



City Manager's Update

November 4, 2024

I want to update everyone on a couple of new projects that are happening in our City. You can find out more information on the City's [website](#).

First, I want to draw your attention to a project that the City's Engineering Team has been working on with Astound Business Solution to improve economic development. Faster and more reliable internet connection can boost the local economy and our quality of life. Internet services are provided by private providers, such as Astound. The providers need a permit from the City as cable and internet infrastructure are installed in the City's right of way. This permitting process also allows the City's various departments to coordinate with contractors to ensure public safety and protect the City's infrastructure. This is the case with the fiber optic improvement project by Astound Business Solutions. Astound has been working with the City to expand and improve internet coverage and quality since 2022. In 2023, Astound did some construction work. But due to funding constraints, the work stopped. Earlier this year, Astound secured new funds to continue the work, and needed to complete it by the end of 2024. They approached Public Works Engineering Division for a permit. Understanding the potential benefit of this project, the City's Engineering and the Utilities staff responded to Astound's work order swiftly. Through the permitting process, City team tried their best to expedite the review of Astound's permit application and coordinated with Astound to find locations with the least possible conflicts with existing underground utilities for their boring locations and helped them alert local businesses prior to construction. In September, Astound broke ground in the installation of fiber optics on Main Street and the Cloister area. During construction portions of sidewalks were torn open, and metal plates were used as temporary covers. We understand this construction has caused inconvenience and we apologize for any issues that have arisen. However, the City's Public Works Department continues to work closely with Astound's contractor to minimize the impact. City staff conducts daily inspections to review traffic control, signage, consistency in workmanship, and assists with the end of day clean up, all of which ensure public safety is addressed during construction. Further, Public Works Engineering Division staff put in extra efforts to gain additional benefit from this construction activity. For example, staff has contacted other utilities, such as AT&T, to take this "open trench" opportunity to repair their utility vaults in the sidewalk along Main Street. Staff also is diligent in aligning Astound's construction

work to occur prior to the City's pavement management project so that the new pavement will not be torn up by Astound's construction. It is anticipated that all restoration work will be completed in November. According to Astound, once completed, Morro Bay will become one of the top fiber connected communities in the country, which can be a significant economic development driver. I would like to give a shout-out to Engineering Division staff, Cindy Cecil, City Engineer, Austin Della, Senior Engineer, Rene Brill, Engineer Technician, Pam Newman, Associate Engineer and Matt Bishop, Public Works Inspector, for their thoughtful review of the project, careful coordination, diligent responses and skilled oversight. This team has been in the trenches of every construction project that happens in the City. Please tell them you appreciate their work.

The other exciting prospect is a new housing project that has recently submitted an application. The Seashell Estates is a master-planned community located north of Highway 1 and west of the Bayside Care Center nursing home with a proposal of ten (10) single family homes, ten (10) attached junior accessory dwelling units (ADUs) and ten (10) detached ADU, for a total of 30 residential units in a residential low density (RL) zone. Building architecture will consist of asphalt or composite flat roof shingles that are a coherent part of the building form, and materials will include earth-toned or muted redwood or cedar siding board and wood shingles. Some might recall a Seashell housing project that ended withdrawing in 2023. To find out how this new proposal related to the previous one, and any questions, please contact Kim Fowler, Planning Manager, at 805-772-6577 or kfowler@morrobayca.gov.



I want to remind everyone that the City's Police Department recently launched a "Leash Up It's the Law" enforcement campaign. Morro Bay Municipal Code 7.08.020 requires that owners have their dogs on a leash. During this campaign, the Police Department will increase patrolling of all areas to bring awareness of the leash ordinance. Please leash your dog's when walking in neighborhoods and on sidewalks. It can save lives. For more information, here is the press release linked [here](#).

In October, my Executive Team which consists of the Police Chief, Fire Chief, Public Works Director, Community Development Director, Finance Director, Harbor Vitality Director (vacant), City Clerk, HR/Risk

Manager, Recreation Manager, and I conducted a municipal operation informational session with the Mayor and Council candidates. I want to thank the Executive Team for their expertise and informative presentation and thank Mayor Wixom, Mr. Eckles and Mr. Luffee for their participation. Once the new Council is seated, we will begin the city-wide goal setting process in February.

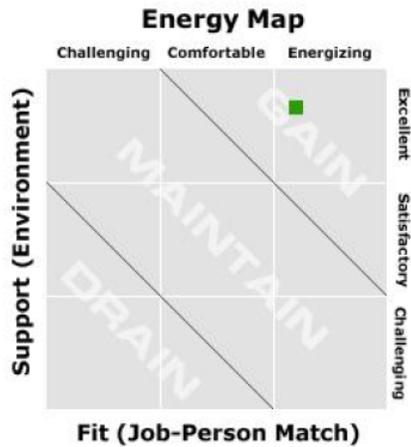
Also in October, the Executive Team conducted a Job-Person-Environment Assessment (JPEA). The management team also took the same assessment. The purpose was to find out our strengths to promote a cohesive team. This assessment is a complementary service provided by the City's insurance pool. It was a great way for City team to spend quality time together at no cost. I am delighted that JPEA discovered I am a great fit for my job. Here is a summary of my results.

Yvonne Kimball, City Manager - Morro Bay JPEA Training, 9/27/2024

Energy Map

The Energy Map displays a summary of your JPEA results. The fit between you and your job determines the horizontal position of the symbol. The farther to the right the symbol is, the better the fit is between your preferences and your job's requirements. The support that your organization provides determines the vertical position of the symbol. The higher the symbol, the more your organization's practices support (versus impede) your efforts.

The results indicate that doing your job in this environment results in a net gain in your energy. This does not necessarily mean that you are more productive or that you are contributing greater value for your employer than others. It simply means that you are able to boost your energy during your workday. You experience your job fit as energizing and your organization's practices as providing excellent support for your efforts. The net effect is a gain in your energy. Despite the fact that your job fit is energizing and your organization's practices provide excellent support for your efforts, there may be selected opportunities for you to boost your energy further.



Only certified practitioners are authorized to interpret and explain these results. Any information provided that is not included in the JPEA Certification training is the sole responsibility of the practitioner providing the information, and not Human Productivity Systems.

In reflection, I could not agree more that I love my job and the environment I work in is supportive. For that I thank my City staff, my Executive Team, the Council, and the community. All of you have made significant contributions to serving Morro Bay and helping to make the City a good place to work. I feel energized to work with all of you.

Sincerely,

Yvonne Kimball
City Manager
ykimball@morrobayca.gov
cell: 805-440-4450



Happy Work Anniversaries! The Executive Team members celebrated our years of service to the City. We have had 42 combined work years. Dana Swanson, the City Clerk, contributes 17 years. Go Dana!

Police Operations

Welcome Sergeant John Marfia

On October 14th the police department welcomed our newest member to the MBPD family, Sergeant John Marfia. Sergeant Marfia (pictured in the middle below) comes to Morro Bay PD after a very successful 27-year career with the San Jose Police Department. John retired from San Jose PD in 2023 and moved to the central coast with his wife to be closer to his adult children, both Cal Poly graduates. John continued to hear the calling of this great profession and decided to bring his talents and experience to the Morro Bay Police Department. We are thrilled to have John and his family joining this wonderful community and our department family. Welcome John!



October Statistics

October was another busy month for the police department. The Morro Bay Police Department responded to 1135 incidents from October 1 through October 31, 2024.

CODE 1 Routine (Crime Reports, patrol checks) - 475
CODE 2 Urgent (Alarms, Trespass, Disturbance) – 575
CODE 3 Emergency (Subject down, traffic collision, assault) – 9
Phone Report – 52
Administrative details – 19

Notable October Arrest

On Saturday, October 26th during early morning hours, officers responded to a call of a suspicious male near downtown. Male was reportedly following a female. Officers contacted the male and discovered the male was in illegal possession of narcotics and carrying a concealed firearm. The suspect was arrested and booked on three felony charges.



City Leash Enforcement Campaign

October 8, 2024, marked the beginning of the Morro Bay Police Department's "Leash Up It's the Law", enforcement campaign. This campaign will take place over the next 30 days, increasing patrolling of all areas within the City including parks, sidewalks, and other public spaces, looking for owners who do not have their dog on a leash as required by Morro Bay Municipal Code 7.08.020.

Enforcement campaigns are used to remind the public to stay safe and protect the community by following the laws put into place for public safety. Well known enforcement safety campaigns are "Click it or Ticket", "Drive Sober or Get Pulled Over", and "California Highway Patrol Holiday Maximum Enforcement Period".

These campaigns help law enforcement bring awareness to safety issues and provides notification to the public that law enforcement officers are increasing awareness and enforcement to promote adherence to existing laws. The Morro Bay "Leash Up It's the Law" campaign seeks to remind and encourage the community of Morro Bay to leash up your dog or face the possibility of receiving a City administrative citation. A similar campaign was conducted in early 2023, the campaign brought excellent awareness and some citations to violators.

Leashing your dog is the law, it is also a simple act that has many positive outcomes:

- Keeps your dog safe from traffic and wildlife.
- Prevents bites and fights.
- It's courteous to your neighbors and people who do not know your dog's level of obedience.
- When used properly. Most canines do not mind leashes or collars.
- Leashing your dog protects the animals and people.

Leash laws are enforced throughout the year in Morro Bay. This campaign is set to bring special awareness and provides additional resources to this issue over a specified period.

Morro Bay Police Explorers Successful at Central Coast Explorer Competition

On October 26th the Morro Bay Police Explorer POST 43 competed in the 2024 Central Coast Police Explorer Competition. Joined by 15 other explorer programs, our MBPD explorers competed in several law enforcement-based scenarios including: High Risk Traffic Stops, Domestic Violence Investigation, Crime Scene Investigation, Active Shooter, DUI Investigation, Crisis Negotiation, and Suspicious Person. Our four explorers worked hard over the past several months preparing themselves for this competition. Jacob Vasquez, Victor Perez, Tony Medina, and Isaac Perry did an outstanding job placing 2nd in Crisis Negotiation, 2nd in Crime Scene Investigation and 3rd Overall in the competition. Our explorers competed alongside explorer programs from San Diego, Placer County, and Sacramento County, Visalia, and many other large agencies. Congratulations to our Explorers and their advisors (Jason Ta and Art Vasquez) for all their hard work and success!



Community Events

Citizens Academy

October marked the beginning of the 2024 Morro Bay Police Department Citizens Academy. Nine members of our community reported to the police department to partake in six sessions, covering the ins and outs of the police department and learning about how and why the Morro Bay Police Department performs the way we do. Topics covered during the academy include:

- Department Overview and History
- Hiring and Recruiting
- Support Service Division
- Laws of Arrest / Use of Force
- Traffic and Motors Unit
- Homeless Outreach
- Department Training Program
- Firearms Simulator
- Investigations Bureau
- Volunteer Programs



Attendees graduate on November 6th and we look forward to seeing more of our community members next year.



Faith & Blue

During the weekend of October 11 – 14th, the Morro Bay Police Department participated in the National Faith & Blue weekend. This is our fourth year holding this event. During the weekend your MBPD made visits to four of our local churches. Communities are stronger and safer when residents and law enforcement professionals can relate as ordinary people with shared values, hopes, and dreams. The partners who are a part of National Faith & Blue Weekend believe we can find ways to work together around our many commonalities instead of being divided by our differences. Thank you to all who partnered with us again this year to hold this wonderful event.



Fire

Response Statistics

The Morro Bay Fire Department totaled 191 responses from September 1 through September 30, 2024.

- Series 100 (Fires) 12 incidents
- Series 200 (Overpressure, rupture, explosion, no fire) 0 incidents
- Series 300 (Rescue & EMS incident) 137 incidents
- Series 400 (Hazardous condition no fire) 6 incidents
- Series 500 (Service call) 9 incidents
- Series 600 (Good intent call) 17 incidents
- Series 700 (False alarm & false call) 10 incidents
- Series 800 (Severe weather & natural disaster) 0 incidents
- Series 900 (Special incident type) 0 incidents
- Total 191 incidents

Public Events

The Morro Bay Fire Department participated in the annual “Burn Relay” fire prevention program at Del Mar Elementary School along with members from Templeton, Atascadero, Cambria, and CAL FIRE. The Morro Bay Firefighters Association donated \$1,000 to the Alisa Ann Ruch Burn Foundation to sponsor 1 child to camp. This event coincides with Fire prevention week with a focus on community education to reduce injuries and death through fire prevention education. The theme for this year's fire prevention week is “Smoke Alarms, make them work for you”.

**Fire is fast! You could have less than 2 minutes
to get out safely once the smoke alarm sounds.
Working smoke alarms give you early warning
so you can get outside quickly!**



Learn more at fpw.org





The Morro Bay Fire Department also participated in the annual Morro Bay Maritime Museum Family Fun Day event along with other City departments to celebrate the fishing and maritime heritage of our City.



Harbor

October Statistics:

Bay Patrols	Land Patrols	Emerg. Response	Service Calls	Assist Other Agencies	Enforcement Contact	Training Actions	Maint. Actions	Weather Advisories
92	211	9	130	37	42	50	220	15

Meet Emily!

Emily Flannagan has traveled up and down the CA coast from Orange County to San Francisco as a professional sommelier while exploring the waves as a competitive surfer. After chasing her dreams and competing in the WSL for 3 years, her search for a new frontier of waves on the central coast landed her in Morro Bay. It seemed organic when joining the Morro Bay Harbor Department as our office assistant using her customer service experience and knowledge of the ocean to help orchestrate the vision of Morro Bay Harbor.



Training Day:

Coast Guard Station Morro Bay hosted a rescue training scenario with Harbor Patrol on October 30th. This involved Rescue Watercraft Operators from Harbor Patrol and Fire to search, recover and transport victims from the surf zone to the 47' Coast Guard Motor Lifeboats. The scenario included many aspects of skills and communications in dynamic conditions while ensuring everyone's safety in preparation of the winter swells.



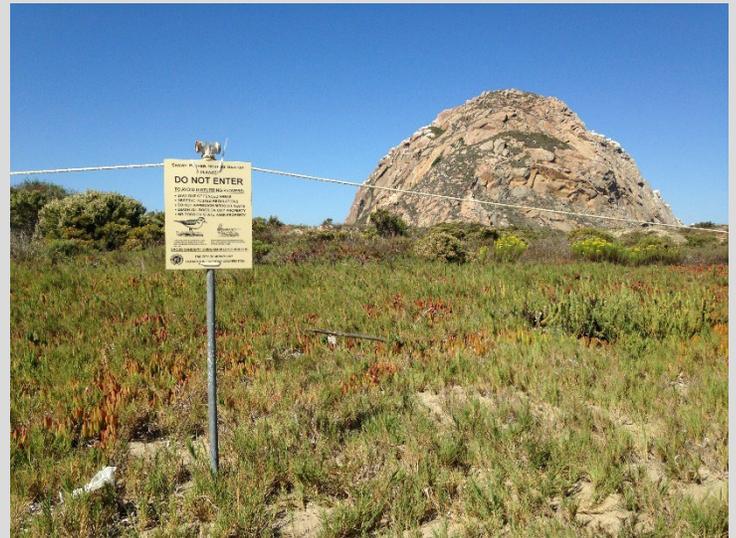
Marine Flare Event:

Morro Bay Harbor Department hosted an expired marine flare collection event on October 27th. This event was made possible through grant funding from Cal Recycle and support by the California Product Stewardship Council. We are happy to report that the Morro Bay marine flare collection event was a success. We collected 17, 5-gallon buckets of marine flares, which totaled over 900 individual flares, and over 500 lbs. of expired flares. Reusable marine flares that are safe and approved for use within three miles of the coastline were handed out to boaters who attended the event.



Sandspit and Beach Updates:

The symbolic fencing that protects snowy plover nesting sites was removed from the beach/dune areas in the Morro Bay area in the last week of September. The fencing on the City property of the sandspit is the responsibility of the Harbor Patrol.



Harbor Patrol Officers cleaned up abandoned camps on the sandspit that contained numerous health hazards. It is illegal to camp on any part of the sandspit as well as our City beach per Morro Bay Municipal Code.



The Beach Lifeguard season has come to an end and the towers have been removed from the beach. Through the winter months it is important for all beach patrons to be aware of their surroundings and abilities in the waters off our coast. Lifeguards typically make nearly 2000 contacts at Morro Rock throughout the summer season including preventative actions, medical aids, safety lectures and swimmer/surfer assists. These public safety personnel are an integral part of the emergency services for the city. Lifeguard season will resume on Memorial Day weekend next spring. In the winter, Lifeguards may be on the beach for permitted special events like surf contests or other water races.



Public Works

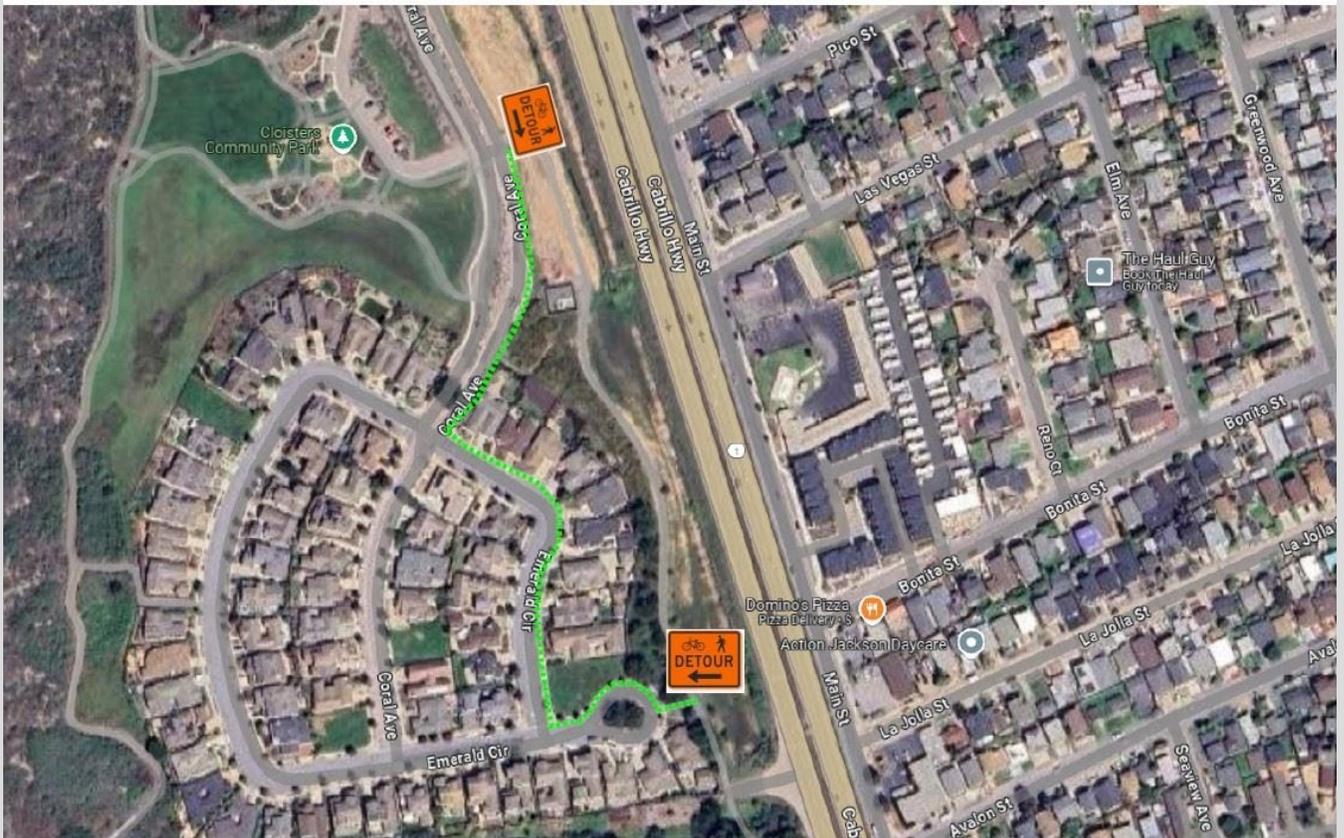
Engineering

Lift Station Force Main Repair:

The force main that runs from Lift Station 1 in the Cloisters under Highway 1 broke in 2022, a temporary fix was installed shortly after and now the permanent fix is being installed. The City's Lift Station 1 Force Main Replacement project started on Monday, October 28, 2024, with the contractor mobilizing on-site on Tuesday, October 29, 2024, to verify the locations of utilities along Main Street. Horizontal directional drilling began on Wednesday, October 30, 2024, with drilling anticipated to be completed by the end of the week or early the following week. During this period, the bike path will be intermittently detoured from October 30 until construction is completed. With a planned timeline of 30 working days, the project is expected to conclude by December 12, 2024, barring any weather or project delays.

LIFT STATION 1 FORCE MAIN
REPLACEMENT

Intermittent Detour October 30, 2024-
December 12, 2024





Pavement Rehabilitation Project:

The 2024 Pavement Rehabilitation project is now underway, with Souza Construction, the low-bid contractor, beginning initial preparations the week of October 21st. During this time, Souza marked out all dig-out locations—areas of pavement needing replacement due to failure—before applying the final surface treatments (either slurry or Cape seal). While the dig-outs were initially planned to start on October 28th, they are now scheduled to begin on Monday, November 4th. Souza Construction has a total of 90 working days to complete the project, with the clock starting on October 15th when the Notice to Proceed was issued. To view paving project maps click [here](#).

Sequoia Ct Project:

The Sequoia Court Storm Drain Replacement Project is now substantially complete, with the storm drain system successfully replaced just in time for the first rainfall of the year. AAAA Construction, the low-bid contractor, has delivered exceptional work on the project. They will remain on-site to finalize grading and cleanup efforts before demobilizing from the worksite during the week of November 4th.



Utilities

Public Outreach / Tours:

The Water Resources Center (WRC) provided a tour to the California County Planning Commissioners Association. The Association was hosting their 93rd conference in San Luis Obispo. County planning commissioners traveled from all over the state. The Morro Bay WRC was one of their highlighted field trips for the conference. The President of the association, Jerry Morrow, Tuolumne County Planning Commissioner, stated they were interested in touring the WRC to learn more about water Reuse. Approximately 25 County Planning Commissioners joined the tour.

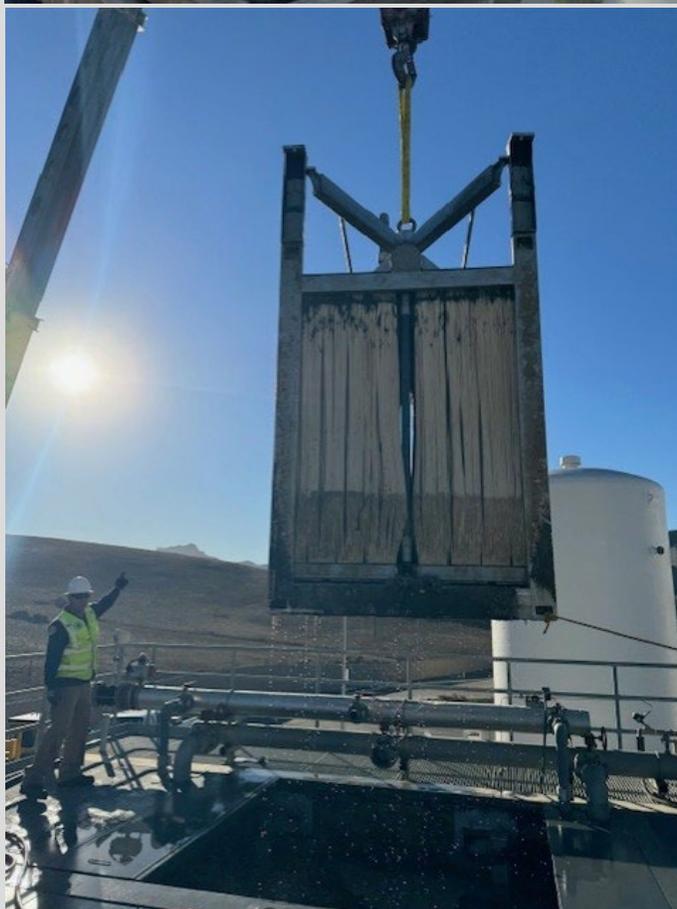


Membrane Maintenance:

Exciting times at the Water Resources Center! Operators pulled our wastewater membranes for the first time! The membranes are the “work horses” of the wastewater treatment process. Our facility has 6 cassettes, and each cassette houses thousands of thin, hollow tubes with microscopic pores to allow water and small dissolved particles to pass through while retaining larger particles.



The Membranes are pulled and inspected for any damage to the tubes. The tubes are also checked to make sure the proper amount of slack is available. All membranes were pulled, inspected, and reinstalled.



State Water Shutdown:

It's that time of year again for state water shutdown. From October 28th to November 12th the City will be without state water and relying solely on our Morro Basin wells. This water is treated at our Brackish Water Reverse Osmosis (BWRO) treatment plant. The BWRO removes Nitrates, along with other contaminants, to ensure our water exceeds all drinking water standards.



The Utility Operators put in a lot of hard work preparing for the shutdown this year. Upgrades were made to the facility allowing for operation in an auto mode and less of a manual mode. More alarms and interlocks were installed to ensure everything is running correctly. A new analyzer board was installed along with an online continuous monitoring Nitrate probe.



Utility Statistics for October:

October	
Water	
Water line Repairs	4
USAs	146
Dead Ends Flushed	3
Unread Water Meters	69
Sample Station Residuals Checked	31
Tank Inspections Completed	47
Water Meters Exchanged	10
State Water purchased	23.3 MG
BWRO production	4.24 MG
Sewer	
Footage of sewer lines cleaned	23,009 ft
CCTV'd sewer lines	202 ft
Lateral inspections	3
Monhole Rehabilitated	1
FOG inspection	7
WRC	
Sewage Processed	23.2 MG
Waste Hauled	120 Tons
Work Orders completed	374

Maintenance

A pine tree in Lila Keiser Park experienced significant damage, with several major branches breaking off during a recent storm. In response, the Maintenance Team cleared the fallen debris from the ground and removed the damaged tree to prevent any further hazards in the park.



Public Works Department Consolidated Maintenance Monthly Report 10/1/2024 to 10/31/2024



Monthly Service Requests Completed

CM	# of SR
Banner Install or Remove Request	2
Bench Install/Repair	1
Custodial Request	1
Graffiti	4
Maintenance Request	6
Pothole/Sinkhole	1
Safety Issue	2
Sidewalk Issue	1
Sign or Banner Missing/Damaged	1
Tree Pruning/Trimming	4
Tree Removal Request	1
Total Service Requests Completed	24

**Public Works Department
Consolidated Maintenance Monthly Report
10/1/2024 to 10/31/2024**



Monthly Work Orders Completed

CM	# of Work Orders
Facilities	
ADA Work	3
Core Duties	26
Custodial	3
Electrical	1
Facilities Other	1
General Maintenance	2
Painting	1
Plumbing	1
Set-up / Break Down Meeting	1
Landscape Areas	
Other	2
Parking Lots	
General Maintenance	3
Grading	1
Other	1
Parks	
ADA Work	1
Contractor Management	1
Core Duties	9
Electrical	1
Fencing	1
Graffiti Removal	1
Haul Debris	1
Irrigation Inspection	2
Irrigation Repair	2
Maintenance	3
Mowing	4
Turf Maintenance	3
Weed Abatement	4
Restrooms and Trash	
Core Duties	1
Custodial	1
Inspect	2
Repair	1
Sidewalks-Paths	
ADA Work	3
Clean/Clear Debris	1
Clear Debris	1
Graffiti Removal	1
Weed Abatement	1
Stormwater	
Maintenance	1
Street Trees	
Evaluation	2
Tree Trimming	9
Streets	
CMA Patch	1
HMA Patch	2
Replace	1
Weed Abatement	1
Total Work Orders Completed	108

HIRING NOW



FULL TIME OPENINGS

- Building Inspector/Code Enforcement Officer
- Harbor Vitality Director
- Police Officer - Lateral or POST Academy Graduate Only

PART TIME TEMPORARY OPENINGS

- Pool Lifeguard
- Swim Instructor
- Sports Official

APPLY ON THE CITY WEBSITE AT
[HTTPS://WWW.MORROBAYCA.GOV/832/EMPLOYMENT-OPPORTUNITIES](https://www.morrobayca.gov/832/employment-opportunities)



Administrative Services (Finance and IT)

Over the last twelve months, a major focus for Administrative Services has been the recruitment for three vacant positions and we are proud to announce we have hired three fantastic people!

- Megan Schotborgh is the City's new Accounting Manager, filling the vacancy resulting from the promotion of Emily Conrad to Finance Director. Megan comes to the City from ten consecutive years with the County of San Luis Obispo where she worked her way up in three different departments: Public Services, Treasury, and Public Works. Increasing levels of responsibility in those departments over ten years have made her an excellent fit for the role of Accounting Manager, where major responsibilities include team management, customer service for utility billing, business tax and transient occupancy tax administration, investments and banking, reporting, accounting, and payables and receivables. She has made a seamless transition into this position and has hit the ground running. With just over two months on the job, Megan has already made improvements to banking and investment reporting processes and has bonded with her Finance team. Welcome, Megan!
- Nick Martinico is the City's new IT System Administrator, filling the seven-month vacancy resulting from the promotion of Mark Kurrels to IT Manager. Nick comes to the City with ten years of experience working in the field of Information Technology, most recently working in the private sector and managing over forty clients as well as a large internal team. In his career, he has worked his way up from a Help Desk Technician to Systems Administrator and has experience with developing IT budgets, project planning and implementation, team management, running ticketing systems, policy and procedure development, and setting standards and culture. With all this expertise, he has already become an integral part of the Administrative Services team, and none too soon. Welcome, Nick!
- Tori White is the City's new Account Clerk for accounts payable, filling the vacancy resulting from a resignation. Tori has ten years of experience with the City of Morro Bay: she has been a lifeguard and instructor for both Recreation Division and Harbor Department, as well as an office assistant in the Harbor Department. She came to Administrative Services as the utility billing assistant and immediately demonstrated her capacity to quickly learn new skills, complete timely and accurate work, work respectfully with the public, and be a committed team member. As an added bonus, Tori has a degree in Communication Design and designed the City's 60th Anniversary commemorative pin and coin. When the Account Clerk position became available, Tori applied and was the clear choice for the job. Her depth of knowledge of the City, eye for detail work, ability to multitask, and calm demeanor make her a valued asset to the team. Welcome, Tori!

We are thrilled to gain these three talented and skilled individuals on our City team!

In addition to rebuilding our team, Administrative Services has been busy at work. As discussed above, Information Technology (IT) is once again a two-person team after nearly seven months of being down one position. Much of IT's focus is on security, monitoring for breaches and gaps, and continually training City staff how to identify and report email phishing attempts. IT provides daily technical support to staff and is also working to modernize the City's hardware, software, and system administration methods. They are a small but mighty team!

The FY 2024-25 Operating and Capital Budget was adopted in June. With that document now complete, Melissa Green, Administrative Programs Manager, has turned her focus to year-end review of capital project spending and budget carryforward. She is also working on process improvements for the department, converting paper forms to automated, electronic, smart forms. It is time consuming as it requires building the forms in some cases, and customizing forms in all cases so the completed forms will calculate correctly and route to the correct reviewer/approver. A few examples are professional development/travel requests, procurement requests including contracts, budget amendment requests, journal entry requests, accounts payable request forms. The implementation of automated forms will reduce the incidence of lost paperwork

and greatly increase efficiency for all users. This has been a goal for several years and it is exciting to see the forms take shape.

Finance staff have been completing the regular daily duties of processing payroll, payments to vendors, payments coming into the City, and managing utility customer accounts. It is also the season to complete the annual task of closing out Fiscal Year (FY) 2023-24 books. Accounting staff have been in review and analysis mode for FY 2023-24 transactions and concurrently working with auditors on the interim and final fieldwork. Staff anticipates all year end reporting will be completed by the end of the calendar year. This includes the Annual Comprehensive Financial Report (ACFR), Single Audit Report, Transportation Development Act Audit Report, Cities Financial Report, Annual Streets Report, Local Streets and Roads Report, Transit Report, State Land Commission Report, and AB 1600 Report.

After twelve solid months of various vacancies, interim, acting, and temporary roles, the Administrative Services team has all permanent positions filled with capable, dependable, kind public servants. It is because of the hard work and dedication of these people that all of this work can be completed in service to the City of Morro Bay. It is a great team!



Photo: Most of the City Hall staff on Halloween dressed up as Spices. The few staff not pictured were on scheduled absences this day.

Recreation

Seniors

Feeling the Tunes at Tidelands 'hangover' after another great series, the Senior Center has been relatively quiet of major events in October. All the classes and activities are still running full steam ahead and the participation numbers are very high. Next big event will be our annual 55+ Health and Wellness Fair in January.

Facilities

Our parks, beaches, and buildings are in full use this fall with fundraisers, surf contests, fun days, music, parades, and all. We are busy helping to coordinate and permit these events.

Events

On Saturday, October 26th, Morro Bay Recreation Services, Morro Bay Chamber, and Barber Jon of Mike's Barbershop hosted the 10th Annual Morro Bay Trick or Treat in conjunction with Morro Bay Farmer's Market.

The Trick or Treat committee along with several organizations and businesses handed out candy and other goodies to trick or treaters of all ages. Over 40 local businesses and organizations joined in on the festivities. The event included a walking parade, trick or treating, a photo booth, face painting, live music presented by the White Caps and the Haunted Trolley.



Youth Services

On Thursday, October 24th Kids' Club Children's Center along with 8,000+ after school programs nationwide celebrated National Lights on Afterschool. This year marks the 25th annual Lights on Afterschool event. This event acknowledges that 7.7 million children are on their own after school and we are bringing a "light" to the importance of afterschool programs. Programs like ours give the youth opportunities to connect, explore, and realize their full potential. Kids' Club celebrated with an Open House and Ice Cream Social. We had about 20 families stop by and join us to celebrate!



The Youth Services crew threw a "Kids' Night Out: Monster Mash" on October 12th. Twenty-One "monsters" enjoyed a "spooky" dinner and watched Halloween flicks! The night was spent playing Halloween Games and BINGO, doing Crafts, and even Cookie Decorating!



Sports

Estero Bay Youth Soccer League rolls along as our teams have enjoyed a wonderful Fall Recreational Season. Games at Lila Keiser Park and Morro Elementary have been a blast for youth ages 4-14. The season will culminate in the final game for the Under 6 and Under 8 age group on November 2, and the older age groups will get to compete in a single elimination end of season tournament.



Aquatics

Aquatics splashed into the Fall with the Floating Pumpkin Patch! This year we had beautiful weather and a solid turnout. Participants got to jump in and swim around with 150+ Pumpkins. And when they found their favorite pumpkin they “picked” them! Pumpkins were donated by the Morro Bay Seniors (Active 55+), Spencer’s Market (MB), Albertsons (MB), and Trader Joes (SLO)! Participants were able to recreationally swim throughout the day, we also had a safety station where participants learned safety skills and earned goodie bags. We also offered facepainting, out of the water games, and a pumpkin decorating station!



**Happy Halloween
from the pool**



Community Development

Vistra Battery Energy Storage System (BESS) Update

On October 28, 2024, Vistra Energy sent the City a letter pausing their permit application with the City and notifying us of their intent to seek approval of their 600 MW battery storage facility through the California Energy Commission's Opt-in Certification Program under Assembly Bill (AB) 205. Vistra said they intend to submit their application to the CEC after the end of the year.

In June 2022, the Governor signed Assembly Bill 205, which gave the California Energy Commission (CEC) the ability to certify non-fossil fueled power plants, energy storage facilities, and other green energy facilities above the authority of local governments, subject to certain conditions. Once an applicant "opts-in" to this form of processing, the CEC becomes the lead agency and is required to host a certain number of public meetings and take public comment. The CEC has 30 days to determine whether or not an application can be deemed complete. Once the application is deemed complete, the CEC has 270 days to decide whether to certify the project, which is the same as issuing a permit. When deciding on certification, the CEC must be able to prove that the proposed project will bring a net economic benefit to the local jurisdiction if approved. The CEC will also need to make a finding of public convenience and necessity in order to override the City's zoning.

The AB 205 Opt-in Certification Program does not supersede the Coastal Act. This means Vistra would need to also obtain a Coastal Development Permit (CDP) directly from the California Coastal Commission (CCC). The CCC would need to make a finding that the proposed CDP is consistent with the Coastal Act, while referring to the City's Local Coastal Program as guidance. This means the CCC could approve a CDP for the Vistra project without a Powerplant Master Plan in place or a change of land use from Visitor Serving Commercial to Industrial.

The City is disappointed to learn of Vistra's intent to bypass local zoning. We plan to fully engage in the AB 205 process to ensure the best possible outcome for the Morro Bay community in terms of economic, fiscal, safety, and environmental impacts of the project, should it be approved by the State. We will also advocate for maximum local public involvement in State decision making on the project.

Potential BESS Urgency Ordinance

On November 12, 2024, the Community Development Department will present a report to the City Council on a potential BESS Urgency Ordinance. The purpose of an urgency ordinance is to allow a city or county to take swift action to temporarily prohibit a certain land use when necessary to protect public health, safety, and welfare. An urgency ordinance is typically used as a stop gap while an agency develops permanent regulations for a new land use.

Panorama Subdivision

On October 17, 2024, the City held a scoping meeting for the Environmental Impact Report (EIR) for the proposed 46 lot subdivision at 3300 Panorama Drive. The scoping meeting was well-attended. City staff took careful notes on the scoping comments, and we will make sure they are all addressed in the Draft EIR. The EIR scoping meeting was recorded and is posted on the City's YouTube channel at this link for reference https://youtu.be/t_MKz123F_0?si=-Sz1mVZcyB_kRICU

Some neighbors have asked the City to hold a second EIR scoping meeting due to noticing concerns for the first meeting. While the City is not legally required to notice neighbors of a scoping meeting, to maximize public participation, the City sent 1,382 postcards to residents of North Morro Bay. Since the City met and

exceeded all legal notice requirements for the scoping meeting, the City will not be holding a second scoping meeting. In response to noticing concerns and to promote public participation, the City will extend the comment period on the Notice of Preparation by an additional 14 days (from November 1 to November 15, 2024).

Permit Statistics

Building permit activity in October was consistent with the trend of the past few months. Planning permit activity has continued to decline.

BUILDING	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24
Permits Issued	45	35	51	54	51
Inspections	174	283	301	287	240
New Applications	18	15	15	13	15
Valuation	\$2,527,295	\$806,123	\$768,327	\$2,710,869	\$1,941,975
Fees Collected	\$264,202	\$40,637	\$35,690	\$205,464	\$158,853

PLANNING	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24
Coastal Development Permits	4	3	12	1	1
Use Permits	1	1	1	0	0
Sign Permits	0	0	0	2	1
Temporary Use Permits	0	0	0	0	0
Lot / Parcel Map	0	3	0	0	0
Min/Maj Modification	0	2	1	1	0
Parking Exception	0	0	0	0	0
Sidewalk Vending License	1	0	0	0	0
Zoning Clearance	1	0	0	1	0
Comm Cannabis Renewal			1	0	0
Admin Design Review			1	0	0
Total	7	9	16	5	2
Fees Collected	\$2,755	\$29,890	\$30,217	\$6,684.50	\$3,795.50

Planning Commission

Due to a schedule conflict with the election, the Planning Commission moved its meeting up one week and held a special meeting on October 29, 2024. During this meeting, the Commission heard one item, a proposal to redevelop the southern-most tidelands lease area as follows: renovation of an existing office building, demolition of existing vacation rental buildings, and construction of a new two-story building with eight (8) vacation rentals. A new water area will include one (1) new floating dock, (3) new finger slips, and one (1) finger dock space with a low floating dock for a kayak rental business (see Exhibit B for a full set of plans). A new Harborwalk connection is proposed to connect pedestrians along the Embarcadero to Tidelands Park.



After hearing a presentation from staff and the applicant, and taking public comment, the Planning Commission voted to form a subcommittee (Commissioners Meyers and Roschen) to work with staff and the applicant on a redesign that “steps down the second story on the southern end of the project” to preserve views and reduce the massing of the proposed structure. The public and Commission also expressed concerns about the loss of the colorful short-term rental “bungalow” buildings on the southern end of the Embarcadero. While these buildings do not meet the State definition of historic structures, they have an architectural charm, are culturally important, and are reminiscent of a past era of development on the Embarcadero. The Commission continued the item for further discussion at the next regularly scheduled Planning Commission meeting, November 19, 2024.