furry kids especially on the waterfront.

If visitors to our town actually lived here, they would undoubtedly feel the same as those of us attempting to oppose this program in its present form without further discussion from the community.

Please consider the following:  
scale back this plan  
continue a reduced pilot program for 1 year  
eliminate entirely Coleman Park sites  
disregard any expansion into other sites.

In the immortal words of Spike Lee, " Do The Right Thing." Be well, Council.  
Respectfully, Patricia Zinn