



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

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

## Regular Meeting Thursday, February 3, 2022 – 5:30 P.M. Held Via Teleconference

Cherise Hansson	Waterfront Leaseholders
Gene Doughty	South Bay/Los Osos
Sean Green	Member at Large
Cal Myers	Recreational Boating
Jeremiah O'Brien	Morro Bay Commercial Fishermen's Organization
Christopher Vaile	Member at Large
Mary Witkowski	Marine Oriented Business
Lori French	Alternate to Jeremiah O'Brien (MBCFO)

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR, ADVISORY BOARD MEMBER & LIAISON ANNOUNCEMENTS, PRESENTATIONS

### PUBLIC COMMENT

*Pursuant to Executive Order N-08-21, issued by Governor Newsom on June 11, 2021, this Meeting will be conducted telephonically through Zoom and broadcast live on Cable Channel 20 and streamed on the City website (click [here](#) to view). Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Veterans' Hall will not be open for the meeting.*

### Public Participation:

*In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-08-21, the City will not make available a physical location from which members of the public may observe the meeting and offer public comment. Remote public participation is allowed in the following ways:*

- **Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Harbor Advisory Board at [HAB@morrobayca.gov](mailto:HAB@morrobayca.gov) prior to the meeting.**
- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Alternatively, members of the public may watch the meeting and speak on a specific agenda item by logging in to the Zoom webinar at the **beginning** of the meeting using the information provided below. Please use the "raise hand" feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.*

*Please click the link below to join the webinar:*

➤ <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzdwTHlRTk9xaTlmWVNWRWFUQT09>

**Password: 135692**

Or Telephone Attendee: (408) 638-0968 or (669) 900 6833 or (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press \* 9 to **“Raise Hand”** for Public Comment

#### A. CONSENT CALENDAR

Unless an item is pulled for separate action by the Board, the following actions are approved without discussion. The public will also be provided an opportunity to comment on consent agenda items.

A-1 Approval of Minutes from the Harbor Advisory Board meeting held on December 2, 2021.

**RECOMMENDATION: Approve as submitted.**

A-2 Harbor Department Status Report.

**RECOMMENDATION: Receive and file report.**

#### B. BUSINESS ITEMS

B-1 Update from the Parking Management/Paid Parking Ad-Hoc Committee on Committee's Recent Activities

**RECOMMENDATION: Receive and file committee update.**

B-2 Update from the Marine Services Ad-Hoc Committee on Committee's Recent Activities

**RECOMMENDATION: Receive and file committee report. Further, staff recommend the Harbor Advisory Board's Marine Services Ad-Hoc Committee discontinue efforts to establish a full-service boatyard in Morro Bay because there currently exists no dedicated property identified for such a yard nor funding to establish it, and it is not a current City Council goal or action item. Instead, it is recommended the committee focus its efforts on other working waterfront-related marine service needs.**

B-3 Update from the Finance & Budget Ad-Hoc Committee on Committee's Recent Activities

**RECOMMENDATION: Receive and file committee update.**

B-4 Harbor Advisory Board Member Public Engagement Outreach Assignment Reporting

**RECOMMENDATION: Receive and file Harbor Advisory Board (HAB) member outreach effort reports to date.**

B-5 City Council's Adopted 2021-2022 Goals and Action Items – Gap Analysis of the Harborwalk Public Space

**RECOMMENDATION: Staff recommend the Harbor Advisory Board (HAB) identify gaps and deficiencies in the City's Harborwalk network across the waterfront from the Rock to the Inn at Morro Bay, and consider how might those gaps be filled and deficiencies corrected and funded.**

B-6 Review of Previously Declared Harbor Advisory Board Future Agenda Items List to Retain or Remove Items from Consideration

**RECOMMENDATION: Staff recommend the Harbor Advisory Board (HAB) review the previously declared Future Agenda items list, and consider the staff recommendation to retain or remove each item on the list as outlined in this report.**

- B-7 Election of Harbor Advisory Board Chair and Vice Chair, and Establishment of Sub-Committee Chair and Member Appointments  
**RECOMMENDATION: Staff recommend the Harbor Advisory Board elect a Chair and Vice Chair for the upcoming year, and reestablish existing sub-committee chair and member appointments.**

C. DECLARATION OF FUTURE AGENDA ITEMS

D. ADJOURNMENT

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

Materials related to an item on this Agenda are available for public inspection during normal business hours at the Harbor Department, 1275 Embarcadero Road, or online at [www.morrobayca.gov](http://www.morrobayca.gov). Materials related to an item on this Agenda submitted to the Board after publication of the Agenda packet are available for inspection at the Harbor Department during normal business hours or at the scheduled meeting.

MINUTES-MORRO BAY HARBOR ADVISORY  
BOARD MEETING – December 2, 2021  
TELECONFERENCE – 5:30 P.M.

AGENDA NO: A-1

MEETING DATE: February 3, 2022

*Harbor Advisory Board conducted this meeting in accordance with Section 3 of California Governor Newsom's Executive Order N-08-21 issued on June 11, 2021 in response to the present State of Emergency in existence due to the threat of COVID-19. This meeting was held via teleconference for all participants.*

PRESENT: Cherise Hansson Chair  
Gene Doughty Member  
Christopher Vaile Member  
Mary Witkowski Member  
Cal Myers Member  
Lynn Meissen Vice Chair  
Jeremiah O'Brien Member

STAFF: Eric Endersby Harbor Director

ESTABLISH QUORUM AND CALL TO ORDER

<https://youtu.be/mdLiRkijFIU?t=38>

The meeting was called to order at 5:35 p.m., with a roll call quorum present.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER, LIAISON ANNOUNCEMENTS, PRESENTATIONS

PUBLIC COMMENT

<https://youtu.be/mdLiRkijFIU?t=599>

The public comment period was opened and closed with no comments.

A. CONSENT AGENDA

<https://youtu.be/mdLiRkijFIU?t=616>

Unless an item is pulled for separate action by the Board, the following actions are approved without discussion.

A-1 Approval of Minutes from the Harbor Advisory Board meeting held on October 7, 2021.

**RECOMMENDATION: Approve as submitted.**

A-2 Approval of Minutes from the Harbor Advisory Board meeting held on November 4, 2021.

**RECOMMENDATION: Approve as submitted.**

MOTION: Board Member Hansson moved approval of items A-1 and A-2 from the consent agenda. The Motion was seconded by Board Member O'Brien.

Chair Hansson pulled item A-3 from the consent agenda.

A-3 Harbor Department Status Report.

**RECOMMENDATION: Receive and file report.**

Member Doughty joined the meeting at 5:52 p.m.

MOTION: Board Member Vaile moved approval of item A-3 from the consent agenda. The Motion was seconded by Board Member Myers and carried 7-0 by roll call vote.

B. BUSINESS ITEMS

<https://youtu.be/mdLiRkijFIU?t=1559>

B-1 REVIEW AND INITIAL INPUT ON THE CITY COUNCIL'S ADOPTED 2021-2022 GOALS AND ACTION ITEMS.

Director Endersby presented the staff report with a brief overview.

City Manager Collins shared the City Council Goals matrix document and provided an overview on the goal process.

Director Endersby initiated Board questions and requested HAB to review the City Council Goals and Action items and provide initial input regarding staff's analysis and/or recommendations on the HAB's role in a Goal Work Plan process.

The public comment period was opened after the first discussion item with no comments.

Board discussion continued to define the HAB work plan.

The public comment period was opened and closed with no comments.

MOTION: Board Member Myers moved to include the various goals discussed in the staff report and assigned to the appropriate Ad-Hoc committees and/or individuals as discussed. The Motion was seconded by Board Chair Hansson.

Director Endersby clarified the goal assignments as follows:

- 1(A) and 1(E) Capital Assessment - Finance & Budget Committee
- 1(B) and 1(F) Paid Parking - Parking Committee
- 1(C) Coleman Park Grants - Finance & Budget Committee
- 1(D) Traffic Circulation - Parking Committee
- 1(G) Improving Parks - Finance & Budget Committee
- 1(H) Completion of Harborwalk - Member Vaile
- 2(A) Downtown and Embarcadero Business Improvement Districts (BIDs) - Chair Hansson
- 2(B) Market Plaza - Member Myers
- 2(C), 2(G) and 4(A) Vistra Battery Storage Project - Member Myers
- 2(D) Organic Waste Disposal - Chair Hansson
- 2(E) and 4(C) Offshore Wind Power Generation - Member O'Brien
- 2(F) and 2(H) Infrastructure Funding and Revenue Enhancements - Finance & Budget Committee
- 4(B) Opportunities to Improve Bike/Pedestrian Network - Parking Committee

The Motion carried 7-0 by roll call vote.

B-2 UPDATE FROM THE PARKING MANAGEMENT/PAID PARKING AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES.

<https://youtu.be/mdLiRkijFIU?t=6481>

Committee Chair Myers gave a brief background and update on the Parking Committee's HAB input for the Embarcadero Parking Management Plan document for consideration to the City Council and the Parking Consultants.

B-3 UPDATE FROM THE MARINE SERVICES AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES.

<https://youtu.be/mdLiRkijFIU?t=7380>

Committee Chair Vaile gave a brief committee update and said he will give a more detailed Marine Services report during the February 3, 2022, meeting.

B-4 UPDATE FROM THE FINANCE & BUDGET AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES.

<https://youtu.be/mdLiRkijFIU?t=7472>

Committee Chair Witkowski spoke of the draft revetment maintenance grant of which the committee is currently working on and is due for submittal on December 15, 2021.

Committee Member Hansson spoke of the American Rescue Plan Act and Vista Energy as potential revenue sources for the Harbor fund.

B-5 HARBOR ADVISORY BOARD MEMBER PUBLIC ENGAGEMENT OUTREACH ASSIGNMENT REPORTING.

<https://youtu.be/mdLiRkijFIU?t=8057>

Chair Hansson requested members to provide an oral update pertaining to their public engagement contacts.

C. DECLARATION OF FUTURE AGENDA ITEMS

<https://youtu.be/mdLiRkijFIU?t=8673>

There was Board consensus to add Consideration of a National Marine Sanctuary off the Coast of Morro Bay.

Pending items previously declared:

- Goals and Objectives – Working Waterfront Designation
- Measure D
- Explore Benefits of Becoming a Harbor or Port District
- Wind Energy Generation off the Coast of Morro Bay
- Creation of an Embarcadero Business District to Fund Harbor Infrastructure
- Review of TBID Assessment funding
- Eelgrass Committee to propose an action plan to be included in the GP/LCP update
- Discussion of the Castle Wind Community Benefit funds
- Review the RV Camping Program
- Consideration of a RV Camping Program AD-Hoc Committee

D. ADJOURNMENT

This meeting was adjourned at 8:12 p.m. The next Regular Meeting will be held on February 3, 2022, at 5:30 p.m.

Lori Stilts  
Harbor Department



AGENDA NO: A-2

MEETING DATE: February 3, 2022

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** January 27, 2022

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Harbor Department Status Report

### RECOMMENDATION

Receive and file report.

### DISCUSSION

#### **Recent Department Activity:**

Harbor Patrol statistics for December 2021 and January 2022 were 18 emergency responses, 165 calls for service, 51 assists of other agencies, 39 enforcement contacts, 159 Bay patrols, 421 land patrols, 357 maintenance actions, 9 weather warnings, and no hazardous bar warnings.

12/11/21

Harbor Patrol took a report from a local citizen regarding apparent boat wreckage on the beach at the Cayucos Bluffs. Information was gathered and Coast Guard and State Parks notified, and after an initial rescue response was mounted, it was discovered this was wreckage from a boat that went aground unreported in a storm, and the owner had swum ashore unharmed and failed to notify anybody.

12/24/21

With minimal staffing due to the holiday, at 10:40 a.m., the Harbor Patrol received a call that was initially for a surf rescue just north of the Rock, but turned quickly into a medical aid for a shark attack victim. Patrol staff on duty responded to the beach by truck and picked up a Morro Bay Police Officer on the way, and arriving on scene a female surfer had brought the male body board victim to shore. Tragically, the victim succumbed to his wounds. Harbor Patrol managed the scene, transported Morro Bay Fire and Paramedics to the location, and later assisted the Sheriff's Coroner transport the body off the beach before finally being able to clear the scene in the late afternoon, while senior administrative staff managed the onslaught of media inquiries and requests.

As soon as possible after the attack, boat and land patrols were made from North Point to the Sandspit to clear all surfers/swimmers out of the water. Signs boards were posted at all beach access points, and MBPD placed the City's two electronic flashing sign trailers at the Rock and Pit warning of a fatal shark attack and that the waters were closed. Waters were kept closed for 24 hours, however, enforcement was not necessary as not a single person attempted go into the water from Morro Bay to Cayucos. After 72 hours the sign boards were removed, but the electronic flashing signs remained through the New Year's holiday weekend to warn the public of the incident.

Prepared By: EE

Dept Review: EE

City Manager Review: \_\_\_\_\_

City Attorney Review: \_\_\_\_\_

This incident was tough for all involved and continues to weigh heavy on our ocean-oriented community, and a brutal reminder that the ocean is a wilderness to be entered at your own risk as sharks are known to frequent these waters. We continue to keep the victim's family and friends in our thoughts and prayers.

### **January 1, 2022 Polar Bear Dip**

Harbor Patrol stood by to assist with safety standby for the annual Cayucos Polar Bear Dip, which this year saw a record number of dippers.



### **Offshore Wind Energy Power Generation Farm**

In response to the latest calls for public comments from the Bureau of Ocean Energy Management (BOEM) regarding the proposed offshore wind farms, Mayor Heading has submitted two letters to BOEM outlining the City's positions. These letters are attached to this report.

### **Friends of the Morro Bay – Lifeguard Tower Refurbishment**

The Friends are incredibly close to reaching their goal to help fund the renovation of lifeguard Tower 2. The major things that need to be addressed on this tower are the base and railing rusting out and the security closure system.



### **Recent City Council Activity**

On December 14, 2021, Council adopted Resolution No. 83-21 approving amendment #2 to the master lease agreement between the City of Morro Bay and TLC Family Enterprises for lease site 87-88/87W-88W, located at 833 Embarcadero. This amendment extended the deadlines to complete the site redevelopment project, which demolition for took place this week.

Also on December 14, Council reviewed comments to the National Marine Sanctuaries Program regarding the potential Chumash Heritage National Marine Sanctuary Designation process and reiterate previous opposition to a National Marine Sanctuary in local waters until critical management and other issues are addressed.

On January 25, 2022, Council adopted Resolution No. 06-22 conditionally authorizing the Mayor to execute documents necessary for a new loan and accepting a deed of trust related thereto for lease site 87-88/87W-88W for TLC Family Enterprises, at 833 Embarcadero Road.

Also on January 25, Council adopted Resolution No. 07-22, making findings related to the continued existence of a State of Emergency due to the Covid-19 pandemic and re-authorizing for public health and safety the conduct of public meetings of the legislative bodies of the City of Morro Bay via remote teleconferencing for a continued 30-day period pursuant to the Ralph M. Brown Act, as amended by Assembly Bill No. 361.

### **ATTACHMENTS**

1. September 8, 2021 City of Morro Bay comment letter to the Bureau of Ocean Energy Management
2. January 6, 2022 City of Morro Bay comment letter to the Bureau of Ocean Energy Management



# CITY OF MORRO BAY

CITY HALL

595 Harbor Street  
Morro Bay, CA 93442

September 8, 2021

Bureau of Ocean Energy Management  
Office of Strategic Resources  
760 Paseo Camarillo, Suite 102  
Camarillo, California 93010

RE: Requested Information from Interested or Affected Parties:  
Docket No. BOEM-2021-0044

The City of Morro Bay, California (City) respectfully submits these comments and the information contained herein in response to the Call for Information and Nominations for Commercial Leasing for Wind Power on the Outer Continental Shelf (OCS) Offshore Morro Bay, California, East and West Extensions in California issued by the Bureau of Ocean Energy Management (BOEM), issued as Docket No. BOEM-2021-0044.

The City commends BOEM for its vision and ongoing efforts to capitalize on the use of offshore wind power generation to help fulfill the nation's renewable energy goals; for creating an open and inclusive leasing and project development process by way of the California Intergovernmental Renewable Energy Task Force and for the significant work that task force is doing to study, document and vet the various project elements and issues.

As a key local stakeholder that will be impacted and could substantially benefit from a well-sited offshore wind project that utilizes existing infrastructure and local resources, the City submits these comments on Call for Information for the Morro Bay 399 Area (399 Area):

## 1. The Local Commercial Fishing Industry

Foremost among the City's concern is **how an offshore wind project in the 399 Area will impact our local commercial fishing industry**. The industry is a core part of our community, history and economy, and provides an important food source locally, regionally, and across our state and nation. This industry, a mainstay of our working waterfront, is under constant economic, environmental and regulatory pressures that threaten its viability, not the least of which are spacial closures and restrictions that continue to shrink available and healthy fishing grounds. We remain very concerned an offshore wind generation project in the 399 Area that is not responsibly developed in collaborative partnership with our commercial fishing industry could place additional stress on this key industry and threaten its long-term viability.

### To address concerns for the commercial fishing industry, the City requests BOEM:

- A. Ensure the commercial fishing industry is meaningfully engaged through all phases of the process from lease auction and area design, turbine layout, farm construction, and mitigation of fishery impacts, both anticipated and adaptively as construction and operation are underway.
- B. Require potential lease auction bidders to have in place legally-binding benefit or mitigation agreements or organizations, such as the Central Coast Joint Cable/Fisheries Liaison Committee, with the affected commercial fishing industry groups as required participants, or as a requirement to develop wind farms after successfully bidding on a site, or

- C. Use a multi-factor lease sale auction that incorporates significant consideration of legally-binding benefit or mitigation agreements or organizations with the commercial fishing industry when scoring or ranking bids.

## 2. Local and Regional Impacts and Needs

Because we are the people who will be most impacted by the results of BOEM's decisions for decades, local communities must have a voice in BOEM's decisions on what type of leasing process to conduct and which developers are selected. While an offshore wind project in the 399 Area holds great economic promise for the City and region, achieving that potential requires developers to engage local stakeholders, take their feedback seriously, be active community partners and properly mitigate anticipated negative impacts the offshore wind projects may have on our communities.

In short, without substantial local stakeholder participation and support an offshore wind project in the 399 Area could fail, and the success of this project is of critical importance to the City and County of San Luis Obispo.

### To address concerns for local and regional impacts and needs, the City requests BOEM:

- A. Include qualification to participate in the lease auction that require developers to show they have obtained local support and otherwise have de-risked an offshore wind energy project by delivering meaningful and legally-binding agreements with key stakeholders;
- B. Use a multi-factor bidding auction format that acknowledges legally-binding and other agreements that increase the likelihood of timely project development, and in turn provide substantial public benefits in a matter compatible with local needs;
- C. Structure the bidding auction in a manner that reflects the input and preferences of local communities most directly affected by the BOEM leasing decisions.
- D. Recognize proposals that rely on existing local onshore assets, infrastructure, workforces and academic resources, and that bring maximum economic benefit to the region.

In summary, the City of Morro Bay respectfully requests BOEM conduct a multi-factor lease auction for the 399 Area that takes into account local stakeholder input, including legally-binding agreements between wind energy farm developers and local stakeholders, including the commercial fishing industry, that de-risk potential projects to the maximum extent possible, and that any California offshore wind farm is properly sized to produce a project or projects of sufficient scale to be economically viable and successful.

Thank you for your consideration of the City of Morro Bay's input for the 399 Area lease sale. Our community has much to gain – or lose – depending on how BOEM conducts the lease sale and executes planning, permitting, construction, operation and decommissioning processes.

Sincerely,

  
John Headding, Mayor

c: U.S. Senator Dianne Feinstein  
U.S. Senator Alex Padilla  
U.S. Congressman Salud Carbajal (CA-24)  
U.S. Congresswoman Julia Brownley (CA-26)  
U.S. Congressman Jimmy Panetta (CA-20)

U.S. Congressman Jared Huffman (CA-2)  
California Governor Gavin Newsom  
California Lt. Governor Eleni Kounalakis  
California Senator John Laird (SD-17)  
California Assemblyman Jordan Cunningham (AD-35)  
California Energy Commission Chair David Hochschild  
California Energy Commissioner Karen Douglas  
California Public Utilities Commission President Marybel Batjer  
California Public Utilities Commissioner Clifford Rechtschaffen  
San Luis Obispo County Supervisor John Peschong (D-1)  
San Luis Obispo County Supervisor Bruce Gibson (D-2)  
San Luis Obispo County Supervisor Dawn Ortiz-Legg (D-3)  
San Luis Obispo County Supervisor Lynn Compton (D-4)  
San Luis Obispo County Supervisor Debby Arnold (D-5)  
Amanda Lefton, Director, Bureau of Ocean Energy Management  
Walter Cruickshank, Deputy Director, Bureau of Ocean Energy Management  
Chris Potter, Program Manager, California Ocean Protection Council  
Drew Bohan, Executive Director, California Energy Commission  
Jennifer L. Lucchesi, Executive Officer, California State Lands Commission  
John "Jack" Ainsworth, Executive Director, California Coastal Commission  
Kate Huckelbridge, Deputy Director, California Coastal Commission  
Rachel Peterson, Executive Director, California Public Utilities Commission  
Armando Quintero, Director, California Department of Parks and Recreation  
Charlton H. Bonham, Director, California Department of Fish and Wildlife  
Melissa Miller-Henson, Executive Director, California Fish & Game Commission  
Karla Nemeth, Director, California Department of Water Resources  
Eileen Sobeck, Executive Director, California Water Boards



## CITY OF MORRO BAY

CITY HALL

595 Harbor Street  
Morro Bay, CA 93442

January 6, 2022

Bureau of Ocean Energy Management  
Office of Strategic Resources  
760 Paseo Camarillo, Suite 102  
Camarillo, California 93010

RE: Request for Information: Guidance for Mitigating Impacts to Commercial and Recreational Fisheries from Offshore Wind Energy Development, Docket No. BOEM-2021-0083

The City of Morro Bay, California (City) respectfully submits these comments in response to the Request for Information on Guidance for Mitigating Impacts to Commercial and Recreational Fisheries from Offshore Wind Energy Development, issued by the Bureau of Ocean Energy Management (BOEM), issued as Docket No. BOEM-2021-0083.

With Morro Bay at the epicenter of the California Central Coast offshore wind (OSW) effort, foremost among the City's concerns continue to be **how offshore wind (OSW) energy projects will impact our local commercial and recreational fishing industries and local communities**. These fishing industries are a core part of our community, history and economy, and provides important food sources locally, regionally, and across our state and nation.

The City remains convinced that a legally binding non-profit mutual benefit organization based on the Central Coast Joint Cable/Fisheries Liaison Committee (Cable Committee) model is the best approach and have the greatest degree of success and support of the fishing industries, OSW industry and Federal, State and local regulators and agencies because it is a proven, effective model. The spirit and basics of such a model are currently engendered in the benefit agreement between the Morro Bay and Port San Luis commercial fishing organizations and Castle Wind, one of the Morro Bay OSW proponents.

While the City will largely defer to the fishing and OSW industries to best determine the details of a Cable Committee-like model for OSW that answers the questions BOEM is seeking guidance on, such a model must:

- A. Be a requirement for any OSW operators granted leases by BOEM to participate in.
- B. Provide for local/regional control of the revenues and mitigations through a Board of Directors populated by the fishing and OSW industry representatives.
- C. Provide for fishing industry and community support by dispersing revenues in a manner that will enhance and assist the commercial and recreational fishing industries and communities affected by OSW, as the Cable Committee model currently does, and not just revolve around compensation for direct fishing losses. Such a model will have the greatest effects on fishing industry and community resiliency.

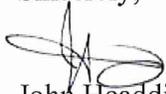
Bureau of Ocean Energy Management

January 6, 2022

Page 2

The City of Morro Bay commends BOEM and others for the attention being paid to the commercial and recreational fishing industries to minimize and mitigate adverse OSW impacts on them, and thank you for your consideration of the City's input on fishery mitigations for OSW.

Sincerely,

A handwritten signature in black ink, appearing to read "John Headding". The signature is stylized with a large, sweeping initial "J" and "H".

John Headding  
Mayor of Morro Bay



AGENDA NO: B-1

MEETING DATE: February 3, 2022

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** January 27, 2022

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Update from the Parking Management/Paid Parking Ad-Hoc Committee on Committee's Recent Activities

### **RECOMMENDATION**

Receive and file committee update.

### **BACKGROUND, DISCUSSION & CONCLUSION**

The Parking Management/Paid Parking Ad-Hoc Committee of the Harbor Advisory Board will be presenting an oral update on their activities. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: \_\_\_\_\_

City Attorney Review: \_\_\_\_\_



AGENDA NO: B-2

MEETING DATE: February 3, 2022

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** January 27, 2022

**FROM:** Eric Endersby, Harbor Director

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

### **RECOMMENDATION**

Receive and file committee report.

Further, staff recommend the Harbor Advisory Board's Marine Services Ad-Hoc Committee discontinue efforts to establish a full-service boatyard in Morro Bay because there currently exists no dedicated property identified for such a yard nor funding to establish one, and it is not a current City Council goal or action item. Instead, it is recommended the committee focus its efforts on other working waterfront-related marine service needs.

### **BACKGROUND, DISCUSSION & CONCLUSION**

The Marine Services Ad-Hoc Committee of the Harbor Advisory Board will be presenting an oral update on their activities. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: \_\_\_\_\_

City Attorney Review: \_\_\_\_\_



AGENDA NO: B-3

MEETING DATE: February 3, 2022

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** January 19, 2022

**FROM:** Eric Endersby, Harbor Director

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

### **RECOMMENDATION**

Receive and file committee report.

### **BACKGROUND, DISCUSSION & CONCLUSION**

The Finance & Budget Ad-Hoc Committee of the Harbor Advisory Board will be presenting an oral update on their activities. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: \_\_\_\_\_

City Attorney Review: \_\_\_\_\_



AGENDA NO: B-4

MEETING DATE: February 3, 2022

# Staff Report

**TO:** Harbor Advisory Board **DATE:** January 27, 2022  
**FROM:** Eric Endersby, Harbor Director  
**SUBJECT:** Harbor Advisory Board Member Public Engagement Outreach Assignment Reporting

## **RECOMMENDATION**

Receive and file Harbor Advisory Board (HAB) member outreach effort reports to date.

## **BACKGROUND**

This agenda item is for HAB members to provide an oral update on any of their outreach efforts to date.

Current outreach group assignments are as follows:

### Chair Hansson

Morro Bay Chamber of Commerce, Embarcadero Leaseholders, and Local Schools

### Member Doughty

Recreational Fishing and Mariculture Businesses

### Member O'Brien

Commercial Fishing, Morro Bay Rotary & Lions Clubs, Friends of the Morro Bay Harbor Department, and City of Morro Bay Recreation Department

### Member Vaile

Quota International, Cal Poly Sailing, MB Youth Sailing Foundation and Central Coast Regional Water Quality Control Board

### Member Witkowski

CA State Parks and Coast Guard Auxiliary agencies

Former Member Meissen's groups were Environmental Organizations (Pacific Wildlife Care, Marine Mammal Center, ECOSLO, Coastwalk, etc.) and Morro Bay National Estuary Program

## **DISCUSSION & CONCLUSION**

For the benefit of the new HAB member on the board, at the June, 2021 HAB meeting the following list of "conversation starter" questions were suggested for members to bring to their groups:

- A. What is your least favorite thing about the Morro Bay harbor, waterfront or beach?
- B. Is there an event, activity or service on the Morro Bay harbor, waterfront or beach that you believe would increase the enjoyment of those things?

Prepared By: EE

Dept Review: EE

City Manager Review: \_\_\_\_\_

City Attorney Review: \_\_\_\_\_

- C. Due to the COVID-19 pandemic certain events were cancelled and/or services limited. As we come out of the pandemic, what are some of the events and/or services that should be brought back first?
- D. What do you see as your organization's role(s) or potential role(s) as they relate to the Morro Bay harbor, waterfront or beach?
- E. What is your organization's position, opinion or input, if any, on the Harbor Department's various services, initiatives or programs?
- F. Do you have any revenue enhancement opportunity ideas for the City to consider in order to help pay for the safety and management of the harbor, waterfront and beach?

Outreach, however, should not be limited to just the above topics, and should include any "topics de jour" pertinent to the HAB's work and mission.



AGENDA NO: B-5

MEETING DATE: February 3, 2022

# Staff Report

**TO:** Harbor Advisory Board

**DATE:** January 26, 2022

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** City Council's Adopted 2021-2022 Goals and Action Items – Gap Analysis of the Harborwalk Public Space

## **RECOMMENDATION**

Staff recommend the Harbor Advisory Board (HAB) identify gaps and deficiencies in the City's Harborwalk network across the waterfront from the Rock to the Inn at Morro Bay, and consider how might those gaps be filled and deficiencies corrected and funded.

## **BACKGROUND**

Over the past ~20 years, as each waterfront lease site has been redeveloped or undergone major renovations, inclusion of the public Harborwalk walkway along the water-side of each site has been a City permitting requirement. Only a few lease sites remain without a Harborwalk.

It is the City's intent to complete the public space portions of the Harborwalk, and on November 10, 2021, the City Council approved their 2021-2022 Council Goals and Action Items, which included in the Public Infrastructure goal the Ongoing Action item of working towards completion of the Harborwalk public spaces. While the lease sites remain the responsibility of each leaseholder for development of their Harborwalk components to connect to their neighbors, the City has completed portions of public space components of the Harborwalk.

## **DISCUSSION & CONCLUSION**

Over the past ~ten years the City has completed the Harborwalk sections from Stax wine bar through to Morro Bay Landing, from the power plant intake building out to the Rock parking lot, and from Coleman Beach to Morro Creek along the dirt extension of Embarcadero. These works were identified in a feasibility study conducted in 2000, and completed primarily with grant funding, and in cases where it was completed across waterfront lease sites, such as Great American Fish Co. and Harbor Hut restaurants, those leaseholders paid for the sections across their sites.

In other public space areas, such as along Tidelands Park, traditional sidewalks or walkways serve the Harborwalk function.

Gaps and deficiencies, however, do remain, and as part of this Council goal action item, the HAB is being asked to:

- A. Identify the Harborwalk gaps and deficiencies, both in public spaces and on waterfront lease

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sties. An example of a gap might be between Morro Bay Landing and the power plant intake building, while an example of a deficiency might be a walkway less than ten feet wide along Anchor Memorial Park.

- B. Identify/recommend potential options to fill those gaps and correct those deficiencies.
- C. Identify potential funding sources for gaps and deficiencies (for the public spaces).

HAB input will be brought to the table when Public Works and/or the City Council take up the topic of completing the Harborwalk public spaces.



AGENDA NO: B-6

MEETING DATE: February 3, 2022

# Staff Report

TO: Harbor Advisory Board

DATE: January 26, 2022

FROM: Eric Endersby, Harbor Director

SUBJECT: Review of Previously Declared Harbor Advisory Board Future Agenda Items List to Retain or Remove Items from Consideration

## RECOMMENDATION

Staff recommend the Harbor Advisory Board (HAB) review the previously declared Future Agenda items list, and consider the staff recommendation to retain or remove each item on the list as outlined in this report.

## BACKGROUND, DISCUSSION & CONCLUSION

Previously declared HAB Future Agenda items, not necessarily listed in the order in which they were declared, are as-follows:

1. Goals and Objectives – Working Waterfront Designation
2. Measure D
3. Explore Benefits of Becoming a Harbor or Port District
4. Wind Energy Generation off the Coast of Morro Bay
5. Creation of an Embarcadero Business District to Fund Harbor Infrastructure
6. Review of TBID Assessment funding
7. Eelgrass Committee to propose an Action Plan to be Included in the GP/LCP Update
8. Discussion of the Castle Wind Community Benefit Funds
9. Review the RV Camping Program
10. Consideration of a RV Camping Program AD-Hoc Committee

## DISCUSSION

Items recommended for removal, with staff comments:

1. Goals and Objectives – Working Waterfront Designation. The HAB previously formed a subcommittee that worked jointly with a subcommittee of the Planning Commission (PC) whose express intent was to define “Working Waterfront” and how such a designation would be included in the City’s General Plan (GP) and Local Coastal Program (LCP) updates. The joint subcommittee’s work products were presented to a joint PC/HAB meeting for consideration, and those elements adopted by the joint bodies was forwarded to the General Plan Advisory Committee (GPAC) for recommended inclusion in the GP and LCP. The GP and LCP have been adopted and certified by the California Coastal Commission, and therefore the HAB goal to include Working Waterfront elements in the GP and LCP is complete. In addition, this topic is not a current Council goal item.
2. Measure D. Like the Working Waterfront item, Measure D was taken up by the same joint PC/HAB subcommittee and then the joint PC/HAB itself, and recommendations forwarded to the GPAC for inclusion in the GP and LCP. In addition, this topic is not a current Council

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- goal item.
3. Explore Benefits of Becoming a Harbor or Port District. This topic is not a current Council goal item, nor have staff or past HAB activities or members identified a viable political path forward for establishment of a Harbor or Port District for Morro Bay.
  6. Review of TBID (Tourism Business Improvement District) Assessment Funding. This topic is not a current Council goal item, nor is there any action for the HAB to take relative to the TBID assessments or activities.
  7. Eelgrass Committee to Propose an Action Plan to be Included in the GP/LCP Update. Eelgrass consideration and mitigation elements were included in the GP/LCP update, and the Eelgrass Ad-Hoc Committee was disbanded in 2021 because it's work was done. In addition, this topic is not a current Council goal item.
  8. Discussion of the Castle Wind Community Benefit Funds. The majority of these funds have been earmarked to replace some of the City's commercial fishing vessel slips, and replacement of the Coleman park public restroom.

Items recommended for **retention**, with staff comments:

4. Wind Energy Generation off the Coast of Morro Bay. Support of offshore wind energy generation is a current Council-supported initiative, as well as a current Council goal.
5. Creation of an Embarcadero Business District to Fund Harbor Infrastructure. Exploring possible Downtown and Embarcadero business improvement districts (BIDs) is a current Council goal, and the City has contracted with the Morro Bay Chamber of Commerce to conduct a BID feasibility study on those areas this year as an economic development initiative.
9. Review the RV Camping Program. Although not a current Council goal item, this goal item from the Council's last goal cycle is currently being considered by the Coastal Commission for a permanent Coastal Development Permit at the direction of the City Council. In addition, a citizen's petition initiative has recently been submitted to end the program, with the signature counting currently underway. Either of these elements could end the Waterfront RV camping program, or the program could continue and be permitted by the Coastal Commission.
10. Consideration of an RV Camping Program Ad-Hoc Committee. The stated purpose of this future agenda item was to form an ad-hoc committee to assist the Harbor Department oversee and manage the RV program.

**CONCLUSION**

Being on the Future Agenda item list of consideration does not guarantee an item or issue will be on a future HAB agenda. Matters of staff capacity, timing and whether or not a particular item or issue is one on the Council's list of adopted goals all bear on whether or not an item will be considered.

Items on the Council's adopted list of goals will get first consideration, with other items being considered as appropriate. Staff have made the above recommendations of the current list of HAB Future Agenda items with these things in mind, and recommend the HAB remove items 1, 2, 3, 6, 7 and 8, while retaining items 4, 5, 9 and 10 from the declared Future Agenda items list.



AGENDA NO: B-7

MEETING DATE: February 3, 2022

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** January 26, 2022

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Election of Harbor Advisory Board Chair and Vice Chair, and Establishment of Sub-Committee Chair and Member Appointments

### **RECOMMENDATION**

Staff recommend the Harbor Advisory Board elect a Chair and Vice Chair for the upcoming year, and reestablish existing sub-committee chair and member appointments.

### **BACKGROUND, DISCUSSION & CONCLUSION:**

#### **Advisory Board Chair and Vice Chair Election**

Per the Harbor Advisory Board Bylaws:

*At the first regular meeting in each year wherein newly appointed Members are seated, the Members shall elect a Chairperson and Vice Chairperson who shall hold office for a period of one year.*

#### **Reestablishment of Sub-Committee Chair and Member Appointments**

Per the Advisory Body Handbook and Bylaws:

*From time to time it may be desirable for the majority of an advisory body to appoint a sub-committee to address a particular issue. That is especially the case if the issue requires additional work or research. Establishing a sub-committee requires the body to define purpose, parameters and duration of the sub-committee. The number of sub-committee members depends on the size of the advisory body. Per the Brown Act, sub-committees must consist of less than a quorum of the body. Therefore, for a five-member body, sub-committees may consist of two members. Seven-member bodies may have sub-committees composed of two or three members. Sub-committees report back to the full body for discussion before any formal action can be taken on the issue. Staff should be consulted before considering the creation of a sub-committee to determine the impact on staff time.*

### **DISCUSSION**

#### **Advisory Board Chair and Vice Chair Election**

After nominations are made, Chair and Vice Chair elections may be conducted.

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### Reestablishment of Sub-Committee Chair and Member Appointments

Currently there are three standing Harbor Advisory Board sub-committees: the Marine Services Ad-Hoc Committee, and the Finance and Budget Ad-Hoc Committee and the Parking Management/Paid Parking Ad-Hoc Committee. "Ad-Hoc" committees were chosen as the sub-committees of choice to enable non-Board member participation and assistance. For instance, several members of the public sit on the Parking Ad-Hoc Committee.

It is recommended the Board reestablish the chairs and members of these three committees.