

CITY OF MORRO BAY
HARBOR ADVISORY BOARD
SYNOPSIS MINUTES

The regular meeting of the City of Morro Bay Harbor Advisory Board was held Thursday, April 3, 2008 at 7:00 PM in the Veteran's Hall, 209 Surf ST, Morro Bay, California.

I. ROLL CALL

Present	Members:	Gene Doughty Ed Ewing Michele Leary Bill Luffee Lynn Meissen Jim Phillips
Absent	Members: Staff:	Trudi O'Brien Rick Algert, Harbor Director Polly Curtis, Office Assistant

II. MINUTES

Mr. Luffee moved the March 6, 2008 Harbor Advisory Board minutes be approved as submitted. The motion was seconded by Ms. Meissen and carried unanimously.

III. ORAL COMMUNICATIONS

Mr. Dan Murphy, resident of Morro Bay, submitted a written proposal to the Board titled, "Conceptual Proposal for a Reduced Scale City Operated Dredging Effort at the State Park Marina."

IV. PRESENTATIONS AND ACTION ITEMS

IV-1. Fisheries Update/Presentation

This Item was continued until the next Harbor Advisory Board meeting, as Mr. O'Brien was unavailable.

IV-2. Coleman/Embarcadero Planning

Mr. Jim Duffy of RRM Design Group made a PowerPoint presentation, reviewing the Coleman/Embarcadero Area for the Board. Chairman Phillips said the Board reviewed this plan at the March 6th meeting, and continued the Item in order to hear Mr. Ewing's comments. Mr. Ewing said he agrees with the Board's acceptance of Concept C; however he recommends that nothing else be built between the Target Rock area and the power plant intake building at this time until the Environmentally Sensitive Habitat (ESH) designation has been changed. He said the Concept C uses property that is currently designated ESH. Mr. Ewing also said the current plan for the travel lift needs to be changed to a heavy-duty 100-ton lift.

The Board agreed with Mr. Ewing's assessments. Chairman Phillips opened the Item for public comment. Mr. Jim Wood, Morro Bay resident, Marine Surveyor and former Harbor Advisory Board chairman, said he has been "ranting" for the past 20 years to get a boat yard in Morro Bay. He said years ago he sat on a committee to formulate concepts for a boat yard, which looked very similar to the Concept C located next to the power plant fence, and everyone in town was in agreement at that time. He said the infrastructure is already there. He strongly recommended using the term "Marine Facility" rather than simply "boat yard" and to present the

plan to the Coastal Commission as “working, water-dependent land usage.” He said if working boats (fishing boats, Coast Guard vessels, etc.) and businesses dollars connected with those vessels are no longer in Morro Bay, the dredging needs would not be recognized by the federal government, as they do not tend care as much about recreational vessels’ needs.

Mr. Wood stated the following reasons for the necessity of a Marine Facility in Morro Bay:

1. Coast Guard needs to haul out their boats; now they go elsewhere;
2. Income and taxes will bring a ripple effect to benefit Morro Bay;
3. Maintenance of boats is necessary to keep them from sinking in the harbor;
4. The plan can easily be made environmentally sound;
5. Building a location for boat repair will bring boats/business from all over West Coast;
6. Currently there is no other boat yard (capable of hauling vessels over 40’ and 18 tons) within 200 miles.

Mr. Wood said building a Marine Facility would create a working waterfront again, and benefit the City of Morro Bay.

MOTION:

Mr. Ewing moved to recommend that City Council accept the RRM Design Group Concept Plan #C as the future location of a Marine Facility including boat yard and boat storage, but to reserve other locations on Plans A and B, until the ESH restriction is removed; and to use a 100-ton Travel Lift. The Motion was seconded by Mr. Doughty and carried unanimously.

IV-3. State Park Marina Update

Mr. Duffy reviewed the goals for the State Park Marina project:

1. Safety
2. Accessibility (dockside and landside)
3. Water runoff
4. Parking layout
5. Keep restaurant operational during project

He said that due to the EIR a redesign was necessary from the original in order to compensate for the loss of mudflat habitat; a partly submerged bulkhead is shown in Alternative #2, which preserves the existing mudflat. An Alternative #3 was designed after costs were estimated, and changes were made to eliminate the boardwalk along the north edge. Mr. Duffy said in Alternatives #1 and #2, 150 boat slips are available, which is a gain of 58 slips, and in Alternative #3 there is a total of 148 slips with a gain of 56 slips from the current number.

Mr. Luffee asked the estimated cost of the project. Mr. Algert said the cost estimate is approximately \$24 million for Alternative #1, which includes upland disposal. He said the estimates for the disposal including dredging, drying, trucking and land-disposal is \$70 per yard, or a total of \$13 million. He said the EIR at the time did not prefer an alternative such as near-shore/aquatic disposal, though this would save \$8 million, because any amount over 30% silt is currently not allowed. However, he said, several other areas on the coast have similar problems; so in the next 2-3 years changes may occur to accept a higher percentage of silt. Mr. Algert said this is a very costly project.

Further discussion ensued by the Board. Chairman Phillips said the \$24 million is based on the most expensive disposal option; so it appears we must wait for the EIR to come out in July and find out if there are other alternatives, perhaps on a smaller scale. He asked Mr. Algert if DBW would totally fund projects such as this. Mr. Algert said DBW has a capital outlay program for State Parks; so grant funding available would be estimated at \$6-8 million.

Chairman Phillips opened the Item to the public. Mr. Norman Anton, Vice President of the State Park Marina Boat Owners Association, said a smaller-scale option appears to be viable, and should be seriously looked into. He said the statements Mr. Wood made regarding loss of dredging funding is a serious issue, and he asked Mr. Algert if this has been addressed. Mr. Algert said he agreed with the statements made by Mr. Wood that the loss of marine-oriented businesses would directly effect funding for dredging, as the federal government does not concern themselves with the economic benefits of recreational boating.

Mr. Murphy questioned the RRM design of the marina, saying a 40' boat would not have a turning basin, which is necessary in the back of the marina.

IV-4. Harbor Office Project Update

Mr. Duffy reviewed the proposal for a temporary Harbor Office. He said the current Harbor Office is not current with certain codes. He reviewed the existing space as a 966-square-foot, wood frame building, which has asbestos tile and mold issues. He said the office needs to hold a current staff of 9 employees and summer lifeguards, and storage equipment. He said the most cost-effective process would be to demolish the current building and place the modular in the same footprint, which would take approximately two months.

Mr. Duffy presented the design prototype as a modular efficiency until of 1,520 square feet, a one-third increase in footage. He said this design includes more storage, a conference room with kitchen facilities, and an improved work environment with more space for the employees. He said the current design would include greater security in the front office, a ramp to the front door, direct view (window) of vessels for Patrol Officers, and a second storage unit for wet gear.

Mr. Algert said this would be the highest priority for funding in the next budget, and the estimated cost would be \$30,000 for demolition of the current building including asbestos removal and moving utilities, and \$250,000 for the modular building, plus \$30,000 contingency funds. He said there is \$90,000 currently in the budget designated for the capital project, and the Council will hold a hearing for the next budget approval on May 8, 2008. He said the next steps are securing the land use permits, planning, and conditional use permits. Mr. Algert said this is a temporary plan, but a permanent office project is estimated at \$8-10 million.

Mr. Ewing asked where the office would be located during the two-month demolition process. Mr. Algert said possibly across the street at the power plant. Mr. Doughty said it is his understanding that buildings such as the Police and Fire Department classified as "essential facilities" must meet different building rules and regulations; he asked if the proposed Harbor Office falls under those regulations. Mr. Duffy said at this time, it does not. Mr. Doughty said he fully supports the project. Mr. Luffee said he understands the Harbor Department has been attempting for many years to get a new office; so he supports the project as well. Chairman Phillips and the other Board members concurred.

V. INFORMATION ITEMS

V-1. Harbor Department Status Report

Mr. Algert reviewed the following items:

Snowy Plover Nesting Season

Congresswoman Capps' Visit to Morro Bay

C-MANC Washington DC Meeting Update

Future Council Items:

Harbor Master Fee Schedule

Measure D Amendment

Review of Harbor Lease Management Policy

City Budget Workshops:

May 8, 2008 – 4:00 PM

May 15, 2008 – 4:00 PM

April Events:

Blessing of the Fleet

Opening Day of Yacht Club

Morro Bay Parade

Kite Festival

VI. ADDITIONAL COMMENTS

Mr. Doughty reported that the bay looked healthy to him, as he has been pulling a lot of moorings recently. Mr. Ewing disagreed. Mr. Phillips reported a successful regatta last weekend at the Morro Bay Yacht Club.

VII. FUTURE AGENDA ITEMS

May: Presentation on EFP
Harbor Department Budget
Green Wave Energy

June: Harbor Department Budget Continued
Fishermen Gear Presentation
Dye Tabs for Liveaboards/Liveaboard Ordinance Enforcement
Cancellation of July 3, 2008 Meeting

VIII. ADJOURNMENT

This meeting was adjourned at 8:20 PM

Submitted by,

Polly Curtis
Harbor Department