



CITY OF MORRO BAY CITY COUNCIL AGENDA

The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life. The City shall be committed to this purpose and will provide a level of municipal service and safety consistent with and responsive to the needs of the public.

Regular Meeting - Tuesday, February 14, 2017 Veterans Memorial Hall - 6:00 P.M. 209 Surf St., Morro Bay, CA

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE
PLEDGE OF ALLEGIANCE
RECOGNITION
CLOSED SESSION REPORT
MAYOR & COUNCILMEMBERS' REPORTS, ANNOUNCEMENTS & PRESENTATIONS
CITY MANAGER REPORTS, ANNOUNCEMENTS AND PRESENTATIONS
PRESENTATIONS

- Chamber of Commerce 2016 – 4th Quarter Report

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Council on City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Council at this time.

To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

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

A. CONSENT AGENDA

Unless an item is pulled for separate action by the City Council, 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 JANUARY 11, 2017 JOINT CITY COUNCIL / PLANNING COMMISSION MEETING; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-2 APPROVAL OF MINUTES FROM THE JANUARY 24, 2017 SPECIAL CITY COUNCIL MEETING – GOALS STUDY SESSION; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-3 APPROVAL OF MINUTES FROM THE JANUARY 24, 2017 CITY COUNCIL MEETING; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-4 APPROVAL OF MINUTES FROM THE JANUARY 25, 2017 SPECIAL CLOSED SESSION CITY COUNCIL MEETING; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-5 ADOPTION OF RESOLUTION NO. 04-17 UPDATING THE CITY'S CONFLICT OF INTEREST CODE; (CITY CLERK)

RECOMMENDATION: City Council update the City's Conflict of Interest Code by adopting the proposed Resolution No. 04-17.

A-6 RELEASE OF A MARINE SERVICES FACILITY/BOATYARD RFQ; (HARBOR)

RECOMMENDATION: Council allow the release of a Request for Qualifications (RFQ) document, as recommended by the Harbor Advisory Board (HAB) and as outlined in a letter from HAB Chairman Ron Reisner. The RFQ process will assist with the development of a "short list" of parties or entities potentially interested and qualified to design, build and operate, or to assist the City in designing, building and operating a full-service marine services facility/boatyard in Morro Bay, in the "Triangle Parking Lot" area of the former power plant.

B. PUBLIC HEARINGS

B-1 ADOPTION OF RESOLUTION NO. 05-17 APPROVING CONDITIONAL USE PERMIT NO. UP0-448 AND PARKING EXCEPTION NO. AD0-109 FOR GRAYS INN, 561 EMBARCADERO. PROJECT INCLUDES PUBLIC HARBORWALK & VERTICAL ACCESS IMPROVEMENTS, BUILDING FAÇADE IMPROVEMENTS, AND SIDEWALK REPAIR; (COMMUNITY DEVELOPMENT)

RECOMMENDATION: Council adopt Resolution No. 05-17, making the necessary findings for approval of Conditional Use Permit (CUP) No. UP0-448 as Concept/Precise Plan approval and approval of Parking Exception No. AD0-109.

C. BUSINESS ITEMS

C-1 ADOPTION OF RESOLUTION NO. 06-17 APPROVING FISCAL YEAR 16/17 MID-YEAR BUDGET AMENDMENTS AND PROVIDE DIRECTION REGARDING RECOMMENDATIONS FROM THE CITIZENS OVERSIGHT/FINANCE ADVISORY COMMITTEE; (FINANCE)

RECOMMENDATION: Council review the 2nd Quarter Financial Status Reports, and mid-year budget requests, recommend changes, if any, and adopt Resolution No. 06-17, which authorizes the mid-year budget amendments. Additionally, Council is asked to accept the Citizens Oversight/Finance Advisory Committee report and presentation on the District Transaction Tax (Measure Q) expenditures from Fiscal Year 2015-16.

C-2 DISCUSS FISCAL YEAR 17/18 GOALS & OBJECTIVES; (CITY MANAGER)

RECOMMENDATION: Council discuss the final draft goals and objectives and provide clear edits/direction that will allow staff to finalize the Goals and Objectives for adoption on the Consent Calendar at the February 28th City Council meeting.

D. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS

E. ADJOURNMENT

There will be a Special Budget Forecast Meeting on **Tuesday, February 28, 2017 at 4:00 p.m.** The next Regular Meeting will be held on **Tuesday, February 28, 2017 at 6:00 p.m.** at the Veteran's Memorial Hall located at 209 Surf Street, Morro Bay, California.

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 CITY HALL FOR ANY REVISIONS OR CALL THE CLERK'S OFFICE AT 772-6205 FOR FURTHER INFORMATION.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA SUBMITTED TO THE CITY COUNCIL AFTER DISTRIBUTION OF THE AGENDA PACKET ARE AVAILABLE FOR PUBLIC INSPECTION AT CITY HALL LOCATED AT 595 HARBOR STREET; MORRO BAY LIBRARY LOCATED AT 625 HARBOR STREET; AND MILL'S COPY CENTER LOCATED AT 495 MORRO BAY BOULEVARD DURING NORMAL BUSINESS HOURS.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN A CITY MEETING, PLEASE CONTACT THE CITY CLERK'S OFFICE AT LEAST 24 HOURS PRIOR TO THE MEETING TO INSURE REASONABLE ARRANGEMENTS CAN BE MADE TO PROVIDE ACCESSIBILITY TO THE MEETING.

This Page Intentionally Left Blank

MINUTES – JANUARY 11, 2017
 JOINT MEETING OF THE CITY COUNCIL
 AND PLANNING COMMISSION
 MORRO BAY VETERAN’S HALL
 209 SURF STREET – 5:30 P.M.

| | | |
|----------|------------------|--------------------------------|
| PRESENT: | Jamie Irons | Mayor |
| | Robert Davis | Councilmember |
| | John Headding | Councilmember |
| | Matt Makowetski | Councilmember |
| | Marlys McPherson | Councilmember |
| | Robert Tefft | Planning Commission Chair |
| | Michael Lucas | Planning Commissioner |
| | Joseph Ingraffia | Planning Commissioner |
| | Richard Sadowski | Planning Commissioner |
| | ABSENT: | Gerald Luhr |
| STAFF: | David Buckingham | City Manager |
| | Joe Pannone | City Attorney |
| | Dana Swanson | City Clerk |
| | Scot Graham | Community Development Director |
| | Cindy Jacinth | Associate Planner |

ESTABLISH QUORUM AND CALL TO ORDER

A quorum was established by the City Council with all members present.
 A quorum was established by the Planning Commission with all but Commissioner Luhr present.

[Note: Due to technical difficulties, only audio recording is available for the beginning of the meeting.]

SPECIAL MEETING AGENDA ITEM:

- I. REVIEW AND STATUS UPDATE OF THE ONGOING GENERAL PLAN/LOCAL COASTAL PROGRAM UPDATE
<https://youtu.be/uVB1C6vwqz4?t=1s>

Community Development Director Graham introduced Jeff Henderson and Amy Sinsheimer of Michael Baker International, who provided a project update and overview of 16 Key Issues and Policies. (The slide presentation can be found [here](#).)

Project update:

A public workshop will be held on February 2, 2017, at the Morro Bay Community Center to review concepts developed to date for the Downtown Waterfront Strategic Plan, and begin a public dialogue regarding land use alternatives. Another City Council / Planning Commission Joint Meeting will be held in late March to bring preferred land use plan alternatives to the Council and Planning Commission.

Key Issues and Policies:

Staff presented potential policies covered in the [Draft Key Issues and Policies Report](#) and selected key staff recommendations for individual Council and Planning Commission input on each subject.

1. Population Growth
2. Water Supply
3. Planning Area
4. Economic Development
5. Neighborhood Compatibility
6. Multigenerational Community
7. Coastal Access
8. Lower-Cost Overnight Visitor Accommodations
9. Downtown and Waterfront Connections
10. Sea Level Rise Resilience
11. Commercial Fishing Industry and Measure D
12. Environmentally Sensitive Habitat Areas
13. Transportation Metrics
14. Historic Resource Management
15. Parking
16. Viewsheds and Viewpoints

Mayor Irons announced the meeting subject, quorum of both boards and returned to the consultant.

<https://youtu.be/uVB1C6vwqz4?t=3m40s>

[Note: Audio/visual was restored.]

1. Population Growth

- Plan should consider potential service requirements (infrastructure capacities) for future growth outside our area.
- Population growth is a derivative of jobs. Commercial development and small manufacturing are necessary for sustainable growth.
- Community vision and values statement is overly broad, would like it to be more specific.
- Item 1.A. - Why specify “green” jobs?
- Item 1.B. – Jobs/housing ratio – currently more jobs than housing, but not significantly more.
- Need to determine what scale is required to meet economic needs to be a viable city.
- Take into account current non-resident homeowners who intend to retire in Morro Bay.

2. Water Supply

- If the intention is to remove us from State Water, that should be clearly stated.
- Diversity of water supply is good and desal plant should be addressed immediately.
- Would be opposed to having a water reduction goal built into the General Plan. Prefers a mechanism by which the City evaluates the water situation on a regular basis to enact necessary restrictions.
- Difficult to establish a flexible water reduction goal in a tourist community.
- Suggest more systematic restriction across the board and capturing water, where possible.
- Why the need to exceed State standard, and by what amount?
- As a tourist community, need to balance water use (restrictions) with need to maintain landscaping and natural topography.
- Issue of whether or not to go off State water has not been decided.

- Too much emphasis on conservation could result in need to further increase rates to pay for infrastructure.

3. Establishing the Planning Area

- Support for broadening study area.
- Cautious about annexation.
- Section 3.B. covers a broad area. Need a clear understanding of the level of planning for each alternative.
- Would like to see specific plan for annexations.
- Prohibit leapfrog development to the extent possible.
- Support for broadening study area to include area 1 and get a sense of the potential infrastructure costs. Exclude areas 2 & 4 but keep them on the radar screen.

4. Economic Development

- Likes the idea of incorporating economic development considerations in the land use plan.
- Section 4.C. supports solar energy
- Section 4.C. some opposition or concern about cell phone towers.
- Some of the information and tone make it look like Morro Bay is a low-income community. Disagrees with head of household Jobs statistics. Per capita income is accurate, but consideration should be made for smaller families.
- Need to address homelessness.
- Expressed interest in community financing districts or Enhanced Infrastructure Finance Districts (EIFDs)
- Designating areas to attract certain businesses can be implemented through Economic Development Strategic Plan.
- More office space is needed.

5. Neighborhood Compatibility

- Likes idea of creating districts and neighborhood boundaries
- Design standards may have some overarching principals that are citywide.
- Would like to see language that considers neighboring view sharing.
- Not in favor of prohibiting all chain stores, but would not want them on the Embarcadero or downtown.
- Concern about increasing height in downtown area.
- Suggest striking bullet point, "limit or prohibit new buildings that are clearly inconsistent with Morro Bay."
- Need to consider small or portable homes.
- Visual examples in guidelines are helpful.
- Interested in mixing retail / residential areas or courtyards intermingling with retail areas (cottage like)
- Affordable housing is a key issue. Design guidelines should address smaller tiny homes.

6. Multigenerational Community

- Support for this section. Looks forward to seeing how it plays out.
- Suggest need for medical support be included in this section.

- Assisted living facilities function well close to the downtown area. Provides social setting and promotes quality of life.

7. Coastal Access

- Need to develop design guidelines for improved coastal access
- Dynegy property provides opportunity for additional beach access
- Needs to include discussion of parking
- Morro Bay Bike Committee has identified gaps. The report will be brought to Council as part of unmet bike needs.
- Include discussion of parking issues and access along linear route
- Wayfinding for coastal access and California trail system
- Need for accessible trails and parking
- Add “enhance horizontal access”

8. Lower-cost Overnight Visitor Accommodations.

- Potential impact of vacation rentals should be addressed.
- Concern about the effect varying short-term rental regulations by areas of the City may have on property values.
- Concern with acceptability of lower-cost accommodations.
- Consider development of alternative units, such as yurts or outdoor condos on the beach
- An alternative to the in-lieu fee might be increasing transient occupancy tax rates with extra 1% to mitigate for lower-cost development.

The Council and Planning Commission took a brief recess at 8:40 p.m. and reconvened at 8:49 p.m.

9. Downtown and Waterfront Connections

- Likes multi modal strategy in 9.D.
- Wants to address imbalance of making pedestrian areas appealing
- Would like additional access to Embarcadero through PG&E property
- Would like stronger language regarding underutilized parcels, perhaps include landscaping requirements
- Develop and promote vision of Morro Bay as a walkable community
- Supports multimodal downtown and waterfront
- Downtown and waterfront connectors must draw people both ways.
- Downtown Waterfront Strategic Plan should be sensitive to weather.

10. Sea Level Rise Resilience

- Idea of requiring new development to implement design criteria isn't going to work. Consider removing this language. If we elect to go with protective design, need careful provisions to protect City from liability.
- Would like recommendations regarding public outreach.

11. Commercial Fishing Industry and Measure D

- Support for Item 11.D. – prioritize needed commercial fishing industry infrastructure and facilities.

- Opposes trying to achieve clarification on Measure D by putting it on the ballot.
- The power plant property is a good area for marine storage facility and maritime museum.
- Measure D needs to be clarified. Suggests Harbor Advisory Board and Planning Commission work together on issues in 11.A. and 11.D. to provide input moving forward.
- Suggest adding working waterfront (Embarcadero) and economic development aspects of a working waterfront to Item 11.D.
- Suggests removing Item 11.C. "Assist the commercial fishing industry to adapt to climate and economic change." Unfair to other business sectors.

12. Environmentally Sensitive Habitat Areas

- Suggests adding another section to talk about restorative and regenerative strategies, not just preservation.
- Include section related to eelgrass mediation – designate some area in the bay where eelgrass would thrive.
- ESHA map should be updated more frequently than the General Plan.
- In Item 12.B., consider adding development of further partnerships with Cal Poly or other educational organizations studying the issue of run off and natural habitat changes.
- Consider studying the impact of hunting on the bay.
- Address effects of fireworks and athletic events on ESH.

13. Transportation Metrics

- Concern about financial burden of establishing these standards
- What results from standards not being met?
- Strongly urge we develop multimodal LOS standards.
- Ask SLOCOG staff to weigh in on the technical part of this for consistency among neighbors.
- Supports establishing thresholds
- Do the standards account for energy efficient vehicles?

14. Historic Resource Management

- Great to have cultural context statement
- Suggest volunteer committee be formed
- Include iconic buildings
- Supports concept as long as it isn't too onerous
- Encourage Historical Society to assist the process
- Concerned about staff resources, encourage volunteer support. Do not duplicate work being done at the State level.
- Concerned about staff resources, must be prioritized with other work.
- Supports Historical Society involvement.

15. Parking

- Suggest metered parking on Embarcadero with passes issued to those who work there.
- Concept of onsite parking doesn't make sense in all areas.
- Support for establishing parking districts.
- Supports discussion of paid parking.
- Opposes in-lieu program.

- Supports parking benefit districts to gain revenue to support neighborhood goals.
- Supports parking recommendations
- Suggests adding a parking plan that includes flow pattern to support bike and pedestrian usage.
- Include economic fund analysis that would anticipate City's ability to fund parking structures in the future.
- Need community input on paid parking.

16. Viewsheds and Viewpoints

- Viewshed protection codifies values of those who want to stay here.
- Downtown linear streetscapes should have some designation.
- 2nd stories in residential areas could be implemented here.
- Likes idea of viewshed protection area.
- Overhead utilities is a safety issue.
- Regarding lighting, night sky ordinance should be respected. Blue street lights are offensive.
- Protecting small views essential to neighborhood character.
- Precious and most valued view is the harbor. Concerned 2-story and bulky buildings on water side degrade that view.
- Agrees with viewshed protection at the sand spit.
- Signage important.
- Viewshed toward Cayucos is gorgeous.

PUBLIC COMMENT

Glenn Silloway, Morro Bay, expressed appreciation for everyone's hard work.

The public comment period was closed.

No formal action was taken by the Planning Commission or City Council.

ADJOURNMENT

The joint meeting of the City Council and Planning Commission concluded at 8:52 p.m.

Recorded by:

Dana Swanson
City Clerk

MINUTES - MORRO BAY CITY COUNCIL
SPECIAL MEETING – JANUARY 24, 2017
VETERANS MEMORIAL HALL
209 SURF STREET – 3:30 P.M.

AGENDA NO: A-2
MEETING DATE: February 14, 2017

| | | |
|----------|--------------------|--------------------------------|
| PRESENT: | Jamie Irons | Mayor |
| | Robert Davis | Councilmember |
| | John Headding | Councilmember |
| | Matt Makowetski | Councilmember |
| | Marlys McPherson | Councilmember |
| STAFF: | Dave Buckingham | City Manager |
| | Joe Pannone | City Attorney |
| | Dana Swanson | City Clerk |
| | Ikani Taumoepeau | Deputy City Manager |
| | Craig Schmollinger | Finance Director |
| | Rob Livick | Public Works Director |
| | Scot Graham | Community Development Director |
| | Eric Endersby | Harbor Director |
| | Steve Knuckles | Fire Chief |

ESTABLISH QUORUM AND CALL TO ORDER

Mayor Irons established a quorum and called the meeting to order at 3:30 p.m. with all members present.

City Manager Buckingham provided a brief overview and turned the meeting back to the Mayor to open public comment.

<https://youtu.be/dnagSumqkAI?t=1m19s>

PUBLIC COMMENT

<https://youtu.be/dnagSumqkAI?t=5m46s>

Homer Alexander, Morro Bay, recommended Goal #2 be the top priority, focused on improving tourism using strategies that will generate the most revenue in the shortest amount of time. He suggested a transient occupancy tax (“TOT”) rebate program to provide incentives to significantly upgrade hotel properties. He submitted a copy of the Palm Springs TOT rebate ordinance for Council and staff review.

Bill Newman, Morro Bay, stated the top priority is to complete the Water Reclamation Facility project and urged the Council to think big and pursue recreational, revenue-generating uses for the power plant property.

The public comment period was closed.

SPECIAL MEETING AGENDA ITEM:

- I. STUDY SESSION #2 TO DISCUSS FISCAL YEAR 17/18 PROGRAM OBJECTIVES ASSOCIATED WITH THE ADOPTED CITY GOALS

<https://youtu.be/dnagSumqkAI?t=13m2s>

City Manager Buckingham reviewed the progress to date and next steps, presented a draft set of four goals along with descriptors for each.

The Council provided input, including:

- Change the title for Goal #2 to “Achieve Economic and Fiscal Sustainability”
- There was consensus Goals #1 and #2 are both essential; the other two are also important but less than top two.
- Suggestion that Goal #2 include reference to the CalPERS situation
- Goal #3 should include capital investment planning for improvements to infrastructure and public spaces

Mr. Buckingham continued with presentation of draft objectives that support each Goal.

Objectives for Goal #1 – Complete WRF Project and “One-Water” Program

Following a short discussion, the objectives were affirmed.

Objectives for Goals #2 – Achieve Economic and Financial Sustainability

- The importance of planning for future use of the current WWTP site was discussed. Staff agreed and has included that item under Goal #4.
- It was noted this cannot be achieved as a staff-only goal and will require Council, staff, business leaders, and the community to work together.
- There was general support for objective #4 – a TOT incentive program, provided the renovation is a qualitative lift.
- Remove objective #6 or make it more general to encompass rising costs.
- Reach out to business groups for input on specific objectives related to short-term revenue improvements.
- Consider 10-year capital replacement plan.
- Consider adding an objective related to implementation of the Economic Development Strategic Plan.
- Consider adding an objective to evaluate current staffing levels and other potential cost cutting measures.
- Discussion on parking should include consideration of parking districts (either in Goal #2 or Goal #4).

Objectives for Goal #3 – Improve Infrastructure and Public Spaces

- Add completion of the approved marine services facility (boatyard) feasibility study for Council consideration and next steps.
- Concerns related to maintenance of public spaces was discussed. Capital projects, such as replacement for Surf Street repairs, will be brought forward in the budget process for prioritization.
- Objective #3 related to parking to be recrafted to encompass the broad issue of parking and clarify the issue of paid parking has not been decided.
- Consideration to add trash can enclosures and restroom improvements.
- Initiate conversation with United States Coast Guard (“USCG”) to move that project forward.

Objectives for Goal #4 – Review and Update Significant City Land Use Plans

- Staff confirmed policy development for the General Plan will include vacation rentals. This item will stay on the list for tracking purposes.

- Consider adding a discrete measurable item to address need for affordable housing, including partnering with other agencies.

The public comment period was reopened.

<https://youtu.be/dnagSumqkAI?t=2h7m57s>

Judy Salamacha, Morro Bay, requested Objective #2 under Goal #2 be revised to include, “cultural and educational amenities.”

Ron Reisner, Morro Bay, suggested the Council consider performance toward implementation of objectives be made part of the performance evaluation process for department heads, Goal #1 should include budget and controls, Goal #2 should include description of public funding measures and revise objective #1 under that goal to include new development as well. Regarding parking, he suggested using the word “facilities” rather than “structure”.

The public comment period was closed.

Mr. Buckingham presented a draft City Mission Statement for Council comment.

<https://youtu.be/dnagSumqkAI?t=2h12m34s>

ADJOURNMENT

The meeting adjourned at 5:48 p.m.

Recorded by:

Dana Swanson
City Clerk

This Page Intentionally Left Blank

MINUTES - MORRO BAY CITY COUNCIL
REGULAR MEETING – JANUARY 24, 2017
VETERAN'S MEMORIAL HALL – 6:00 P.M.

| | | |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PRESENT: | Jamie Irons Robert Davis John Headding Matt Makowetski Marlys McPherson | Mayor Councilmember Councilmember Councilmember Councilmember |
| STAFF: | Dave Buckingham Joe Pannone Dana Swanson Ikani Taumoepeau Craig Schmollinger Rob Livick Scot Graham Jody Cox Steve Knuckles Eric Endersby | City Manager City Attorney City Clerk Deputy City Manager Finance Director Public Works Director Community Development Director Acting Police Chief Fire Chief Harbor Director |

ESTABLISH QUORUM AND CALL TO ORDER
The meeting was called to order at 6:03 p.m., with all members present.

MOMENT OF SILENCE
PLEDGE OF ALLEGIANCE

RECOGNITION - None
PRESENTATIONS – None

CLOSED SESSION REPORT – No reportable action.

MAYOR AND COUNCILMEMBERS' REPORTS, ANNOUNCEMENTS & PRESENTATIONS

CITY MANAGER REPORTS, ANNOUNCEMENTS & PRESENTATIONS

PUBLIC COMMENT
<https://youtu.be/ZDbGKc2bDFM?t=21m7s>

Paula Radke of Paula Radke Art Glass provided the business spot. She has 30 years' experience as an artist and teacher, and recently opened a small gallery at 1129 Market Street. She offers classes in jewelry and glass making and invites guest artists to teach there as well. Visit www.paularadke.com for more information.

Carole Truesdale, Morro Bay, spoke to Item C-3, urging the Council to analyze the effects of legalizing marijuana in Colorado and be prudent in decisions regarding Proposition 64.

David Nelson, Morro Bay, expressed concern about the status of the WRF project and encouraged the City to explore other technologies.

Rick Morse, Medmar Clinic located at 334 West Olive Avenue in Fresno, CA, spoke regarding medical marijuana collectives and provided the Council with copies of a proposed ordinance for review. He agreed with the previous speaker and does not support recreational marijuana use.

Jude Long, Morro Bay, announced the Morro Bay Friends of the Library Book Sale to be held Saturday, January 28th at 625 Harbor Street. Book Sales are also scheduled for May 20 and September 23, 2017.

The public comment period was closed.

A. CONSENT AGENDA
<https://youtu.be/ZDbGKc2bDFM?t=38m18s>

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

A-1 APPROVAL OF MINUTES FROM THE JANUARY 10, 2017 SPECIAL CITY COUNCIL MEETING; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-2 APPROVAL OF MINUTES FROM THE JANUARY 10, 2017 CITY COUNCIL MEETING; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-3 APPROVAL OF MINUTES FROM THE JANUARY 11, 2017 SPECIAL CLOSED SESSION CITY COUNCIL MEETING; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-4 ADOPTION OF RESOLUTION NO. 03-17 AUTHORIZING SUBMISSION OF RURAL TRANSIT FUND GRANT APPLICATION AND EXECUTION OF RELATED DOCUMENTS UPON AWARD; (PUBLIC WORKS)

RECOMMENDATION: Council adopt Resolution No. 03-17 authorizing submission of Rural Transit Fund Grant Application and execution of related documents upon award.

A-5 RECEIVE AND APPROVE THE ANNUAL CONTRACT AUTHORIZATION FOR PROGRAM MANAGEMENT SERVICES FOR THE WATER RECLAMATION FACILITY AS CONTEMPLATED BY THE AGREEMENT BETWEEN THE CITY AND MICHAEL K. NUNLEY & ASSOCIATES, INC.; (PUBLIC WORKS)

RECOMMENDATION: Council approve the annual contract authorization for Program Management Services for the Water Reclamation Facility (WRF).

A-6 APPROVE THE PROPOSED PARTNERSHIP AGREEMENT WITH THE COMMUNITY FOUNDATION OF ESTERO BAY; (DEPUTY CITY MANAGER)

RECOMMENDATION: Council approve the partnership agreement with the Community Foundation of Estero Bay (CFEB).

The public comment period for the Consent Agenda was opened.
<https://youtu.be/ZDbGKc2bDFM?t=38m26s>

Hannah Held, member of the Community Foundation of Estero Bay, announced Foundation members are available to answer questions regarding Item A-6, if needed.

Ron Reisner, Morro Bay, spoke regarding Item A-5, expressing concern regarding the MKN contract amendment and urged the Council to employ all reasonable due diligence when negotiating and managing contracts.

The public comment period was closed.

Councilmember Heading pulled Item A-5. Councilmember Davis pulled Item A-6.

MOTION: Councilmember Makowetski moved the Council approve Items A-1 through A-4. The motion was seconded by Councilmember Heading and carried unanimously, 5-0.

A-5 RECEIVE AND APPROVE THE ANNUAL CONTRACT AUTHORIZATION FOR PROGRAM MANAGEMENT SERVICES FOR THE WATER RECLAMATION FACILITY AS CONTEMPLATED BY THE AGREEMENT BETWEEN THE CITY AND MICHAEL K. NUNLEY & ASSOCIATES, INC.; (PUBLIC WORKS)
<https://youtu.be/ZDbGKc2bDFM?t=42m49s>

Councilmember Heading stated his concerns regarding the level of detail provided for each task item, fees for maintaining the project management system, lack of performance metrics, insufficient detail provided on invoices, and whether there was adequate oversight for invoice approval. He suggested increased temporary staffing could take some of the mundane tasks out of the contract and save the City significant dollars. He requested quarterly contract reviews, with performance metrics. Councilmember McPherson felt the amendment did not clearly identify how much had been spent and what amount was being contemplated in the amendment.

Mr. Buckingham assured the Council the City has good oversight on every invoice billed to this contract, every invoice related to WRF, and contracts, in general. Invoices for the WRF project are reviewed by the Budget & Accounting Manager and Public Works Director. He suggested scheduling a Council work session to dig into the details. Staff confirmed bringing the contract amendment for approval at the next Council meeting should not result in any project delays, but that would depend on the number of changes that might be made.

MOTION: Mayor Irons moved the Council continue this item to schedule a Council work session to review information presented during this meeting then bring the item back at the next meeting or the following. The motion was seconded by Councilmember Heading and carried unanimously, 5-0.

A-6 APPROVE THE PROPOSED PARTNERSHIP AGREEMENT WITH THE COMMUNITY FOUNDATION OF ESTERO BAY; (DEPUTY CITY MANAGER)
<https://youtu.be/ZDbGKc2bDFM?t=1h8m51s>

Councilmember Davis shared his appreciation for the work the Community Foundation of Estero Bay ("Foundation") does to allow disadvantaged youth to participate in recreational activities, but was concerned the agreement does not provide adequate protection for the City because the Foundation prefers to not sign an indemnification clause nor provide general liability insurance.

He disclosed his ex parte email exchange with Mr. Reisner, President of the Foundation. Mr. Reisner stated the Foundation reduces risk to the greatest degree possible and general liability insurance is cost prohibitive. Mr. Davis preferred to continue agreement until such time the Foundation provides general liability insurance and signs an indemnification clause.

Councilmember McPherson also planned to pull this item to discuss the appropriateness of waiving certain fees and charging direct costs for other fees. Staff confirmed the agreement meets the requirements of the Partnership Policy adopted by the Council in 2016.

City Attorney Pannone explained this contract has two parts. One involves the Foundation assisting the City by selling trolley advertising; the other is facility use opportunities for fundraising events at a reduced rate. The Foundation must sign the Facility Use Agreement which includes an indemnification clause and requires them to have insurance. The City can obtain special event one-day insurance and the Foundation would pay for that.

MOTION: Councilmember Davis moved the Council continue Item A-5 until such time the Community Foundation of Estero Bay agrees to sign an indemnification clause and provides proof of general liability insurance. The motion was seconded by Mayor Irons for discussion.

Councilmember Heading thought the benefit to the community and disadvantaged kids was greater and given the facility use coverage was still required, the risk was minimal. Councilmembers McPherson and Makowetski agreed.

The motion failed 1-4 with Mayor Irons, Councilmember Heading, Councilmember Makowetski and Councilmember McPherson opposed.

MOTION: Councilmember Heading moved the Council approve Item A-6. The motion was seconded by Councilmember McPherson and carried 4-1 with Councilmember Davis opposed.

The Council took a short recess at 7:30 p.m. The meeting reconvened at 7:38 p.m.

B. PUBLIC HEARINGS - NONE

C. BUSINESS ITEMS

C-1 SUMMARY AND IMPACT OF VARIOUS RELEVANT NOVEMBER 2016 BALLOT MEASURES PASSED BY VOTERS AND COUNCIL DIRECTION FOR FURTHER ACTION; (CITY ATTORNEY)
<https://youtu.be/ZDbGKc2bDFM?t=1h30m26s>

City Attorney Pannone presented the staff report and responded to Council inquiries.

The public comment period for Item C-1 was opened; seeing none, the public comment period was closed.

There was Council consensus to wait and monitor the impacts of Proposition 63.

No formal action was taken by the City Council

C-2 ADOPT THE CENTENNIAL PARKWAY CONCEPT PLAN AND PROVIDE DIRECTION REGARDING THE PREFERRED TRAFFIC PATTERN FOR THE EMBARCADERO SIDEWALK WIDENING DRAFT CONCEPT PLAN; (COMMUNITY DEVELOPMENT)
<https://youtu.be/ZDbGKc2bDFM?t=1h47m33s>

Community Development Director Graham presented the staff report and responded to Council inquiries.

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

Erica Crawford, Morro Bay Chamber of Commerce, shared the 2017 Chamber Board of Directors agreed this concept plan should move forward, but noted it would require more detail on parking. She also noted a trial concept for one-way traffic would raise the stress level for Embarcadero business owners.

Larry Truesdale, Morro Bay, expressed his support for the concept and appreciated the amount of community outreach. He favors one-way traffic and increasing trolley service to improve circulation from Embarcadero to downtown to parking.

The public comment period for Item C-2 was closed.

Mayor Irons expressed support for the concept plan and favored one-way traffic with improved trolley service.

Councilmember McPherson was uncomfortable moving forward when there's no idea what it may cost. She supported widening sidewalk and suggested focusing on the future development of Market Plaza. She was not convinced an amphitheater would be successful in this location.

MOTION: Mayor Irons moved the Council adopt the Centennial Parkway Concept Plan to include staff report and attachments and comments from tonight's meeting to inform the concept. The motion was seconded by Councilmember Heading.

Councilmember Davis stated he would not want to commit public funds to build any part of this project. Councilmember Heading added there is a unique opportunity with three leasehold sites being redeveloped, providing a significant funding opportunity; the public piece usually involves concession of leasehold time.

The motion carried 4-1 with Councilmember McPherson opposed.

There was further discussion of traffic flow preferences. Councilmembers Makowetski, Davis and Heading expressed support for a 2-way traffic plan at this time.

MOTION: Mayor Irons moved to adopt 2-way traffic plan at this time. The motion was seconded by Councilmember Davis and carried 4-1 with Mayor Irons opposed.

Mr. Buckingham asked for clarification on whether 2-way traffic is temporary or permanent. Mayor Irons pointed out there's information in the document that supports both 1-way or 2-way traffic flow. He believes the process will work out as time moves forward. Councilmember Davis recognized at some point in the future it may change to 1-way.

The Council took a brief recess at 9:05 p.m. The meeting reconvened at 9:11 p.m.

C-3 SUMMARY OF PROPOSITION 64 AND DIRECTION FROM COUNCIL FOR FURTHER ACTION; (CITY ATTORNEY/DEPUTY CITY MANAGER)
<https://youtu.be/ZDbGKc2bDFM?t=2h56m13s>

Deputy City Manager Taumoepeau presented the staff report and, along with Mr. Pannone, responded to Council inquiries.

The public comment period for Item C-3 was opened.

Adam Pinterits, Director of Government and Community Relations at Ethnobotanica, appreciated the Council has begun the pursuit of robust discussion on how to implement marijuana regulations and urged the Council to consider the needs of patients first and clarify medical marijuana regulations before taking on recreational regulations.

The public comment period for Item C-3 was closed.

Following discussion, the Council agreed a study session was needed to gain a better solid understanding. The study session should be led by an expert attorney and include review of other ordinances, input available from the League of California Cities, and experiential data from cities in Colorado or Washington. After that educational process, community outreach can take place.

MOTION: Councilmember Heading moved the Council establish an educational session with the Assistant City Attorney, to include Items 1 – 6 and any other additional items he deems appropriate for purposes of developing appropriate ordinances for dealing with medicinal and recreational use of marijuana, as quickly as possible. The motion was seconded by Councilmember Makowetski and carried unanimously, 5-0.

C-4 COUNCIL MEMBER OUTREACH AND STAFF SUPPORT DISCUSSION AND DIRECTION; (CITY MANAGER/CITY ATTORNEY)
<https://youtu.be/ZDbGKc2bDFM?t=3h52m7s>

Mr. Buckingham presented the staff report and responded to Council inquiries.

The public comment period for Item C-4 was opened; seeing none, the public comment period was closed.

Councilmember Davis requested discussion of a Council retreat for teambuilding purposes.

There was Council support for coordinated and targeted community outreach to bring topics to neighborhoods for improved one-on-one interaction. It was pointed out that any comments made in that venue are made on behalf of the individual Councilmember, not the Council as a whole. The Council agreed all Members should receive similar levels of staff support and resources. Further discussion of how to implement Council outreach could be discussed at the Council retreat.

Mr. Pannone clarified a Council retreat would be a noticed Brown Act meeting but may be held at another site. The public may choose to attend and listen.

MOTION: Councilmember Heading moved, that in order to make it easier for constituents to talk directly to their Councilmembers about matters of public interest, and improve Council / City Manager / staff teamwork, to direct staff to add language to

the Council Policies and Procedures that will, from time to time and except during the six months prior to a municipal election: 1) allow individual Councilmembers and advisory board members, within the confines of the Brown Act, to participate in community outreach events that utilize minimal City staff or resources, outside of duly noticed meetings, and 2) provide staff latitude to, from time to time as staff determines is appropriate, invite one or two Councilmembers to attend / participate in certain staff organized meetings and activities, and 3) arrange for Council retreat off site at a cost not to exceed \$1,000 as soon as possible. The motion was seconded by Councilmember McPherson.

Mayor Irons was concerned the proposed \$1,000 would be too limiting and suggested \$3,000 - \$4,000 is a more reasonable amount. Regarding the second part of the motion, he wanted to ensure equal information is provided to all Councilmembers and clarify these types of organized meetings are not working meetings and are not creating subcommittees.

Councilmember Heading amended the motion to include the Mayor's comments clarifying the types of organized meetings, as stated, and increase allowance for a retreat not to exceed \$3,500. Councilmember McPherson seconded the amendment and the motion carried unanimously, 5-0.

D. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS

<https://youtu.be/ZDbGKc2bDFM?t=4h31m6s>

Mayor Irons requested consideration of options for a State and Federal lobbyist for the Water Reclamation Facility. There was unanimous support for this item.

Councilmember Davis requested bringing the Employee Compensation Study back for further discussion. He was concerned the previous discussion did not appropriately serve employee concerns and with further discussion it may be possible to craft a motion that further defines the commitment to taxpayers and employees. The Council discussed previous direction to bring Compensation Philosophy back following completion of 2017/18 MOU negotiations. There was no support for this item.

E. ADJOURNMENT

The meeting adjourned at 10:58 p.m. The next Regular Meeting will be held on Tuesday, February 14, 2017 at 6:00 p.m. at the Veteran's Memorial Hall located at 209 Surf Street, Morro Bay, California.

Recorded by:

Dana Swanson
City Clerk

This Page Intentionally Left Blank

This Page Intentionally Left Blank



AGENDA NO: A-5

MEETING DATE: February 14, 2017

Staff Report

TO: Honorable Mayor and City Council

DATE: February 2, 2017

FROM: Dana Swanson, City Clerk

SUBJECT: Adoption of Resolution No. 04-17 Updating the City's Conflict of Interest Code

RECOMMENDATION

Staff recommends City Council update the City's Conflict of Interest Code by adopting the proposed Resolution No. 04-17.

ALTERNATIVES

No alternatives are recommended.

FISCAL IMPACT

None

BACKGROUND/DISCUSSION

Government Code, section 83700 requires all cities adopt a Conflict of Interest Code. A Conflict of Interest Code shall have the force of law, and any violation of a Conflict of Interest Code by a designated employee shall be deemed a violation of the Government Code. To simplify the preparation and adoption of Conflict of Interest Codes, the Fair Political Practices Commission has adopted a form Conflict of Interest Code, which is found at 2 California Code of Regulations, section 18730. As such, the City may comply with Government Code, section 83700 by doing all of the following: (1) Adopting the form Conflict of Interest Code, (2) identifying designated positions and boards that must comply with the requirements of the Conflict of Interest Code and (3) identifying financial disclosure categories to which each designation position and board fall within.

In February 2016, the City established an updated Conflict of Interest Code through the adoption of Resolution No. 10-16. Staff has determined it is once again necessary to update the City's Conflict of Interest Code to reflect changes in job titles and include the newly designated positions: Tourism Manager, Recreation Services Division Coordinator, Environmental Programs Manager, Budget & Accounting Manager, Consolidated Maintenance Superintendent, Consolidated Maintenance Field Supervisor, Wastewater Division Manager, Wastewater Systems Supervisor, and Utility Division Manager. By adopting the attached Resolution No. 04-17, the City Council will ensure the City's Conflict of Interest Code is up to date and reflects the current organization and operations of the City.

ATTACHMENT

1. Resolution No. 04-17

Prepared By: DS

Dept Review: _____

City Manager Review: DWB

City Attorney Review: JWP

RESOLUTION NO. 04-17

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
ADOPTING A REVISED CONFLICT OF INTEREST CODE
AND RESCINDING RESOLUTION NO. 10-16 AND
EACH OTHER RESOLUTION IN CONFLICT HEREWITH**

**THE CITY COUNCIL
City of Morro Bay, California**

WHEREAS, pursuant to the provisions of the Government Code, sections 87300 *et seq.* (the Code”), each agency is required to adopt a Conflict of Interest Code; and

WHEREAS, the Fair Political Practices Commission has adopted a regulation, 2 Cal. Code Reg. section 18730, which contains the terms of a standard model Conflict of Interest Code, which can be incorporated by reference, and which may be amended by the Fair Political Practices Commission after public notice and hearings to conform to amendments to the Political Reform Act; and

WHEREAS, the Fair Political Practices Commission recommends each agency incorporate Commission Regulations 18730 and 18720 by reference as the body of their Code, and all changes to the Political Reform Act and to Regulations 18730 and 18720 will automatically be part of the City’s Conflict of Interest Code; and

WHEREAS, the City of Morro Bay incorporated its Conflict of Interest Code with the adoption of Resolution No. 10-16 adopted February 23, 2016, and its Conflict of Interest Code is in further need of updating; and

WHEREAS, the City Council has determined the documents attached to this Resolution, as Exhibits A and B, accurately set forth the current designated positions regulated by the Conflict of Interest Code, and the respective categories of financial interests which should be made reportable and those boards and commissions which should be designated and the respective categories of financial interests which should be made reportable by their members; and

WHEREAS, this action will ensure the City’s Conflict of Interest Code is up to date and in compliance with the law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay, California, as follows:

SECTION 1. Resolution No. 10-16 and any other resolutions in conflict with this Resolution are hereby rescinded in their entirety.

SECTION 2. The terms of Title 2, Division 6 of the California Code of Regulations, Section 18730, and any amendments to it duly adopted by the Fair Political Practices Commission, incorporated herein by reference, along with the attached documents entitled Exhibit A, in which members and employees are designated, and Exhibit B in which disclosure

categories are set forth, constitute the Conflict of Interest Code for the City of Morro Bay.

SECTION 3. Pursuant to the Code, any person holding a designated position, including any person holding a designated position in an acting capacity, shall file a Statement of Economic Interest with the City Clerk. Additionally, any person hired for a position not covered by the Code, who makes or participated in making a governmental decision shall file a Statement of Economic Interest with the City Clerk.

SECTION 4. The City Clerk is the filing official for the Mayor, Councilmembers, City Manager, City Attorney, and Planning Commissioners. For the persons holding those positions, the City Clerk accepts the filing, retains a copy, and forwards the original to the Fair Political Practices Commission in Sacramento. For all other persons holding designated positions, the City Clerk is the filing officer and retains the statements. The City Clerk will make the statements available for public inspection and reproduction, pursuant to Government Code Section 81008.

SECTION 5. Any future amendments to the City's Conflict of Interest Code including, but not limited to, amendments to the designated positions list or to the financial disclosure categories, shall be made by resolution duly adopted by the City Council of the City of Morro Bay.

SECTION 6. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on this 14th day of February, 2017 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

JAMIE L. IRONS, Mayor

ATTEST:

DANA SWANSON, City Clerk

EXHIBIT A
RESOLUTION NO. 04-17

CITY OF MORRO BAY

LIST OF DESIGNATED POSITIONS
CONFLICT OF INTEREST CODE

| Position | Disclosure Category |
|-----------------------------------------------------------------------------------------------------------------|-----------------------------|
| Mayor, Council Members, City Manager, City Attorney, City Clerk, City Treasurer, Planning Commission Members | As required by State law |
| <u>Boards, Committees & Commissions</u> | |
| Citizens Oversight / Citizens Finance Committee | 1,2 |
| Harbor Advisory Board | 1,2 |
| Public Works Advisory Board | 1,2 |
| Recreation & Parks Commission | 1,2 |
| Tourism Business Improvement District Advisory Board | 1,2,5 |
| Water Reclamation Facility Citizens Advisory Committee | 1,2 |
| General Plan / Local Coastal Program Advisory Committee | 1,2 |
| <u>Administration</u> | |
| Deputy City Manager | 1-6 |
| Human Resources Analyst | 1,5,6 |
| Information Systems Technician | 1,2 |
| Tourism Manager | 1,2 |
| <u>Finance</u> | |
| Budget / Accounting Manager | 1-6 |
| <u>Harbor</u> | |
| Harbor Director | 1-6 |
| Harbor Business Coordinator | 1-6 |
| Harbor Patrol Supervisor | 2,4,5,6 |
| <u>Fire</u> | |
| Fire Chief | 1-6 |
| Fire Captain | 1-6 |
| Fire Marshal | 1-6 |
| Administrative Technician | 2,5,6 |
| <u>Police</u> | |
| Police Chief | 1-6 |
| Police Commander | 1-6 |
| Support Services Manager | 2,3,5,6 |
| Support Services Coordinator | 2,3,5,6 |

Public Works

| | |
|-------------------------------------------|-----------|
| Public Works Director | 1-6 |
| Management Analyst | 1,2,4,5,6 |
| Capital Project Manager | 1-6 |
| Associate Engineer | 2,3,4,5,6 |
| Assistant Engineer | 2,3,4,5,6 |
| Engineering Technician IV | 2,3,4,5,6 |
| Environmental Programs Manager | 1-6 |
| Utilities Division Manager | 1-6 |
| Consolidated Maintenance Superintendent | 1-6 |
| Collection Systems Supervisor | 1-6 |
| Wastewater Systems Supervisor | 1-6 |
| Water Systems Supervisor | 1-6 |
| Consolidated Maintenance Field Supervisor | 1-6 |

Community Development

| | |
|--------------------------------|-----|
| Community Development Director | 1-6 |
| Associate Planner | 1-6 |
| Assistant Planner | 1-6 |
| Building Inspector | 1-6 |

Recreation

| | |
|------------------------------------------|-----|
| Recreation Services Division Coordinator | 1-6 |
| Recreation Supervisor – Sports Services | 5,6 |
| Recreation Supervisor – Youth Services | 5,6 |

Consultants

1,2

Consultants shall be included in the list of designated employees and shall disclose pursuant to the broadest disclosure category in the code subject to the following limitation: The City Manager may determine in writing that a particular consultant, although a “designated position,” is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. Such written determination shall include a description of the consultant’s duties and, based upon that description, a statement of the extent of disclosure requirements. The City Manager’s determination is a public record and shall be retained for public inspection in the same manner and location as the Conflict of Interest Code.

EXHIBIT B
RESOLUTION NO. 04-17

CITY OF MORRO BAY

DISCLOSURE CATEGORIES

General Provisions

When a designated employee or individual is required to disclose investments, business positions and sources of income, he or she need only disclose investments in business entities and sources of income which do business in the City, plan to do business in the City or have done business in the City within the past two (2) years. In addition to other activities, a business entity is doing business within the City if it owns real property within the City. When a designated employee or individual is required to disclose real property, he or she need only disclose that which is located in whole or in part within or not more than two (2) miles outside the boundaries of the City or within two (2) miles of any land owned or used by the City.

Designated employees shall disclosed their financial interests pursuant to the appropriate disclosure category as indicated in Exhibit A.

Disclosure Categories

- Category 1: All investments, business positions and sources of income. (See Statement of Economic Interests Schedules A-1, A-2, C, D and E.)
- Category 2: All interests in real property. (See Statement of Economic Interests, Schedule B.)
- Category 3: All investments, business positions, interests in real property and sources of income subject to the regulatory, permit or licensing authority of the department. (See Statement of Economic Interests Schedules A-1, A-2, B, C, D and E.)
- Category 4: Investments in business entities and sources of income which engage in land development, construction or the acquisition of real property. (See Statement of Economic Interests Schedules A-1, A-2, B, C, D and E.)
- Category 5: Investments in business entities and sources of income of the type which contracts with the City to provide services, supplies, materials, machinery or equipment to any City department. (See Statement of Economic Interests Schedules A-1, A-2, B, C, D and E.)
- Category 6: Investments in business entities and sources of income of the type which contracts with the City to provide to the designated employee's department services, supplies, materials, machinery, or equipment. (See Statement of Economic Interests Schedules A-1, A-2, B, C, D and E.)



AGENDA NO: A-6

MEETING DATE: February 14, 2017

Staff Report

TO: Honorable Mayor & City Council DATE: February 7, 2017

FROM: Eric Endersby, Harbor Director

SUBJECT: Release of a Marine Services Facility/Boatyard RFQ

RECOMMENDATION

Staff recommends the Council allow the release of a Request for Qualifications (RFQ) document (attached), as recommended by the Harbor Advisory Board (HAB) and as outlined in a letter from HAB Chairman Ron Reisner (attached). The RFQ process will assist with the development of a "short list" of parties or entities potentially interested and qualified to design, build and operate, or to assist the City in designing, building and operating a full-service marine services facility/boatyard in Morro Bay, in the "Triangle Parking Lot" area of the former power plant.

ALTERNATIVES

The City Council could opt not to conduct an RFQ process, and proceed with commission of a financial and economic feasibility study or analysis on the facility now, with follow-on steps as appropriate.

FISCAL IMPACT

Issuance of an RFQ has no direct fiscal impact beyond the staff time required to create, issue and evaluate it. If a financial feasibility study is commissioned, then the City Council previously authorized an expenditure of up to \$50,000 for such a study.

BACKGROUND

Since the City acquired the Triangle Lot property in early 2015, renewed interest in a marine services facility/boatyard, particularly with the Harbor Advisory Board and an ad-hoc committee created to assist the process, has taken place. Since that time, much research, work and activity has occurred, summarized here:

1. In April, 2015, Lisa Wise Consulting completed a *Morro Bay Boatyard and Haulout Facility Market Demand Analysis*, which indicated strong local support for the facility and a potential local customer base of approximately 269 vessels/owners with gross revenues estimated between \$1.1 Million to \$2.3 Million per year.
2. In December, 2015, under contract with the City, RRM Design Group completed two possible concept design options to see how a boatyard, maritime museum and public parking might fit into the Triangle lot and immediate environs. "Option A," endorsed by the Harbor Advisory Board, concluded that a ~10 space boatyard and associated facilities, ~3,200 square foot maritime museum and associated outdoor vessel display space, and net gain of ~37 public parking spaces could occur.
3. In March, 2016, Council authorized staff to seek and engage a consultant to conduct a

Prepared By: EE

Dept Review: EE

City Manager Review: DWB

City Attorney Review: JWP

- financial feasibility study, including authorization of a \$50,000 expenditure.
4. Throughout much of 2016, staff, the HAB and HAB boatyard ad-hoc committee attempted to work with a private development interest that was proposing to build the envisioned facility, including the museum element. Those efforts did not come to fruition.
 5. In late 2016, staff identified and the HAB endorsed an RFQ approach, prior to expenditure of time and funds on a feasibility study, to gauge the level of developer/operator interest in the project, and to develop a "short list" of interested parties. The final RFQ document, as developed by staff and the ad-hoc committee and reviewed by the City Attorney, is attached to this staff report.

DISCUSSION & CONCLUSION

Prior to commissioning a financial feasibility study, and as stated in the letter from Mr. Reisner, staff believe an RFQ is a necessary and vital precursor to further financial feasibility work relative to the boatyard facility. If the City receives affirmative and qualified responses, then next steps can then be considered, including issuance of a Request for Proposals from those determined qualified through the RFQ process. If there are no respondents to the RFQ, then the financial feasibility study can be undertaken to guide next steps.

Unless directed otherwise, staff will continue the process for issuance of the RFQ document.

ATTACHMENTS

1. Proposed RFQ document
2. February 3, 2017 letter from HAB Chairman Ron Reisner relaying HAB recommendation



REQUEST FOR QUALIFICATIONS

to

DESIGN/BUILD/OPERATE A MARINE SERVICES FACILITY/BOATYARD IN MORRO BAY, CALIFORNIA

Project No: MB-2017-HRFQ1

Approved:

***Project Representative:
Eric Endersby, Morro Bay Harbor Director
1275 Embarcadero
Morro Bay, CA 93442
805-772-6254
eendersby@morrobayca.gov***

***Issue Date: February 17, 2017
Closing Date: June 23, 2017***

Table of Contents

| | | |
|-----|-------------------------------------------------|----|
| 1. | OVERVIEW..... | 3 |
| 2. | DEFINITIONS & ACRONYMS..... | 5 |
| 3. | REQUEST FOR QUALIFICATIONS PROCESS..... | 5 |
| 4. | POST-RFQ SUBMITTALS..... | 7 |
| 5. | PROJECT ASSUMPTIONS..... | 9 |
| 6. | RFQ EVALUATION CRITERIA & SCORING MATRIX..... | 9 |
| 7. | RFQ SUBMISSION REQUIREMENTS..... | 10 |
| 8. | RFQ PRE-SUBMITTAL CONFERENCE & SITE TOUR..... | 10 |
| 9. | CONFLICTS OF INTEREST..... | 11 |
| 10. | LIMITATIONS, OBLIGATIONS & RESERVED RIGHTS..... | 11 |

1. Overview

1.1 Project Objective

One of the City of Morro Bay's top goals is to establish a full-service boatyard/marine services facility, with do-it-yourself capabilities, on city-owned land (the "Project") in order to ensure the community has the physical resources and services to support resilient, independent and economically productive commercial, recreational, research and safety/security marine-dependent activities. The Project is intended to service local and transient commercial and recreational vessels for short- and long-term maintenance, repair and overhaul needs, including emergency haul-out and repair. Also, the Project is to provide a safe means to remove derelict vessels from the water to minimize negative environmental and other impacts, and to create new and improved economic opportunities in the local and regional economies. An additional objective is to assist, augment and provide an area for installation of a maritime museum facility. The Project would also be expected to become a point of interest for visitors and locals alike.

To meet that goal this Request for Qualifications (RFQ) is seeking submittals from fully qualified parties for the economically feasible design, installation and operation of the Project.

1.2 RFQ Respondents

It is anticipated the individual and joint-venture respondents to this RFQ will have extensive experience in operating boatyards and marine services facilities, or contracting those operations, as well as having the capacity to finance and facilitate, directly or indirectly, the design, installation and operation of the Project. In addition, the City is willing to consider different or alternative approaches to the Project, such as private or public-private manners.

Respondents are to assemble all of the necessary parties for the design, construction and operation of the Project with proven track records in the development of similar projects, including, but not limited to, architectural and engineering firm(s) and sub-consultant(s) (including, without limitation, mechanical, electrical, civil and structural engineers), a highly qualified and financially capable general contractor and accomplished financing team. The City reserves the right to modify and approve any members of the final development team.

1.3 City of Morro Bay

Incorporated in 1964, the City of Morro Bay is a general law city on the Central Coast of California, located halfway between Los Angeles and San Francisco on scenic Highway One. It is a spectacular setting, with magnificent Morro Rock, harbor, rolling breakers in the ocean, a sand spit and quiet inner bay. The community enjoys a peaceful way of life with miles of sandy beaches and offers plentiful opportunities for outdoor activities.

Tourism and commercial fishing are the main features of the local economy, with the City's "working waterfront" being a prime cultural and economic feature. Morro Bay's

population is 10,000. The City's waterfront is administered as an enterprise fund under the Harbor Department, and includes waterfront leases, facilities, boating and open space management, public safety via Harbor Patrol and Lifeguard services, and capital planning/execution. A seven-member Harbor Advisory Board is charged with assisting and advising the City Council and Harbor Department by providing an additional forum for public discourse, and is a primary driving force behind this project.

The Project is envisioned to be a joint endeavor among the City's Harbor, Community Development and Public Works Departments, and with key participation from the City Council, Harbor Advisory Board, City Manager and community.

1.4 Project Background

Historically, Morro Bay had two boatyards that could service nearly all local vessels requiring haulout. In the late 1990's, the larger yard closed due to several reasons (economies of small scale and environmental compliance requirements, location in the heart of the visitor-serving waterfront, and aged and reduced-capacity infrastructure), and the remaining yard can only service vessels up to approximately 30 feet, and then only one at a time.

During the period 1995-1998, the City pursued establishment of a full-service boatyard/marine services facility in the northern portion of the bay and waterfront, but the effort failed primarily because of land ownership issues, cost of land acquisition, and environmental issues relative to a particular site. Further efforts failed to make any significant progress and the concept went fallow in the early 2000's.

During the period of 2013-2015, the City acquired from Morro Bay Power Plant owner Dynegy, Inc., the ownership of approximately two acres of open, coastal-dependent industrial-zoned property in the southwest portion of the plant property. Due to its shape, that property is commonly called the "Triangle Lot." See Exhibit 2, which includes an aerial view of the Triangle Lot and environs. At that time, the City's interest in a boatyard/marine service facility was renewed, with the possibility of that property being a suitable location.

In late 2012, with renewed interest in the Project, the Morro Bay Harbor Advisory Board established an ad-hoc committee to assist in the efforts. In 2015 the City Council made it a Council goal to continue pursuing a boatyard/marine services facility, with the Triangle Lot being the most likely candidate identified by staff for location. With competing development interests at play for the Triangle Lot (boatyard/marine services facility, maritime museum, and public parking), in late 2015 the City commissioned RRM Design Group to conceptually determine which, or how all, of those three uses could conceivably fit into the Triangle Lot and surrounding public property.

RRM determined with creative use of property and planning; a ~10-space boatyard, ~50-space dry-storage facility, ~3,200 SF maritime museum with outside vessel display area, and a ~35-55 net public parking space gain could be achieved with use of the Triangle Lot and adjoining useable areas, depending on which of the concept options they developed, A or B, was used. During its December 1, 2015, meeting, the Harbor Advisory Board approved a recommendation the Morro Bay City Council

consider and accept RRM Design’s Mini-Master Plan Concept “A” for the Triangle Lot, which includes a boatyard, boat dry storage, a Maritime Museum, and enhanced parking.

In addition, in 2014 the City commissioned Lisa Wise Consulting to conduct a Morro Bay Boatyard and Haulout Facility Market Demand Analysis, which concluded in a March, 2015 report that a boatyard in Morro Bay could conceivably attract ~270 vessels per year with total spending of between \$1.1 - \$2.3 million, based on a facility concept aligned with Site Criteria developed and approved by the Harbor Advisory Board.

2. Definitions & Acronyms

- 2.1** City – City of Morro Bay
- 2.2** DIY - Do It Yourself
- 2.3** QRC - Qualifications Review Committee
- 2.4** Qualified Respondent – those individuals or joint-ventures responding to this RFQ chosen by the City to submit a proposal, if a RFP is issued. Also known as the “short list.” RFP - Request for Proposals
- 2.5** RFQ - Request for Qualifications
- 2.6** SOQ - Statement of Qualifications

3. Request for Qualifications Process

3.1 Inquiries

All inquiries related to this RFQ are to be directed, in writing (by mail or email), to the Project Representative, as listed on the front cover of this RFQ. Information related to this RFQ obtained from any other source, unless directed by the Project Representative, is not official and should not be relied upon. Respondents to this RFQ are invited and encouraged to contact the Project Representative with any questions, comments or needs for information. All responses from the Project Representative will be made available to all those persons who have been provided this RFQ.

3.2 Documents Available

The following public documents are available for review upon request:

- 3.2.1 Lisa Wise Consulting’s March, 2015 Morro Bay Boatyard and Haulout Facility Market Demand Analysis.
- 3.2.2 Marshall & Associates’ 1998 Economic and Operational Analysis of Proposed Boating Access Facility at Morro Bay Harbor.

In addition, the facility Site Criteria, as approved by the City, and RRM’s 2015 Triangle Lot Concept Options A and B are included with this RFQ in Exhibits 1 and 2.

3.3 Closing Date

Three complete hard copies, including one with an original signature as outlined in Section 3.7, and one electronic copy of each response must be received **before 5:00 p.m., Pacific Daylight Saving Time, on Friday, June 23, 2017** at the address on the front cover of this RFQ. Responses sent by facsimile (“fax”) will not be accepted. Responses and their envelopes should be clearly marked with the name and address of the Respondent and the project title. Responses to this RFQ that are mailed or delivered by courier should allow sufficient time to ensure the receipt by the City by the established deadline.

3.4 Late Responses and Closing Date Extensions

Late responses will not be accepted. If an extension to the closing date and time is provided by the City Manager, at least 48-hours advance noticing from the existing published closing date and time will be provided. Any extension to the closing date would be granted at the sole discretion of the City and only for reasons that best serve the City’s interests in the Project, as determined by the City Manager or City Council.

3.5 Qualifications Review Committee

The QRC will be appointed by the City Manager to rate and score the RFQ responses and SOQ’s on a qualitative basis. The City and QRC may use appropriate technical resources to provide assistance in evaluating the responses.

3.6 Review and Selection of Short List

The QRC will rate and score (in the QRC’s collective sole discretion) each respondent’s response to this RFQ, based on the Evaluation Criteria and Scoring Matrix as shown in Section 5. Failure of a response to this RFQ to meet all RFQ requirements may render that response non-responsive, as determined by the City Council upon a recommendation of the QRC. The extent to which a Respondent meets or exceeds Evaluation Criteria will be rated by the QRC and be reflective of the QRC’s scoring (in the QRC’s collective sole discretion).

In its sole discretion, the QRC may hold interviews, ask written questions of the respondents, seek written clarifications, conduct discussions on the SOQ’s, and solicit updated SOQ’s during the evaluation process.

After considering the recommendations of the QRC, the City Council may decide to develop a “short-list” of Qualified Respondents who would then be provided the opportunity to respond to an RFP the City may issue for the Project.

3.7 Signed Responses

One of the complete hard copy responses must include an original “wet” signature or signatures of the individual respondents, or principals of the joint-venture respondents. Signature(s) will be those that are required to legally bind each respondent to a contract.

3.8 Effect of Responses and Review

This RFQ, responses to it and the City's evaluation of SOQs responsive to this RFQ are not a binding agreement or guarantee the City will issue an RFP for the Project. Respondents to this RFQ will be assessed in light of the Evaluation Criteria and Scoring Matrix and, if chosen as a Qualified Respondent, will be provided the opportunity to submit a proposal to an RFP for the Project if one is issued.

4. Post-RFQ Submittals

Each Qualified Respondent who chooses to respond to an RFP issued for the Project, if any, will be expected to submit the following as part of the RFP submittal, including narratives, visuals and other supporting documentation:

4.1 Facility Layout

Including, but not limited to, and with deference to the Site Criteria:

- 4.1.1 Haulout Ways, Staging Dock and Approach Apron
- 4.1.2 Fixed Hoist for Small and/or Trailerable Vessels, including fully-rigged small sailing vessels
- 4.1.3 Vessel Scrape/Wash-down Area with Necessary Environmental Features
- 4.1.4 Means and Path for Vessel Transport to Yard
- 4.1.5 Vessel Work Pads/Spaces within the Yard
- 4.1.6 Sanding/Painting Booths or Enclosures
- 4.1.7 Shop Space
- 4.1.8 Office/Administrative Space
- 4.1.9 Storage Space
- 4.1.10 Restrooms>Showers
- 4.1.11 Employee and Patron Parking
- 4.1.12 Vessel Dry Storage Space and Associated Facilities and Equipment
- 4.1.13 Accommodation of Maritime Museum and Associated Displays
- 4.1.14 Public Parking
- 4.1.15 Facility Lighting, Utilities and Trash/Recycling
- 4.1.16 Facility Security

4.2 Design and Permitting

Including, but not limited to:

- 4.2.1 Design and Permitting Process Approach
- 4.2.2 Zoning, Coastal Act and Other Code Compliance
- 4.2.3 Above-Ground and Below-Ground Structures and Improvements
- 4.2.4 Environmental Compliance
- 4.2.5 Utilities
- 4.2.6 Neighborhood Compatibility and Nuisance Abatement Strategies
- 4.2.7 Accommodation of Maritime Museum
- 4.2.8 Public and Facility Parking

- 4.2.9 Public Viewing Opportunities
- 4.2.10 Design Team

4.3 Build/Construction

Including, but not limited to:

- 4.3.1 Build/Construction Process Approach
- 4.3.2 Timeline
- 4.3.3 Phasing (if any)
- 4.3.4 Soils Testing as Necessary
- 4.3.5 Minimization of Negative Neighborhood and Traffic Impacts, and Nearby Slip Holder and Pier User Disruption
- 4.3.6 Accommodation of Maritime Museum
- 4.3.7 Necessary and Proper Insurance
- 4.3.8 Budget
- 4.3.9 Construction and Construction Management Team

4.4 Facility Operation

Including, but not limited to:

- 4.4.1 Operational Approach, Including Operation by Others if Proposed
- 4.4.2 Subtenants (if any)
- 4.4.3 Major Machinery and Equipment Features
- 4.4.4 Accommodation of DIY Patrons
- 4.4.5 Vessel Transport Plan – Trailerable and Non-Trailerable
- 4.4.6 Traffic Control During Vessel Transport
- 4.4.7 Storage Yard Access and Use
- 4.4.8 Self-Launch (Fixed Hoist) Patrons
- 4.4.9 Minimization of Negative Neighborhood Impacts
- 4.4.10 Best Management Practices
- 4.4.11 Environmental Control and Monitoring
- 4.4.12 Incorporation of “Clean Marinas Program” Elements
- 4.4.13 Accommodation of Maritime Museum
- 4.4.14 Off-hour Emergency Vessel Haulage
- 4.4.15 Necessary and Proper Insurance

4.5 Administrative and Financial

Including, but not limited to:

- 4.5.1 Proposed Lease Structure
- 4.5.2 Financial Pro Forma, through to Stabilization, Including Proposed Haul/Launch, Lay-day and Storage Rates, and Boatyard Operation
- 4.5.3 Subtenants and/or Subcontractors
- 4.5.4 Environmental and Permit Compliance
- 4.5.5 Proof of Financial Capability to Undertake Project

5. Project Assumptions

The following assumptions can be made with regard to the Project and subject property:

- 5.1 The Triangle Lot is free of all encumbrances and liens, and available on a negotiable lease basis.
- 5.2 All current hardscape and landscape features in the Triangle Lot, with the exception of the current maritime museum improvements, and including the pathway from the haulout ways to the yard, are capable of being relocated, revised, or eliminated.
- 5.3 The Triangle Lot and all adjacent public property and public right-of-ways are potentially available for use and development at a feasible cost.
- 5.4 The haulout ways and its piers are able to be located in the area of the fishing vessel slips roughly southwest of the Triangle Lot, and to the south of the South 'T' Pier.
- 5.5 All required utilities are available within reasonable proximity.
- 5.6 At a minimum, the current public parking space inventory is to be preserved. Spaces can be relocated, and anticipated to be enhanced in number.

6. RFQ Evaluation Criteria & Scoring Matrix

6.1 Evaluation Criteria

The following Evaluation Criteria are considered mandatory for all RFQ submissions:

- 6.1.1 Qualifications of respondent's team members and key personnel.
- 6.1.2 Respondent's organizational structure and governance.
- 6.1.3 Respondent's years of experience in the industry.
- 6.1.4 Experience, within the last 15 years, with a project similar to the Project, including planning/permitting, funding, construction/execution, and operation.
- 6.1.5 Proven financial and organizational capacity to deliver the Project design/build requirements on time and on budget
- 6.1.6 Financial plan for successful completion and operation of the Project.
- 6.1.7 Statement responsive to the Scoring Matrix elements.
- 6.1.8 Portfolio of developed and operated projects within the last 15 years, preferably similar to the Project.
- 6.1.9 Respondent team vision and creativity.

6.2 Scoring Matrix

The following Scoring Matrix will be used to rate the SOQs:

- 6.2.1 Completeness, depth and quality of the Evaluation Criteria submission.
- 6.2.2 Extent to which the Site Criteria are incorporated.
- 6.2.3 Degree and quality to which "S.W.O.T." (Strengths, Weaknesses, Opportunities, Threats) analysis is performed by respondent.
- 6.2.4 Type of project development approach that is taken (Private, Public/Private, Public, or combination), and how each element (planning/permitting, construction/execution, operation) is handled in the approach and financing.
- 6.2.5 Incorporation and/or accommodation of the maritime museum as- envisioned.
- 6.2.6 Type of facility operational approach that is taken.
- 6.2.7 Project phasing, if any.
- 6.2.8 Understanding of all applicable land use, including environmental review and permitting issues and processes.
- 6.2.9 Clarity, conciseness, and completeness of response.

Scoring will be weighted as follows:

- 6.2.1 25 points
- 6.2.2 15 points
- 6.2.3 5 points
- 6.2.4 15 points
- 6.2.5 5 points
- 6.2.6 15 points
- 6.2.7 5 points
- 6.2.8 10 points
- 6.2.9 5 points
- Total 100 points**

7. RFQ Submission Requirements

- 7.1 Letter of submittal and statement of interest and understanding of the Project
- 7.2 Completed Respondent Information Form (Exhibit 3 *[note: to be completed]*)
- 7.3 Responses to Evaluation Criteria
- 7.4 At least three each of written professional and financial references

8. RFQ Pre-Submittal Conference and Site Tour

Mandatory pre-submittal conference and site tours for each prospective respondent will be scheduled at the mutual convenience of the individual respondent and City representatives. Prospective respondents attending those meetings will receive a presentation, view the site, have the opportunity to ask questions and get a better understanding of the City's vision,

goals, opportunities, constraints and other factors potentially affecting the Project. Meetings with prospective Respondents will be combined where practical. The questions will be responded to in writing by the City and those responses will be provided to all respondents who participate in the mandatory conferences.

9. **Conflicts of Interest**

A conflict of interest exists wherever an individual could benefit directly or indirectly from access to information or from a decision over which they may have influence, and also includes a perceived conflict where someone might reasonably perceive there to be such benefit and influence. A conflict of interest occurs when a staff member or consultant attempts to promote a private or personal interest that results in an interference with the objective exercise of their job responsibilities, or gains any advantage by virtue of his/her position. Conflicts of interest may be real, potential or perceived.

Respondents should disclose conflicts of interest, or potential conflicts of interest, in writing, in their submittals. The QRC will consider the nature of each respondent's responsibilities and the degree of potential or apparent conflict in deciding the course of action the respondent needs to take to remedy the conflict of interest.

10. **Limitations, Obligations & Reserved Rights**

10.1 The City reserves the right to select one, more than one or no respondents to move onto the "short-list" proposal phase, should one be conducted, as a result of this process.

10.2 In connection with this process, the City reserves to itself all rights (which rights shall be exercisable by the City in its sole discretion) available to it under the law, including without limitation, the following, with or without cause and with or without notice:

10.2.1 The right to cancel, withdraw, postpone or extend this RFQ or subsequent RFP in whole or in part at any time prior to the execution by the City of a design/build/operate contract, without incurring any obligations or liabilities.

10.2.2 The right to issue a new RFQ.

10.2.3 The right to reject any and all responses, submittals and proposals received at any time.

10.2.4 The right to modify all dates set or projected in this RFQ.

10.2.5 The right to terminate evaluations of responses received at any time.

10.2.6 The right to revise and modify, at any time prior to any RFP submittal date, factors the City will consider in evaluating responses to this RFQ and the subsequent RFP, if issued, and to otherwise revise its evaluation methodology.

10.2.7 The right to waive or permit correction to data submitted with any response to this RFQ until such time the City declares in writing a particular stage or phase of its review of the responses to this RFQ is

completed and closed.

- 10.2.8 The right to issue addenda, supplements and modifications to this RFQ, including, but not limited to, modifications of evaluation criteria or methodology and weighting of evaluation criteria.
 - 10.2.9 The right to permit submittal of addenda and supplements to data previously provided with any response to this RFQ, until such time as the City declares in writing a particular stage or phase of its review of the responses to this RFQ is completed and closed.
 - 10.2.10 The right to hold meetings and conduct discussions and correspondence with one or more of the respondents responding to this RFQ to seek an improved understanding and evaluation of the responses to this RFQ.
 - 10.2.11 The right to seek or obtain data from any source that has the potential to improve the understanding and evaluation of the responses to this RFQ, including the right to seek clarifications from Respondents.
 - 10.2.12 The right to add or delete respondent responsibilities from the information contained in this RFQ or subsequent RFP, if one is issued.
 - 10.2.13 The right to appoint and change appointees of any QRC.
 - 10.2.14 The right to use assistance of technical and legal experts and consultants in the evaluation process.
 - 10.2.15 The right to waive deficiencies, informalities and irregularities in an SOQ.
 - 10.2.16 The right to disqualify any respondent that changes its submittal without written City approval.
 - 10.2.17 The right to change the method of award between the advertisement of the RFQ and the advertisement of the RFP, if one is issued.
 - 10.2.18 The right to respond to all, some, or none of the inquiries, questions and requests for clarification received relative to the RFQ.
- 10.3** City assumes no obligations, responsibilities or liabilities, fiscal or otherwise, to reimburse all or part of the costs incurred or alleged to have been incurred by parties considering a response to or responding to this RFQ, or any subsequent RFP, if one is issued. All such costs shall be borne solely by each respondent and its team members.
- 10.4** City retains the right to retain, indefinitely, possession of all information and data provided in response to this RFQ.
- 10.5** To the extent required by law, City may release to the public information obtained from a response to this RFQ and the RFP, if issued,
- 10.6** By submitting a proposal in response to this RFQ, each respondent agrees to indemnify, defend and hold harmless the City and its officers, agents, employees, and consultants free and harmless against any and all liability, including the costs of claims, suit and reasonable attorney's fees, arising from, growing out of, or incidental to the actual or alleged use of any copyrighted composition, secret or proprietary process, patented or unpatented invention, article or appliance.

- 10.7** Nothing in this RFQ or in any subsequent RFP or any agreement entered into with the City related to the Project shall constitute, create, give rise to or otherwise be recognized as a partnership or formal business organization of any kind between or among the City of Morro Bay or respondent teams.
- 10.8** No person who is an officer, employee, contractor or consultant of a respondent shall be an officer or employee of the City. No rights of the City's civil service, retirement or personnel rules accrue to any respondent, its officers, employees, contractors, or consultants. Each respondent shall have the total responsibility for all salaries, wages, bonuses, retirement, withholdings, worker's compensation, other benefits and taxes and premiums appurtenant thereto concerning its officers, employees, contractors, and consultants. Each respondent shall indemnify, defend and hold harmless, save and hold the City and each of its officers, employees and agents harmless with respect to any and all claims for payment, compensation, salary, wages, bonuses, retirement, withholdings, unemployment compensation, other benefits and taxes and premiums in any way related to a respondent's officers, employees, contractors and consultants.
- 10.9** All respondents shall be required to be in compliance with the Naturalization Reform Act of 1986 and all the rules and regulations thereunder.
- 10.10** In its employment policies and practices, public accommodations and provision of services, each respondent shall comply with all relevant and applicable federal, state and local laws, regulations and standards relating to discrimination, bias, and/or limitations, such as, but not limited to, Titles VI and VII of the Civil Rights Act of 1964, the Age Discrimination in Employment Act of 1967, the Americans with Disabilities Act of 1990, and the Unruh Civil Rights Act.

THANK YOU FOR YOUR INTEREST IN THIS PROJECT

Morro Bay Boatyard and Haulout Facility Site Criteria
Harbor Advisory Board Marine Facilities Ad Hoc Committee

May 6, 2015

Two Pages

- City owned or controlled property, or alternatively property for which there is a realistic opportunity for acquisition by the City.
- Necessary consideration of Measure D requirements and restrictions.
- The upland portion of the facility, as well as the haulout site or sites, able to obtain site approval from City, County, State (to include the California Coastal Commission) and Federal regulatory agencies.
- The upland portion of the facility large enough to accommodate at least ten 50' vessels blocked at one time for repair and/or maintenance, with adequate space for a Travelift of 75 metric ton (MT) capacity to maneuver (which requires a turning radius of 35'). Additionally, sufficient upland site size to accommodate a 60' by 30' (60' long by 30' wide, by 40' tall) fabric shelter builder (assuming pad size of 70' by 40' - equals 2,800 square feet or .064 acre), and a reasonably sized office/shop building (assuming 20' by 60' - equals 1,200 square feet or .028 acre). See Note A below. "Travelift" is trademarked brand name (the full name is Marine Travelift), and there are numerous other mobile boat hoist brands.
- The upland portion of the facility to have no vertical restrictions.
- The upland facility able to accommodate parking for twenty vehicles.
- The upland portion of the facility to feature soil conditions able to support the movement of a loaded 75 MT Travelift. Total weight of a 75 MT Travelift, when combined with its maximum rated load capacity, is 211,000 pounds.
- The upland portion of the facility to feature soil conditions able to support the blocking of a vessel weighing the same as the maximum capacity of a 75 MT Travelift, which is 165,000 pounds.
- The upland portion of the facility large enough to accommodate an as yet unspecified number, type and size of vessels in dry storage (up to one hundred trailerable boats and/or dry stack storage structure for up to one hundred boats). See Note B below.
- The upland facility well drained, to avoid standing water and a soft surface due to wetting (requiring minimal modification for run-off containment, and standing water management).
- The upland facility provided with adequate electrical service for light industrial uses (440 Volt service for fixed air compressor; 220 Volt service for lighting; 110 Volt service for power tool operation).
- The upland facility provided with adequate sunlight and prevailing wind exposure to support solar power and wind power applications.
- The upland facility provided with adequate fresh water supply, sufficient to supply fire main and occupational requirements.
- The upland facility able to feature restroom and shower facilities.
- The upland facility provided with adequate access to sewer main for discharge of treated wash-down water and run-off water.

- The upland facility provided with adequate lighting, to include security lighting.
- The upland facility able to accommodate a suitable vessel bottom cleaning containment system (hardscape area approximately 25' by 65', with water collection system involving storage/settling tank(s) and sump pump equipment).
- The upland facility able to include perimeter features to mitigate wind driven sand and debris from entering from the outside, and able to mitigate dust from inside the facility migrating outside.
- The upland facility able to be secure around its perimeter for security and safety requirements.
- The upland facility located as close as possible to the haulout site.
- The haulout site able to accommodate the piers and ramp for (up to) a 75 MT Travelift (mobile boat hoist).
- Means (a fixed hoist) to launch and haul out small boats of up to approximately 9,000 pounds, to accommodate trailerable boats and dry stored boats.
- The access route between the haulout site and the uplands facility able to physically support a loaded 75 MT Travelift (to include the weight of the hoist itself, and with vertical clearance up to 130'). Total weight of a 75 MT Travelift, when combined with its maximum rated load capacity, is 211,000 pounds.
- Reasonable pedestrian and vehicle traffic control possible relative to the access route between the haulout site and the uplands facility.

Note A: The 1998 Marshall study calculated an area of 530' by 150' (or 1.83 acre) as being necessary to "accommodate 20 vessels in a combination of lengths up to 80 feet and 22 feet beam".

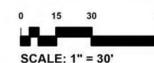
Note B: The 1998 Marshall study calculated an area of 455' by 150' (or 1.57 acre) as being necessary to "provide long term storage for up to 120 trailerable boats in lengths to 25 feet". It should be noted that this size configuration does not include the use of dry-stack storage.

Note C: Endorsed by the Harbor Advisory Board by unanimous vote May 7, 2015.



Morro Bay Triangle Lot - Existing Conditions

CC 02.14.17 Page 48 of 246



December 3, 2015

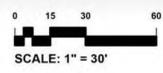




Project Quantities

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

Morro Bay Triangle Lot - Option A



Base Map
December 3, 2015

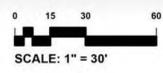




Project Quantities

| | |
|------------------------|-----|
| Existing Parking | 314 |
| Total Proposed Parking | 366 |
| Net Gain Parking | 52 |
| Boat Repair Stalls | 10 |
| Dry Boat Storage | 50 |

Morro Bay Triangle Lot - Option B



Base Map
December 3, 2015





CITY OF MORRO BAY

HARBOR DEPARTMENT
1275 Embarcadero Road
Morro Bay, CA 93442

TO: MAYOR IRONS AND CITY COUNCIL

FROM: MORRO BAY HARBOR ADVISORY BOARD

DATE: FEBRUARY 3, 2017

SUBJECT: HARBOR ADVISORY BOARD RECOMMENDATION RE. MARINE SERVICES
FACILITY/BOATYARD REQUEST FOR QUALIFICATIONS

Dear Mayor Irons and City Council;

I write on behalf of the Morro Bay Harbor Advisory Board (HAB).

City Staff has identified, and the HAB unanimously agrees, that issuing a Request for Qualifications (RFQ) is a necessary and vital precursor to further feasibility work relative to a Morro Bay marine facility/boatyard. Among other features of the RFQ, it is hopeful that respondents will provide useful operational and financial feasibility information and data, as part of their RFQ responses.

During the February 2, 2017 HAB meeting, agenda item C-1 was review of a proposed City, "*Request for Qualifications for Design/Build/Operate Project for Marine Services Facility/Boatyard in Morro Bay, California*".

This letter is to inform Council that after considerable Staff work on the RFQ, and following considered deliberation by the HAB, the HAB voted unanimously to approve the RFQ with minor suggested edits, and recommends that the City Council agendize the RFQ as quickly as possible, and when agendized, move to issue the RFQ as quickly as possible.

The HAB has worked continually on the matter of a Morro Bay Marine Facility/Boatyard for several years, and most recently, a marine facility/boatyard has once again been promoted as a City "Objective" under the proposed "Economic Development" goal, during the City's FY 2017/2018 goal setting process. The HAB appreciates the City Council's support in having made this project a goal objective for the current fiscal year, and looks forward to the project's continued Council support.

Sincerely,

Ron Reisner, Chairman
Morro Bay Harbor Advisory Board

cc: Dave Buckingham, City Manager
Dana Swanson, City Clerk

This Page Intentionally Left Blank



AGENDA NO: B-1

MEETING DATE: February 14, 2017

Staff Report

TO: Honorable Mayor and City Council **DATE:** February 1, 2017
FROM: Cindy Jacinth, Associate Planner
SUBJECT: Adoption of Resolution No. 05-17 approving Conditional Use Permit No. UP0-448 & Parking Exception No. AD0-109 for Grays Inn, 561 Embarcadero. Project includes public harborwalk & vertical access improvements, building façade improvements, and sidewalk repair.

RECOMMENDATION

Council adopt Resolution No. 05-17, making the necessary findings for approval of Conditional Use Permit (CUP) No. UP0-448 as Concept/Precise Plan approval and approval of Parking Exception No. AD0-109.

ALTERNATIVES

Alternative 1. The City Council could move to approve the project as Concept Plan approval only and direct staff to return to the next Council meeting with a revised Resolution memorializing that for approval.

Alternative 2. The City Council could move to modify or delete conditions of approval from the Planning Commission's favorable recommendation.

Alternative 3. The City Council could move to deny the CUP request and/or Parking Exception requests and staff will return to Council with a resolution memorializing that denial.

FISCAL IMPACT- Minimal fiscal impact: The proposed work is the result of the master lease negotiations between the Applicant and the City which manages all City lease sites. The commercial use is existing and the project consists of mostly public access improvements.

BACKGROUND

Grays Inn is an existing 3-unit motel with art gallery and an existing floating dock system located at 561 Embarcadero on City lease sites 63-64 and 63W-64W. The lease is due to expire September 30, 2018. As part of the lease renewal process, the Applicant has proposed improvements to the site. The proposed project was reviewed by the Planning Commission on December 20, 2016 and January 17, 2017, pursuant to Morro Bay Municipal Code (MBMC) section 17.40.030 (Planned Development overlay), which requires both a Concept and Precise plan for projects on publicly owned land. The Planning Commission forwarded a favorable recommendation with conditions to the City Council for final consideration (PC Resolution 02-17, Attachment B). Attachments E and F contain a complete copy of both Planning Commission staff reports, which discusses the project in greater detail, and is also available on the City's website at the links provided on the last page of the staff report.

Project Description:

In summary, the project description includes: construction of both land and waterside improvements;

Prepared By: CJ Dept Review: SG
City Manager Review: DWB City Attorney Review: JWP

including installation of new 10 foot harborwalk (partial harborwalk exists, but dead ends at existing gangway), installation of 1 new pile, sleeving of 4 existing piles, provide 4-foot-wide vertical access on south side of building to allow public access to harborwalk, along with building façade improvements, sidewalk improvements, and repair of existing decking.

DISCUSSION

At the January 17, 2017 Planning Commission meeting, the Commission reviewed the project and adopted PC Resolution 02-17 (Attachment B).

Included within the Resolution are additional conditions added by the Planning Commission, which were added as Planning Conditions 16 through 19:

- 16. An interpretive sign with content relating to the historical nature of Morro Bay shall be submitted for review and approval by the Community Development Director and shall be intalled along the Harborwalk lateral access prior to final occupancy of the building permit.***
- 17. No change shall be made to the sign copy or design of the existing Gray's Inn pole sign, which was previously permitted through Conditional Use Permit #07-92, unless otherwise approved by the Planning Commission.***
- 18. The vertical access path, in the area adjacent to the parking spaces, shall be delineated by a bollard or other suitable feature in order to prevent parked vehicles from encroaching on the vertical access pathway. The type, location, and method of delineations shall be submitted to the Community Development Department for review and approval.***
- 19. The three existing parking spaces shall be maintained with the parking spaces widths evenly divided (approx. 8 feet 7 inches).***

Applicant Correspondence Received January 25, 2017/ Planning Commission condition 17:

Since the January 17, 2017, Planning Commission (PC) meeting, City staff had additional conversation with the Applicant regarding the recommended conditions made by the Planning Commission (Attachment B). The Applicant has provided the City a letter dated January 25, 2017, (Attachment C), which outlines objections to PC recommended Conditions 17 and 18 and requests the City Council modify Condition 17 and 18 as noted in that letter (Attachment C).

First, the Applicant objects to PC Condition 17 on the basis of the requirement for PC approval for any sign changes to the pole sign and requests Council modify the condition to allow for minor changes to be made administratively.

Staff response to PC Condition 17 - Pole sign:

The existing Gray's Inn pole sign was first permitted and installed in 1973 for the McGurn's motel. In 1993, CUP #07-92 was approved by the City which permitted in part the pole sign, as it exists today both in style, and sign copy. Both of those approvals predate the Waterfront Master Plan adopted in 1997 which discourages pole signs on the waterfront. The PC, although initially not in favor of the pole sign due to the Waterfront Master Plan design guidelines, ultimately recognized the legal non-conforming nature of the pole sign, and agreed for the sign

to remain subject only if no sign changes would be made in the future without PC approval. The reasoning provided by the PC for wanting to review any future sign changes, was based on the fact the City will shortly be pursuing an update to its Sign Ordinance (MBMC 17.68), where pole signs are proposed to be prohibited. Staff recognizes the PC's approval was based on the sign as it exists today and the facts presented during the hearing. The PC is well within its authority to request it, and not staff, review any future sign changes under the Planned Development overlay zone (MBMC 17.40.030). Staff and the PC also understand sign copy changes may be governed by the MBMC's existing non-conforming provision, as well as the rights the lease holder has pursuant to the Conditional Use Permit #07-92. Staff supports the condition to remain as is.

Applicant Change Request to PC Condition 18 – Vertical access maintenance:

The Applicant's letter also requests changes to PC Condition 18, which requires a bollard to ensure vertical access is maintained free & clear at all times. The Applicant's request is no bollard or other similar feature be required and the responsibility for ensuring the vertical access is maintained be borne by the Applicant during guest check-in.

Staff response to PC Condition 18 – Vertical access:

The Waterfront Master Plan (WMP) Design Guidelines contain provisions for required view corridors. For lease sites of 50 feet in width or more, a minimum view corridor of 30% of lease width is required. For the Gray's Inn lease site which is 58 feet in width, the standard requirement would typically be 17.4 feet as discussed at the PC hearing. Although the project was approved prior to those requirements, the project essentially is non-conforming with respect to the 30% view corridor requirement. Also, the maximum height within a view corridor is 30 inches. The Applicant's proposal aims to remove view obstructions along the south side of the building, build a 4-foot public pathway leading west to the harborwalk lateral access and remove obstructions, which exceed the 30-inch height limit, such as the fencing and storage containers near the building in order to yield a maximum 8-foot-wide view corridor. The 8 feet represents an approximate 14% view corridor, which is less than the required 30%. However, given the alternative would require partial demolition of the building, the PC accepted the 14% view corridor as justified by the maximum feasible improvement that could be made.

Therefore, in order to ensure the existing parking arrangement would not encroach on an already narrow view corridor, the PC voted to require a bollard or other suitable hardscape type feature be installed to ensure coastal public access. The Applicant's position is placement of a bollard will lead to difficult or frustrating parking conditions for the motorist in that south parking spot. Staff supports the PC's condition in that the public's right to free and clear vertical access to the waterfront, consistent with the Coastal Act, easily outweighs the inconvenience of a motorist parking a vehicle. Staff recommends the condition remain as is.

Parking Exception - #AD0-109

At the first PC meeting on December 20, 2016, the PC questioned the plan dimensions, and whether in fact, it was possible to provide three standard parking spaces with the required dimension of 9' x 20' without encroaching on the existing pole sign to the north, or the proposed 4'-wide vertical access pathway to the south, which will cause the parking spaces to shift northward and be re-striped. Staff met with the Applicant, their representative, and Architect on-site to view the measurements prior to the January 17, 2017, meeting where the Architect demonstrated 2 standard size spaces, and 1 compact parking space could be accommodated without encroachment. Where the parking width for three spaces would normally be required to be 27 feet in width (9 feet each), only 26 feet will be available

once the vertical access path is installed.

At the January 17, 2017, meeting, the Applicant requested the PC approve the project with 2 standard and 1 compact spaces, even though the City's parking requirements (MBMC 17.44.020.D.3f) only permit compact spaces for parking lots with four or more spaces. That request by the Applicant is based on the Planned Development overlay (MBMC 17.40.030), which allows for relaxed development of standards upon a finding of significant public benefit. The Applicant's argument is the significant public benefit provided is the new harborwalk bayside lateral access, which provides a connection point from the neighboring lease site to the north (Salt Building, 571 Embarcadero) and the provision of new vertical access for the public to access directly from Embarcadero Road.

The PC could not make a finding of significant public benefit to approve the parking spaces to be short by 1 foot, when the public benefit being offered, e.g. the new vertical access pathway, does not meet the minimum view corridor requirement of 30% of lease width. Cognizant of the desire to keep the existing on-site guest parking spaces for the motel use, the PC, instead, recommended the Applicant seek a Parking Exception approval to have 3 equally measured parking spaces versus 2 standard and 1 compact. That recommendation to the City Council is reflected in PC Condition 19 (Attachment B).

Staff supports approval of the parking exception recommendation, which can be permitted upon findings special circumstances exist where it would not be a grant of special privilege. This project has previously approved parking spaces, per CUP #07-92 and the sign pole approved in 1973. The project's current proposal triggers lateral access and view corridor requirements (LCP Policy 1.20) and the 4'-foot pathway enables public coastal access where minimal access currently exists.

CONCLUSION

The Waterfront (WF) District is intended to "provide for the continued mixture of visitor-serving commercial and recreational and harbor-dependent land uses in appropriate waterfront areas" and the proposed project advances that goal by increasing public access both bayside lateral access and vertical access as well as a connection point to the existing lateral access to the lease site to the north.

As reviewed by the Planning Commission at both the December 20, 2016, and January 17, 2017, meetings and as conditioned, the City Council can find for approval of the project as a combined Concept/Precise Plans approval with parking exception consistent with applicable provisions of the General Plan/ Local Coastal Program, and Zoning Ordinance. As combined Concept/Precise Plans approval, this would be the City's final discretionary land use approval as also explained in the Planning Commission staff reports. The project's next steps would be to seek a Coastal Development Permit from the Coastal Commission, who has permit issuance authority for this location.

The PC has reviewed the Concept/Precise Plans and has forwarded a favorable recommendation with added conditions for final approval by City Council. The attached Council Resolution No. 05-17 reflects the recommendation of the PC.

ATTACHMENTS:

- A. City Council Resolution No. 05-17
- B. Planning Commission Resolution No. 02-17 (adopted January 17, 2017)
- C. Response from Applicant dated January 25, 2017
- D. Plans/ Plan Reductions dated January 3, 2017
- E. Planning Commission Staff Report, December 20, 2016 meeting
- F. Planning Commission Staff Report, January 17, 2017 meeting

ONLINE DOCUMENTS

*Complete staff report & attachments for the 12/20/16 Planning Commission meeting available at the following link: <http://www.morro-bay.ca.us/DocumentCenter/View/10381>

*Complete staff report & attachments for the 1/17/17 Planning Commission meeting available at the following link: <http://www.morro-bay.ca.us/DocumentCenter/View/10442>

RESOLUTION NO. 05-17

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
APPROVING CONDITIONAL USE PERMIT #UP0-448 AND PARKING EXCEPTION #AD0-
109 FOR CONSTRUCTION OF NEW HARBORWALK LATERAL ACCESS,
INSTALLATION/SLEEVING OF PILES, VERTICAL ACCESS PATHWAY, SIDEWALK
IMPROVEMENTS AND MISCELLANEOUS BUILDING FAÇADE IMPROVEMENTS AT
GRAY’S INN LOCATED AT 561 EMBARCADERO ROAD, ALSO KNOWN AS CITY LEASE
SITE 63-64 AND 63W-64W.**

**THE CITY COUNCIL
City of Morro Bay, California**

WHEREAS, the Planning Commission of the City of Morro Bay conducted public hearings at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on December 20, 2016, and January 17, 2017, for the purpose of considering Conditional Use Permit (UP0-448) (“the Project”); and

WHEREAS, the Planning Commission recommended, based upon its analysis of the Project, a condition be added to the Project approvals recommending the City Council approve a parking exception, which has been added to the application for the Conditional Use Permit request; and

WHEREAS, the City Council conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on February 14, 2017, pursuant to the Planned Development regulations (Morro Bay Municipal Code (MBMC) section 17.40.030), for the purpose of considering the Project for 561 Embarcadero, also known as the Gray’s Inn, in an area within the original jurisdiction of the California Coastal Commission; and

WHEREAS, notice of the public hearing was provided at the time and in the manner required by law; and

WHEREAS, the City Council has duly considered all evidence, including the recommendation made by the Planning Commission, testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the written and oral testimony and evidence presented to the Council at and for the above public hearing, the City Council makes the following findings:

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

For purposes of the California Environmental Quality Act, the Project is exempt under Class 3c, Section 15303 for New Construction or Conversion of Small Structures which allows for a motel or similar structure not involving the use of significant amounts of hazardous

substances, and not exceeding 10,000 square feet in floor area and where the surrounding area is not environmentally sensitive based on the eelgrass planning survey prepared by Tenera Environmental dated May 2, 2016, and will have no potentially significant environmental impacts. Furthermore, none of the exceptions to that Categorical Exemption, set forth in CEQA Guidelines Section 15300.2, apply to the Project.

CONDITIONAL USE PERMIT FINDINGS

- A. The Project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the construction of new new harborwalk lateral and vertical access along with sidewalk improvements and building façade improvements and repairs at 561 Embarcadero are permitted uses within the zoning district and said structures comply with all applicable project conditions and City regulations and is consistent with the City's General Plan and Local Coastal Program.
- B. The Project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed lateral and vertical access will provide greater public coastal access to a visitor-serving commercial use and is consistent with the character of the existing development.

PARKING EXCEPTION FINDINGS

- A. Special Circumstances. The exception will not constitute a grant of a special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the reduced parking or alternative to the parking design standards of pertinent Chapter of the MBMC will be adequate to accommodate on the site all parking needs generated by the use. The site has three existing parking spaces of nine feet in width and with the installation of the vertical access pathway, the parking spaces will be narrowed from 9 feet to 8.67 feet in width. The proposed parking arrangement will be adequate to accommodate the on-site parking needs; therefore, it is not a grant of special privilege.
- B. Health, Safety or General Welfare. The exception will not adversely affect the health, safety or general welfare of persons working or residing in the vicinity and no traffic safety problems will result from the proposed modification or parking standards. There will be no adverse effect because the parking exception only allows for a reduced width from the required 9 feet to 8.67 feet in width and the pedestrian pathway, also known as vertical access, located adjacent to the southernmost parking space will be delineated with a bollard or other suitable hardscape feature in order to ensure vehicles do not encroach outside of the designated parking space for safety reasons.
- C. Applicant's Full Enjoyment. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining real property. The parking exception is reasonably necessary to accommodate the required vertical access, which allows for public coastal access to the bay. The lease site width is approximately 58 feet, which provides for a minimum width with which to accommodate both parking and vertical access. The Applicant has previously paid parking in-lieu fees for 12 spaces with three spaces provided on-site. The reduction in parking width from 9 feet to 8.67 feet will allow the visitor-serving commercial use to continue to provide for guest parking.

WATERFRONT MASTER PLAN FINDINGS

The Project makes a positive contribution to the visual and public accessibility to the bay while increasing and maintaining commercial fishing industry:

1. The Project provides the amenities identified in the Water Front Master Plan, facilitates pedestrian visual and physical access to the waterfront, in that the bayside lateral access is improved to allow for easier pedestrian access, enjoyment and better bay views by opening up vertical access to improve view corridor from the street..
2. The Project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new improvements will add to coastal access through provision of vertical access and new lateral access along the bay and also as an existing commercial use with existing dock system does not worsen or block any existing views or intrude into pedestrian access areas and takes advantage of outward views and characteristics of the topography.
3. The design recognizes the pedestrian orientation of the Embarcadero and provides an interesting and enhanced pedestrian experience in that the Project will provide improved lateral public access to the water and docks while assisting in the Harborwalk plan to continue public access along the waterfront as well as create improved view corridor through the vertical access leading to the bayside lateral access. The sidewalk improvements will improve pedestrian accessibility along the Embarcadero and is consistent with the character of the existing development.
4. The Project gives its occupants and the public some variety in materials and application in that the harborwalk lateral access will be of wood or aluminum material and the vertical access will be a stained concrete in order to promote public awareness of coastal bayside access.
5. The Project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the new harborwalk public lateral access will be accessible to the public and that is consistent with the character of the existing development.
6. The Project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition connection point to its immediate neighbor to the north and will be enhanced by opening up the vertical access along the southerly entrance of the building.

ARCHITECTURAL CONSIDERATION

As required by MBMC Section 17.48.200 the City Council finds the architectural treatment and general appearance of all proposed structures and open areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the

city, and are not detrimental to the orderly and harmonious development;of the city or to the desirability of investment of occupation in the area.

PRECISE PLAN FINDING

As required by MBMC Section 17.40.030.G, the City Council finds the Project is developed sufficiently to approve the Project as combined Concept/Precise Plans approval of the Conditional Use Permit.

Section 2. Action. The City Council does hereby approve Conditional Use Permit (#UP0-448) and Parking Exception (#AD0-109) for the proposed public access improvements, and commercial remodel at 561 Embarcadero (City lease site 63-64 and 63W-64W), known as the Grays Inn, subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the Planning Commission staff report dated December 14, 2016, and second staff report dated January 11, 2017, for the project at 561 Embarcadero depicted on plans dated January 3, 2017, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for UP0-448 & AD0-109, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the Applicant, prior to the expiration of this approval, the Applicant may request up to two extensions for not more than one additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the Project complies with all applicable provisions of the MBMC and the City's General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the Project description and conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval. (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The Applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the

Project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the Project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The Applicant's establishment of the use or development of the subject lease site constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

Building Conditions:

1. Prior to construction, the Applicant shall submit a complete building permit application and obtain the required building permit.

Fire Conditions:

1. Fire Safety During Construction and Demolition. Chapter 33 of the California Fire Code (CFC) prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations and is applicable to the Project and the Applicant shall comply with that chapter. Compliance with National Fire Protection Association (NFPA) 241 is required for items not specifically addressed herein.
2. New construction of Harborwalk extension. An approved automatic fire sprinkler system shall be installed throughout all new buildings and structures on the west side of Embarcadero Road. (MBMC (Section 14.08.090(L)(2)). Applicant shall provide automatic fire sprinkler protection beneath the 619 sf. Public Harborwalk structure.
3. Existing floating docks, Standpipes. Marinas and boatyards shall be equipped throughout with standpipe systems in accordance with NFPA 303. Systems shall be provided with hose connections located such that no point on the marina pier or float system exceeds 150 feet from a standpipe hose connection. (CFC 3604.2). The distance from the most distal location on the floating dock is 167 feet to Embarcadero fire department access. Applicant shall provide a Class 1 Standpipe system on the floating dock system.

Public Works Conditions:

1. The Applicant shall provide a standard erosion and sediment control plan with the required building permit submittal. That plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering all public rights-of-way, adjacent properties and any harbor, waterway, or ecologically sensitive area.
2. The following Public Works notes shall be added to the plans at building permit submittal:

- a) Any damage, as a result of construction operations for the Project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired by the Applicant, at no cost to the City of Morro Bay.
- b) No work shall occur within (or use of) the City's Rights-of-Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued, if at all, concurrently with the building permit.
- c) Due to mandatory water conservation requirements and stormwater requirements, no pressure washing is allowed unless it is directly due to professional preparation of exterior painting of structures on the lease site. No discharge of non-stormwater is allowed into the municipal storm drain system and contractor must provide measures to prevent any discharge for entering the stormwater system.

Harbor Department:

The Applicant shall provide evidence of consent of neighboring lease site owner at 571 Embarcadero for purposes of construction of the two-foot gap portion of harborwalk lateral access prior to issuance of a building permit.

Planning Conditions:

1. A Coastal Development Permit shall be submitted to the Community Development Department prior to issuance of a building permit.
2. Prior to issuance of a building permit, the Applicant shall either acquire all required regulatory permits and authorizations (i.e. U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game), or submit documentation that such permits are not required.
3. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval for both the Conditional Use Permit and the Coastal Development Permit shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
4. Inspection: The Applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.
5. Floating dock. The floating dock shall be publicly available for general public pedestrian access and either short-term or long-term use by recreational or commercial boats. Signs discouraging the public from walking on the docks during daylight hours are prohibited. The docks shall be open to the general public during at least daylight hours (i.e. one hour before sunrise to one hour after sunset).
6. A Marine Wildlife Contingency Plan (Plan) shall be developed and approved by the

Community Development Director prior to the initiation of pile driving activities. That plan shall describe specific methods that will be used to reduce pile-driving noise and comply with Paragraph 9., below. Power to the pile driver shall be ramped up to allow marine wildlife to detect a lower sound level and depart the area before full-power noise levels are produced. The Plan shall identify a US Fish & Wildlife Service (USFWS)-approved biologist to monitor all construction within the water-lease area who shall be retained by the applicant. The Plan shall describe on-site marine wildlife monitoring and reporting requirements, as well as identify specific conditions when the biological monitor shall be allowed to stop work, such as observance of a marine mammal within 100 feet of the project area. The biologist shall be responsible to monitor for compliance with all environmental mitigation measures, and regulatory permit conditions (as applicable). The approved biological monitor shall be present onsite during construction and shall have the authority to stop construction if any individuals of southern sea otter are seen within 100 feet of the project area. Construction will be allowed to resume after sighted otters have left the 100-foot radius of the project area. The species shall not be disturbed or forced from the project site by equipment, noise, or other disruptive activity. The monitor will have discretionary authority to temporarily halt the Project if it is determined any otter, or other marine mammal, could be affected by the Project, even if the animal is beyond the 100-foot boundary. All construction crew employees shall be informed on the requirements of this condition.

7. A project-specific Oil Spill Response and Recovery Plan that includes specifics on reporting and response procedures, available on-site equipment and contracted services, and responsibilities shall be completed and approved prior to the initiation of construction activities. Specifically, the Project shall include the following Best Management Practices (BMPs) and shall be included on building plans submitted for approval:
 - a. No refueling of equipment without adequate containment and spill response equipment. The barge shall have only double contained fuel storage below decks, with the spill containment and clean up kits on-site and easily accessible. Spill containment and clean up kits shall include the following:
 - i. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use during pile driving operations)
 - ii. Barrel Absorbent Pads
 - iii. Container Absorbent Granules
 - b. Rainwater runoff pollution from equipment stored on deck shall be prevented through ongoing equipment maintenance and appropriate double containment.
 - c. The work area shall be contained within a boom to prevent debris from falling into the water.
 - d. All equipment fueling shall take place on the barge, with containment in-place. No refueling between vessels shall occur.
 - e. An Absorption Tarp shall be placed underneath any portable equipment while in use.
 - f. No equipment shall be permitted to enter the water with any petroleum products.
 - g. All equipment used during pile driving operations shall be in good condition without fuel or oil leakage.
 - h. Should any equipment begin to leak, that equipment shall be removed immediately from the barge and repaired or replaced.
 - i. All vessels shall have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.

8. Pre- and Post-construction surveys. A survey identifying areas of eelgrass within the lease areas shall be completed within 60 days before start of construction and prior to issuance of a building permit. The survey shall be submitted to the Community Development Director for review as part of the final plans. If additional eelgrass is identified that would be directly shaded by the proposed project, then the report shall identify remedial measures to offset such reduction within the eelgrass beds at a ratio of 1.2:1 in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy. A post construction survey identifying areas of eelgrass shall be completed within 30 days and the report due within 90 days after completion of construction. Any change in eelgrass extent shall be documented and reported to the Community Development Director. If the report identifies a reduction in eelgrass coverage then a plan shall be prepared to identify the appropriate mitigations necessary and in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy, dated October 2014.
9. Prior to issuance of a building permit, a pile driving plan and hydro-acoustical noise mitigation plan shall be submitted to the Community Development Director to ensure that underwater noise generated by pile driving activities is minimized to the maximum extent feasible and does not exceed: (i) an accumulated 187 dB SEL as measured 5 meters from the source; and (ii) peak dB above 208 dB as measured 10 meters from the source as determined by the Fisheries Hydroacoustic Working Group. In the instance anything other than a vibratory hammer is to be used for pile driving activities, the plan shall provide for a hydro-acoustical monitor to ensure that underwater noise generated by pile driving activities does not exceed such limits. The plan shall identify the type of method used to install pilings. Vibratory hammers shall be used where feasible; if another method is used, a bubble curtain shall be employed to contain both noise and sediment. The plan shall also provide for additional acoustical BMPs to be applied if monitoring shows underwater noise above such limits (including, but not limited to, alternative pile driving methods (press-in pile placement, drilling, dewatered isolation casings, etc.) and additional noise dampening measures (sound shielding and other noise attenuation devices).
10. Netting or fencing around and underneath the project site shall be installed to catch and remove debris released during and after construction.
11. To reduce potential turbidity-associated impacts, silt screens should be used when and where they will be effective. The relatively high tidal currents within Morro Bay could reduce the effectiveness of silt screens and should be considered prior to placing of these screens.
12. The Applicant shall include sign specifications for all signs on site that demonstrate compliance with the sign ordinance requirements found in Chapter 17.68 of the MBMC.
13. The Applicant shall maintain vertical access free of any obstructions, including but not limited to parked vehicles.
14. The Applicant shall trim and maintain the jade landscaping hedge located along the length of the coastal access walkway on the south side of the building to a height no higher than 30 inches at all times.

15. The Applicant shall maintain the view corridor on the south side of the Grays Inn building with no view corridor obstructions other than the fencing **and existing utilities** per approved plans for #UP0-448.
16. An interpretive sign with content relating to the historical nature of Morro Bay shall be submitted for review and approval by the Community Development Director and shall be intalled along the Harborwalk lateral access prior to final occupancy of the building permit.
17. No change shall be made to the sign copy or design of the existing Gray's Inn pole sign which was previously permitted through Conditional Use Permit #07-92, unless otherwise approved by the Planning Commission.
18. The vertical access path, in the area adjacent to the parking spaces shall be delineated by a bollard or other suitable feature in order to prevent parked vehicles from encroaching on the vertical access pathway. The type, location, and method of delineations shall be submitted to the Community Development Department for review and approval.
19. The three existing parking spaces shall be maintained with the parking spaces widths evenly divided (approx. 8 feet 7 inches).

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on this 14th day of February, 2017 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

JAMIE L. IRONS, Mayor

ATTEST

DANA SWANSON, City Clerk

RESOLUTION NO. PC 02-17

Conditions added by Planning Commission on 1-17-17 are noted in bold italics

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE MORRO BAY CITY COUNCIL FOR CONCEPT AND PRECISE PLAN APPROVAL OF CONDITIONAL USE PERMIT (UP0-448) FOR CONSTRUCTION OF NEW HARBORWALK LATERAL ACCESS, INSTALLATION OF 1 NEW PILES, SLEEVE 4 EXISTING PILES, IMPROVEMENTS TO VERTICAL ACCESS, SIDEWALK IMPROVEMENTS AND BUILDING FAÇADE IMPROVEMENTS AT 561 EMBARCADERO, GRAY'S INN

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on December 20, 2016 and January 17, 2017, for the purpose of considering approval of Conditional Use Permit #UP0-448; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA)

- A. That for purposes of the California Environmental Quality Act, Case No. UP0-448 is exempt under Class 3c, Section 15303 for New Construction or Conversion of Small Structures which allows for a motel or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area and where the surrounding area is not environmentally sensitive based on the eelgrass planning survey prepared by Tenera Environmental dated May 2, 2016.

Conditional Use Permit Findings

- A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the construction of new new harborwalk lateral and vertical access along with sidewalk improvements and building façade

improvements and repairs at 561 Embarcadero are permitted uses within the zoning district and said structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program.

- B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed lateral and vertical access will provide greater public coastal access to a visitor-serving commercial use and is consistent with the character of the existing development.

Waterfront Master Plan Findings

- A. The proposed project makes a positive contribution to the visual and public accessibility to the bay while increasing and maintaining commercial fishing industry:
- a. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, in that the bayside lateral access is improved to allow for easier pedestrian access, enjoyment and better bay views by opening up vertical access to improve view corridor from the street..
 - b. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project will add to the availability of boat slips in the bay for recreational or commercial boat rental and also with the creation of an observation deck and deck expansion will maintain and enhance views of the bay.
 - c. The design recognizes the pedestrian orientation of the Embarcadero and provides an interesting and enhanced pedestrian experience in that the project will provide improved lateral public access to the water and docks while assisting in the Harborwalk plan to continue public access along the waterfront as well as create improved view corridor through the vertical access leading to the bayside lateral access. The sidewalk improvements will improve pedestrian accessibility along the Embarcadero and is consistent with the character of the existing development.
 - d. The project gives its occupants and the public some variety in materials and/or application in that the harborwalk lateral access will be of wood or aluminum material and the vertical access will be a stained concrete in order to promote public awareness of coastal bayside access.
 - e. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the new harborwalk public lateral access will be accessible to the public and that is consistent with the character of the existing development.
 - f. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings

and provides a visual and pedestrian transition connection point to its immediate neighbor to the north and will be enhanced by opening up the vertical access along the southerly entrance of the building.

Architectural Consideration

- A. As required by Ordinance Section 17.48.200 the Planning Commission finds that the architectural treatment and general appearance of all proposed structures and open areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development; of the city or to the desirability of investment of occupation in the area.

Precise Plan Finding

- A. As required by Ordinance Section 17.40.030.G, the Planning Commission finds that the project is developed sufficiently to approve the project as a combined concept/precise plan approval of the conditional use permit.

Section 2. Action. The Planning Commission does hereby forward a favorable recommendation to the City Council to approve Conditional Use Permit #UP0-448 as a combined Concept/Precise Plan approval subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated December 14, 2016 and second staff report dated January 11, 2017, for the project at 561 Embarcadero depicted on plans dated January 3, 2017, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for UP0-448, unless otherwise specified herein.
2. **Inaugurate Within Two Years:** Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General

Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

Building Conditions:

1. Prior to construction, the applicant shall submit a complete building permit application and obtain the required building permit.

Fire Conditions:

1. Fire Safety During Construction and Demolition. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations (CFC Chapter 33). Compliance with NFPA 241 is required for items not specifically addressed herein. Applicant shall comply with CFC Chapter 33.
2. New construction of Harborwalk extension. An approved automatic fire sprinkler system shall be installed throughout all new buildings and structures on the west side of Embarcadero Road. (Morro Bay Municipal Code (Section 14.08.090(L)(2)). Applicant shall provide automatic fire sprinkler protection beneath the 619 sf. Public Harborwalk structure.
3. Existing floating docks, Standpipes. Marinas and boatyards shall be equipped throughout with standpipe systems in accordance with NFPA 303. Systems shall be provided with hose connections located such that no point on the marina pier or float system exceeds 150 feet from a standpipe hose connection. (CFC 3604.2). The distance from the most distal location on the floating dock is 167 feet to Embarcadero fire department access. Applicant shall provide a Class 1 Standpipe system on the floating dock system.

Public Works Conditions:

1. Applicant shall provide a standard erosion and sediment control plan at building permit submittal. The plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
2. The following Public Works notes shall be added to the plans at building permit submittal:
 - a) Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
 - b) No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.
 - c) Due to mandatory water conservation requirements and stormwater requirements no pressure washing is allowed unless it is directly due to professional preparation of exterior painting of property. No discharge of non-stormwater is allowed into the municipal storm drain system and contractor must provide measures to prevent any discharge for entering the stormwater system.

Harbor Department:

1. Applicant shall provide evidence of consent of neighboring lease site owner at 571 Embarcadero for purposes of construction of the two foot gap portion of harborwalk lateral access prior to issuance of a building permit.

Planning Conditions:

1. A Coastal Development Permit shall be submitted to the Community Development Department prior to issuance of a building permit.
2. Prior to issuance of a building permit, the Applicant shall either acquire all required regulatory permits and authorizations (i.e. U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game), or submit documentation that such permits are not required.
3. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval for both the Conditional Use Permit and the Coastal Development Permit shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
4. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.
5. Floating dock. The floating dock shall be publicly available for general public pedestrian access and either short-term or long-term use by recreational or commercial boats. Signs discouraging the public from walking on the docks during daylight hours are prohibited. The docks shall be open to the general public during at least daylight hours (i.e. one hour before sunrise to one hour after sunset).
6. A Marine Wildlife Contingency Plan shall be developed and approved by the City of Morro Bay prior to the initiation of pile driving activities. This plan shall describe specific methods that will be used to reduce pile-driving noise. Power to the pile driver shall be ramped up to allow marine wildlife to detect a lower sound level and depart the area before full-power noise levels are produced. The plan shall identify a USFWS-approved biologist to monitor all construction within the water-lease area who shall be retained by the applicant. The plan shall describe on-site marine wildlife monitoring and reporting requirements as well as identify specific conditions when the biological monitor shall be allowed to stop work, such as observance of a marine mammal within 100 feet of the project area. The biologist shall be responsible to monitor for compliance with all environmental mitigation measures, and regulatory permit conditions (as applicable). The approved biological monitor shall be present onsite during construction and shall have the

authority to stop construction if any individuals of southern sea otter are seen within 100 feet of the project area. Construction will be allowed to resume after sighted otters have left the 100-foot radius of the project area. The species shall not be disturbed or forced from the project site by equipment, noise, or other disruptive activity. The monitor will have discretionary authority to temporarily halt the project if it is determined that the otter, or other marine mammal, could be affected by the project, even if the animal is beyond the 100-foot boundary. All construction crew employees shall be informed on the requirements of this condition.

7. A project-specific Oil Spill Response and Recovery Plan that includes specifics on reporting and response procedures, available on-site equipment and contracted services, and responsibilities shall be completed and approved prior to the initiation of construction activities. Specifically, the project shall include the following Best Management Practices (BMPs) and shall be included on building plans submitted for approval:
 - a. No refueling of equipment without adequate containment and spill response equipment. The barge shall have only double contained fuel storage below decks, with the spill containment and clean up kits on-site and easily accessible. Spill containment and clean up kits shall include the following:
 - b. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use during pile driving operations)
 - c. Barrel Absorbent Pads
 - d. Container Absorbent Granules
 - e. Rainwater runoff pollution from equipment stored on deck shall be prevented through ongoing equipment maintenance and appropriate double containment.
 - f. The work area shall be contained within a boom to prevent debris from falling into the water.
 - g. All equipment fueling shall take place on the barge, with containment in-place. No refueling between vessels shall occur.
 - h. An Absorption Tarp shall be placed underneath any portable equipment while in use.
 - i. No equipment shall be permitted to enter the water with any petroleum products.
 - j. All equipment used during pile driving operations shall be in good condition without fuel or oil leakage.
 - k. Should any equipment begin to leak, that equipment shall be removed immediately from the barge and repaired or replaced.
 - l. All vessels shall have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.
8. Pre- and Post-construction surveys. A survey identifying areas of eelgrass within the lease areas shall be completed within 60 days before start of construction and prior to issuance of a building permit. The survey shall be submitted to the Community Development Director for review as part of the final plans. If additional eelgrass is identified that would be directly shaded by the proposed project, then the report shall identify remedial measures to offset such reduction within the eelgrass beds at a ratio of 1.2:1 in line with the specifications for mitigation of eelgrass habitat as provided for in

the California Eelgrass Mitigation Policy. A post construction survey identifying areas of eelgrass shall be completed within 30 days and the report due within 90 days of completion of construction. Any change in eelgrass extent shall be documented and reported to the Community Development Director. If the report identifies a reduction in eelgrass coverage then a plan shall be prepared to identify the appropriate mitigations necessary and in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy, dated October 2014.

9. Prior to issuance of a building permit, a pile driving plan and hydroacoustical noise mitigation plan shall be submitted to the Community Development Director to ensure that underwater noise generated by pile driving activities is minimized to the maximum extent feasible and does not exceed: (1) an accumulated 187 dB SEL as measured 5 meters from the source; and (2) peak dB above 208 dB as measured 10 meters from the source as determined by the Fisheries Hydroacoustic Working Group. In the instance anything other than a vibratory hammer is to be used for pile driving activities, the plan shall provide for a hydro-acoustical monitor to ensure that underwater noise generated by pile driving activities does not exceed such limits. The plan shall identify the type of method used to install pilings. Vibratory hammers shall be used where feasible; if another method is used, a bubble curtain shall be employed to contain both noise and sediment. The plan shall also provide for additional acoustical BMPs to be applied if monitoring shows underwater noise above such limits (including, but not limited to, alternative pile driving methods (press-in pile placement, drilling, dewatered isolation casings, etc.) and additional noise dampening measures (sound shielding and other noise attenuation devices).
10. Netting or fencing around and underneath the project site shall be installed to catch and remove debris released during and after construction.
11. To reduce potential turbidity-associated impacts, silt screens should be used when and where they will be effective. The relatively high tidal currents within Morro Bay could reduce the effectiveness of silt screens and should be considered prior to placing of these screens.
12. Applicant shall include sign specifications for all signs on site that demonstrate compliance with the sign ordinance requirements found in Title 17.68 of the Morro Bay Municipal Code.
13. Applicant shall maintain vertical access free of any obstructions, including but not limited to parked vehicles.
14. Applicant shall trim and maintain the jade landscaping hedge located along the length of the coastal access walkway on the south side of the building to a height no higher than 30 inches at all times.
15. Applicant shall maintain the view corridor on the south side of the Grays Inn building

with no view corridor obstructions other than the fencing *and existing utilities* per approved plans for #UP0-448.

Conditions added by the Planning Commission on January 17, 2017

- 16. An interpretive sign with content relating to the historical nature of Morro Bay shall be submitted for review and approval by the Community Development Director and shall be installed along the Harborwalk lateral access prior to final occupancy of the building permit.*
- 17. No change shall be made to the sign copy or design of the existing Gray's Inn pole sign which was previously permitted through conditional use permit #07-92, unless otherwise approved by the Planning Commission.*
- 18. The vertical access path, in the area adjacent to the parking spaces shall be delineated by a bollard or other suitable feature in order to prevent parked vehicles from encroaching on the vertical access pathway. The type, location, and method of delineations shall be submitted to the Community Development Department for review and approval.*
- 19. The three existing parking spaces shall be maintained with the parking spaces widths evenly divided (approx. 8 feet 7 inches).*

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of January, 2017 on a motion by Commissioner Lucas, seconded by Commissioner Sadowski, on the following vote (4-1):

AYES: Lucas, Sadowski, Tefft, and Ingraffia

NOES: Luhr

ABSENT: None

ABSTAIN: None



Robert Tefft, Chairperson

ATTEST



Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 17th day of January, 2017.



CATHY • NOVAK

consulting

Attachment C

RECEIVED

JAN 25 2017

City of Morro Bay
Community Development Dept.

January 25, 2017

Ms. Cindy Jacinth
City of Morro Bay Public Services Department
955 Shasta Street
Morro Bay, CA 93442

RE: 561 Embarcadero Road project, UP0-448

Dear Cindy,

Thank you for your letter dated January 23 with the list of conditions approved by the Planning Commission. The applicant is in agreement with all the conditions with the exception of two for which I would like to provide comment on.

First, condition #17 requires any copy or design changes to the pole sign must be approved by the Planning Commission. We can certainly understand the Planning Commission's concern for major changes to design and color and their need to review for consistency with the regulations. However, we believe that this is an onerous condition in the event of a minor change such as the name for the hotel. Therefore we would like to respectfully request a modification to the condition that would allow for minor changes to be approved administratively.

Second, condition #18 requires a bollard or other suitable feature to be installed at the corner of the vertical accessway and parking lot. We understand the concept of trying to prevent vehicles from encroaching into the accessway but, we believe that this may be a little problematic and may not completely address the issue that it is intended to solve. The following are points that should be considered with this action.

- Placing the bollard at the corner of the parking area will restrict the turning movements of the cars in and out of the last parking space. We think this will lead to frustration and the possibility of cars accidentally hitting the bollard.
- The bollard will need to be high enough so that it can be sufficiently seen by a driver especially when backing out of the space.
- One bollard in the corner will not prevent cars from parking over the edge of the accessway towards the hotel.
- Multiple bollards will restrict ingress and egress from the cars in the spaces.
- A raised or fenced accessway will be a safety hazard and restrict the ingress and egress as we mentioned to the Planning Commission.

With that said, we would like to ask for a modification to this condition to help solve the problem and work towards a compromise. The hotel owners are fully aware of the need to keep the accessway open at all times and are willing to self "police" the parking area

GOVERNMENTAL & COMMUNITY RELATIONS • PLANNING

CELL 805.441.7581 • PHONE & FAX 805.772.9499

POST OFFICE BOX 296 • MORRO BAY, CA 93443

NOVAKCONSULTING@CHARTER.NET

and inform their guests at the check in time of the importance of keeping the accessway clear. So we would like to present a modified condition as follows:

The hotel guests shall be informed of the importance of maintaining clear access along the pathway and that there shall not be any vehicle encroachment in this area at any time. If there are repeated encroachments by hotel guests in the accessway documented by the Community Development Department, the City shall notify the owners and require an installation of a bollard or other suitable feature. The type, location, and method of delineations shall be submitted to the Community Development Department for review and approval.

Thank you for your time and consideration in this matter. Please let me know if you have any additional questions.

Sincerely,



Cathy Novak
Project representative

cc: Mr. Todd & Tamara Baston

GENERAL NOTES

THE CONSTRUCTION COORDINATOR'S INFORMATION SHALL BE POSTED ON SITE. CONSTRUCTION COORDINATOR SHALL BE GENE DOUGHTY, LAND/SEA INTERFACE 805-772-8436

CONTRACTOR SHALL HAVE ON SITE 2015 COPY OF C.B.C., ALL WORK SHALL COMPLY W/ 2011 C.B.C., 2015 UMC, 2015 NEC, 2015 UPC 2015 CALIF TITLE 24, CITY OF MORRO BAY, CODES AND REQUIREMENTS, CONDITIONS OF APPROVAL CALIFORNIA COASTAL COMMISSIONS STANDARD AND SPECIAL CONDITIONS CALIFORNIA BOATING AND WATERWAYS GUIDELINES.

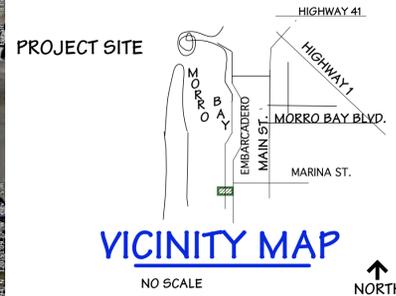
CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER PRIOR TO CHANGES OF CONSTRUCTION FOR APPROVAL. CARPENTRY ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE W/ W.C.L.A.

NOTE! ARCHITECT SHALL SUBMIT REPORT TO CITY OF THE PLACEMENT OF PILING FOLLOWING PLACEMENT OF THE PILING

NOTE!

CONSTRUCTION PRACTICES SHALL BE AS REQUIRED BY CITY OF MORRO BAY CODES AND REQUIREMENTS, CALIFORNIA COASTAL COMMISSION CONDITIONS OF APPROVAL.

SILT SCREENS SHALL BE PLACED WITHIN THE AREA OF ALL IN-WATER CONSTRUCTION OR DISTURBANCE TO REDUCE POTENTIAL TURBIDITY ASSOCIATED IMPACTS. ALL CONSTRUCTION SHALL OCCUR WITHIN THE PROJECT FOOTPRINT.



VICINITY PHOTO

LEGAL DESCRIPTION

OWNERS----- TODD & TAMARA BASTON
409 PIONEER DR.
GLENDALE, CALIF. 91203

SITE ADDRESS----- 561 Embarcadero
MORRO BAY, CALIF
LEASE SITES----- 63,63W-64, 64W
Morro Bay, California
COUNTY OF SAN LUIS OBISPO, CALIFORNIA

APN. ----- PARCEL 9 OF PARCEL MAP MORRO BAY 68-30
ZONE----- H. WF. (PD/S.4)

SITE INFORMATION

| LEASE INFORMATION | | FLOATING DOCK INFORMATION | |
|-----------------------------|----------------------|----------------------------------------------------------|----------|
| LAND LEASE | 4801 S.F. | FLOATING SLIP AREA | 458 S.F. |
| WATER LEASE | 2900 S.F. | TOTAL SLIP LENGTH | 103 LF. |
| TOTAL LEASE AREA | 7701 S.F. | SLEEVE 4 EXISTING TREATED PILING TO REMAIN SAME LOCATION | 4 |
| BUILDING COVERAGE | 1750 S.F. | ADDITIONAL NEW STEEL/EPOXY PILING INSTALLED | 1 |
| (E)PAVEMENT/DECKING | 2615 S.F. | | |
| PROPOSED ADDITIONAL DECKING | 110 S.F. | | |
| LANDSCAPE COVERAGE | 218 S.F. | | |
| BUILDING USE | MIX USE GROUP B-2/R1 | | |
| TYPE | V | | |

INDEX TO DRAWINGS

- A-1 COVER SHEET, GENERAL NOTES, SITE PLAN
- A-2 ARCHITECTURAL FLOOR PLAN, ELEVATIONS, SIGNAGE PHOTOS

1 SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN W/ IMAGES MOUNTED FLAT ON 4X4 POST w/ white background & blue lettering

A sign that states "Caution: due to fluctuation of water elevation, this dock/pier is only accessible between tidal elevations of +7' to 0. Use with caution, to be located @ top of gangway access."

2 SECURITY SIGN @ TOP OF GANGWAY

Signage shall be 24" wide x 18" high metal sign w/ images mounted flat on 4x4 post w/ white background & blue lettering

3 SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN W/ IMAGES MOUNTED FLAT ON 4X4 POST w/ white background & blue lettering

WORKING WATERFRONT HISTORICAL INFORMATION as supported by City of Morro Bay & C.C.C.

4 SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN W/ IMAGES MOUNTED FLAT ON 4X4 POST w/ white background & blue lettering

PUBLIC BOARDWALK TO REMAIN OPEN 24 HOURS A DAY to be located upcast & downcast & entrance to courtyard

PROPOSED IMPROVEMENTS

- SCHEDULE OF IMPROVEMENTS:
- SUBMIT PRECISE/CONCEPT PLAN FOR REVIEW AND APPROVAL SUMMER 2016
 - SUBMIT APPROVED PRECISE/CONCEPT TO COSTAL COMMISSION FOR REVIEW WITHIN 6 MONTHS OF CITY APPROVAL.
 - COMMENCE CONSTRUCTION OF PHASE 1 NO LATER THAN MARCH 1 2018
 - COMMENCE CONSTRUCTION OF PHASE 2 NO LATER THAN NOVEMBER 1 2019
 - COMMENCE CONSTRUCTION OF PHASE 3 NO LATER THAN NOVEMBER 1 2020
- PHASE 1: REMOVE EXISTING 5' WIDE EMBARCADERO SIDEWALK AND REPLACE WITH NEW MIN. 8' WIDE SIDEWALK, RESTRIPE PARKING 2- 9' WIDE & 1- 8' WIDE COMPACT STALL
- PHASE 2: INSTALL 1 NEW EPOXY COATED PILING, SLEEVE 4 EXISTING PILING'S INSTALL NEW TREATED BEAMS, INSTALL NEW 10' HARBORWALK TO MATCH EXISTING ELEVATION (EXISTING GANGWAY LOCATION WIDTH TO REMAIN), EXTEND HARBOR WALK 2' TO NORTH BEYOND P.L. TO MEET ADJACENT BOARDWALK. INSTALL NEW H.C. RAMP AND 4' WIDE PUBLIC ACCESS TO HARBORWALK.
- PHASE 3: REPAIR EXISTING DECK'S AS NEEDED, INSTALL NEW HARDPLANK SIDING TO EXISTING BUILDING (GRAY) MAINTAIN STRUCTURES IN A GOOD WORKMANSHIP MANNER, ROOF REPAIR AS NEEDED

- Enhance viewing corridor
- Remove small storage structure at south side of facility
 - Redesign shrubs, fence, and sidewalk to provide more visual access.
 - Provide ADA requirements for Coastal Access
- Street side pedestrian walkway
- Increase street sidewalk to 8 feet
 - Relocate street side signs
- Waterfront walkway
- Develop 10' waterfront pedestrian walkway where possible, sleeve existing dock pilings
 - Collaborate with neighboring lease holders in the development and construction
 - Provide ADA access to walkway via viewing corridor
- Facility Improvements
- Repair exterior staircase
 - Repair DECK'S
 - Roof shingle repair
 - Termite damage repair to facade
 - reside w/ horizontal hardi-plank siding (gray)

EELGRASS PLANNING, SURVEY BY TENERA ENVIROMENTAL 5-2-16

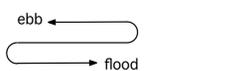
SUBJECT TO CALIFORNIA EELGRASS MITIGATION POLICY.

| LEDGEND | SYMBOL |
|-------------|---------------------|
| EELGRASS | [Hatched pattern] |
| UNVEGETATED | [Solid gray] |
| EXEMPT | [White with border] |

REFERENCE NOTES

| REFERENCE # 1 SOUTH AREA | REFERENCE #2 NORTH AREA |
|----------------------------|---------------------------|
| EELGRASS AREAS | NORTH EELGRASS-----0.01 M |
| SOUTH EELGRASS-----0.25 M | UNVEGETATED AREAS |
| UNVEGETATED AREAS | NORTH AREA-----43.63 SQ.M |
| SOUTH AREA-----49.02 SQ. M | AMOUNT OF INTRUSION |
| AMOUNT OF INTRUSION | NORTH AREA-----0.40 M |
| SOUTH AREA-----0.00 M | EXEMPT AREA-----29.9 SQ.M |
| EXEMPT AREA-----29.3 SQ.M | |

MORRO BAY



EXISTING & PROPOSED LEASE SITE IMPROVEMENTS



LAND/SEA INTERFACE
 1-805-772-8436
 GENE DOUGHTY-ARCHITECT
 C 18794

Gray's Inn improvements
 561 EMBARCADERO, MORRO BAY, CALIF

GENERAL NOTES
 LEGAL DESCRIPTION
 SITE INFORMATION
 LEASE SITE IMPROVEMENTS
 EELGRASS INFO

8-12-16
 9-2-16
 9-14-16
 9-26-16
 10-29-16
 11-30-16
 12-22-16
 1-19-17
 1-30-17
 2-20-17
 3-20-17
 4-13-17
 5-10-17
 6-14-17
 7-11-17
 8-14-17
 9-11-17
 10-9-17
 11-7-17
 12-5-17
 1-2-18
 1-30-18
 2-27-18
 3-27-18
 4-24-18
 5-21-18
 6-18-18
 7-16-18
 8-13-18
 9-10-18
 10-8-18
 11-5-18
 12-3-18
 1-1-19
 1-29-19
 2-26-19
 3-26-19
 4-23-19
 5-21-19
 6-18-19
 7-16-19
 8-13-19
 9-10-19
 10-8-19
 11-5-19
 12-3-19
 1-1-20
 1-29-20
 2-26-20
 3-26-20
 4-23-20
 5-21-20
 6-18-20
 7-16-20
 8-13-20
 9-10-20
 10-8-20
 11-5-20
 12-3-20
 1-1-21
 1-29-21
 2-26-21
 3-26-21
 4-23-21
 5-21-21
 6-18-21
 7-16-21
 8-13-21
 9-10-21
 10-8-21
 11-5-21
 12-3-21
 1-1-22
 1-29-22
 2-26-22
 3-26-22
 4-23-22
 5-21-22
 6-18-22
 7-16-22
 8-13-22
 9-10-22
 10-8-22
 11-5-22
 12-3-22
 1-1-23
 1-29-23
 2-26-23
 3-26-23
 4-23-23
 5-21-23
 6-18-23
 7-16-23
 8-13-23
 9-10-23
 10-8-23
 11-5-23
 12-3-23
 1-1-24
 1-29-24
 2-26-24
 3-26-24
 4-23-24
 5-21-24
 6-18-24
 7-16-24
 8-13-24
 9-10-24
 10-8-24
 11-5-24
 12-3-24
 1-1-25
 1-29-25
 2-26-25
 3-26-25
 4-23-25
 5-21-25
 6-18-25
 7-16-25
 8-13-25
 9-10-25
 10-8-25
 11-5-25
 12-3-25
 1-1-26
 1-29-26
 2-26-26
 3-26-26
 4-23-26
 5-21-26
 6-18-26
 7-16-26
 8-13-26
 9-10-26
 10-8-26
 11-5-26
 12-3-26
 1-1-27
 1-29-27
 2-26-27
 3-26-27
 4-23-27
 5-21-27
 6-18-27
 7-16-27
 8-13-27
 9-10-27
 10-8-27
 11-5-27
 12-3-27
 1-1-28
 1-29-28
 2-26-28
 3-26-28
 4-23-28
 5-21-28
 6-18-28
 7-16-28
 8-13-28
 9-10-28
 10-8-28
 11-5-28
 12-3-28
 1-1-29
 1-29-29
 2-26-29
 3-26-29
 4-23-29
 5-21-29
 6-18-29
 7-16-29
 8-13-29
 9-10-29
 10-8-29
 11-5-29
 12-3-29
 1-1-30
 1-29-30
 2-26-30
 3-26-30
 4-23-30
 5-21-30
 6-18-30
 7-16-30
 8-13-30
 9-10-30
 10-8-30
 11-5-30
 12-3-30
 1-1-31
 1-29-31
 2-26-31
 3-26-31
 4-23-31
 5-21-31
 6-18-31
 7-16-31
 8-13-31
 9-10-31
 10-8-31
 11-5-31
 12-3-31
 1-1-32
 1-29-32
 2-26-32
 3-26-32
 4-23-32
 5-21-32
 6-18-32
 7-16-32
 8-13-32
 9-10-32
 10-8-32
 11-5-32
 12-3-32
 1-1-33
 1-29-33
 2-26-33
 3-26-33
 4-23-33
 5-21-33
 6-18-33
 7-16-33
 8-13-33
 9-10-33
 10-8-33
 11-5-33
 12-3-33
 1-1-34
 1-29-34
 2-26-34
 3-26-34
 4-23-34
 5-21-34
 6-18-34
 7-16-34
 8-13-34
 9-10-34
 10-8-34
 11-5-34
 12-3-34
 1-1-35
 1-29-35
 2-26-35
 3-26-35
 4-23-35
 5-21-35
 6-18-35
 7-16-35
 8-13-35
 9-10-35
 10-8-35
 11-5-35
 12-3-35
 1-1-36
 1-29-36
 2-26-36
 3-26-36
 4-23-36
 5-21-36
 6-18-36
 7-16-36
 8-13-36
 9-10-36
 10-8-36
 11-5-36
 12-3-36
 1-1-37
 1-29-37
 2-26-37
 3-26-37
 4-23-37
 5-21-37
 6-18-37
 7-16-37
 8-13-37
 9-10-37
 10-8-37
 11-5-37
 12-3-37
 1-1-38
 1-29-38
 2-26-38
 3-26-38
 4-23-38
 5-21-38
 6-18-38
 7-16-38
 8-13-38
 9-10-38
 10-8-38
 11-5-38
 12-3-38
 1-1-39
 1-29-39
 2-26-39
 3-26-39
 4-23-39
 5-21-39
 6-18-39
 7-16-39
 8-13-39
 9-10-39
 10-8-39
 11-5-39
 12-3-39
 1-1-40
 1-29-40
 2-26-40
 3-26-40
 4-23-40
 5-21-40
 6-18-40
 7-16-40
 8-13-40
 9-10-40
 10-8-40
 11-5-40
 12-3-40
 1-1-41
 1-29-41
 2-26-41
 3-26-41
 4-23-41
 5-21-41
 6-18-41
 7-16-41
 8-13-41
 9-10-41
 10-8-41
 11-5-41
 12-3-41
 1-1-42
 1-29-42
 2-26-42
 3-26-42
 4-23-42
 5-21-42
 6-18-42
 7-16-42
 8-13-42
 9-10-42
 10-8-42
 11-5-42
 12-3-42
 1-1-43
 1-29-43
 2-26-43
 3-26-43
 4-23-43
 5-21-43
 6-18-43
 7-16-43
 8-13-43
 9-10-43
 10-8-43
 11-5-43
 12-3-43
 1-1-44
 1-29-44
 2-26-44
 3-26-44
 4-23-44
 5-21-44
 6-18-44
 7-16-44
 8-13-44
 9-10-44
 10-8-44
 11-5-44
 12-3-44
 1-1-45
 1-29-45
 2-26-45
 3-26-45
 4-23-45
 5-21-45
 6-18-45
 7-16-45
 8-13-45
 9-10-45
 10-8-45
 11-5-45
 12-3-45
 1-1-46
 1-29-46
 2-26-46
 3-26-46
 4-23-46
 5-21-46
 6-18-46
 7-16-46
 8-13-46
 9-10-46
 10-8-46
 11-5-46
 12-3-46
 1-1-47
 1-29-47
 2-26-47
 3-26-47
 4-23-47
 5-21-47
 6-18-47
 7-16-47
 8-13-47
 9-10-47
 10-8-47
 11-5-47
 12-3-47
 1-1-48
 1-29-48
 2-26-48
 3-26-48
 4-23-48
 5-21-48
 6-18-48
 7-16-48
 8-13-48
 9-10-48
 10-8-48
 11-5-48
 12-3-48
 1-1-49
 1-29-49
 2-26-49
 3-26-49
 4-23-49
 5-21-49
 6-18-49
 7-16-49
 8-13-49
 9-10-49
 10-8-49
 11-5-49
 12-3-49
 1-1-50
 1-29-50
 2-26-50
 3-26-50
 4-23-50
 5-21-50
 6-18-50
 7-16-50
 8-13-50
 9-10-50
 10-8-50
 11-5-50
 12-3-50
 1-1-51
 1-29-51
 2-26-51
 3-26-51
 4-23-51
 5-21-51
 6-18-51
 7-16-51
 8-13-51
 9-10-51
 10-8-51
 11-5-51
 12-3-51
 1-1-52
 1-29-52
 2-26-52
 3-26-52
 4-23-52
 5-21-52
 6-18-52
 7-16-52
 8-13-52
 9-10-52
 10-8-52
 11-5-52
 12-3-52
 1-1-53
 1-29-53
 2-26-53
 3-26-53
 4-23-53
 5-21-53
 6-18-53
 7-16-53
 8-13-53
 9-10-53
 10-8-53
 11-5-53
 12-3-53
 1-1-54
 1-29-54
 2-26-54
 3-26-54
 4-23-54
 5-21-54
 6-18-54
 7-16-54
 8-13-54
 9-10-54
 10-8-54
 11-5-54
 12-3-54
 1-1-55
 1-29-55
 2-26-55
 3-26-55
 4-23-55
 5-21-55
 6-18-55
 7-16-55
 8-13-55
 9-10-55
 10-8-55
 11-5-55
 12-3-55
 1-1-56
 1-29-56
 2-26-56
 3-26-56
 4-23-56
 5-21-56
 6-18-56
 7-16-56
 8-13-56
 9-10-56
 10-8-56
 11-5-56
 12-3-56
 1-1-57
 1-29-57
 2-26-57
 3-26-57
 4-23-57
 5-21-57
 6-18-57
 7-16-57
 8-13-57
 9-10-57
 10-8-57
 11-5-57
 12-3-57
 1-1-58
 1-29-58
 2-26-58
 3-26-58
 4-23-58
 5-21-58
 6-18-58
 7-16-58
 8-13-58
 9-10-58
 10-8-58
 11-5-58
 12-3-58
 1-1-59
 1-29-59
 2-26-59
 3-26-59
 4-23-59
 5-21-59
 6-18-59
 7-16-59
 8-13-59
 9-10-59
 10-8-59
 11-5-59
 12-3-59
 1-1-60
 1-29-60
 2-26-60
 3-26-60
 4-23-60
 5-21-60
 6-18-60
 7-16-60
 8-13-60
 9-10-60
 10-8-60
 11-5-60
 12-3-60
 1-1-61
 1-29-61
 2-26-61
 3-26-61
 4-23-61
 5-21-61
 6-18-61
 7-16-61
 8-13-61
 9-10-61
 10-8-61
 11-5-61
 12-3-61
 1-1-62
 1-29-62
 2-26-62
 3-26-62
 4-23-62
 5-21-62
 6-18-62
 7-16-62
 8-13-62
 9-10-62
 10-8-62
 11-5-62
 12-3-62
 1-1-63
 1-29-63
 2-26-63
 3-26-63
 4-23-63
 5-21-63
 6-18-63
 7-16-63
 8-13-63
 9-10-63
 10-8-63
 11-5-63
 12-3-63
 1-1-64
 1-29-64
 2-26-64
 3-26-64
 4-23-64
 5-21-64
 6-18-64
 7-16-64
 8-13-64
 9-10-64
 10-8-64
 11-5-64
 12-3-64
 1-1-65
 1-29-65
 2-26-65
 3-26-65
 4-23-65
 5-21-65
 6-18-65
 7-16-65
 8-13-65
 9-10-65
 10-8-65
 11-5-65
 12-3-65
 1-1-66
 1-29-66
 2-26-66
 3-26-66
 4-23-66
 5-21-66
 6-18-66
 7-16-66
 8-13-66
 9-10-66
 10-8-66
 11-5-66
 12-3-66
 1-1-67
 1-29-67
 2-26-67
 3-26-67
 4-23-67
 5-21-67
 6-18-67
 7-16-67
 8-13-67
 9-10-67
 10-8-67
 11-5-67
 12-3-67
 1-1-68
 1-29-68
 2-26-68
 3-26-68
 4-23-68
 5-21-68
 6-18-68
 7-16-68
 8-13-68
 9-10-68
 10-8-68
 11-5-6



AGENDA NO: B-1

MEETING DATE: December 20, 2016

Staff Report

TO: Planning Commissioners

DATE: December 14, 2016

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Request for Conditional Use Permit for both land and waterside improvements including installation of new 10 foot harborwalk lateral access, installation of 1 new pile, sleeving of 4 existing piles, new vertical access, along with building façade improvements and sidewalk improvements

RECOMMENDATION:

FORWARD A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO CONDITIONALLY APPROVE THE PROJECT as combined Concept/Precise Plan approval by adopting a motion including the following action(s):

Adopt Planning Commission Resolution 26-16 which includes the Findings and Conditions of Approval and Adopt the Categorical Exemption, Section 15303, Class 3c for the project depicted on site development plans dated November 10, 2016 (Exhibit F).

APPLICANT/AGENT: Todd and Tamara Baston, Applicant. Cathy Novak Consulting, Agent.

LEGAL DESCRIPTION/APN: City lease sites 63-64 & 63-64W / 066-137-001

PROJECT DESCRIPTION: The Applicant is seeking conditional use permit approval for construction of both land and waterside improvements; including installation of new 10 foot harborwalk to match existing elevation, installation of 1 new pile, sleeving of 4 existing piles, provide 4 foot wide vertical access on south side of



building to allow public access to harborwalk, along with building façade improvements, sidewalk improvements, and repair of existing decking.



Project Phasing Details:

Project plans (Exhibit F) include three components and the applicant is proposing to construct the project in three phases commencing construction between 2018-2020 (Exhibit C). Phase one would include landside work consisting of reconstructing the sidewalk and restriping the existing parking lot in order to accommodate improved vertical access along the south side of the building.

Phase two of the project removes the existing partial harborwalk that terminates at approximately the midpoint of the lease site where the gangway connects to the floating dock. Subsequently the applicant will install a new 10-foot harborwalk (18 inches higher), extending the full width of the lease site and connecting to the neighboring Salt Building lease site (lease site #65,66 and 65W, 66W).¹ Phase two also includes installation of 1 new piling and sleeving of 4 existing pilings. To improve vertical access, the applicant is proposing a new 4 foot wide public access way as depicted in visual simulations located on plan sheet A-2 (Exhibit F). In order to maximize public awareness of bayside coastal access, the Applicant has proposed a stained concrete path connecting the sidewalk to the harborwalk to better delineate public access in addition to adding

¹ *A two foot portion of the proposed harborwalk lateral access will be constructed onto the neighboring lease site because when the Salt Building (571 Embarcadero) underwent a remodel in 2014 (#UP0-260), the lateral access construction did not extend to the edge of the lease line boundary.

street facing “coastal access” signage.

Phase three of the project includes miscellaneous building façade improvements including new siding, roof repair, deck repair. Visually the phasing plan is depicted on the plan sheet A-1 in the vicinity photo. (Exhibit F).

PROJECT BACKGROUND / SETTING:

The lease site is occupied with a two-story visitor-serving facility which includes the Gray’s Inn motel and an art gallery on the first floor. The site also includes three on-site parking spaces, a partial Harborwalk and existing floating docks. The Planning Commission approved a conditional use permit in 1993 for expansion to an existing commercial building which added a 456 square foot second floor motel unit, 327 square foot addition to a second floor office and 400 square foot addition to the second floor for gallery and framing area. Because the property is a City lease site, the Applicant’s lease requirements with the Harbor Department require improvements to the lease site.

| <u>Adjacent Zoning/Land Use</u> | | | |
|----------------------------------------|------------------------------------------------------|-------|--------------------------------------------|
| North: | Waterfront (WF/PD, S.4) Vacant water lease | South | Waterfront (WF/PD, S.4) Vacant water lease |
| East: | Commercial Visitor-Serving(C-VS, PD/S.4), Commercial | West: | Harbor |

| <u>Site Characteristics</u> | |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Overall Site Area | 7,701sf (land lease is approx.. 4,801sf & water lease 2,90sf) |
| Existing Use | Motel and art gallery with existing float dock system |
| Terrain | mostly flat terrain adjacent to waterfront |
| Vegetation/Wildlife | Small patches of sensitive eelgrass within project area. Project designed to avoid eelgrass disturbance. (Exhibit D) |
| Access | Embarcadero |
| Archaeological Resources | No known resources. Site is located on fill. |

| <u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u> | |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| General Plan/Coastal Plan Land Use Designation | Visitor-serving commercial uses |
| Base Zone District | WF, Waterfront Zoning district |
| Coastal Land Use Plan | Planning Area 6 - Bayfront |
| Zoning Overlay District | PD, Planned Development overlay (required to also obtain City Council approval of Concept Plan) |
| Special Treatment Area | S.4 |

| | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Combining District | N/A |
| Specific Plan Area | N/A |
| Coastal Zone | Coastal Commission original jurisdiction. Applicant required to obtain Coastal Development permit from Coastal Commission prior to issuance of any building permit. |
| Parking Requirements for Docks | Zoning Ordinance 17.44.020 – 1 space per 35 lineal feet – no change in parking requirement |

REGULATIONS:

The property is zoned WF/PD/S.4 as a waterfront zone and land use designation. The Planned Development (PD) zone is an overlay zone which applies special standards to primary zoning districts. The S.4 is a special treatment overlay zone which requires any project to undergo architectural review.

Planned Development Overlay

The proposed project is located in a Planned Development overlay district. Section 17.40.030 of the Municipal Code requires both a Concept and Precise plan for projects on publicly owned land. Typically, the Planned Development overlay requires that a Concept Plan approval by Planning Commission and City Council be obtained first, followed by a Precise Plan approval. Precise plan approvals are Planning Commission public hearings typically held after receipt of a coastal development permit issued by the Coastal Commission or within 1 year of Concept Plan approval.

However, due to the small scale of the proposed project, the Applicant is requesting CUP approval as a combined Concept Precise Plan approval. Should the Planning Commission move to approve the project by forwarding a favorable recommendation to the City Council , there would be no further Planning Commission public hearings on the CUP request, barring any major changes to the project design by the coastal development permit process.

Upon City Council approval, the applicant would be required to apply to the Coastal Commission (CCC) for a Coastal Development Permit (CDP). Once they receive entitlements from the CCC, the Applicant would then apply for a building permit approval with staff responsible for compliance review of all City conditions of approval. This includes coordination with CCC staff on related CDP conditions.

Waterfront Master Plan

The proposal is within the Waterfront Master Plan and is within Planning Area 3: Embarcadero Visitor Area. This area encompasses the Embarcadero from Beach Street to South Street between the bluff and the waterfront. This portion of the Embarcadero contains the majority of the shopping and eating establishments as well as the most intense mix of pedestrian and vehicle activity. The Waterfront Master Plan includes guidance for development of Area 3, including, in part, lateral access along the bay front of commercial buildings that connect to lateral access

components of adjacent buildings, view corridors, and sidewalk improvements. The proposed project addresses each of these components by proposing the extension of harborwalk lateral access, new widened sidewalk, and view corridor along the south side of the building where the vertical access will be improved.

PROJECT ANALYSIS:

Environmental Determination

Eelgrass

Consistent with the California Eelgrass Mitigation Policy (CEMP), an eelgrass survey was performed by Tenera Environmental on May 2, 2016 (Exhibit D). The survey addressed the proposed 10' x 56' coastal access harborwalk proposed as bayside lateral access. Most of the walkway will not be over water, and will be over land and over the rock rip-rap revetment armoring the shore (see Figure 2 of Exhibit D). One new pile is to be embedded into the sand/mud seabed, where it will be attached by a beam back to the landside improvements to help support the north section of the harbor access way. The four existing piles are proposed to be sleeved in order to reinforce the integrity of the piles. The survey reports that this area was previously surveyed for work done during the neighboring Salt Building's remodel starting in 2009. The results of Tenera's 2016 survey (page 4 of Exhibit D) confirmed presence of two small patches of eelgrass habitat within the area. The largest patch on the south end is approx.. 0.25 square meters or 2.7 square feet (45 stems) and is not underneath where the new walkway is proposed. On the north end, a single stem with three leafs was present near the proposed new pile, which represents an area of less than 0.01 square meters. The results of the eelgrass survey determined that installing a pile at the north end of the walkway and sleeving four piles should not affect eelgrass or unvegetated habitat for eelgrass. Boulders and cobbles of the rip-rap revetment that may need to be moved should be placed on existing revetment rocks and the project has been conditioned accordingly (Exhibit A, Planning condition 6 and 8).

Pile driving /underwater acoustic impacts

The project proposes to utilize a spud barge and crane as the platform for the pile driving/sleeving work. A vibratory hammer will be used for the pile installation to minimize underwater noise impacts to the greatest extent feasible. Buoys will be placed as a visual mark at the edge of the eelgrass bed in the project area so that the barge can be positioned to avoid this area. Buoys will be deployed by the project biologist immediately prior to construction. Marine pile driving best management practices (BMPs) have been added as conditions of approval to ensure compliance with this approach. (Planning conditions 7, 9, and 11).

With the project environmental information evaluated, staff determined that the project would qualify for an exemption under the California Environmental Quality Act under Section 15303, class 3c. This exemption provides for construction and location of limited numbers of new, small facilities or structures such as motels not exceeding 10,000square feet in floor area and where the surrounding area is not environmentally sensitive as based on the results of the

eelgrass survey dated May 2, 2016.

Harborwalk/Lateral Access: Though the Applicant is proposing a new 10 foot harborwalk lateral access, there is a small portion of this access way that will measure only 8 feet in width. This is due to the existing 4 foot wide gangway encroaching into the area of lateral access by 2 feet. The City's LCP and Waterfront Master Plan require a minimum of 8 feet of lateral access on waterfront projects, although it has been the policy of the Coastal Commission to require a minimum 10 feet in width. Staff reviewed this issue with Coastal Commission staff and their initial response was that this small area of encroachment did not seem large enough to warrant a re-design. However, with subsequent staff conversations, Coastal Commission staff asked for additional information to evaluate whether in fact the gangway or dock could be redesigned.

As a follow up to those conversations with Coastal Commission staff, the Applicant was requested to provide a justification as to why the gangway and dock could not be pushed westward to avoid this 8 square feet of encroachment, or that possibly the gangway be relocated from the south end of the dock system to the north end of the dock system.

The project architect has prepared an evaluation of both safety considerations of the gangway's steepness and cost estimates associated with the suggested design alterations. See architect letter provided as Exhibit E. The architect's analysis presents three options. The cost estimate for proposal 1 reflects the comment by City staff to move the entire dock system westward. Proposal 2 reflects the comment by Coastal staff to move the gangway from south to north. Proposal 3 is the Applicant's proposal as reflected in the plans which is the least expensive option. The new harborwalk will be installed approximately 18 inches higher than what is existing in order to connect with the Salt Building which will cause the gangway to become even steeper, especially at low tide. In addition, a redesign of the dock system could also potentially cause eelgrass disturbances. Ultimately, staff's recommendation is that the amount of lateral access encroachment (a 4' x 2' area), or 7% of the total harborwalk length, was not enough to warrant a redesign, and that Planning Commission could make findings for approval of this lateral access (Refer to Exhibit B for waterside site photos).

Visual Simulations:

The Applicant has submitted visual simulations illustrating the proposed harborwalk and building improvements. Simulation viewpoints are depicted from both street view (east elevation) as well as waterside (west elevation). Staff review of the visual simulations determined that public views will not be detracted and will improve with the vertical access improvements as shown in the simulation on plan sheet A-2.

Signage:

Existing signage on site includes the pole sign and monument sign which were permitted as part of the 1993 conditional use permit review and total approximately 24.2 square feet in combined signage. No records were found for the waterside motel sign that currently reads "Grays Inn Motel" and measures 30.3sf. Based on staff feedback during initial project review, the Applicant

has submitted a proposal which would remove the word “motel” as shown on plan sheet A-2. The revised bayside sign would measure 15.7 square feet. The three total on-site signs would be 39.9 square feet which is within the allowable maximum signage amount of 78 square feet. A condition of approval has been added to require that the building plan submittal details height and location of the sign to ensure compliance with the City’s sign ordinance requirements. (See Planning condition 12).

In addition, plans shows the site will be posted with “Coastal Access” signs at the entrance and exits of the site as shown on plans, both on the street (southeast corner of lease site) and at the northwest corner of the lease site where the harborwalk lateral access connects with the Salt Building to the north. In addition, the Applicant is working with the Historical Society on an interpretive sign which is also proposed and to which staff recommends a condition of approval be added that this be finalized prior to issuance of a building permit. (See Exhibit G).

PUBLIC NOTICE:

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on December 9, 2016, and mailed directly to all property owners and occupants of record within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed project.

CONCLUSION:

The proposed project of new harborwalk lateral access, vertical access, sidewalk, and building facade improvements provides for improvements to an existing commercial use on the Embarcadero as well as contributes to an increase in coastal access consistent with City Local Coastal Program policies and Chapter 3 of the Coastal Act. The site currently has only partial lateral access and upon project completion will provide a connection point to the neighboring lease site to the north.

The project is consistent with the LCP which requires bayside lateral access of a minimum width of eight feet. The proposed enhancements serve to improve enjoyment of the lateral access along the Bay therefore consistent with public access and recreation policies. The proposed single piling and sleeving of existing pilings are necessary to support the new harborwalk lateral access which is intended as public access and therefore consistent with the Recreation and Access Policies of the LCP.

As conditioned, the proposed project would be consistent with applicable development standards of the zoning ordinance and all applicable provisions of the General Plan and Local Coastal Plan with the incorporation of recommended conditions. Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for Concept/Precise Plan approval of Conditional Use Permit #UP0-448.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 26-16
- Exhibit B – Site Photos
- Exhibit C – Applicant’s Project Description Narrative
- Exhibit D – Eelgrass Survey, Tenera Environmental, May 2, 2016
- Exhibit E – Architect Cost Estimate, dated December 13, 2016
- Exhibit F – Plans/ Reductions dated November 10, 2016
- Exhibit G – Coastal Access/ Interpretive Sign program

RESOLUTION NO. PC 26-16

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE MORRO BAY CITY COUNCIL FOR CONCEPT AND PRECISE PLAN APPROVAL OF CONDITIONAL USE PERMIT (UP0-448) FOR CONSTRUCTION OF NEW HARBORWALK LATERAL ACCESS, INSTALLATION OF 1 NEW PILES, SLEEVE 4 EXISTING PILES, IMPROVEMENTS TO VERTICAL ACCESS, SIDEWALK IMPROVEMENTS AND BUILDING FAÇADE IMPROVEMENTS AT 561 EMBARCADERO, GRAY'S INN

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on December 20, 2016, for the purpose of considering approval of Conditional Use Permit #UP0-448; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA)

- A. That for purposes of the California Environmental Quality Act, Case No. UP0-448 is exempt under Class 3c, Section 15303 for New Construction or Conversion of Small Structures which allows for a motel or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area and where the surrounding area is not environmentally sensitive based on the eelgrass planning survey prepared by Tenera Environmental dated May 2, 2016.

Conditional Use Permit Findings

- A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the construction of new new harborwalk lateral and vertical access along with sidewalk improvements and building façade improvements and repairs at 561 Embarcadero are permitted uses within the zoning district and said structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program.

- B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed lateral and vertical access will provide greater public coastal access to a visitor-serving commercial use and is consistent with the character of the existing development.

Waterfront Master Plan Findings

- A. The proposed project makes a positive contribution to the visual and public accessibility to the bay while increasing and maintaining commercial fishing industry:
- a. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, in that the bayside lateral access is improved to allow for easier pedestrian access, enjoyment and better bay views by opening up vertical access to improve view corridor from the street..
 - b. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project will add to the availability of boat slips in the bay for recreational or commercial boat rental and also with the creation of an observation deck and deck expansion will maintain and enhance views of the bay.
 - c. The design recognizes the pedestrian orientation of the Embarcadero and provides an interesting and enhanced pedestrian experience in that the project will provide improved lateral public access to the water and docks while assisting in the Harborwalk plan to continue public access along the waterfront as well as create improved view corridor through the vertical access leading to the bayside lateral access. The sidewalk improvements will improve pedestrian accessibility along the Embarcadero and is consistent with the character of the existing development.
 - d. The project gives its occupants and the public some variety in materials and/or application in that the harborwalk lateral access will be of wood or aluminum material and the vertical access will be a stained concrete in order to promote public awareness of coastal bayside access.
 - e. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the new harborwalk public lateral access will be accessible to the public and that is consistent with the character of the existing development.
 - f. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition connection point to its immediate neighbor to the north and will be enhanced by opening up the vertical access along the southerly entrance of the building.

Architectural Consideration

- A. As required by Ordinance Section 17.48.200 the Planning Commission finds that the architectural treatment and general appearance of all proposed structures and open areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development;of the city or to the desirability of investment of occupation in the area.

Precise Plan Finding

- A. As required by Ordinance Section 17.40.030.G, the Planning Commission finds that the project is developed sufficiently to approve the project as a combined concept/precise plan approval of the conditional use permit.

Section 2. Action. The Planning Commission does hereby forward a favorable recommendation to the City Council to approve Conditional Use Permit #UP0-448 as a combined Concept/Precise Plan approval subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated December 14, 2016, for the project at 561 Embarcadero depicted on plans dated November 10, 2016, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for UP0-448, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

Building Conditions:

1. Prior to construction, the applicant shall submit a complete building permit application and obtain the required building permit.

Fire Conditions:

1. Fire Safety During Construction and Demolition. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations (CFC Chapter 33). Compliance with NFPA 241 is

required for items not specifically addressed herein. Applicant shall comply with CFC Chapter 33.

2. New construction of Harborwalk extension. An approved automatic fire sprinkler system shall be installed throughout all new buildings and structures on the west side of Embarcadero Road. (Morro Bay Municipal Code (Section 14.08.090(L)(2)). Applicant shall provide automatic fire sprinkler protection beneath the 619 sf. Public Harborwalk structure.
3. Existing floating docks, Standpipes. Marinas and boatyards shall be equipped throughout with standpipe systems in accordance with NFPA 303. Systems shall be provided with hose connections located such that no point on the marina pier or float system exceeds 150 feet from a standpipe hose connection. (CFC 3604.2). The distance from the most distal location on the floating dock is 167 feet to Embarcadero fire department access. Applicant shall provide a Class 1 Standpipe system on the floating dock system.

Public Works Conditions:

1. Applicant shall provide a standard erosion and sediment control plan at building permit submittal. The plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
2. The following Public Works notes shall be added to the plans at building permit submittal:
 - a) Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
 - b) No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.
 - c) Due to mandatory water conservation requirements and stormwater requirements no pressure washing is allowed unless it is directly due to professional preparation of exterior painting of property. No discharge of non-stormwater is allowed into the municipal storm drain system and contractor must provide measures to prevent any discharge for entering the stormwater system.

Harbor Department:

1. Applicant shall provide evidence of consent of neighboring lease site owner at 571 Embarcadero for purposes of construction of the two foot gap portion of harborwalk lateral access prior to issuance of a building permit.

Planning Conditions:

1. A Coastal Development Permit shall be submitted to the Community Development Department prior to issuance of a building permit.
2. Prior to issuance of a building permit, the Applicant shall either acquire all required regulatory permits and authorizations (i.e. U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game), or submit documentation that such permits are not required.
3. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval for both the Conditional Use Permit and the Coastal Development Permit shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
4. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.
5. Floating dock. The floating dock shall be publicly available for general public pedestrian access and either short-term or long-term use by recreational or commercial boats. Signs discouraging the public from walking on the docks during daylight hours are prohibited. The docks shall be open to the general public during at least daylight hours (i.e. one hour before sunrise to one hour after sunset).
6. A Marine Wildlife Contingency Plan shall be developed and approved by the NMFS, USFWS, and CDFG prior to the initiation of pile driving activities. This plan shall describe specific methods that will be used to reduce pile-driving noise. Power to the pile driver shall be ramped up to allow marine wildlife to detect a lower sound level and depart the area before full-power noise levels are produced. The plan shall identify a USFWS-approved biologist to monitor all construction within the water-lease area who shall be retained by the applicant. The plan shall describe on-site marine wildlife monitoring and reporting requirements as well as identify specific conditions when the biological monitor shall be allowed to stop work, such as observance of a marine mammal within 100 feet of the project area. The biologist shall be responsible to monitor for compliance with all environmental mitigation measures, and regulatory permit conditions (as applicable). The approved biological monitor shall be present onsite during construction and shall have the authority to stop construction if any individuals of southern sea otter are seen within 100 feet of the project area. Construction will be allowed to resume after sighted otters have left the 100-foot radius of the project area. The species shall not be disturbed or forced from the project site by equipment, noise, or other disruptive activity. The monitor will have discretionary authority to temporarily halt

the project if it is determined that the otter, or other marine mammal, could be affected by the project, even if the animal is beyond the 100-foot boundary. All construction crew employees shall be informed on the requirements of this condition.

7. A project-specific Oil Spill Response and Recovery Plan that includes specifics on reporting and response procedures, available on-site equipment and contracted services, and responsibilities shall be completed and approved prior to the initiation of construction activities. Specifically, the project shall include the following Best Management Practices (BMPs) and shall be included on building plans submitted for approval:
 - a. No refueling of equipment without adequate containment and spill response equipment. The barge shall have only double contained fuel storage below decks, with the spill containment and clean up kits on-site and easily accessible. Spill containment and clean up kits shall include the following:
 - b. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use during pile driving operations)
 - c. Barrel Absorbent Pads
 - d. Container Absorbent Granules
 - e. Rainwater runoff pollution from equipment stored on deck shall be prevented through ongoing equipment maintenance and appropriate double containment.
 - f. The work area shall be contained within a boom to prevent debris from falling into the water.
 - g. All equipment fueling shall take place on the barge, with containment in-place. No refueling between vessels shall occur.
 - h. An Absorption Tarp shall be placed underneath any portable equipment while in use.
 - i. No equipment shall be permitted to enter the water with any petroleum products.
 - j. All equipment used during pile driving operations shall be in good condition without fuel or oil leakage.
 - k. Should any equipment begin to leak, that equipment shall be removed immediately from the barge and repaired or replaced.
 - l. All vessels shall have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.
8. Pre- and Post-construction surveys. A survey identifying areas of eelgrass within the lease areas shall be completed no earlier than 90 days and no later than 30 days prior to issuance of a building permit. The survey shall be submitted to the Community Development Director for review as part of the final plans. If additional eelgrass is identified that would be directly shaded by the proposed project, then the report shall identify remedial measures to offset such reduction within the eelgrass beds at a ratio of 1.2:1 in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy. A post construction survey identifying areas of eelgrass shall be completed on an annual basis with the first report due within 90 days of completion of construction and subsequent reports due at one year increments after that. All annual reports shall at a minimum include a site plan and written description of the status of eelgrass beds in the project area. Annual reporting shall continue for at least

three years or until all eelgrass beds to be protected are supporting eelgrass as documented in two consecutive annual reports, whichever is later. Any change in eelgrass extent shall be documented and reported to the Community Development Director. If the report identifies a reduction in eelgrass coverage as compared to the existing eelgrass coverage as identified in the Applicant's Site Plan, then the report shall identify remedial measures to offset such reduction within the eelgrass beds in the project area at a 1.2:1 ratio in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy.

9. Prior to issuance of a building permit, a pile driving plan and hydroacoustical monitoring plan shall be submitted to the Community Development Director to ensure that underwater noise generated by pile driving activities is minimized to the maximum extent feasible and does not exceed: (1) an accumulated 187 dB SEL as measured 5 meters from the source; and (2) peak dB above 208 dB as measured 10 meters from the source as determined by the Fisheries Hydroacoustic Working Group. In the instance anything other than a vibratory hammer is to be used for pile driving activities, the plan shall provide for a hydro-acoustical monitor to ensure that underwater noise generated by pile driving activities does not exceed such limits. The plan shall identify the type of method used to install pilings. Vibratory hammers shall be used where feasible; if another method is used, a bubble curtain shall be employed to contain both noise and sediment. The plan shall also provide for additional acoustical BMPs to be applied if monitoring shows underwater noise above such limits (including, but not limited to, alternative pile driving methods (press-in pile placement, drilling, dewatered isolation casings, etc.) and additional noise dampening measures (sound shielding and other noise attenuation devices).
10. Netting or fencing around and underneath the project site shall be installed to catch and remove debris released during and after construction.
11. To reduce potential turbidity-associated impacts, silt screens should be used when and where they will be effective. The relatively high tidal currents within Morro Bay could reduce the effectiveness of silt screens and should be considered prior to placing of these screens.
12. Applicant shall include sign specifications for all signs on site that demonstrate compliance with the sign ordinance requirements found in Title 17.68 of the Morro Bay Municipal Code.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 20th day of December, 2016 on the following vote:

AYES:
NOES:

ABSENT:
ABSTAIN:

Robert Tefft, Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 20th day of December, 2016.









Project description – 561 Embarcadero Road, Morro Bay

Concept & Precise Plans

July 2016

Setting

The project site, 561 Embarcadero Road (Lease sites #63 – 64 & #63W – 64W), is approximately 7,701 square feet (land lease is approximately 4,801 sq. ft. and water lease is approximately 2,900 sq. ft.). The property is located on the western side of Embarcadero Road and adjacent to the Salt Building on the north and Kayak Horizons on the south. It is zoned H, WF (PD/S.4). The site currently has a two story building (Gray's Inn), three parking spaces, a partial Harborwalk and floating docks.

Project Description

Summary: The Gray's Inn has an existing and partial 8 foot-wide Harborwalk across the bay side of the hotel however, the walkway does not extend to or connect with the Harborwalk on the adjacent lease sites to the north, or to the south. The proposed project will construct a new Harborwalk that is 10 feet wide and connect to the lease site on the north side. The southern side of the Harborwalk will extend to the lease line only. A future connection will be made at the time the adjoining leaseholders redevelop their site and construct a Harborwalk. It is also proposed that area where the existing gangway is located will be 8 feet wide rather than 10 feet as the balance of the walkway. This reduction of the walkway way is necessary because the existing gangway is short and cannot be relocated westward by 2 feet which would shorten the gangway to an infeasible length to access the docks. This area around the gangway is the only area that will have a decreased width in the Harborwalk.

In addition to the Harborwalk construction, the existing walkway along the southern side of the building will be remodeled to provide better access from the Embarcadero to the new Harborwalk.

This site needs to repair 4 piles that support the floating docks and add one new steel piling on the north side and two beams to support the Harborwalk extension. The additional Harborwalk area approximately 7' by 8' feet is necessary to make the connection between Gray's Inn and the Salt Building because the Salt Building has an ADA lift that cannot be relocated to allow for this connection. In addition, there is an approximate 2' X 14' section of the proposed Harborwalk that will be constructed on the neighboring lease site. It appears that when the neighboring lease site constructed their portion of the Harborwalk, it was not designed and constructed to the lease line so there is a gap that needs to be filled in. Last, the new pile is necessary to support the Harborwalk addition and is proposed in an area with

eelgrass habitat taken into consideration and also minimizes the impact to the greatest extent feasible.

Project construction work and timing:

The project as proposed will be constructed in three phases. The first phase of the project will be to remove the existing 5 foot-wide sidewalk and replace with an 8 foot-wide sidewalk as per City standards the Embarcadero. The existing parking lot on site has three parking spaces and will be restriped with 3 parking spaces but reduced in width to allow for construction of the vertical access way to the bay that is part of phase 2.

Phase 2 construction will include the sleeving of the four existing pilings, install new support beams for the Harborwalk extension, install the new Harborwalk extension both on the applicant's lease site and the adjacent lease to provide the connection, and to install a new 4 foot-wide public access way from the Embarcadero to the Harborwalk that also includes a new ADA ramp

The work proposed in Phase 3 will include repairs to the existing decks, installation of new Hardiplank siding to the building, roof repair and any other repairs as needed.

Construction timing is as follows:

Phase 1: commence construction no later than March 1, 2018

Phase 2: commence construction no later than November 1, 2019

Phase 3: commence construction no later than November 1, 2020

Eelgrass:

As indicated in the Eelgrass Survey report by Tenera, May 2, 2016, there were three patches of Eelgrass when surveyed in 2009 however, the middle Eelgrass is now gone. The other two patches were at the southern end [approximately 0.25 m² (2.7 ft²)], and the northern end near the Salt Building walkway. This northern patch is within the vicinity of the proposed new pile however, the Tenera report describes it as follows: "A single stem of eelgrass with three leafs (average leaf length: 22 cm, 9 in.) was present at the base of the pile installed to support the south section of the Salt Building waterfront walkway." It is unclear whether this Eelgrass patch will still be present at the time of construction or not.

From Tenera report: "Installing a pile at the north end of the walkway and sleeving four piles for the Gray's Inn project should not affect eelgrass or unvegetated habitat for eelgrass. Eelgrass has always been nearly absent in the area, based on the April 8, 2016 survey and results from the four previous surveys." Additionally the report states, "Some boulders and cobbles of the rip-rap revetment may need to be moved to open up space to install the new pile at the north end. Any such boulders and cobbles that may need to be moved should be placed on top of existing rocks of the revetment; they should not be

placed and left on top of open sand/mudflat habitat for eelgrass. The pile to be sleeved for attaching a second cross-beam to support the walkway has fewer boulders and cobbles at the base, and none may need to be moved. The two other piles that stabilize the ends of the two dock fingers and needing to be sleeved have no boulders or cobbles surrounding their bases and no eelgrass.”

Future Eelgrass surveys:

Per the Tenera report, “Based on the April 8, 2016 survey, the only eelgrass that could be potentially affected from the pile work is the single stem of eelgrass growing amongst rocks at the base of the pile supporting the Salt Building walkway (north eelgrass shown in **Figures 3**). It was found to be approximately 4 ft (1.2 m) from where the new pile is to be installed for supporting the Gray’s Inn walkway where it is to connect with the Salt Building walkway. However, the eelgrass in the April 8, 2016 survey was covered with a thick layer of detritus and silt (**Figure 5**). Such thick coatings can lower plant survivorship by blocking out sunlight for photosynthesis. If this eelgrass is still present after installing the new pile, it would not necessarily be expected to expand greatly in cover over time.” Since the current survey identifies this single stem patch that is in close proximity (+1 meter) to the construction work area, it is planned to avoid this area (see discussion below). The project as proposed will deploy buoy(s) prior to construction to delineate the eelgrass patch area. In addition the buoy markings can be used so that the workers can avoid placing rocks on top of eelgrass, or the workers can be instructed on where to not place rocks. If this eelgrass patch or other patches of eelgrass are identified during the pre-construction survey and are within a 5 meter unvegetated buffer area around the patch as defined in the CEMP (“excludes areas of unsuitable environmental conditions such as hard bottom substrates, shaded locations, or areas that extend to depths below those supporting eelgrass”), a post-construction survey will be completed within 30 calendar days of completion of construction to confirm whether any eelgrass was directly affected from the pile work (burial impacts). As long as no impacts are identified to the eelgrass patch(es), no further post construction surveys will be performed. If a pre-construction survey confirms that there is no eelgrass present in the areas of construction and 5 meter unvegetated buffer area as described above, no post-construction survey will be conducted.

Project construction methods: The four existing piles that are located within the floating dock footprint area will be sleeved with an approximate 14" diameter epoxy coated steel piles. One new approximate 14" diameter epoxy coated steel pile will be set close to the northern lease site boundary line and near an existing pile on the adjacent lease site.

Since there is an identified small Eelgrass patch and potential habitat, the proposed project will employ methods to avoid the eelgrass patches by the following:

First, any rocks that may need to be moved will be carefully placed on the existing rip rap area away from the eelgrass area.

Second, the project as proposed will utilize a spud barge and crane as the platform for the pile driving/sleeving work. A vibratory hammer will be used for the pile installation to minimize underwater noise impacts to the greatest extent feasible. In addition, all efforts will be made to not place to place the barge anchor spuds in the eelgrass habitat locations.

Third, as mentioned above, buoy(s) will be placed by SCUBA divers at the appropriate locations that will provide a visual mark of the edge of the eelgrass bed in the project area so that the barge can be positioned to not be directly over eelgrass. The buoys should be deployed immediately prior to construction, pending underwater conditions and the ability of the divers to see eelgrass.

In conclusion, the repair work proposed should not impact any of the Eelgrass areas by employing the methods described above.

Marine pile driving BMP'S: The project contractors will employ all Best Management Practices required to mitigate any spill risks. The contractor will minimize the source of risks and thereby reduce overall spill and pollution risks on this project. Additionally, this project does not involve any land based activities and there are no rainwater pollution issues from disturbed soil or stockpiles.

Specifically the Project spill and pollution risks will limit to the following:

1. No refueling of equipment without adequate containment and spill response equipment. The barge has only double contained fuel storage below decks, in compliance with all regulations.
2. Pollution from rainwater runoff from equipment stored on deck will be prevented by maintaining equipment regularly and having double containment when appropriate.
3. Debris dropped in the water will be contained within boom surrounding our work area.
4. No equipment will be permitted to enter the water with any petroleum products.
5. Vessel will have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.

Spills from Pile Driving Operations

1. The following measures will be employed to control the risks of fuel or oil spills from equipment during pile driving operations. a. All equipment used on the barge such as the crane, winches, welding machines and pile hammer, will be in good condition with no fuel or oil leakage.
2. Should any equipment begin to leak, that equipment will be removed immediately from the barge and repaired or replaced.
3. A spill kit will be maintained onsite, for use in containing and cleaning up minor equipment spills.

4. All equipment fueling will take on the barge, with containment in place. No refueling between vessels will be carried out on this project. (The barge has fuel tanks, below deck, onboard which is used to refuel all equipment onboard.
5. An absorbent tarp will be placed underneath the any portable equipment used in this operation.

Spill Containment and Cleanup Materials and Equipment Inventory

The contractor will maintain one spill containment and cleanup kits at the site consisting of the following items. The kit will be stored on the deck of the barge or below decks with easy access:

1. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use portable during pile driving.
2. Barrel Absorbent Pads
3. Container Absorbent Granules

Project construction BMP's: The project as proposed includes the following safeguards, mitigation measures, actions, and procedures for the protection of the marine environment:

I. **Material Containment:** Particular care shall be exercised to prevent foreign materials (e.g. construction scraps, wood preservatives, other chemicals, etc.) from entering harbor or other state waters. Where additional wood preservatives must be applied to cut-wood surfaces, the materials, whenever feasible, shall be treated at an onshore location to preclude the possibility of spills into harbor or other state waters. A containment boom shall be placed around all active portions of a construction site where wood scraps or other floatable debris could enter the water. Also, for any work on or beneath fixed decks, heavy-duty mesh containment netting shall be maintained below all work areas where construction discards or other materials could fall into the water. The containment boom and net shall be cleared daily or as often as necessary to prevent accumulation of debris.

Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills.

Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or cleaning up improperly contained foreign materials.

2. **Construction Plan:** All erosion control/water quality best management practices to be implemented during construction and their location shall be noted on the plan. Silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction- related runoff and/or sediment from entering into the Pacific Ocean to the maximum extent feasible. The Construction Plan shall, at a minimum, include the following required criteria specified via written notes on the Plan:

- a. All work shall take place during daylight hours. Lighting of the beach and water area is prohibited.
- b. All construction materials and equipment placed on the land during daylight construction hours shall be stored beyond the reach of tidal waters. The only exceptions shall be for: (1) erosion and sediment controls

- (e.g., a silt fence at the base of the piles) as necessary to contain runoff and/or sediments at the construction site, where such controls are placed as close to work area as possible, and minimized in their extent; and (2) storage of larger materials beyond the reach of tidal waters for which moving the materials each day would be extremely difficult.
- c. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
 - d. Equipment washing, refueling, and/or servicing shall not take place on the beach or pier.
 - e. All materials shall be properly stored and contained so that these products will not spill or otherwise enter the coastal environment.
 - f. Equipment washing, refueling, and/or servicing shall not take place over the water.
 - g. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach).
 - h. The Coastal Commission's Central Coast District Office shall be notified at least 3 working days in advance of commencement of construction, and immediately upon completion of construction.
3. Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills. Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or cleaning up improperly contained foreign materials.
4. All construction shall be undertaken in accordance with the approved Construction Plan. Any proposed changes to the approved Construction Plan shall be reported to the Executive Director. No changes to the approved Construction Plan shall occur without a coastal development permit or waiver unless the Executive Director determines that no coastal development permit or waiver is necessary.

Project pile driving/sleeves and wildlife: The project pile driving of the sleeves shall be monitored by a qualified monitor that has sufficient experience and qualifications of the U.S. Fish and Wildlife Service and National Marine Fisheries Service to ensure that impacts to marine mammals are avoided. The qualified biological monitor shall be present onsite during piling construction, will keep a constant watch, and shall have the authority to stop the piling construction if any individuals of southern sea otter, or other marine mammal, are seen within 100 feet of the project area and considered distressed. The species shall not be disturbed or forced from the project site by equipment, noise, or other disruptive activity. The monitor will have discretionary authority to temporarily halt the project if it is

determined that the otter, could be affected by the project, even if the animal is beyond the 100-foot boundary. All construction crew employees shall be informed on the requirements of this condition.

Project construction documents and coordinator: A copy of the construction documents will be maintained in a conspicuous place on the job site at all times and available for public review on request.

The project construction coordinator will Gene Doughty. Should any questions arise during construction, an address and phone number (available 24 hours a day) will be posted at the job site so that the contact information is readily visible from a public area. The construction coordinator shall record the name, phone number, and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.



Gray's Inn Eelgrass Planning Survey

561 Embarcadero, Morro Bay, California

May 2, 2016

Prepared for:

Tamara Gray-Baston
561 Embarcadero
Morro Bay, CA 93442
(818) 730-4300

Cathy Novak Consulting
P.O. Box 296
Morro Bay, CA 93443
(805) 772-9499

Prepared by:

Tenera Environmental
141 Suburban Rd., Suite A2
San Luis Obispo, CA 93401
(805) 541-0310

Project Description and Purpose

This report describes the distribution and abundance of eelgrass (*Zostera marina*) immediately offshore of Gray's Inn located at 561 Embarcadero, Morro Bay, California (**Figure 1**). The information is for completing the planning and starting the permitting process for installing a 10 ft x 56 ft coastal access public walkway along the bay-shore side of the Inn. The walkway is to connect with the waterfront walkway of the Salt Building to the immediate north (**Figure 2**).

Most of the walkway, however, will not be over water. Most will be over land and over the rock rip-rap revetment armoring the shore.

The project does include installing one pile and sleeving four piles (**Figure 3**). One pile is to be installed into the sand/mud seabed for attaching a beam to extend to land to help support the north section of the walkway. Four existing piles of the floating dock fronting the Inn are to be reinforced by sleeving. A beam extending to land from one of the sleeved piles is to also help support the walkway.



Figure 1. Gray's Inn location.





Figure 2. Area where the Gray's Inn public walkway will connect to the Salt Building walkway. The Gray's Inn public walkway will be mostly over land, except at the outermost connection area shown.

While this is the first report describing eelgrass for the Gray's Inn project, the area reported here is the same area that has been searched for eelgrass by Tenera divers in previous surveys, for assessing potential impacts to eelgrass from constructing the neighboring Salt Building walkway. The Gray's Inn shore was included in the Salt Building surveys because two patches of eelgrass fronting the Inn were used as controls to compare changes to eelgrass that could be potentially impacted from the Salt Building walkway project. Five of such surveys have been completed since 2009; there is considerable past and current information on eelgrass in the project area.

The most recent eelgrass survey for the Salt Building walkway project was completed on April 8, 2016 (final survey), which the report for that survey includes the findings from all four previous surveys.¹ The results from the April 8, 2016 survey, including results from the prior surveys, are used here for the Gray's Inn planning survey report.

¹ Tenera Environmental. 2016. Salt Building Second Annual Post-Construction Eelgrass Survey. 571 Embarcadero, Morro Bay, California. Prepared for Mr. Abba Imani, Morro Bay, California. April 2016



Methods

All of the eelgrass surveys for the Salt Building walkway project, which included searching for eelgrass along the Gray's Inn shoreline, were completed according to protocols of the Southern California Eelgrass Mitigation Policy (SCEMP).² The SCEMP was the policy in place at the time the Salt Building waterfront walkway was permitted. As of October 2014, however, the SCEMP was replaced with the California Eelgrass Mitigation Policy (CEMP).³

As such, the CEMP, versus the SCEMP, will be the policy used in permitting the Gray's Inn walkway. Fortunately, the search and mapping protocols for eelgrass between the two policies are the same. As such, the findings from the Salt Building surveys are applicable for describing eelgrass for the Gray's Inn planning survey. The main difference between the two policies, for planning purposes, is that unvegetated habitat for eelgrass is defined more clearly in the CEMP. Mainly, unvegetated habitat for eelgrass is defined as sand/mudflat within five meters of extant eelgrass and not covered by hard structures, such as docks, decks, wharfs, ramps, rock rip-rap, seawalls.

All areas within approximately 10 m (33 ft) of the Gray's Inn planned walkway construction were searched for eelgrass in the April 8, 2016 and prior surveys (**Figure 3**). Piles and docks were always used for orientation to ensure all areas were searched in a systematic and complete fashion. Underwater horizontal visibility during the April 8, 2016 and prior surveys was generally always approximately 2 m (6 ft).

The patch sizes (footprint areas) of eelgrass, where found, were estimated using a quadrat or meter tape as a measuring tool. All stems in each patch found were counted. Up to 10 leaves, if present, of each patch were then haphazardly selected and measured for leaf lengths. Other species seen while conducting the sampling were also noted.

Because the Gray's Inn project will have new piles installed to help support the walkway, the April 8, 2016 eelgrass survey that was completed by Tenera divers included a search for the presence/absence of *Caulerpa taxifolia*, a highly invasive green alga.⁴ The concern for this species is that it can easily spread by fragmentation when disturbed (e.g., from pile driving). The Tenera divers who completed the eelgrass survey were certified by the California Department of Fish and Wildlife (CDFW) and NOAA National Marine Fisheries Service (NMFS) to compete *Caulerpa* surveys.

² http://www.westcoast.fisheries.noaa.gov/publications/habitat/california_eelgrass_mitigation/eelpolrev11_final.pdf

³ http://www.westcoast.fisheries.noaa.gov/publications/habitat/california_eelgrass_mitigation/Final%20CEMP%20October%202014/cemp_oct_2014_final.pdf

⁴ http://www.westcoast.fisheries.noaa.gov/publications/habitat/caulerpa_taxifolia/caulerpa_control_protocol_4_.pdf



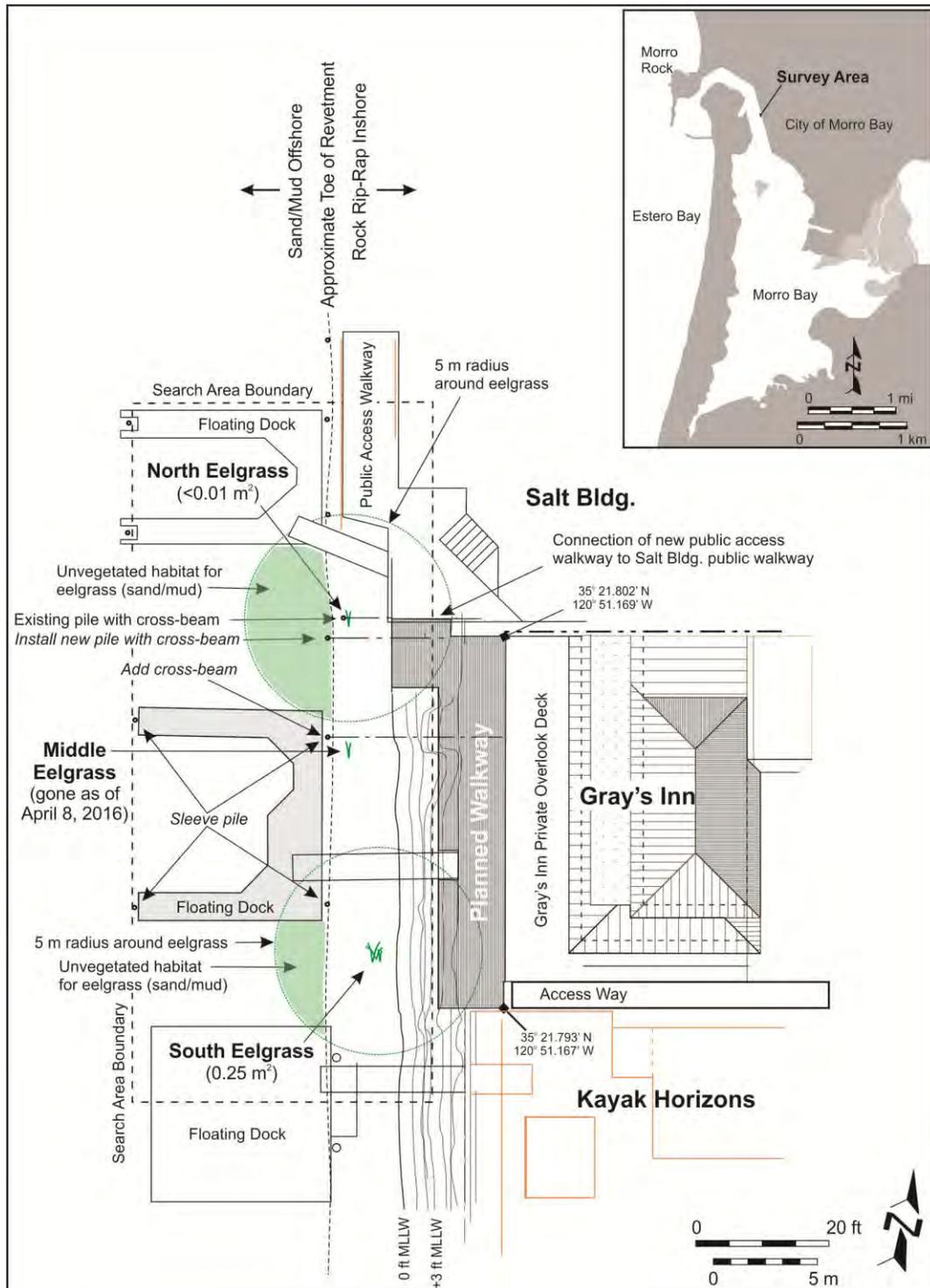


Figure 3. Eelgrass and unvegetated habitat for eelgrass relative to the public coastal access walkway planned for the Gray’s Inn (survey completed on April 8, 2016). All eelgrass was on rock rip-rap. The three patches of eelgrass have been present since at least 2009, but the middle eelgrass disappeared sometime between May 4, 2015 and April 8, 2016. No other eelgrass has been observed in the search area shown above, in five surveys since 2009.



Results

The largest eelgrass patch in the search area on April 8, 2016 was actually small in area cover, approximately 0.25 m² (2.7 ft²), and was not underneath where the new walkway is proposed (south eelgrass shown in **Figures 3 and 4**). The patch consisted of 45 stems (average leaf length: 49 cm, 19 in.). A single stem of eelgrass with three leaves (average leaf length: 22 cm, 9 in.) was present at the base of the pile installed to support the south section of the Salt Building waterfront walkway (north eelgrass shown in **Figures 3 and 5**). The north and south eelgrass patches have been present since at least June 25, 2009 (from the time of the planning survey for the Salt Building walkway). One other eelgrass patch (middle eelgrass shown in **Figure 3**) had also been present since 2009, but disappeared sometime between May 4, 2015 and April 8, 2016 (between the first and second annual post-construction surveys for the Salt Building project). No other eelgrass has been observed in the search area shown in **Figure 3**, in five surveys from 2009 to the present survey completed on April 8, 2016.

Other species observed over the surveys and on April 8, 2016 on the revetment include the foliose red alga *Mastocarpus papillatus*, sea lettuce (*Ulva* spp.), barnacles, anemones, and limpets. Ornate tube worms (*Diopatra ornata*) and sand dollars (*Dendraster excentricus*) occurred on/in the sand/mud seabed, and hydroids, bryozoans, tunicates, anemones, barnacles, and sea lettuce were common on pilings.

No *Caulerpa* was found in the April 8, 2016 survey. A separate report describing the search and its absence was prepared and submitted to the CDFW and NMFS.⁵

Discussion

Installing a pile at the north end of the walkway and sleeving four piles for the Gray's Inn project should not affect eelgrass or unvegetated habitat for eelgrass. Eelgrass has always been nearly absent in the area, based on the April 8, 2016 survey and results from the four previous surveys.

Some boulders and cobbles of the rip-rap revetment may need to be moved to open up space to install the new pile at the north end. Any such boulders and cobbles that may need to be moved should be placed on top of existing rocks of the revetment; they should not be placed and left on top of open sand/mudflat habitat for eelgrass. The pile to be sleeved for attaching a second cross-beam to support the walkway has fewer boulders and cobbles at the base, and none may need to be moved. The two other piles that stabilize the ends of the two dock fingers and needing to be sleeved have no boulders or cobbles surrounding their bases and no eelgrass.

Based on the April 8, 2016 survey, the only eelgrass that could be potentially affected from the pile work is the single stem of eelgrass growing amongst rocks at the base of the pile supporting the Salt Building walkway (north eelgrass shown in **Figures 3**). It was found to be approximately

⁵ Tenera Environmental. 2016. *Caulerpa* Report – Pile Work at 561 Embarcadero, Morro Bay, California (Gray's Inn), submitted to the California Department of Fish and Wildlife and NOAA National Marine Fisheries Service. April 2016.



4 ft (1.2 m) from where the new pile is to be installed for supporting the Gray's Inn walkway where it is to connect with the Salt Building walkway. However, the eelgrass in the April 8, 2016 survey was covered with a thick layer of detritus and silt (**Figure 5**). Such thick coatings can lower plant survivorship by blocking out sunlight for photosynthesis. If this eelgrass is still present after installing the new pile, it would not necessarily be expected to expand greatly in cover over time. Eelgrass grows, persists, and becomes more extensive on/in sand/mudflat habitats than in rocky habitats, as the rhizomes need soft sediments to penetrate, anchor, grow, and spread. Thus, the potential is likely low for this single stem of eelgrass to maintain a hold and spread greatly amongst the surrounding rocks.

The walkway itself should not impact eelgrass or unvegetated habitat for eelgrass as the walkway would be mostly inshore of the tidal zone and over land. The north portion of the walkway where it is to connect with the Salt Building walkway would be more over water, but mostly over the sloped rock rip-rap revetment and also over tidal elevations too high for eelgrass. The only eelgrass found in the project area in five surveys since 2009 has always been offshore of the planned walkway (north, middle, and south eelgrass shown in **Figure 3**).



Figure 4. South eelgrass covered with a thick layer of detritus and silt on April 8, 2016.



Figure 5. North eelgrass covered with a thick layer of detritus and silt on April 8, 2016.





C018794-357941
 Marine workshop
 201 Main St.
 Morro Bay, Calif. 93442
 1-805-772-8436
 home office 1-805 528-3944
 Fax, 1-805-772-8436
 E-mail, land.sea.interface,
 morrobay@gmail.com



- ARCHITECTURE
- CONSTRUCTION
- MARINE DIVISION
 SEAWALLS , DOCKS
 WHARFS, MOORINGS
 ENVIROMENTAL STUDIES,
 MAINTENANCE, REPORTS

Date Dec: 13,16

To: Cindy Jacinth
 Associate Planner
 City of Morro Bay, Calif.

Subject: Cost Estimate for Revisions to Proposed Plans for Gray's Inn 561
 Embarcadero, Morro Bay.

Cindy,

Thanks for discussing the Gray's Inn proposed with me the other day, You presented to me a revision of the floating docks that the Coastal Commission staff had sent you showing the entire harbor walk at 10' wide and the gangway relocated on the north side. As I have explained , to install a new higher gangway at either end of the Grays portion of the Harbor walk will present a safety issue.

The adjacent harbor walk on the north is a level almost 18" higher than the existing walkway at the grays property now. When a new harbor walk is installed meeting the new height then the gangway will become much steeper. If you enlarge the walkway over the existing 8' wide, then the steepness will be that much greater.

The Coastal staff's view to just move the docks out further only solves half of the safety issue.

The Cost estimate to relocate the dock westward 2' will be as follows:

Proposal 1 Gangway on north side(10' wide harbor walk):

| | |
|---------------------------------------------------------|-----------------------|
| Relocate support piling----- | no change |
| 2'longer span for support beams-----x2----- | + \$1,500.00 |
| 2 new support pilings----- | +20,000.00 |
| remove 2 existing pilings-(base of existing slips)----- | +2,000.00 |
| refram/refloat /rebuild dock----- | + 8,500.00 |
| 2 new finger float pilings----- | + 20,000.00 |
| <u>remove 2 existing finger float pilings-----</u> | <u>+ 1,000.00</u> |
| Total----- | + \$ 53,000.00 |

Proposed 2 Gangway on South side (10' wide harbor walk):

Estimated cost are the same as above except that the reframing of the docks will be less.

| | |
|---------------------------------------------|--------------|
| Relocate support piling----- | no change |
| 2'longer span for support beams-----x2----- | + \$1,500.00 |
| 2 new support pilings----- | +20,000.00 |



C018794-357941
 Marine workshop
 201 Main St.
 Morro Bay, Calif. 93442
 1-805-772-8436
 home office 1-805 528-3944
 Fax, 1-805-772-8436
 E-mail, land.sea.interface.
 morrobay@gmail.com

- ARCHITECTURE
- CONSTRUCTION
- MARINE DIVISION
 SEAWALLS , DOCKS
 WHARFS, MOORINGS
 ENVIROMENTAL STUDIES,
 MAINTENANCE, REPORTS

| | |
|---------------------------------------------------------|-----------------------|
| remove 2 existing pilings-(base of existing slips)----- | +2,000.00 |
| refram/refloat /rebuild dock----- | 3,500.00 |
| 2 new finger float pilings----- | + 20,000.00 |
| remove 2 existing finger float pilings----- | + 1,000.00 |
| Total----- | + \$ 48,000.00 |

Proposal 3 As presented w/ gangway on south side and 8' wide harbor walk only at the 4' area in front of gangway

| | |
|-----------------------------------------------|-------------|
| Support piling----- | no change |
| Support beams----- | no change |
| Sleeve 2 existing piling support pilings----- | 14,000.00 |
| Refram/refloat /rebuild dock----- | + 3,500.00 |
| Sleeve 2 existing finger float pilings----- | + 14,000.00 |

Total----- \$ 31,500

A difference of \$ 21,000.00 +/-

Now that may not seem much to Coastal staff but it is a real number that the new owners of Gray's Inn will have to be absorbed ,so they will have to raise rents to offset, thus restricting visitors,

I guess the question is, Is 20 grand worth offsetting a small area of 8 square feet?

Having spent over 40 years in the design and construction of marine facilities, I feel that the raised harbor walk will pose some safety concerns, which can be address. But the relocation of the docks to provide an additional 8 square footage of walkway does not really restrict the public, it may even restrict visitors from using the Grays Inn. Also by relocating the docks some eelgrass issues may come up.

GENERAL NOTES

THE CONSTRUCTION COORDINATOR'S INFORMATION SHALL BE POSTED ON SITE. CONSTRUCTION COORDINATOR SHALL BE GENE DOUGHTY, LAND/SEA INTERFACE 805-772-8436

CONTRACTOR SHALL HAVE ON SITE 2015 COPY OF C.B.C., ALL WORK SHALL COMPLY W/ 2011 C.B.C., 2015 UMC, 2015 NEC, 2015 UPC 2015 CALIF TITLE 24, CITY OF MORRO BAY, CODES AND REQUIREMENTS, CONDITIONS OF APPROVAL, CALIFORNIA COASTAL COMMISSIONS STANDARD AND SPECIAL CONDITIONS, CALIFORNIA BOATING AND WATERWAYS GUIDELINES.

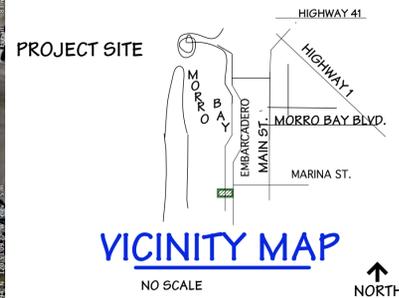
CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER PRIOR TO CHANGES OF CONSTRUCTION FOR APPROVAL. CARPENTRY ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE W/ W.C.L.A.

NOTE! ARCHITECT SHALL SUBMIT REPORT TO CITY OF THE PLACEMENT OF PILING FOLLOWING PLACEMENT OF THE PILING

NOTE!

CONSTRUCTION PRACTICES SHALL BE AS REQUIRED BY CITY OF MORRO BAY CODES AND REQUIREMENTS, CALIFORNIA COASTAL COMMISSION CONDITIONS OF APPROVAL.

SILT SCREENS SHALL BE PLACED WITHIN THE AREA OF ALL IN-WATER CONSTRUCTION OR DISTURBANCE TO REDUCE POTENTIAL TURBIDITY ASSOCIATED IMPACTS. ALL CONSTRUCTION SHALL OCCUR WITHIN THE PROJECT FOOTPRINT.



VICINITY PHOTO

LEGAL DESCRIPTION

OWNERS----- TODD & TAMARA BASTON
409 PIONEER DR.
GLENDALE, CALIF. 91203

SITE ADDRESS----- 561 Embarcadero
MORRO BAY, CALIF
LEASE SITES----- 63,63W-64, 64W
Morro Bay, California
COUNTY OF SAN LUIS OBISPO, CALIFORNIA

APN. ----- PARCEL 9 OF PARCEL MAP MORRO BAY 68-30
ZONE----- H. WF. (PD/S.4)

SITE INFORMATION

| LEASE INFORMATION | | FLOATING DOCK INFORMATION | |
|---------------------|----------------------|-----------------------------------------------------------|----------|
| LAND LEASE | 4801 S.F. | FLOATING SLIP AREA | 458 S.F. |
| WATER LEASE | 2900 S.F. | TOTAL SLIP LENGTH | 103 LF. |
| TOTAL LEASE AREA | 7701 S.F. | SLEEVE 4 EXISTING TREATED PILINGS TO REMAIN SAME LOCATION | 4 |
| BUILDING COVERAGE | 1750 S.F. | PROPOSED ADDITIONAL PILING INSTALLED | 1 |
| (E)PAVEMENT/DECKING | 2615 S.F. | | |
| DECKING | 110 S.F. | | |
| LANDSCAPE COVERAGE | 218 S.F. | | |
| BUILDING USE | MIX USE GROUP B-2/R1 | | |
| TYPE | V | | |

INDEX TO DRAWINGS

- A-1 COVER SHEET, GENERAL NOTES, SITE PLAN
- A-2 ARCHITECTURAL FLOOR PLAN, ELEVATIONS, SIGNAGE, PHOTOS

PROPOSED IMPROVEMENTS

- SCHEDULE OF IMPROVEMENTS:
- SUBMIT PRECISE/CONCEPT PLAN FOR REVIEW AND APPROVAL SUMMER 2016
 - SUBMIT APPROVED PRECISE/CONCEPT TO COSTAL COMMISSION FOR REVIEW WITHIN 6 MONTHS OF CITY APPROVAL.
 - COMMENCE CONSTRUCTION OF PHASE 1 NO LATER THAN MARCH 1 2018
 - COMMENCE CONSTRUCTION OF PHASE 2 NO LATER THAN NOVEMBER 1 2019
 - COMMENCE CONSTRUCTION OF PHASE 3 NO LATER THAN NOVEMBER 1 2020
- PHASE 1:
REMOVE EXISTING 5' WIDE EMBARCADERO SIDEWALK AND REPLACE WITH NEW MIN. 8' WIDE SIDEWALK, RESTRIPE PARKING
- PHASE 2:
INSTALL 1 NEW EPOXY COATED PILING, SLEEVE 4 EXISTING PILING'S INSTALL NEW TREATED BEAMS, INSTALL NEW 10' HARBORWALK TO MATCH EXISTING ELEVATION (EXISTING GANGWAY LOCATION WIDTH TO REMAIN), EXTEND HARBOR WALK 2' TO NORTH BEYOND P.L. TO MEET ADJACENT BOARDWALK. INSTALL NEW H.C. RAMP AND 4' WIDE PUBLIC ACCESS TO HARBORWALK.
- PHASE 3:
REPAIR EXISTING DECK'S AS NEEDED, INSTALL NEW HARDPLANK SIDING TO EXISTING BUILDING (GRAY) MAINTAIN STRUCTURES IN A GOOD WORKMANSHIP MANNER, ROOF REPAIR AS NEEDED

- Enhance viewing corridor
 - Remove small storage structure at south side of facility
 - Redesign shrubs, fence, and sidewalk to provide more visual access.
 - Provide ADA requirements for Coastal Access
- Street side pedestrian walkway
 - Increase street sidewalk to 8 feet
 - Relocate street side signs
- Waterfront walkway
 - Develop 10' waterfront pedestrian walkway where possible, sleeve existing dock pilings
 - Collaborate with neighboring lease holders in the development and construction
 - Provide ADA access to walkway via viewing corridor
- Facility Improvements
 - Repair exterior staircase
 - Repair DECK'S
 - Roof shingle repair
 - Termite damage repair to facade
 - reside w/ horizontal hardi-plank siding (gray)

EELGRASS PLANNING, SURVEY BY TENERA ENVIROMENTAL 5-2-16

SUBJECT TO CALIFORNIA EELGRASS MITIGATION POLICY.



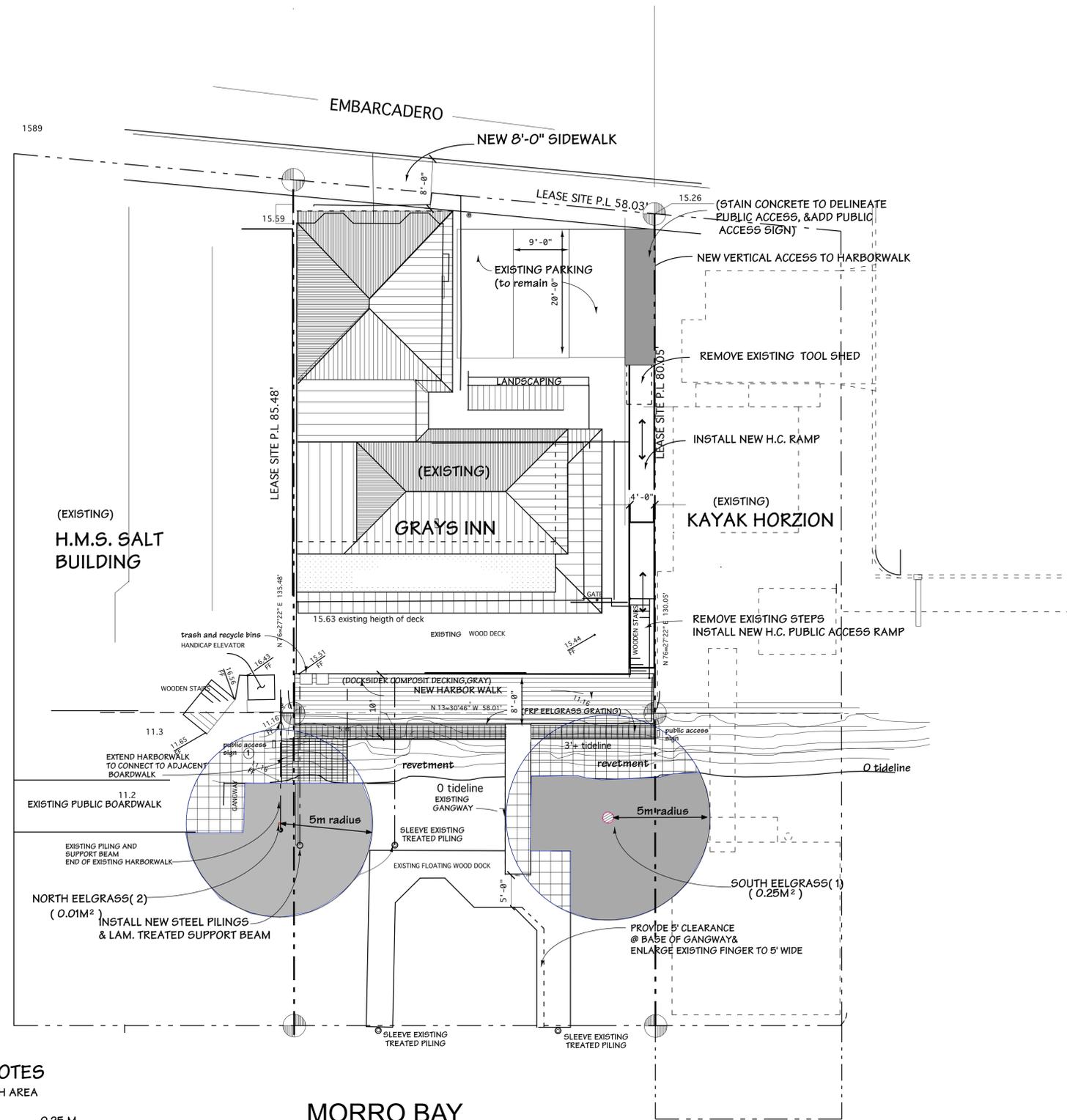
REFERENCE NOTES

REFERENCE # 1 SOUTH AREA

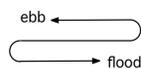
| | |
|---------------------|-------------|
| EELGRASS AREAS | |
| SOUTH EELGRASS | 0.25 M |
| UNVEGETATED AREAS | |
| SOUTH AREA | 49.02 SQ. M |
| AMOUNT OF INTRUSION | |
| SOUTH AREA | 0.00 M |
| EXEMPT AREA | 29.3 SQ.M |

REFERENCE #2 NORTH AREA

| | |
|---------------------|------------|
| NORTH EELGRASS | 0.01 M |
| UNVEGETATED AREAS | |
| NORTH AREA | 43.63 SQ.M |
| AMOUNT OF INTRUSION | |
| NORTH AREA | 0.40 M |
| EXEMPT AREA | 29.9 SQ.M |

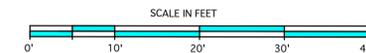


MORRO BAY



EXISTING & PROPOSED LEASE SITE IMPROVEMENTS

SCALE 1"= 10'-0"



LAND/SEA INTERFACE
1-805-772-8436
GENE DOUGHTY-ARCHITECT
C 18794

Gray's Inn improvements
561 EMBARCADERO, MORRO BAY, CALIF

GENERAL NOTES
LEGAL DESCRIPTION
SITE INFORMATION
LEASE SITE IMPROVEMENTS

SCALE: AS NOTED
DRAWN: GD
SHEET A-1
OF 2 SHEET



EXISTING VIEW LOOKING SOUTH



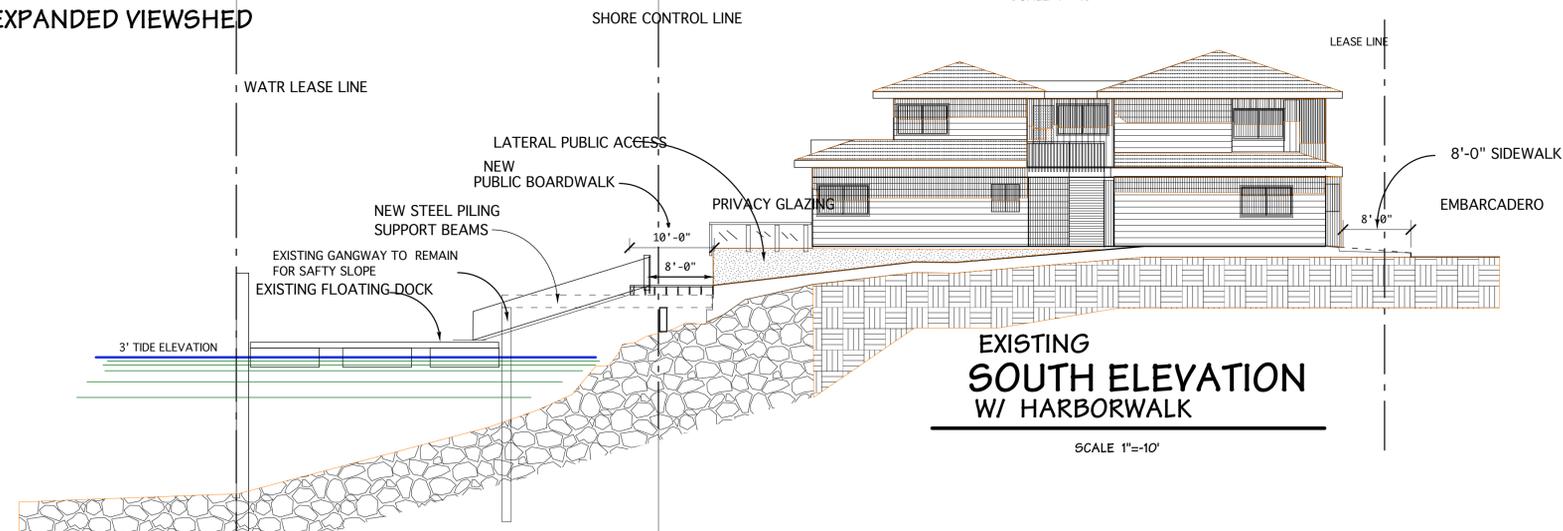
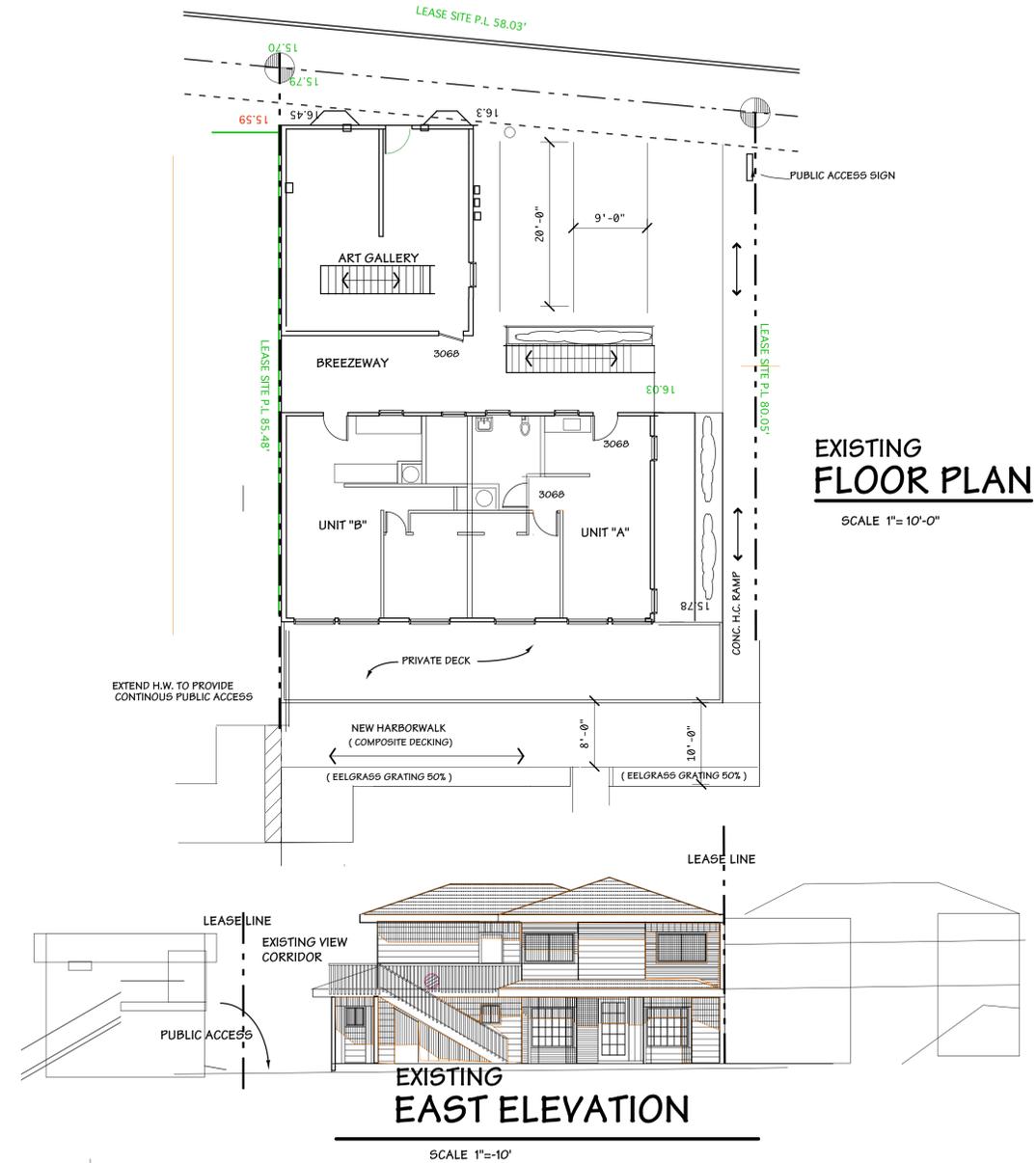
EXISTING VIEW FROM EMBARCADERO



PROPOSED VIEW LOOKING SOUTH
W/ NEW BOARDWALK W/ GRATING OVER
WATER



PROPOSED VIEW FROM EMBARCADERO
W/ EXPANDED VIEWSHED



The plans, specifications, drawings and reports prepared herein are the property of the Architect and are to be used only for the project and site identified herein. No part of these plans or reports may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.

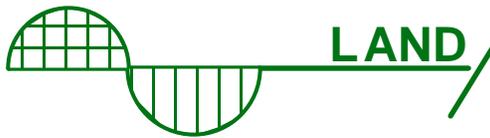
A-1

LAND/SEA INTERFACE
GENE DOUGHTY-ARCHITECT
1-805-772-8436
C 18794

Gray's Inn improvements
561 EMBARCADERO, MORRO BAY, CALIF

8-12-16
8-26-16
10-29-16
11-17-16
1-17-17
2-21-17
3-20-17
3-29-17
4-27-17
5-24-17
6-21-17
7-19-17
8-16-17
9-13-17
10-11-17
11-8-17
12-5-17

SHEET
A-2
OF 2 SHEET



LAND/SEA INTERFACE

C018794-357941
 Marine workshop
 201 Main St.
 Morro Bay, Calif. 93442
 1-805-772-8436
 home office 1-805 528-3944
 Fax, 1-805-772-8436
 E-mail, land.sea.interface.
 morrobay@gmail.com

- **ARCHITECTURE**
- **CONSTRUCTION**
- **MARINE DIVISION**
 SEAWALLS , DOCKS
 WHARFS, MOORINGS
 ENVIROMENTAL STUDIES,
 MAINTENANCE, REPORTS

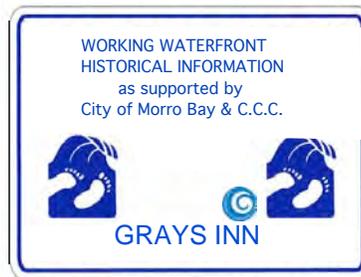
**SUPPLEMENTAL TO
 GRAY'S INN PROPOSAL
 FOR CONCEPT/PRECISE
 PLAN APPROVAL**

DATE: 12-15-16



SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN
 W/ IMAGES MOUNTED FLAT ON 4X4 POST
 w/ white background & blue lettering

A sign that states "Caution: due to fluctuation of water elevation, this dock/pier is only accessible between tidal elevations of +7' to +2. use with caution, to be located @ top of gangway access .



SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN
 W/ IMAGES MOUNTED FLAT ON 4X4 POST
 w/ white background & blue lettering

INTERPRETIVE SIGNAGE DEPICITING
 COMMERCIAL AND
 SPORTFISHING IN MORRO BAY



SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN
 W/ IMAGES ON CHAIN GUARD w/ white background
 & blue lettering

SECURITY SIGN @ TOP OF
 GANGWAY



SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN
 W/ IMAGES MOUNTED FLAT ON 4X4 POST w/
 white background & blue lettering

PUBLIC BOARDWALK TO REMAIN OPEN
 24 HOURS A DAY to be located upcoast &
 downcoast & entrance to courtyard



AGENDA NO: B-1

MEETING DATE: January 17, 2017

Staff Report

TO: Planning Commissioners

DATE: January 11, 2017

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Request for Conditional Use Permit (#UP0-448) for both land and waterside improvements including installation of new 10 foot harborwalk lateral access, installation of 1 new pile, sleeving of 4 existing piles, new vertical access, along with building façade improvements and sidewalk improvements

RECOMMENDATION:

FORWARD A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO CONDITIONALLY APPROVE THE PROJECT as combined Concept/Precise Plan approval by adopting a motion including the following action(s):

Adopt Planning Commission Resolution 26-16 which includes the Findings and Conditions of Approval and Adopt the Categorical Exemption, Section 15303, Class 3c for the project depicted on revised site development plans dated January 3, 2017 (Exhibit F).

APPLICANT/AGENT: Todd and Tamara Baston, Applicant. Cathy Novak Consulting, Agent.

LEGAL DESCRIPTION/APN: City lease sites 63-64 & 63-64W / 066-137-001

PROJECT DESCRIPTION: As described in the staff report for the December 20, 2016 Planning Commission meeting, the Applicant is seeking conditional use permit approval for construction of both land and waterside improvements; including installation of new 10 foot harborwalk to match existing elevation, installation of 1 new pile, sleeving of 4 existing piles, provide 4 foot wide vertical access on south side of building to allow public access to harborwalk, along with building façade improvements, sidewalk improvements, and repair of existing decking.

Prepared By: CJ

Department Review:

Planning Commission
January 17, 2017 hearing
#UP0-448

PROJECT SUMMARY: At the December 20, 2016 meeting, the Planning Commission reviewed this project and continued the hearing to the January 17, 2017 meeting. Upon review of the project, the Planning Commission expressed the following concerns regarding the project which are summarized below and were provided to the Applicant for follow up:

1. *Provide the required Precise Plan submittal items such as color and materials board, trash and recycle can details, lighting plan, etc.*
2. *The PC was supportive of the gangway design encroaching into the lateral access path by 2 feet along a four foot section of the lateral access way, as discussed in the staff report.*
3. *The PC was supportive of the requested modifications to Planning conditions 6 and 8, but not 9. The feedback was to modify condition 9 to state, “hydro acoustical noise mitigation plan” instead of hydro acoustical monitoring plan.*
4. *Provide information on what the building approvals looked like with the 1993 CUP, specifically in regards to view corridor. The concern was that there is an existing storage shed in the way, and a parking space intrudes on the view corridor. The PC would like to see the view corridor restored.*
5. *Provide additional detail on the existing pole sign that encroaches into the northernmost parking spot, and specifically whether when the vertical access is opened up and the parking lot is re-striped, if that will still yield a usable compliant parking spot. The concern here is that if the parking spaces are too narrow, then parked cars will or may park over the line and incrementally encroach onto vertical access. The comment was discussed whether a wall or raised sidewalk should be installed in order to prevent cars from parking onto the stained concrete vertical access. Also, if the parking spaces are too narrow and the pole encroaches into the parking spot, it could create a nexus to require removal of the pole sign.*
6. *Corridor Maintenance – The PC discussed the possibility of removing the side private motel deck and remove the private fence gate, in order to yield a wider pedestrian view corridor. Also discussed was height of hedges and fence height in the view corridor area.*
7. *Is there a connectivity potential from the proposed harborwalk lateral access to connect to Kayak Horizons when that future project comes forward for lease renewal?*

Since the previous PC meeting, the Applicant has revised plans and provided additional detail for Planning Commission review and consideration. The Applicant also met on site with staff to review items 5, 6, and 7 above.

Applicant Response and Staff Analysis to the 7 Items noted above:

Provided in Exhibit B is a letter dated January 4, 2017 from the Applicant that details responses to items above. The excerpted responses to each of the seven items noted above are provided below along with staff analysis of the Applicant’s responses:

Planning Commission
January 17, 2017 hearing
#UP0-448

1. **Precise Plan items:**

Applicant Response:

~~you with this application~~: Attached please find a supplemental material/color board with the additional items for the Commission's consideration. Note, the chain link fence will be removed and replaced with a "like" kind fence that is currently around the outdoor decks. Second, the vertical accessway design is the example that we discussed with staff that could potentially be used with other projects in the future.

Staff Response:

Applicant's color and materials board and supplemental board are attached as Exhibit D & E respectively. This includes specifications for decking, siding, glazing, boardwalk material, lighting, and proposed stamped concrete for vertical access. The proposed stamped concrete was also printed from the manufacturer's website in order to illustrate a better representation of the faux wood color (Exhibit F).

2. **Gangway Design – 2 foot encroachment:**

Applicant Response:

Nothing more needed for this item.

Staff Response:

Staff concurs. The plans showing the gangway design are attached at Exhibit H.

3. **Proposed Planning Condition modification**

Applicant Response:

Nothing more needed for this item.

Staff Response:

Staff concurs. The attached resolution (Exhibit A) for Planning Commission consideration reflects the requested changes to Planning conditions 6, 8, and 9 discussed at the 12/20/2016 meeting.

4. **1993 Approvals/View Corridor:**

Applicant Response:

Attached is a copy of the 1993 approvals. The view corridor will remain as proposed at 4 feet (vertical access) which was part of the 1993 entitlements. As a side note, the 1993 plan approved the shed, landscape planters, outdoor decks, fencing and gate. At the time of these approvals, the Waterfront Master Plan did not exist so there were not any

Applicant Response continued:

requirements for view corridors or any specific size. The new proposal to enhance the view corridor and work towards consistency with the Waterfront Master Plan in this area will include the following:

- a. The shed and landscape planter adjacent to it will be removed.
- b. The chain link fence will be replaced with a wood fence that is like the existing fence around the outdoor decks.
- c. The fence along the vertical access will be 42" high only for the portions that are adjacent to the vertical access ramp that require the height for building code reasons (to protect the drop off from the grade elevation to the sloping ramp). The balance of the fence will not exceed 30" in height and will be installed in the same location as the existing chain link fence. This fence will provide for some separation and protection of the hotel room that was a window facing the vertical access pathway. This will also be helpful to guide the public in the right direction to access the Harborwalk and not on to the outdoor decks and hotel rooms.
- d. The existing landscape planter will remain which we believe provides ambience to the area as well as working towards the City's goal to provide landscaping on sites. The current plant material is drought tolerant and fairly low so we don't believe demolishing and replanting would be in the best interest of the project.
- e. A cross section detail that shows the ADA ramp/vertical access from the parking lot area to the proposed Harborwalk is included on the revised plan set. This detail shows the elevation changes along the ramp so you can clearly see the area that will need the 42" fence to meet the building code (starts at approximately the end of the building).

Staff Response:

Applicant is proposing a 4 foot wide vertical access corridor. For a lease site of this width, and as a two story building the Waterfront Master Plan requires a minimum view corridor of 30% of the lease width which would be 17.4 feet (30% of 58 feet). The second story addition was permitted with the approval of CUP #07-92 (Exhibit F). However, the 1993 approvals predate the Waterfront Master Plan and therefore, the 30% view corridor requirement was not applied to this project. The shed, landscaping and fence within the view corridor were part of the original approvals. The Applicant's proposal does include improving the view corridor by removing the tool shed and adjacent landscape planter. In addition, the existing chain link fence will be removed and replaced with fencing with matches the existing deck fencing (see fence image in Exhibit E). The new fence will be lowered to 30" in height with a portion of the fence to be at 42 inches in height where the Building Code requires a guardrail for safety reasons (see section detail on plans, Exhibit G). The replaced fencing is also proposed to remain in

Planning Commission
January 17, 2017 hearing
#UP0-448

order to provide visitor safety for hotel guests from the two south-facing guestroom windows. The jade landscaping hedge that runs the length of the walkway is proposed to remain. Staff is recommending a condition of approval be added to require the Applicant to trim and maintain the hedge to a height no higher than 30 inches. (Planning condition 14). In addition, to maximize the view corridor width, staff is recommending a condition of approval be added which would remove all other temporary obstructions such as the small plastic shed against the wall of the building to insure consistency with the Waterfront Master Plan, and which would effectively widen the view corridor from the four foot wide vertical access walkway to an eight foot wide view corridor. (Planning condition 15). This would be the widest view corridor option available without reconstructing the building.

The removal of the view obstructions along with a proposed stamped concrete area to delineate the vertical access would enhance the public coastal access providing a connection point to the new harborwalk/bayside lateral access proposed to be extended and raised to connect to the Salt Building.

5. Pole sign/ Parking:

Applicant Response:

~~removal of the pole sign.~~ We marked the 4' access path, two 9' and one 8' parking spaces along the front with blue paint marks and dimensions so that you or the PC members can see the spaces. Since parking is so important on the Embarcadero, we feel that keep the 3 spaces are critical to this project and can be done within the allowed space and without any further modifications to the existing area.

Staff Response:

Staff met onsite with the Applicant, Representative, and Architect to review with the Architect parking width measurements. The project Architect was able to clearly demonstrate that three on-site parking spaces (2 standard size, 1 compact) can be accommodated without the pole sign encroaching into a parking stall. (Exhibit G).

The prior approvals also show the pole sign previously permitted as well as three parking spaces. The proposed project does not trigger an increase in parking requirements. Under City Council resolution 54-26 which suspends the City's Parking In-Lieu fee program (#37-05), the Applicant could elect to remove one of the parking spaces under this temporary program. However, staff is supportive of maintaining the existing three parking spaces on site and recognizing this approval as two standard spaces and one compact parking space with a condition recommended that the Applicant shall ensure no parking in the vertical access area adjacent to the closest parking stall. See Planning condition 13.

Planning Commission
January 17, 2017 hearing
#UP0-448

6. **Corridor Maintenance:**

Applicant Response:

~~hedges and fence height in the view corridor area.~~ Please see response under #4 above.

Staff Response:

As stated above paragraph #4, staff is recommending a condition of approval be added to ensure the view corridor is free of obstructions that exceed the maximum height of 30 inches, other than the portion of fence guardrail where required by the California Building Code. (Planning conditions 13 and 14).

7. **Lateral Access Connectivity:**

Applicant Response:

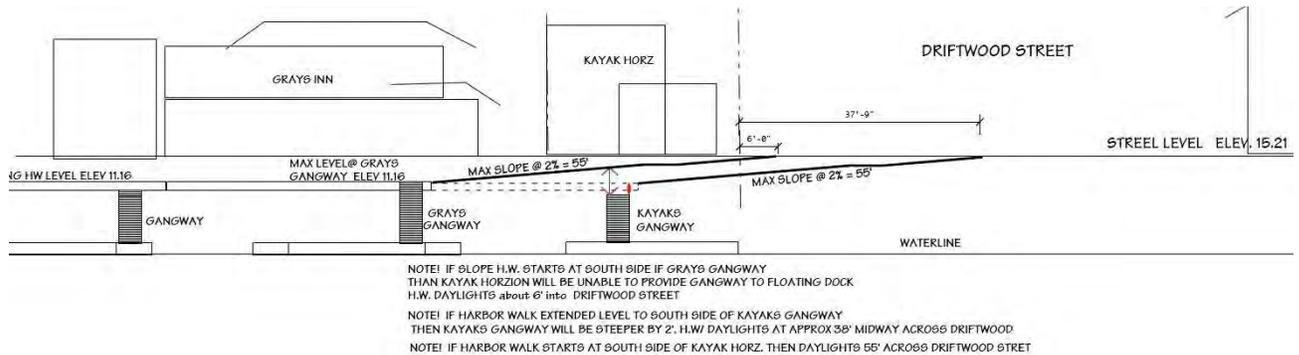
~~forward for lease renewal?~~ We have looked at this and determined that there is an approximate 4' to 5' elevation difference between the Grays' Inn Harborwalk and the street end elevation. It will be a little bit of a challenge to design the Harborwalk to make the ultimate connection to the street end. The Harborwalk elevation at Gray's Inn is set in order to make the connection to the north and not to exceed the ADA slope standards. The Kayak Horizons site has an existing short gangway leading to their docks and will experience the same problem as Gray's Inn (can't shorten the gangway without it being too steep). A photo of the area is attached for review. When that lease site is redeveloped or remodeled, the design options for the Harborwalk will need to be considered. The City does have enough space at the street end area to build a terraced ramp from the proposed Harborwalk elevation to the street elevation. This work will need to be contemplated by the City in the future to solve the accessibility for the area.

Staff Response:

Attached as Exhibit C is a photo of the west side of Kayak Horizons which shows the elevation difference between the two lease sites. Although the Applicant's proposal will provide for bayside lateral access connection point to the neighboring lease site (Salt Building) to the north by raising and extending the Gray's Inn harborwalk, it is not proposed to connect to the lease site to the south (Kayak Horizons). The Salt Building previously underwent a commercial remodel in 2010-2013 which provided lateral access on its lease site. The Kayak Horizon lease site however expires in late 2018 and City Council has directed the lease site be put out for RFP to solicit potential new leasees. Staff had additional conversation with the Applicant's Architect regarding whether an accessible path of travel could be worked out from the street end to Gray's Inn. The grade differential from the south end of the Gray's Inn lease site to the street end is 4 feet 2 inches, which exceeds the maximum 2% slope for ADA requirements. The Architect was able demonstrate that an accessible path of travel from Gray's Inn to the Driftwood

Planning Commission
January 17, 2017 hearing
#UP0-448

Street end could be provided, although it would currently impact the gangway at the Kayak Horizon site as shown in the Architect's figure below. When this lease site comes forward for redevelopment, lateral access will need to be addressed.



CONCLUSION:

As revised, the project provides the elements necessary for Planning Commission to review the project both as concept and precise plan. The remodel of the Gray's Inn will provide for an increase in coastal access by extending the partial harborwalk/lateral access and also raising it to connect with the recently constructed lateral access point to the Salt Building lease site to the north. In addition, the vertical access which was approved prior to the adoption of the Waterfront Master Plan now provides for a widened vertical access pathway, removes the shed and landscaping bush, replaces and lowers the existing fence which is consistent with the Waterfront Master Plan.

The project is consistent with the LCP which requires bayside lateral access of a minimum width of eight feet. The proposed enhancements serve to improve enjoyment of the lateral access along the Bay and is therefore consistent with public access and recreation policies. In addition, the proposed single piling and sleeving of existing pilings are necessary to support the new harborwalk lateral access which is intended as public access and is therefore consistent with the Recreation and Access Policies of the LCP.

As conditioned, the proposed project would be consistent with applicable development standards of the zoning ordinance and all applicable provisions of the General Plan and Local Coastal Plan with the incorporation of recommended conditions.

Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for Concept/Precise Plan approval of Conditional Use Permit #UP0-448.

*Planning Commission
January 17, 2017 hearing
#UP0-448*

EXHIBITS:

- Exhibit A – Planning Commission Resolution 02-17
- Exhibit B – Applicant’s Response Letter dated January 4, 2017
- Exhibit C – Site Photo of Kayak Horizon elevation difference
- Exhibit D – Color and Materials Board
- Exhibit E – Supplemental Color/Material Board
- Exhibit F – Stamped Concrete Wood Planking spec sheet
- Exhibit G – 1993 permit and approved plans for CUP #07-92
- Exhibit H – Plans/ Reductions dated January 3, 2017

*Complete staff report & attachments for the 12/20/16 Planning Commission meeting available at the following link: <http://www.morro-bay.ca.us/DocumentCenter/View/10381>.

RESOLUTION NO. PC 02-17

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE MORRO BAY CITY COUNCIL FOR CONCEPT AND PRECISE PLAN APPROVAL OF CONDITIONAL USE PERMIT (UP0-448) FOR CONSTRUCTION OF NEW HARBORWALK LATERAL ACCESS, INSTALLATION OF 1 NEW PILES, SLEEVE 4 EXISTING PILES, IMPROVEMENTS TO VERTICAL ACCESS, SIDEWALK IMPROVEMENTS AND BUILDING FAÇADE IMPROVEMENTS AT 561 EMBARCADERO, GRAY'S INN

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on December 20, 2016 and January 17, 2017, for the purpose of considering approval of Conditional Use Permit #UP0-448; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA)

- A. That for purposes of the California Environmental Quality Act, Case No. UP0-448 is exempt under Class 3c, Section 15303 for New Construction or Conversion of Small Structures which allows for a motel or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area and where the surrounding area is not environmentally sensitive based on the eelgrass planning survey prepared by Tenera Environmental dated May 2, 2016.

Conditional Use Permit Findings

- A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the construction of new new harborwalk lateral and vertical access along with sidewalk improvements and building façade improvements and repairs at 561 Embarcadero are permitted uses within the zoning district

and said structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program.

- B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed lateral and vertical access will provide greater public coastal access to a visitor-serving commercial use and is consistent with the character of the existing development.

Waterfront Master Plan Findings

- A. The proposed project makes a positive contribution to the visual and public accessibility to the bay while increasing and maintaining commercial fishing industry:
- a. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, in that the bayside lateral access is improved to allow for easier pedestrian access, enjoyment and better bay views by opening up vertical access to improve view corridor from the street..
 - b. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project will add to the availability of boat slips in the bay for recreational or commercial boat rental and also with the creation of an observation deck and deck expansion will maintain and enhance views of the bay.
 - c. The design recognizes the pedestrian orientation of the Embarcadero and provides an interesting and enhanced pedestrian experience in that the project will provide improved lateral public access to the water and docks while assisting in the Harborwalk plan to continue public access along the waterfront as well as create improved view corridor through the vertical access leading to the bayside lateral access. The sidewalk improvements will improve pedestrian accessibility along the Embarcadero and is consistent with the character of the existing development.
 - d. The project gives its occupants and the public some variety in materials and/or application in that the harborwalk lateral access will be of wood or aluminum material and the vertical access will be a stained concrete in order to promote public awareness of coastal bayside access.
 - e. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the new harborwalk public lateral access will be accessible to the public and that is consistent with the character of the existing development.
 - f. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition connection point to its immediate

neighbor to the north and will be enhanced by opening up the vertical access along the southerly entrance of the building.

Architectural Consideration

A. As required by Ordinance Section 17.48.200 the Planning Commission finds that the architectural treatment and general appearance of all proposed structures and open areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development; of the city or to the desirability of investment of occupation in the area.

Precise Plan Finding

A. As required by Ordinance Section 17.40.030.G, the Planning Commission finds that the project is developed sufficiently to approve the project as a combined concept/precise plan approval of the conditional use permit.

Section 2. Action. The Planning Commission does hereby forward a favorable recommendation to the City Council to approve Conditional Use Permit #UP0-448 as a combined Concept/Precise Plan approval subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated December 14, 2016 and second staff report dated January 11, 2017, for the project at 561 Embarcadero depicted on plans dated January 3, 2017, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for UP0-448, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General

Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

Building Conditions:

1. Prior to construction, the applicant shall submit a complete building permit application and obtain the required building permit.

Fire Conditions:

1. Fire Safety During Construction and Demolition. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations (CFC Chapter 33). Compliance with NFPA 241 is required for items not specifically addressed herein. Applicant shall comply with CFC Chapter 33.
2. New construction of Harborwalk extension. An approved automatic fire sprinkler system shall be installed throughout all new buildings and structures on the west side of Embarcadero Road. (Morro Bay Municipal Code (Section 14.08.090(L)(2)). Applicant shall provide automatic fire sprinkler protection beneath the 619 sf. Public Harborwalk structure.
3. Existing floating docks, Standpipes. Marinas and boatyards shall be equipped throughout with standpipe systems in accordance with NFPA 303. Systems shall be provided with hose connections located such that no point on the marina pier or float system exceeds 150 feet from a standpipe hose connection. (CFC 3604.2). The distance from the most distal location on the floating dock is 167 feet to Embarcadero fire department access. Applicant shall provide a Class 1 Standpipe system on the floating dock system.

Public Works Conditions:

1. Applicant shall provide a standard erosion and sediment control plan at building permit submittal. The plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
2. The following Public Works notes shall be added to the plans at building permit submittal:
 - a) Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
 - b) No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.
 - c) Due to mandatory water conservation requirements and stormwater requirements no pressure washing is allowed unless it is directly due to professional preparation of exterior painting of property. No discharge of non-stormwater is allowed into the municipal storm drain system and contractor must provide measures to prevent any discharge for entering the stormwater system.

Harbor Department:

1. Applicant shall provide evidence of consent of neighboring lease site owner at 571 Embarcadero for purposes of construction of the two foot gap portion of harborwalk lateral access prior to issuance of a building permit.

Planning Conditions:

1. A Coastal Development Permit shall be submitted to the Community Development Department prior to issuance of a building permit.
2. Prior to issuance of a building permit, the Applicant shall either acquire all required regulatory permits and authorizations (i.e. U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game), or submit documentation that such permits are not required.
3. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval for both the Conditional Use Permit and the Coastal Development Permit shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
4. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.
5. Floating dock. The floating dock shall be publicly available for general public pedestrian access and either short-term or long-term use by recreational or commercial boats. Signs discouraging the public from walking on the docks during daylight hours are prohibited. The docks shall be open to the general public during at least daylight hours (i.e. one hour before sunrise to one hour after sunset).
6. A Marine Wildlife Contingency Plan shall be developed and approved by the City of Morro Bay prior to the initiation of pile driving activities. This plan shall describe specific methods that will be used to reduce pile-driving noise. Power to the pile driver shall be ramped up to allow marine wildlife to detect a lower sound level and depart the area before full-power noise levels are produced. The plan shall identify a USFWS-approved biologist to monitor all construction within the water-lease area who shall be retained by the applicant. The plan shall describe on-site marine wildlife monitoring and reporting requirements as well as identify specific conditions when the biological monitor shall be allowed to stop work, such as observance of a marine mammal within 100 feet of the project area. The biologist shall be responsible to monitor for compliance with all environmental mitigation measures, and regulatory permit conditions (as applicable). The approved biological monitor shall be present onsite during construction and shall have the

authority to stop construction if any individuals of southern sea otter are seen within 100 feet of the project area. Construction will be allowed to resume after sighted otters have left the 100-foot radius of the project area. The species shall not be disturbed or forced from the project site by equipment, noise, or other disruptive activity. The monitor will have discretionary authority to temporarily halt the project if it is determined that the otter, or other marine mammal, could be affected by the project, even if the animal is beyond the 100-foot boundary. All construction crew employees shall be informed on the requirements of this condition.

7. A project-specific Oil Spill Response and Recovery Plan that includes specifics on reporting and response procedures, available on-site equipment and contracted services, and responsibilities shall be completed and approved prior to the initiation of construction activities. Specifically, the project shall include the following Best Management Practices (BMPs) and shall be included on building plans submitted for approval:
 - a. No refueling of equipment without adequate containment and spill response equipment. The barge shall have only double contained fuel storage below decks, with the spill containment and clean up kits on-site and easily accessible. Spill containment and clean up kits shall include the following:
 - b. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use during pile driving operations)
 - c. Barrel Absorbent Pads
 - d. Container Absorbent Granules
 - e. Rainwater runoff pollution from equipment stored on deck shall be prevented through ongoing equipment maintenance and appropriate double containment.
 - f. The work area shall be contained within a boom to prevent debris from falling into the water.
 - g. All equipment fueling shall take place on the barge, with containment in-place. No refueling between vessels shall occur.
 - h. An Absorption Tarp shall be placed underneath any portable equipment while in use.
 - i. No equipment shall be permitted to enter the water with any petroleum products.
 - j. All equipment used during pile driving operations shall be in good condition without fuel or oil leakage.
 - k. Should any equipment begin to leak, that equipment shall be removed immediately from the barge and repaired or replaced.
 - l. All vessels shall have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.

8. Pre- and Post-construction surveys. A survey identifying areas of eelgrass within the lease areas shall be completed within 60 days before start of construction and prior to issuance of a building permit. The survey shall be submitted to the Community Development Director for review as part of the final plans. If additional eelgrass is identified that would be directly shaded by the proposed project, then the report shall identify remedial measures to offset such reduction within the eelgrass beds at a ratio of 1.2:1 in line with the specifications for mitigation of eelgrass habitat as provided for in

the California Eelgrass Mitigation Policy. A post construction survey identifying areas of eelgrass shall be completed within 30 days and the report due within 90 days of completion of construction. Any change in eelgrass extent shall be documented and reported to the Community Development Director. If the report identifies a reduction in eelgrass coverage then a plan shall be prepared to identify the appropriate mitigations necessary and in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy, dated October 2014.

9. Prior to issuance of a building permit, a pile driving plan and hydroacoustical noise mitigation plan shall be submitted to the Community Development Director to ensure that underwater noise generated by pile driving activities is minimized to the maximum extent feasible and does not exceed: (1) an accumulated 187 dB SEL as measured 5 meters from the source; and (2) peak dB above 208 dB as measured 10 meters from the source as determined by the Fisheries Hydroacoustic Working Group. In the instance anything other than a vibratory hammer is to be used for pile driving activities, the plan shall provide for a hydro-acoustical monitor to ensure that underwater noise generated by pile driving activities does not exceed such limits. The plan shall identify the type of method used to install pilings. Vibratory hammers shall be used where feasible; if another method is used, a bubble curtain shall be employed to contain both noise and sediment. The plan shall also provide for additional acoustical BMPs to be applied if monitoring shows underwater noise above such limits (including, but not limited to, alternative pile driving methods (press-in pile placement, drilling, dewatered isolation casings, etc.) and additional noise dampening measures (sound shielding and other noise attenuation devices).
10. Netting or fencing around and underneath the project site shall be installed to catch and remove debris released during and after construction.
11. To reduce potential turbidity-associated impacts, silt screens should be used when and where they will be effective. The relatively high tidal currents within Morro Bay could reduce the effectiveness of silt screens and should be considered prior to placing of these screens.
12. Applicant shall include sign specifications for all signs on site that demonstrate compliance with the sign ordinance requirements found in Title 17.68 of the Morro Bay Municipal Code.
13. Applicant shall maintain vertical access free of any obstructions, including but not limited to parked vehicles.
14. Applicant shall trim and maintain the jade landscaping hedge located along the length of the coastal access walkway on the south side of the building to a height no higher than 30 inches at all times.
15. Applicant shall maintain the view corridor on the south side of the Grays Inn building

with no view corridor obstructions other than the fencing per approved plans for #UP0-448.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of January, 2017 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert Tefft, Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 17th day of January, 2017.

CATHY • NOVAK

consulting

RECEIVED

JAN 04 2017

City of Morro Bay
Community Development Dept.

January 4, 2017

Ms. Cindy Jacinth
City of Morro Bay Public Services Department
955 Shasta Street
Morro Bay, CA 93442

RE: 561 Embarcadero Road project

Dear Cindy,

I wanted to take this opportunity to respond to the questions and requests from the December 20, 2016 Planning Commission meeting. You provided a list of items which I have below with our responses.

1. *Provide the required Precise Plan submittal items such as color and materials board, trash and recycle can details, lighting plan, etc. (Note, I did find this morning the color and material board originally submitted by you with this application). Attached please find a supplemental material/color board with the additional items for the Commission's consideration. Note, the chain link fence will be removed and replaced with a "like" kind fence that is currently around the outdoor decks. Second, the vertical accessway design is the example that we discussed with staff that could potentially be used with other projects in the future.*
2. *The PC was supportive of the design encroaching into the lateral access by 2 feet in the area of the gangway as discussed in the staff report. Nothing more needed for this item.*
3. *The PC was supportive of the requested modifications to Planning conditions 6 and 8, but not 9. The feedback was to modify condition 9 to state, "hydroacoustical noise mitigation plan" instead of hydroacoustical monitoring plan. Nothing more needed for this item.*
4. *Provide information on what the building approvals looked like with the 1993 CUP, specifically in regards to view corridor. The concern was that there is an existing storage shed in the way, and a parking space intrudes on the view corridor. The PC would like to see the view corridor restored. Attached is a copy of the 1993 approvals. The view corridor will remain as proposed at 4 feet (vertical access) which was part of the 1993 entitlements. As a side note, the 1993 plan approved the shed, landscape planters, outdoor decks, fencing and gate. At the time of these approvals, the Waterfront Master Plan did not exist so there were not any*

GOVERNMENTAL & COMMUNITY RELATIONS • PLANNING

CELL 805.441.7581 • PHONE & FAX 805.772.9499

POST OFFICE BOX 296 • MORRO BAY, CA 93443

NOVAKCONSULTING@CHARTER.NET

requirements for view corridors or any specific size. The new proposal to enhance the view corridor and work towards consistency with the Waterfront Master Plan in this area will include the following:

- a. The shed and landscape planter adjacent to it will be removed.
 - b. The chain link fence will be replaced with a wood fence that is like the existing fence around the outdoor decks.
 - c. The fence along the vertical access will be 42" high only for the portions that are adjacent to the vertical access ramp that require the height for building code reasons (to protect the drop off from the grade elevation to the sloping ramp). The balance of the fence will not exceed 30" in height and will be installed in the same location as the existing chain link fence. This fence will provide for some separation and protection of the hotel room that was a window facing the vertical access pathway. This will also be helpful to guide the public in the right direction to access the Harborwalk and not on to the outdoor decks and hotel rooms.
 - d. The existing landscape planter will remain which we believe provides ambience to the area as well as working towards the City's goal to provide landscaping on sites. The current plant material is drought tolerant and fairly low so we don't believe demolishing and replanting would be in the best interest of the project.
 - e. A cross section detail that shows the ADA ramp/vertical access from the parking lot area to the proposed Harborwalk is included on the revised plan set. This detail shows the elevation changes along the ramp so you can clearly see the area that will need the 42" fence to meet the building code (starts at approximately the end of the building).
5. *Provide additional detail on the existing pole sign that encroaches into the northernmost parking spot, and specifically whether when the vertical access is opened up and the parking lot is re-striped, if that will still yield a usable compliant parking spot. The concern here is that if the parking spaces are too narrow, then parked cars will or may park over the line and incrementally encroach onto vertical access. The comment was discussed whether a wall or raised sidewalk should be installed in order to prevent cars from parking onto the stained concrete vertical access. Also, if the parking spaces are too narrow and the pole encroaches into the parking spot, it could create a nexus to require removal of the pole sign. We marked the 4' access path, two 9' and one 8' parking spaces along the front with blue paint marks and dimensions so that you or the PC members can see the spaces. Since parking is so important on the Embarcadero, we feel that keep the 3 spaces are critical to this project and can be done within the allowed space and without any further modifications to the existing area.*

6. *Corridor Maintenance – The PC discussed the possibility of removing the side private motel deck and remove the private fence gate, in order to yield a wider pedestrian view corridor. Also discussed was height of hedges and fence height in the view corridor area. Please see response under #4 above.*
7. *Is there a connectivity potential from the proposed harborwalk lateral access to connect to Kayak Horizons when that future project comes forward for lease renewal? We have looked at this and determined that there is an approximate 4' to 5' elevation difference between the Grays' Inn Harborwalk and the street end elevation. It will be a little bit of a challenge to design the Harborwalk to make the ultimate connection to the street end. The Harborwalk elevation at Gray's Inn is set in order to make the connection to the north and not to exceed the ADA slope standards. The Kayak Horizons site has an existing short gangway leading to their docks and will experience the same problem as Gray's Inn (can't shorten the gangway without it being too steep). A photo of the area is attached for review. When that lease site is redeveloped or remodeled, the design options for the Harborwalk will need to be considered. The City does have enough space at the street end area to build a terraced ramp from the proposed Harborwalk elevation to the street elevation. This work will need to be contemplated by the City in the future to solve the accessibility for the area.*

Sincerely,



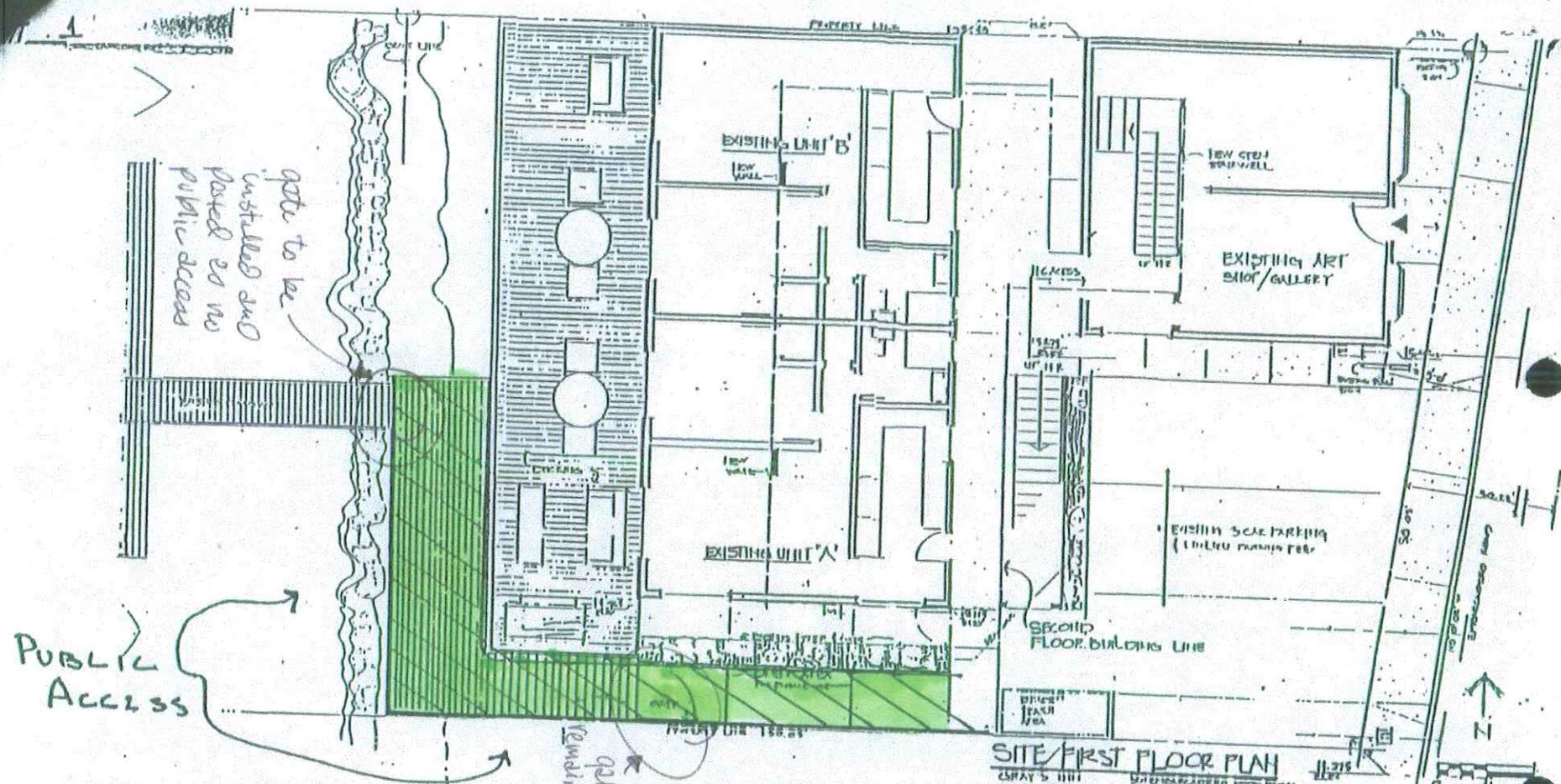
Cathy Novak
Project representative

cc: Mr. Todd & Tamara Baston

Attachments:

Revised plans
1993 site plan
Kayak Horizon photo

UP 07-92R



PUBLIC ACCESS

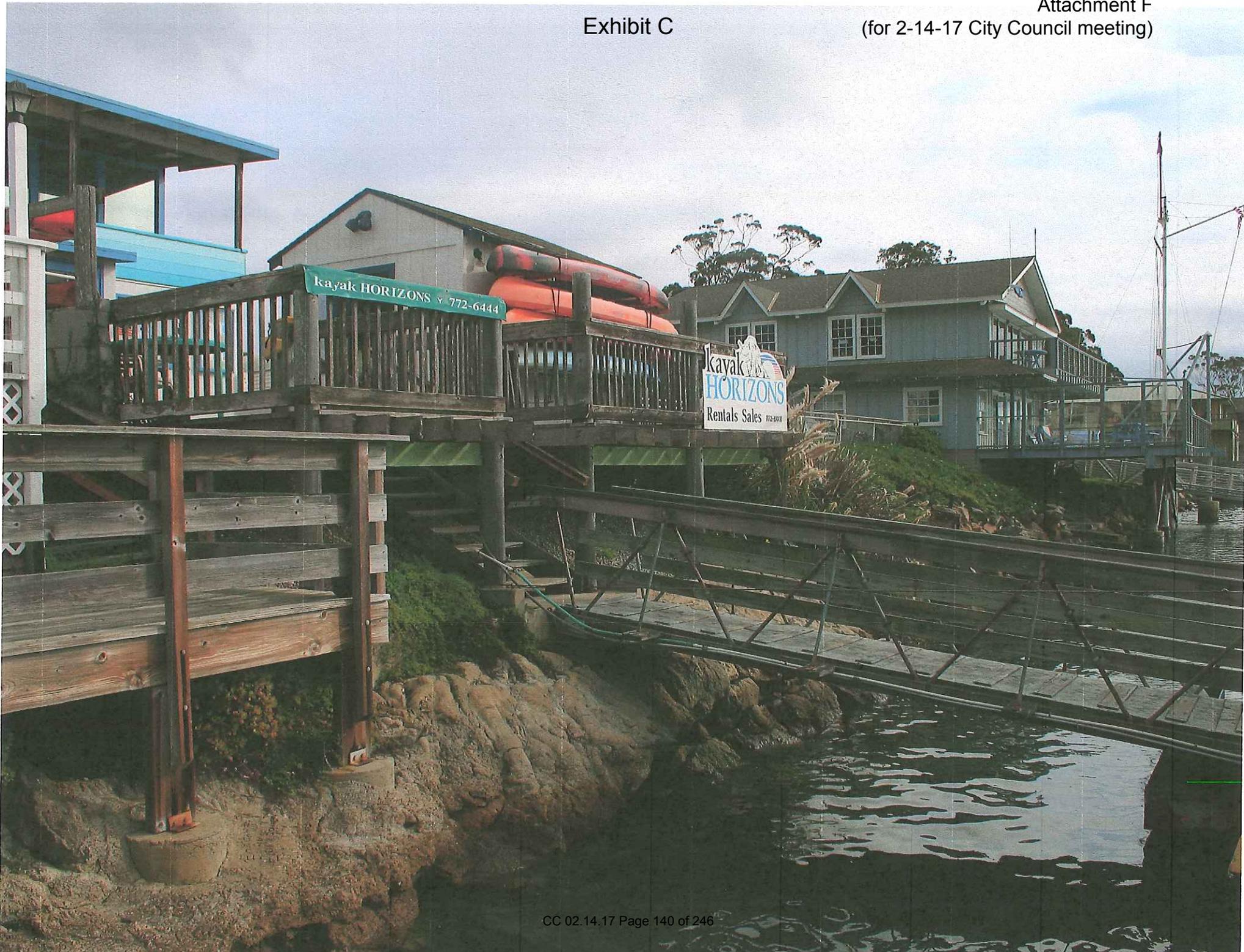
gate to remain unlocked

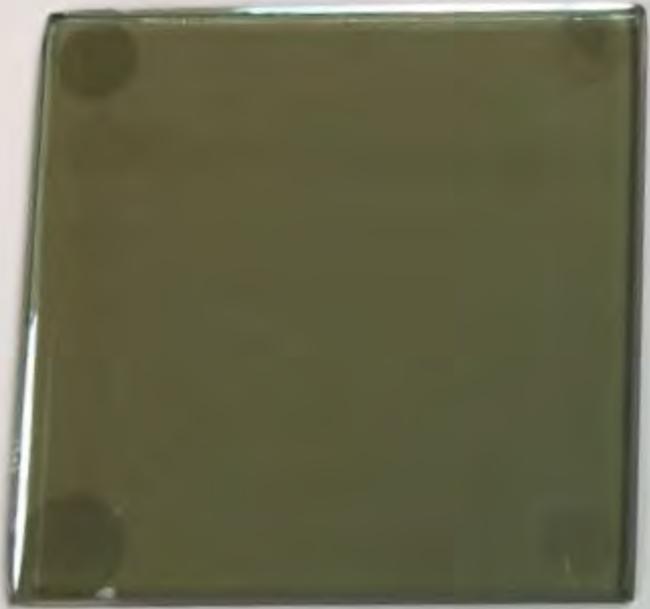
RECEIVED
 JUN 23 1992
 COMMUNITY DEVELOPMENT DEPARTMENT



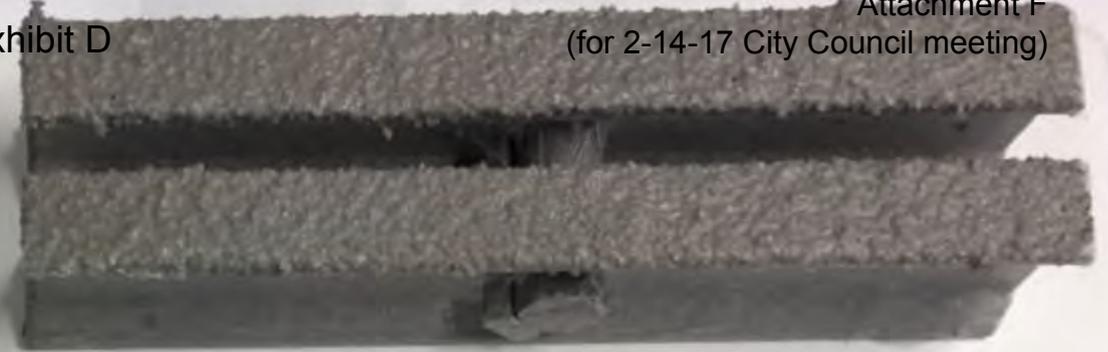
SIDE ELEVATION (south)

LAND/SEA INTERFACE





PRIVACY GLAZING
50% REFLECTIVE GRAY/GREEN



F.R.P. 50% GRATING
GRAY

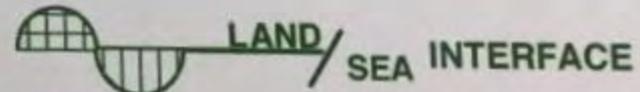


HARBORWALK DECKING
GRAY



HARDI-PLANK SIDING
GRAY

GRAY'S INN
COLOR / MATERIAL BOARD



0018794-357941
Marine workshop
201 Main St.
Morro Bay, Calif. 93442
1-805-772-8438
home office 1-805-528-3944
Fax, 1-805-772-8438
E-mail, Land.Sea.interface.
Morrobay@gmail.com

- ARCHITECT
- CONSULTANT
- CONSTRUCTION
MARINE
COMMERCIAL
RESIDENTIAL

Exhibit E



STAMPED CONCRETE
VERTICAL PUBLIC ACCESS
PENDING APPROVAL OF
PLANING DEPT.



LOW LEVEL WALKWAY LIGHTING



EXISTING POST/RAILING @ DCK



PHASE 3 NEW GRAY HARDI-PLANK SIDING



PHASE 3 NEW GRAY TREX DECKING

GRAYS INN SUPPLEMENTAL COLOR/MATERIAL BOARD



NEED ASSISTANCE? CALL US 1-800-800-9900



BUILDING TRUST



L. M. Scofield Company - A SIKI COMPANY

LITHOTEX® Pavecrafters® WOOD

RANDOM INTERLOCKING PATTERNS



Pattern:
Weathered Wood - Interlocking Plank

Texture Description:
Surface texture is that of worn oak boards. Edges are beveled along the length of each board. Ends are saw-cut. Corners are square.

Tool size (inches):
8 x 96

Order number: 510A, 510B (P,S,F)

Also available:
Weathered Wood Filler Tool - order number 5130

LITHOCHROME® Color Hardener A-55 Pecan Tan
LITHOCHROME® Antiquing Release 1290 Cordovan Brown
SCOFIELD® Cureseal-W™ Semi Gloss has been used on all samples.

[View the complete listing of LITHOTEX® Pavecrafters® Concrete Stamping & Texturing Tools](#)

[Return to LITHOTEX® Pavecrafters® Patterns](#)

[Product News](#)  [About Scofield](#)

CUSTOMER SERVICE 1-800-800-9900

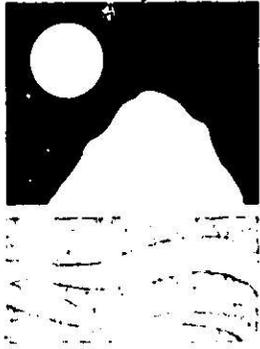
[CONTACT US](#)

[OFFICE LOCATIONS](#)

©2013 L. M. Scofield Company. All rights reserved. No part of this web site may be reproduced without express written consent.

[Terms & Conditions of Website Usage & Content](#)

To report technical problems when attempting to use this website please contact [the webmaster](#).



City of Morro Bay

595 Harbor St. • Morro Bay, CA 93443-1900 • 805-772-6200

February 18, 1993

Robert Gray
2961 Juniper
Morro Bay CA 93442

RE: Case No. CUP 07-92; 561 Embarcadero

Dear Mr. Gray:

At its regular meeting on February 16, 1993 the Planning Commission reviewed and approved the Precise Plan for your Conditional Use Permit to allow the expansion of your existing commercial use located at 561 Embarcadero, with conditions.

This action does not constitute a building permit. Any further processing of this project must be initiated by the applicant, subject to the applicable rules and regulations of the Morro Bay Municipal Code. Please be advised that you must return the Acceptance of Conditions form, signed, to this department within thirty (30) days of this approval or the action is null and void (see condition number 7, attached).

Sincerely,


Donald J. Funk, Director
Community Development Department

Enclosures: Permit and conditions

cc: Gene Doughty, 261 Main Street, Morro Bay CA 93442

CITY HALL
595 Harbor Street

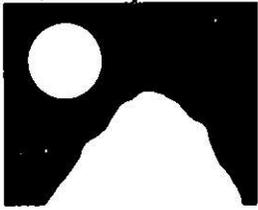
FIRE DEPARTMENT
715 Harbor Street

PUBLIC WORKS
695 Harbor Street

HARBOR DEPARTMENT
1275 Embarcadero

POLICE DEPARTMENT
850 Morro Bay Blvd.

RECREATION AND PARKS
1001 Kennedy Way



City of Morro Bay

595 Harbor St. • Morro Bay, CA 93443-1900 • 805-772-6200

P E R M I T

CONDITIONAL USE PERMIT PRECISE PLAN

CASE NO: CUP 07-92

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 561 EMBARCADERO

APPLICANT: R. GRAY

APN/LEGAL 66-352-17&43; LEASE SITES 63, 63W/ 64, 64W

DATE APPROVED: 2/16/93

APPROVED BY: PLANNING COMMISSION

APPROVED BASED UPON FINDINGS CONTAINED IN THE STAFF REPORT
DATED: 2/16/93

CEQA DETERMINATION: CLASS 1 CATEGROICAL EXEMPTION

DESCRIPTION OF APPROVAL:

EXPAND EXISTING COMMERCIAL BUILDING; 456 SQUARE FOOT SECOND FLOOR MOTEL
UNITM 327 SQ.FT. ADDITION TO SECOND FLOOR OFFICE AND 400 SQ.FT. ADDITION
TO SECOND FLOOR FOR GALLERY AND FRAMING AREA.

THIS APPROVAL IS CONDITIONAL - VALID ONLY IF CONDITONS (ATTACHED) ARE MET

DATE PERMIT IS EFFECTIVE (FOLLOWING APPEAL PERIOD): NONE

ATTEST: *[Signature]*
TITLE: Secretary of the Planning Commission

DATE: 2/18/93

THIS IS A DISCRETIONARY APPROVAL AND DOES NOT CONSTITUTE A BUILDING PERMIT

CITY HALL
595 Harbor Street

FIRE DEPARTMENT
715 Harbor Street

PUBLIC WORKS
695 Harbor Street

HARBOR DEPARTMENT
1275 Embarcadero

POLICE DEPARTMENT
850 Morro Bay Blvd.

RECREATION AND PARKS
1001 Kennedy Way

CONDITIONS OF APPROVAL
CASE NO. CUP 07-92R Precise Plan

A. General Standard Conditions:

1. Exhibits: This request is granted for a Precise Plan on the land described in the application and any attachments thereto, and as shown on Exhibit A, and on file with the Community Development Department. The locations of all buildings and other features shall be located and designed substantially as shown on the aforementioned exhibit, unless otherwise specified herein.
2. Unless recorded not later than one year after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, an extension for not more than one additional year may be granted by the Community development Director, upon findings that the project complies with all applicable provisions of the Morro bay Municipal Code in effect at the time of the extension request.
3. Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment to be considered by the Subdivision Review Board.
4. All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. The applicant, as a condition of approval, hereby agrees to defend, indemnify or hold harmless the City, its agents, officers and employees from any claim, action or proceeding against the City as a result of the action or inaction by the city, or from any claim to attack, set aside, void or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the community Development Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.

CUP 07-92 Precise Plan
Conditions of Approval

7. Prior to obtaining a building permit and within thirty (30) days hereof, the applicant shall file with the Director of Planning and Community development written acceptance of the conditions stated herein.

B. BUILDING & SITE CONDITIONS

1. Colors and Materials: Prior to issuance of a zone clearance, the Director of Community Development shall ensure compliance of all exterior colors and materials, including fencing materials as approved on Exhibit(s) on file. All other colors and materials not so specifically approved may be approved by the Director according to the following objectives: achieve compatibility with colors and materials used in the on-site improvements; achieve compatibility with the architectural design of the improvements; achieve compatibility with surrounding land uses and properties; preserve the character and integrity of the zone.
2. Water Saving Devices: Water saving devices shall be installed in the project in accordance with the policies of the Morro Bay Coastal Land Use Plan and as approved by the Building Official.
3. Undergrounding of Utilities: All on-site utilities including electrical, telephone and cable television shall be installed underground.
4. Screening of Equipment: All roof-mounted air conditioning, or heating equipment, vents or ducts shall be screened from view in a manner approved by the Director of Community Development.
5. Screening of Trash Storage: All trash enclosures shall be functionally located aesthetic extensions of the main structure with a minimum wall height of five (5) feet. Reasonable effort shall be made to locate enclosures in a manner which will not interfere with the reasonable use of adjoining properties or endanger the health or safety of persons in the subject property.
6. Exterior Lighting: Prior to issuance of building permit an exterior lighting program shall be approved by the Community Development Director. The system shall be low level with a height of fixture not to exceed a maximum of 20 feet and shall achieve the following objectives; avoid interference with reasonable use of adjoining properties; minimize on-site and off-site glare; provide adequate on-site lighting; limit electroliers' height to avoid excessive illumination; provide structures which are compatible with the total design of the proposed facility.
7. Signage: The total signing program shall conform to Chapter 17.68. A sign permit is required prior to the issuance of a building permit for occupancy.

CUP 07-92 Precise Plan
Conditions of Approval

8. Public Access: As part of the Precise Plan submitted and prior to issuance of building permit a public access program including signage shall be submitted to the Community Development Director for review and approval based on the recommendation of the Planning Commission as shown on Exhibit 1.
9. Water Equivalencies:
 - a. Prior to issuance of a Building Permit, the Community Development Director shall verify that the necessary water equivalencies have been met for the size of the project and the nature of proposed occupancy.
 - b. If a water equivalency has been allocated to the project by the City of Morro Bay, the applicant shall abide by MBMC Section 13.20 pertaining to Water Equivalencies. Following the issuance of a building permit and just prior to Final Occupancy, applicant shall submit a Title Report to the Building Official, for verification of ownership.
10. Design Review: Prior to issuance of a building permit, the Director shall review the architectural elevations of the building based upon the plans approved by the Planning Commission and incorporating the following elements: the redesign of the roof and articulation of the second floor to preserve and enhance the view corridor.
11. Dust Control: That prior to issuance of a grading permit or zone clearance, a method of control to prevent dust and wind blow earth problems shall be submitted to and approved by the Building Official.
12. In Lieu Parking Fees: Prior to the issuance of a building permit, the applicant shall provide an off-site parking agreement for approval by the City or shall pay a fee for the purpose of public parking improvements. Said fee, if feasible and approved by the City, may be incorporated into the Lease Site payments and paid over time. Such monies shall be placed in a special fund to be used for this purpose. Said fees shall be equal to \$4000 for each in lieu parking spaces.
13. Geotechnical Report: Prior to issuance of a building permit, a geotechnical report shall be submitted to the Community Development Department. The report will address the structural integrity of the revetment and the soils on site.
14. Parking Spaces: Shall provide a minimum of three spaces of 10 feet by 20 feet each on site.
15. Building Height: Shall not exceed 20'9" above natural grade.

CUP 07-92 Precise Plan
Conditions of Approval

16. Deed Restrictions: Prior to issuance of building permit, a deed restriction in form and content acceptable to the City Attorney shall be recorded in perpetuity to prohibit the use of the motel units as residential units.

C. LANDSCAPING CONDITIONS

1. Landscape and Irrigation Plan: Prior to the issuance of a Building Permit, a landscaping plan shall be submitted to include details of the number, size, location and type of species for all plant materials. In addition, the landscaping plan shall include the proposed method and location of irrigation. The plan shall also include fencing details and screening of the trash enclosure. A variety of native and drought resistant plant and tree species shall be used wherever possible. The landscaping plan shall be approved by the Director.
2. Landscaping Protection: All landscaping and planting within paved areas shall be contained within raised planters surrounded by six (6) inch concrete curbs.
3. Protection of Existing Trees: The developer shall protect and preserve existing trees on project site to the extent practicable. The developer shall consult with the Community Development Director to achieve the following goals: eliminate crowding; eliminate dead, dying or diseased trees; protect root structures from grading; top trees for the safety of persons and property and the continued health of the remaining trees; provide sufficient irrigation, pruning, fertilization, weed control, pest and animal control and disease control to insure continued health. The loss or removal of the healthy existing trees is described as constituting an irreversible loss of a valuable resource or other environmental value shall be replaced by the developer as a mitigation measure with new tree(s) to be approved by the Community Development Director.
4. Timing of Landscaping: All required plantings shall be in place prior to establishment of a use or issuance of a Certificate of Occupancy.

CUP 07-92 Precise Plan
Conditions of Approval

5. Maintenance of Landscaping: All required plant materials shall be maintained in a clean and neat condition. All landscaping shall be cared for, maintained, watered, fertilized, fumigated, pruned and kept in a healthy growing condition. Where a required planting has not survived, it shall be promptly replaced with new plant materials having similar functional characteristics and a size either equivalent to or exceeding the original size.

D. PUBLIC WORKS CONDITIONS

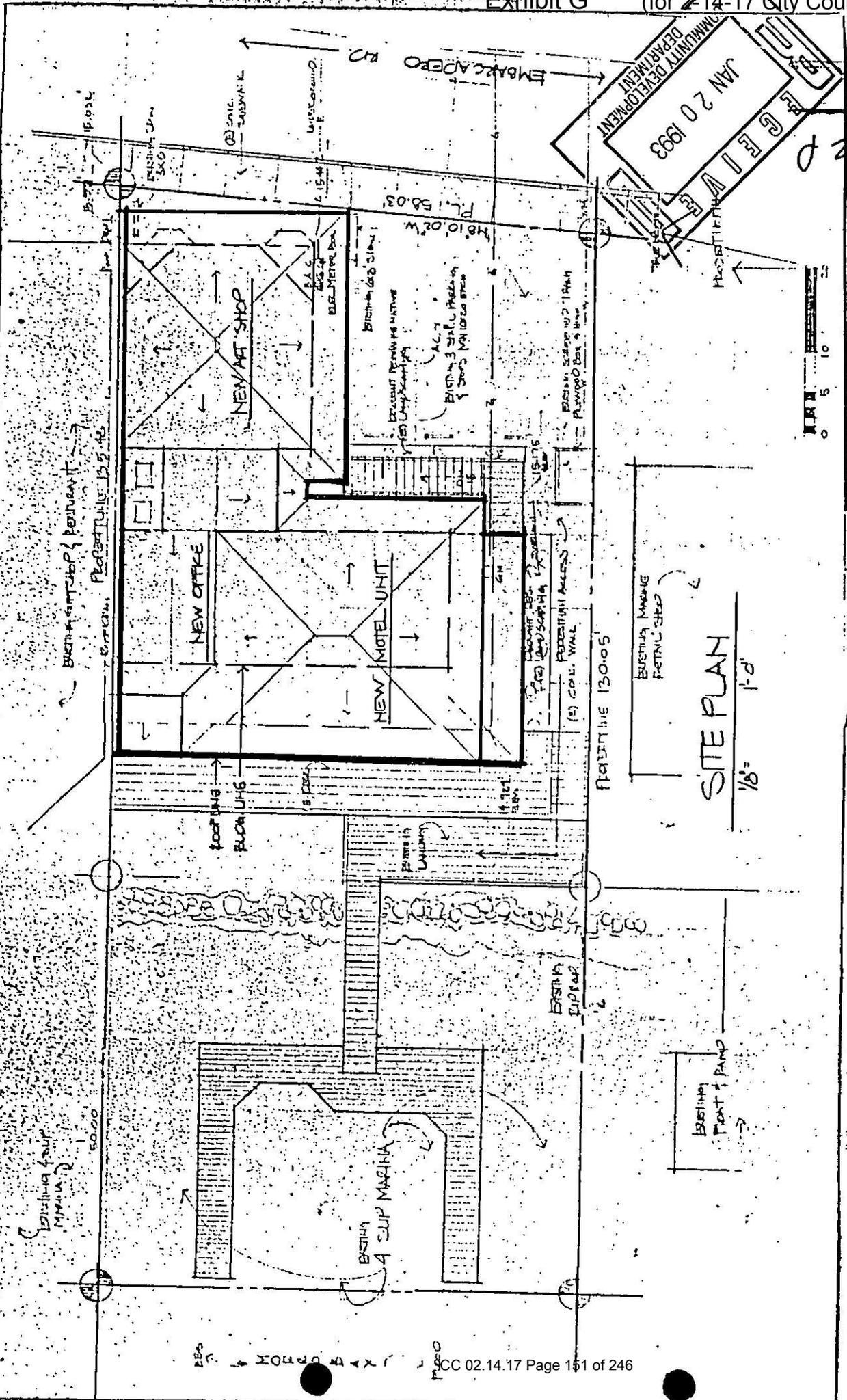
1. Off-Site Public Improvements: The applicant shall submit engineering drawings and cost estimates for a;; proposed off-site improvements for review by the City Engineer and cost estimates. Upon approval of the design drawings, the applicant shall deposit a financial security with the City in the amount of 150% of the estimated construction cost prior to the issuance of a building permit.
2. Grading & Drainage Plan: The applicant shall submit a grading and drainage plan with calculations to demonstrate the proposed on-site drainage facilities will handle the peak runoff from a 25-year storm. Surface disposal of drainage over sidewalks or driveways is prohibited. The applicant shall construct on-site inlets and through-curb drainage facilities in accordance with City standards.
3. Encroachment Permit: An Encroachment Permit issued by Department of Public Works is required for all work within the public right-of-way prior to issuance of a building permit or recordation of a final map.
4. Non-Protest Agreement: The applicant shall enter into a binding agreement with the city to not protest the inclusion in any future improvement assessment district which includes the property that may be formed for the purpose of constructing public improvements benefitting the property.

E. FIRE DEPARTMENT

1. Fire Suppression: All provisions for fire suppression shall be in accordance with the Uniform Fire Code of the City of Morro Bay.
2. Address Numbers: Address numbers shall be of contrasting color to the background and shall be readily visible at night. The numbers shall be subject to approval of the Director of Community Development and the Fire Chief.
3. Fire Extinguishers: All fire extinguishers shall be installed in accordance with National Fire Protection Association Standard #10.

CASE NO. 0792 P
EXHIBIT A

JAN 20 1993
COMMUNITY DEVELOPMENT
DEPARTMENT



SITE PLAN
1/8" = 1'-0"

CASE NO. 0
EXHIBIT 0

wp 07.92 p

JAN 20 1993
E. D. ...

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

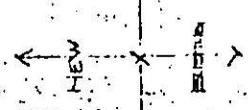
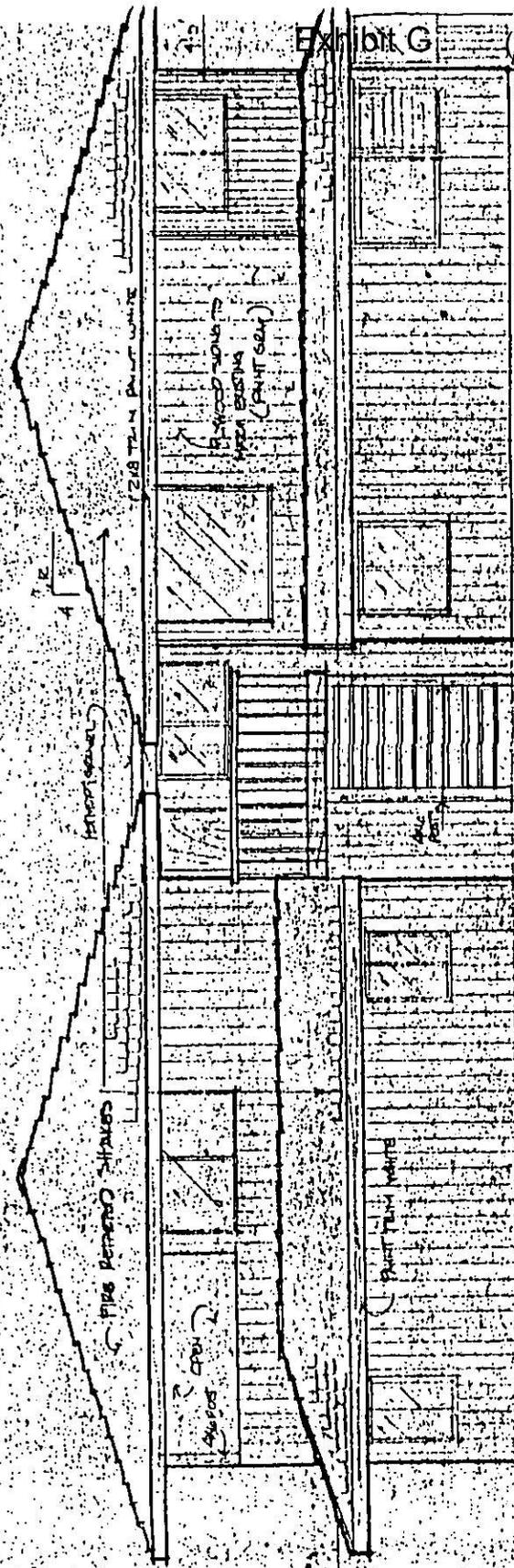
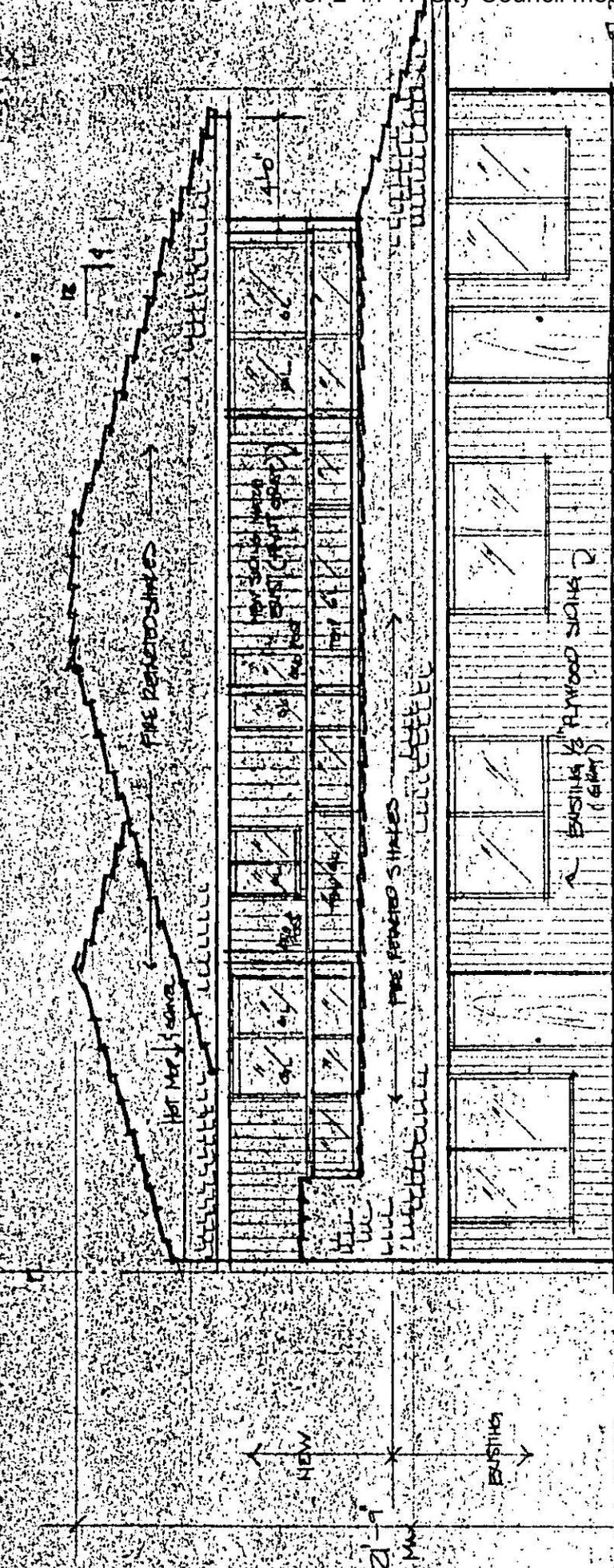


EXHIBIT
BRAND
CWP-07-92

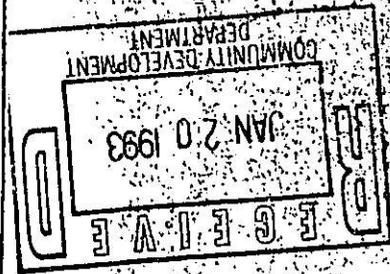


RECEIVE

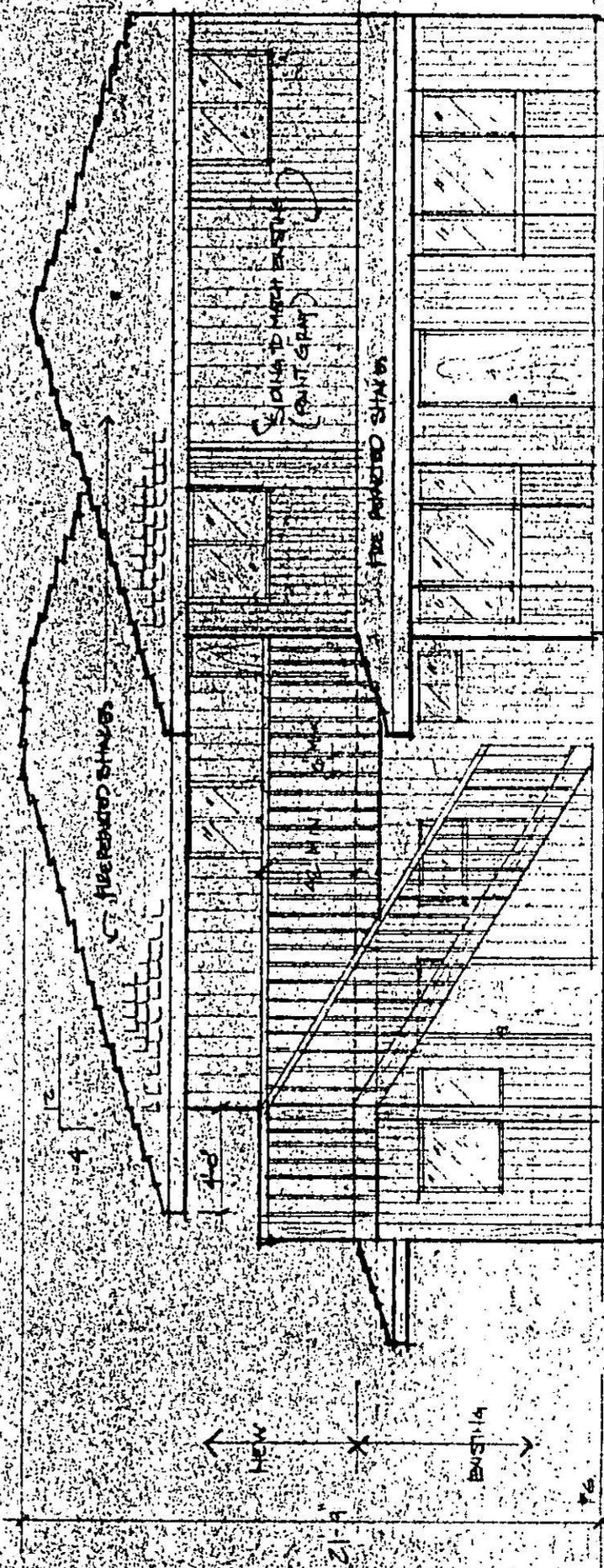
WEST ELEVATION

SCALE: 1/4" = 1'-0"

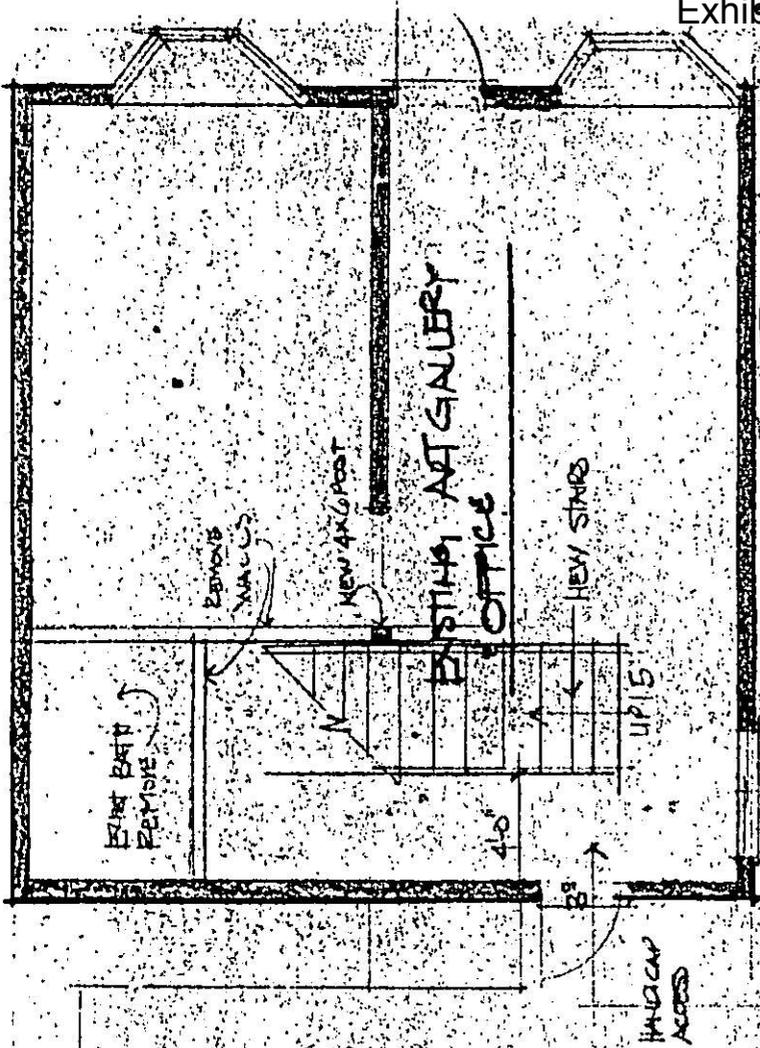
COMMUNITY DEVELOPMENT DEPARTMENT



CASE NO. *1407-92*
EXHIBIT *F*



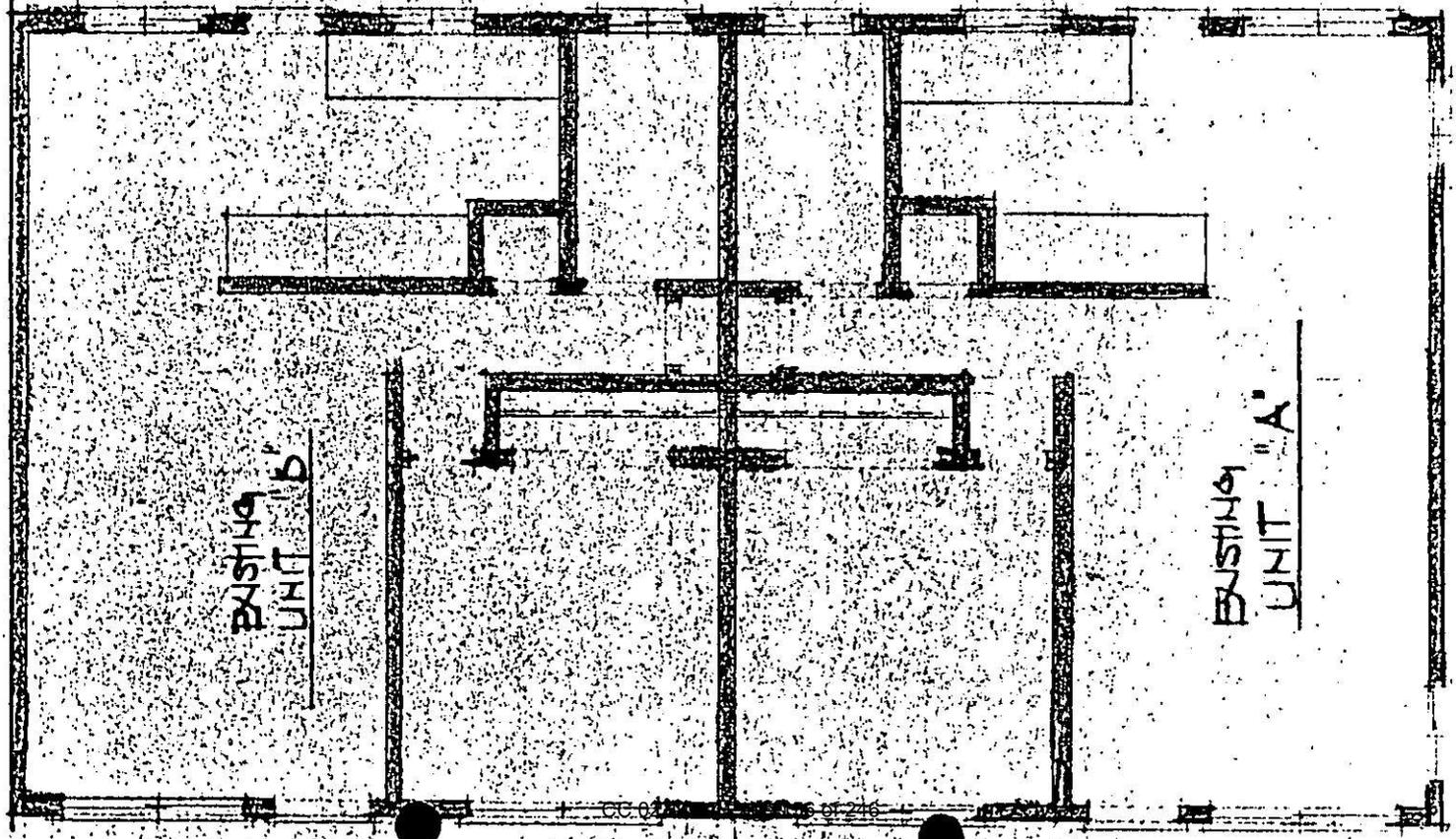
EAST ELEVATION

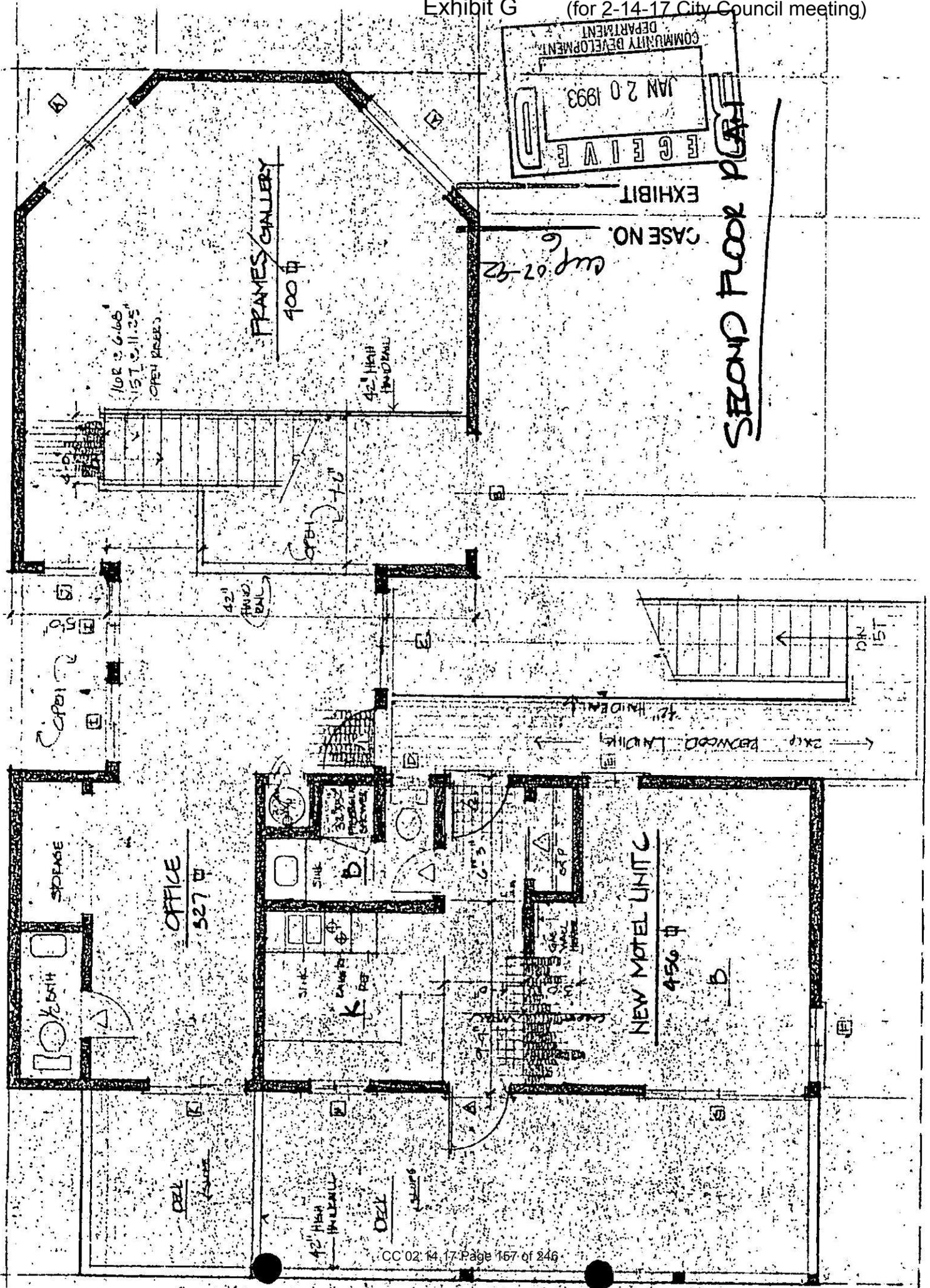


CASE NO. 64907-92
I

EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"





38"

SCULPTURED
WOOD
NATURAL COLOR

4"x4"

20"

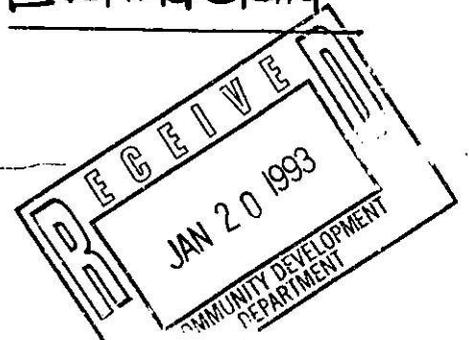
20"

BLUE

WHITE

51"

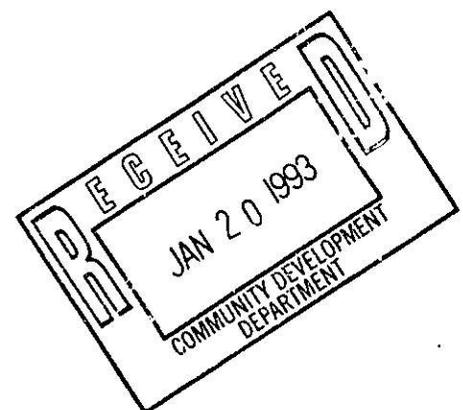
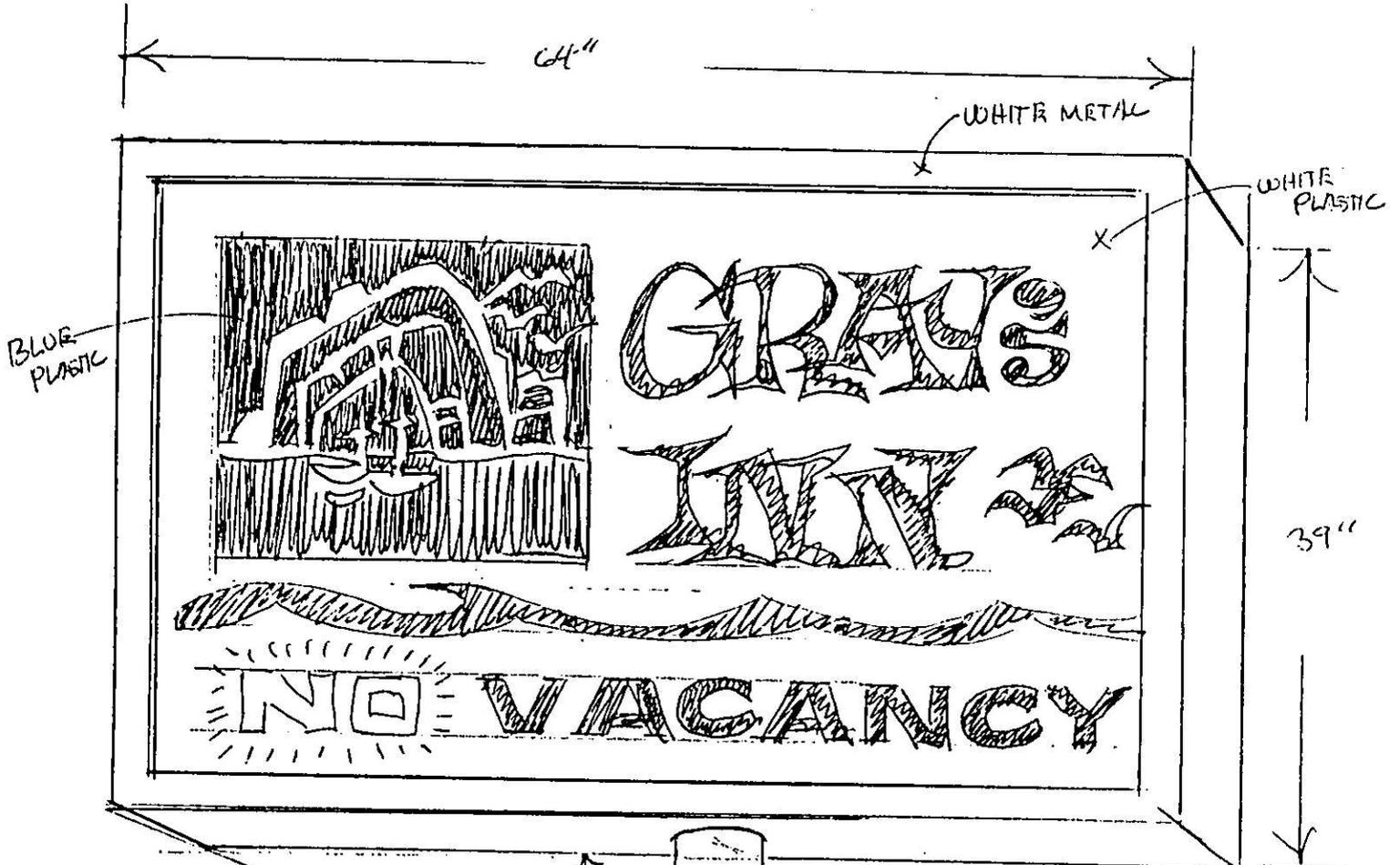
EXISTING SIGN



Cup 01-92

CASE NO. _____

EXHIBIT H



EXISTING SIGN

CASE NO. Cup 07-92

EXHIBIT 7

GENERAL NOTES

THE CONSTRUCTION COORDINATOR'S INFORMATION SHALL BE POSTED ON SITE. CONSTRUCTION COORDINATOR SHALL BE GENE DOUGHTY, LAND/SEA INTERFACE 805-772-8436

CONTRACTOR SHALL HAVE ON SITE 2015 COPY OF C.B.C., ALL WORK SHALL COMPLY W/ 2011 C.B.C., 2015 UMC, 2015 NEC, 2015 UPC 2015 CALIF TITLE 24, CITY OF MORRO BAY, CODES AND REQUIREMENTS, CONDITIONS OF APPROVAL CALIFORNIA COASTAL COMMISSIONS STANDARD AND SPECIAL CONDITIONS CALIFORNIA BOATING AND WATERWAYS GUIDELINES.

CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER PRIOR TO CHANGES OF CONSTRUCTION FOR APPROVAL. CARPENTRY ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE W/ W.C.L.A.

NOTE! ARCHITECT SHALL SUBMIT REPORT TO CITY OF THE PLACEMENT OF PILING FOLLOWING PLACEMENT OF THE PILING

NOTE!

CONSTRUCTION PRACTICES SHALL BE AS REQUIRED BY CITY OF MORRO BAY CODES AND REQUIREMENTS, CALIFORNIA COASTAL COMMISSION CONDITIONS OF APPROVAL.

SILT SCREENS SHALL BE PLACED WITHIN THE AREA OF ALL IN-WATER CONSTRUCTION OR DISTURBANCE TO REDUCE POTENTIAL TURBIDITY ASSOCIATED IMPACTS. ALL CONSTRUCTION SHALL OCCUR WITHIN THE PROJECT FOOTPRINT.



PROJECT SITE

VICINITY MAP

NO SCALE



VICINITY PHOTO

LEGAL DESCRIPTION

OWNERS----- TODD & TAMARA BASTON
409 PIONEER DR.
GLENDALE, CALIF. 91203

SITE ADDRESS----- 561 Embarcadero
MORRO BAY, CALIF
LEASE SITES----- 63,63W-64, 64W
Morro Bay, California
COUNTY OF SAN LUIS OBISPO, CALIFORNIA

APN. ----- PARCEL 9 OF PARCEL MAP MORRO BAY 68-30
ZONE----- H. WF. (PD/S.4)

SITE INFORMATION

LEASE INFORMATION

LAND LEASE 4801 S.F.
WATER LEASE 2900 S.F.

TOTAL LEASE AREA 7701 S.F.

BUILDING COVERAGE-----1750 S.F.

(E)PAVEMENT/DECKING-----2615 S.F.

PROPOSED ADDITIONAL DECKING-----110 S.F.

LANDSCAPE COVERAGE-----218 S.F.

BUILDING USE-----MIX USE GROUP B-2/R1

TYPE-----V

FLOATING DOCK INFORMATION

FLOATING SLIP AREA --- 458 S.F.
TOTAL SLIP LENGTH----- 103 LF.

SLEEVE 4 EXISTING TREATED PILING TO REMAIN SAME LOCATION 4

ADDITIONAL NEW STEEL/EPOXY PILING INSTALLED----- 1

INDEX TO DRAWINGS

- A-1 COVER SHEET, GENERAL NOTES
SITE PLAN
- A-2 ARCHITECTURAL FLOOR PLAN
ELEVATIONS, SIGNAGE
PHOTOS



1 SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN W/ IMAGES MOUNTED FLAT ON 4X4 POST w/ white background & blue lettering
A sign that states "Caution: due to fluctuation of water elevation, this dock/pier is only accessible between tidal elevations of +7' to 0. Use with caution." to be located @ top of gangway access.



3 SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN W/ IMAGES MOUNTED FLAT ON 4X4 POST w/ white background & blue lettering
COMMERCIAL AND SPORTFISHING IN MORRO BAY



2 SECURITY SIGN @ TOP OF GANGWAY
SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN W/ IMAGES ON CHAIN GUARD w/ white background & blue lettering



4 SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN W/ IMAGES MOUNTED FLAT ON 4X4 POST w/ white background & blue lettering
PUBLIC BOARDWALK TO REMAIN OPEN 24 HOURS A DAY to be located upcoast & downcoast & entrance to courtyard

EELGRASS PLANNING, SURVEY BY TENERA ENVIROMENTAL 5-2-16

SUBJECT TO CALIFORNIA EELGRASS MITIGATION POLICY.

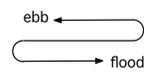
- LEGEND
- EELGRASS-----
 - UNVEGETATED---
 - EXEMPT-----

REFERENCE NOTES

REFERENCE # 1 SOUTH AREA
EELGRASS AREAS
SOUTH EELGRASS-----0.25 M
UNVEGETATED AREAS
SOUTH AREA-----49.02 SQ. M
AMOUNT OF INTRUSION
SOUTH AREA-----0.00 M
EXEMPT AREA-----29.3 SQ.M

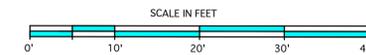
REFERENCE #2 NORTH AREA
NORTH EELGRASS-----0.01 M
UNVEGETATED AREAS
NORTH AREA-----43.63 SQ.M
AMOUNT OF INTRUSION
NORTH AREA-----0.40 M
EXEMPT AREA-----29.9 SQ.M

MORRO BAY



EXISTING & PROPOSED LEASE SITE IMPROVEMENTS

SCALE 1"= 10'-0"



PROJECT NORTH

PROPOSED IMPROVEMENTS

SCHEDULE OF IMPROVEMENTS:

SUBMIT PRECISE/CONCEPT PLAN FOR REVIEW AND APPROVAL SUMMER 2016

SUBMIT APPROVED PRECISE/CONCEPT TO COSTAL COMMISSION FOR REVIEW WITHIN 6 MONTHS OF CITY APPROVAL.

COMMENCE CONSTRUCTION OF PHASE 1 NO LATER THAN MARCH 1 2018

COMMENCE CONSTRUCTION OF PHASE 2 NO LATER THAN NOVEMBER 1 2019

COMMENCE CONSTRUCTION OF PHASE 3 NO LATER THAN NOVEMBER 1 2020

PHASE 1: REMOVE EXISTING 5' WIDE EMBARCADERO SIDEWALK AND REPLACE WITH NEW MIN. 8' WIDE SIDEWALK, RESTRIPE PARKING 2- 9' WIDE & 1- 8' WIDE COMPACT STALL

PHASE 2: INSTALL 1 NEW EPOXY COATED PILING, SLEEVE 4 EXISTING PILING'S INSTALL NEW TREATED BEAMS, INSTALL NEW 10' HARBORWALK TO MATCH EXISTING ELEVATION (EXISTING GANGWAY LOCATION WIDTH TO REMAIN), EXTEND HARBOR WALK 2' TO NORTH BEYOND P.L. TO MEET ADJACENT BOARDWALK. INSTALL NEW H.C. RAMP AND 4' WIDE PUBLIC ACCESS TO HARBORWALK.

PHASE 3: REPAIR EXISTING DECKS AS NEEDED, INSTALL NEW HARDPLANK SIDING TO EXISTING BUILDING (GRAY) MAINTAIN STRUCTURES IN A GOOD WORKMANSHIP MANNER, ROOF REPAIR AS NEEDED

Enhance viewing corridor

- Remove small storage structure at south side of facility
- Redesign shrubs, fence, and sidewalk to provide more visual access.
- Provide ADA requirements for Coastal Access

Street side pedestrian walkway

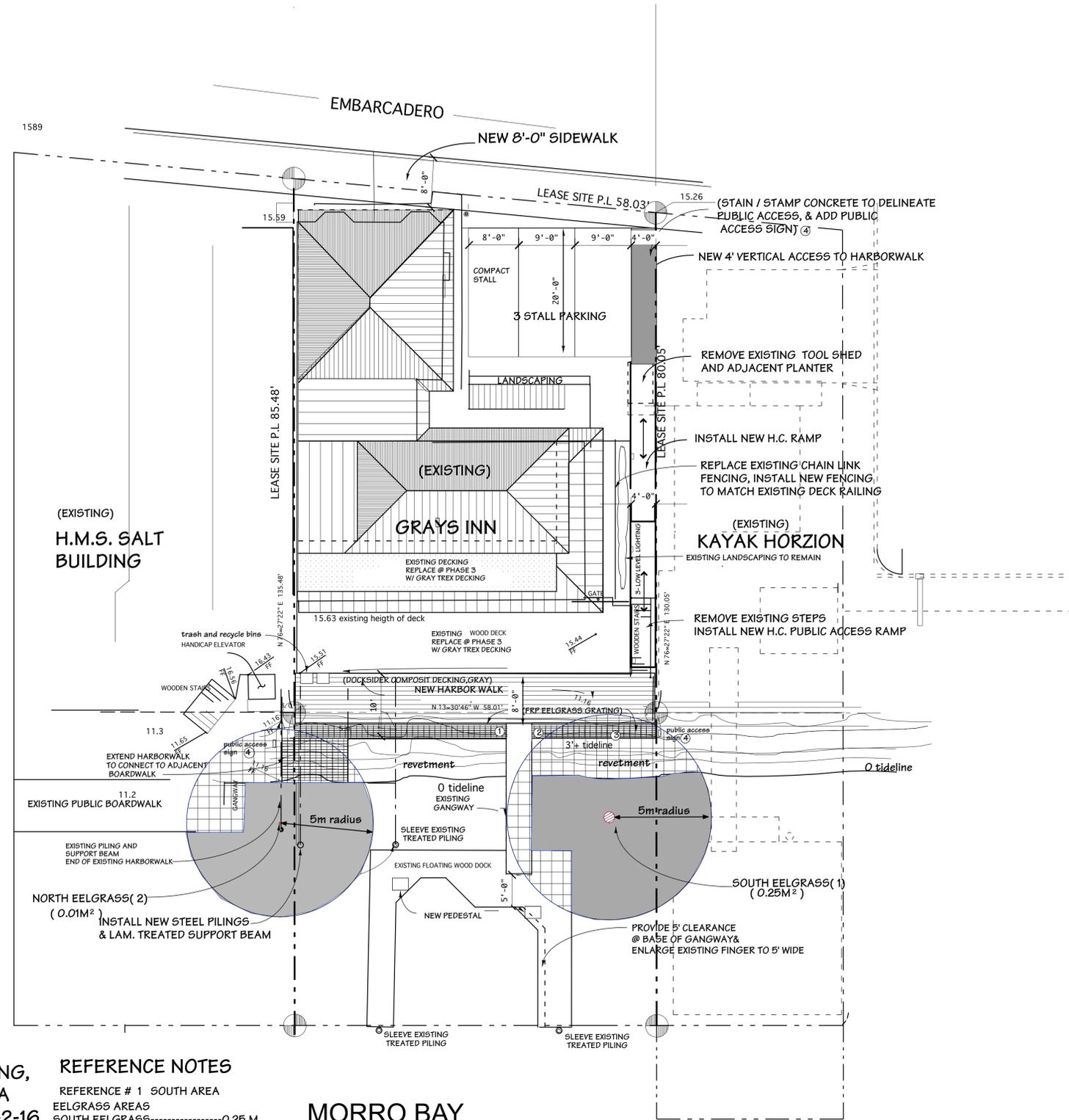
- Increase street sidewalk to 8 feet
- Relocate street side signs

Waterfront walkway

- Develop 10' waterfront pedestrian walkway where possible, sleeve existing dock pilings to remain same location 4
- Collaborate with neighboring lease holders in the development and construction
- Provide ADA access to walkway via viewing corridor

Facility Improvements

- Repair exterior staircase
- Repair DECKS
- Roof shingle repair
- Termite damage repair to facade
- reside w/ horizontal hardi-plank siding (gray)



LAND/SEA INTERFACE
1-805-772-8436
GENE DOUGHTY-ARCHITECT
C 18794

Gray's Inn improvements
561 EMBARCADERO, MORRO BAY, CALIF

GENERAL NOTES
LEGAL DESCRIPTION
SITE INFORMATION
LEASE SITE IMPROVEMENTS
EELGRASS INFO

8-12-16
8-26-16
10-29-16
10-29-16
11-16-16
11-16-16
12-22-16
12-22-16
SCALE: AS NOTED
DRAWN: GD

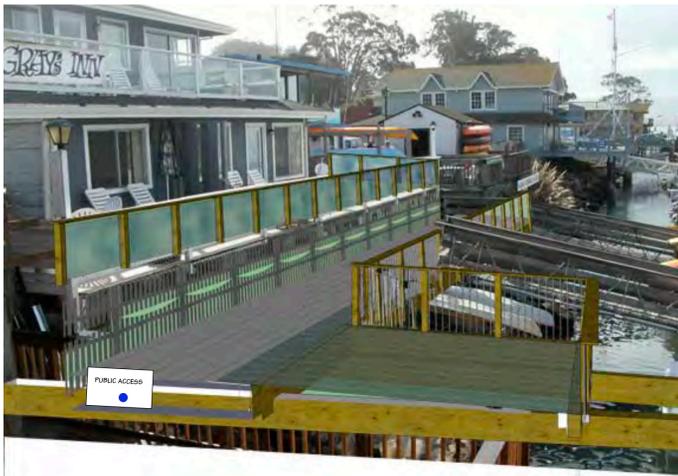
SHEET
A-1
OF 2 SHEET



EXISTING VIEW LOOKING SOUTH



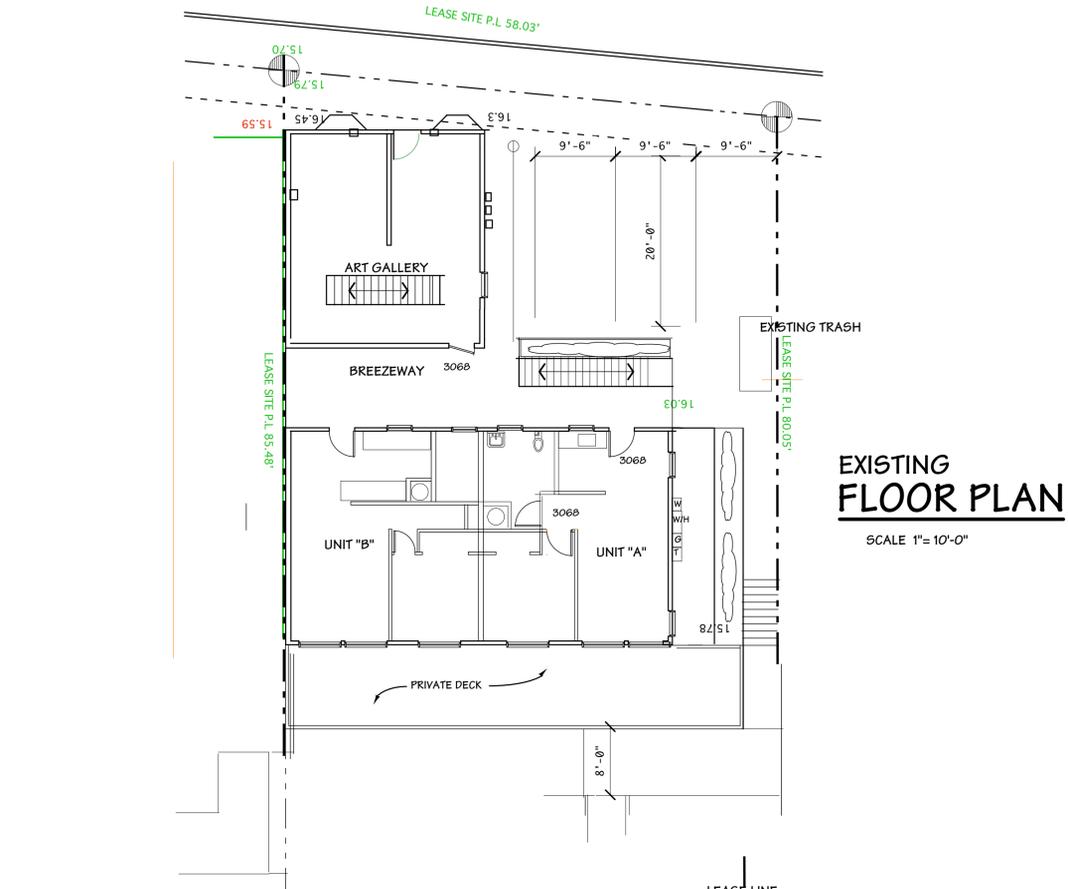
EXISTING VIEW FROM EMBARCADERO



PROPOSED VIEW LOOKING SOUTH
W/ NEW BOARDWALK W/ GRATING OVER
WATER



PROPOSED VIEW FROM EMBARCADERO
W/ EXPANDED VIEWSHED



Raw Copper Louver Recessed Step Light PRLC-HS-DV
Raw Copper Louver Recessed Step Light PRLC-HS-DV



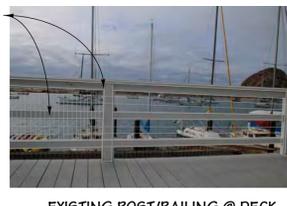
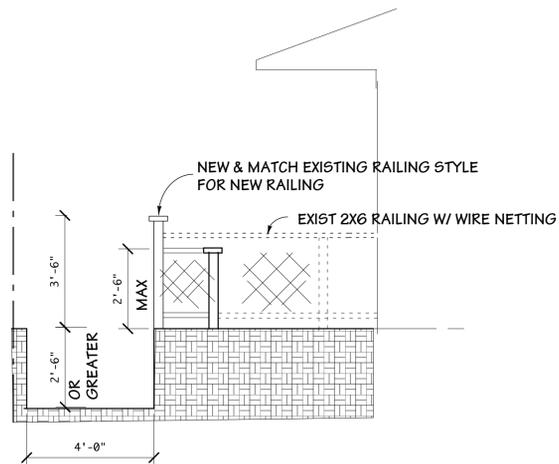
LOW LEVEL WALKWAY LIGHTING



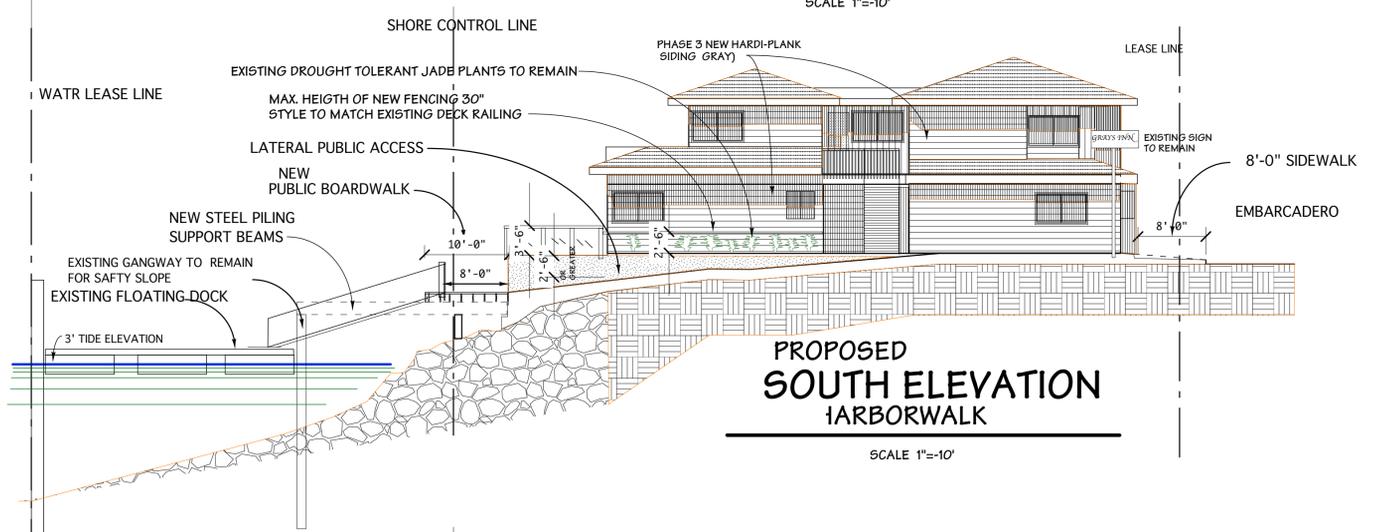
STAMPED CONCRETE
VERTICAL PUBLIC ACCESS
PENDING APPROVAL OF
PLANING DEPT.



EATON "HATTERAS"
POWER PEDESTAL



EXISTING POST/RAILING @ DECK



LAND/SEA INTERFACE
1-605-772-8436
GENE DOUGHTY-ARCHITECT
C 18794

Gray's Inn improvements
561 EMBARCADERO, MORRO BAY, CALIF

SHEET A-2
OF 2 SHEET
SCALE: AS NOTED
DRAWN: GD

This Page Intentionally Left Blank



AGENDA NO: C-1
MEETING DATE: February 14, 2017

Staff Report

TO: Honorable Mayor and Council Members **DATE:** February 7, 2017

FROM: Craig Schmollinger, Finance Director/City Treasurer

SUBJECT: Adoption of Resolution No. 06-17 Authorizing the Fiscal Year 2016/17 Mid-Year Budget Amendments and Provide Direction Regarding Recommendations from the Citizens Oversight/Finance Advisory Committee

RECOMMENDATION

Council review the 2nd Quarter Financial Status Reports, and mid-year budget requests, recommend changes, if any, and adopt Resolution No. 06-17, which authorizes the mid-year budget amendments. Additionally, Council is asked to accept the Citizens Oversight/Finance Advisory Committee report and presentation on the District Transaction Tax (Measure Q) expenditures from Fiscal Year 2015-16.

DISCUSSION

Staff has provided the 2nd Quarter Financial Status Reports, which include the City Budget Performance for both the General Fund and major Non-General Fund funds. That same information was presented to the Citizens Finance Advisory Committee, whose members will present the Committee's comments on the annual review of the District Transaction Tax (Measure Q) From Fiscal Year (FY) 2015-16.

It should be noted, timing plays a key role in revenue receipt; for example, Transient Occupancy Tax is always received one month after the tax was collected (TOT = 5 months; July 2016 is not due to the City until August 31st). Expenditures are generally more accurate, although one-time expenditures, such as annual contracts, will skew the percentage expended.

All routine journal entries have been processed; small cleanup ones were not, due to new staff members in the Finance Department working through such items. Our staff members are new in general, including Senior Accounting Technician, Budget & Accounting Manager, and Finance Director who have all been with the City for less than five months.

For the following discussion, please refer to the document *Mid-Year Budget Perform 12-31-16*, General Fund (Attachment 1) or Non-General Fund (Attachment 2). The optimal percentage of revenue and expenditures at this time of year would be 50%, as 1/2 of the fiscal year has gone by.

Prepared by: CS Dept Review: CS
City Manager Review: _____ City Attorney Review: _____

General Fund (reference Attachment 1)

| <u>FUND</u> | <u>PAGE</u> | <u>PERCENT RECEIVED/SPENT</u> | |
|-------------|-------------|-------------------------------|-----------------|
| | | <u>REVENUES</u> | <u>EXPENSES</u> |
| 001 GF | 1-42 | 48% | 59% |

General Fund revenues are 48% received as of December 31st. As mentioned earlier, timing plays a big part in this: the first installment of property taxes has been received, we have received five months' of TOT, and approximately four and ½ months of sales tax. Another important note is by December 31, we had not received any of the budgeted \$853K in Property Tax in Lieu of Vehicle License Fees, which has been confirmed with the State recently as coming in at \$972K for the year. That confirmed amount is an increase of \$119K over budgeted amounts, and we received the expected ½ of this amount at \$486K in January.

Business tax is performing above the budget estimate (62%), TOT is performing well with only 5 months posted (51%), and property tax is up as well (57%). Those key performance indicators bode well for the current economic outlook, but a longer term lens should be applied to ensure sustainability of such figures into the future.

General Fund expenditures are 59% processed as of December 31st. Since the City is "bottom line" by fund, we are over the 50% benchmark, but as explained earlier, expenditures that are due for the entire year (contracts primarily) can skew that percentage. Examples of such contracts include auditing services and financial software licensing costs where full year costs are paid for within the first six months in a FY. Further, most General Fund transfers out are done at the start of the Fiscal Year; and there were several areas where excess spending was anticipated, such as; overlap of Finance Department staff for cross-training (\$40K), transfers out of the General Fund at the start of the Fiscal Year (versus straight-lined by month), and Fire Department Overtime Expenses (at 478%) that will be reimbursed as mutual aid revenue.

Non-General Funds (reference Attachment 2)

As of December 31st, performance results on the enterprise operating funds are as follows:

| <u>FUND</u> | <u>PAGE</u> | <u>PERCENT RECEIVED/SPENT</u> | |
|-------------|-------------|-------------------------------|-----------------|
| | | <u>REVENUES</u> | <u>EXPENSES</u> |
| 301 Transit | 1-2 | 34% | 47% |
| 311 Water | 3-5 | 47% | 33% |
| 321 Sewer | 6-8 | 47% | 25% |
| 331 Harbor | 9-12 | 39% | 46% |

The Water Operating Fund has revenues trending roughly as expected, with less expenses due to timing of state water payments and project delivery timelines. The Sewer Operating Fund has revenues trending roughly as expected, with lower expenditures due to only making one quarterly payment to the Wastewater Treatment Plant Fund, as well as the low revenue percentage in the Wastewater Treatment Plant Fund (WWTP), presented in the table below. Expenditures related specifically to the new WRF project have been moved out of the 599 Fund into the 321 Sewer Fund

into a specific “department” (8312). Staff will look to move the budget for that project to the 321 Fund in a similar fashion in the near future. Additionally, anticipated revenue through receipt of a State Revolving Fund loan have not been received as of December 31, 2016, which attributes to the very low revenue mark. The Harbor Operating Fund makes its annual debt service payment to the State August 1st, accounting for a higher expenditure percentage at mid-year than the 50% expected. That debt will be completely paid off in 2022. Harbor’s lower than anticipated revenue is attributed to not yet receiving \$293K in budgeted grant revenue.

As of December 31st, performance results for the Wastewater Treatment Plant are as follows:

| <u>FUND</u> | <u>PAGE</u> | <u>PERCENT RECEIVED/SPENT</u> | |
|-------------|-------------|-------------------------------|-----------------|
| | | <u>REVENUES</u> | <u>EXPENSES</u> |
| 599 WWTP | 13-15 | 6% | 12% |

The Tourism Business Improvement District (TBID) activities were taken in-house on July 1 2016, where these functions were previously performed by a 501(c)3 entity. Revenues received from the TBID are generally taken in from hotel night stays through levied assessment of 3% per night of rent charged by the hotelier. TBID revenues are trending slightly higher than anticipated at 56%, with expenditures in line with expectations at 48%. Staff are cautiously optimistic about the higher than anticipated trend in revenue, given the lagging index of only receiving 5-months’ revenue over that period (same as for TOT). Additionally, the recent closures of Highway 41 between Atascadero and Morro Bay, coupled with wet weather, may result in that increase not holding through the fiscal year.

| <u>FUND</u> | <u>PAGE</u> | <u>PERCENT RECEIVED/SPENT</u> | |
|-------------|-------------|-------------------------------|-----------------|
| | | <u>REVENUES</u> | <u>EXPENSES</u> |
| 007 TBID | 16-17 | 56% | 48% |

**Requested Adjustments (Resolution 06-17 Exhibit A)
GENERAL FUND**

Requested Revenue Amendments

1. Increase to Property Tax In-Lieu of Vehicle License Fees = \$119,106 (confirmed with the State and San Luis Obispo County)
2. Increase in Transient Oriented Tax (TOT) based on projections tied to increased performance = \$65,000.
3. Increase to Fire Department Mutual Aide = \$171,849 (Fire Chief Knuckles Confirmed)

Total requested revenue amendments = \$355,955

Requested Expenditure Amendments

1. Finance: \$40,000 for full-time staff costs related to overlap training of new staff, and \$2,000 for new staff training.
2. Fire Department: \$116,238 in overtime for mutual aid responses, \$13,171 for small tools, \$40,071 for outside vehicle repairs, and \$2,369 computer operating supplies for the Emergency Operating Center.

Total requested expenditure amendments = \$213,849

This leaves \$142,106 in additional revenues. Staff recommends Council put this additional funding into the General Fund Emergency Reserve (GFER) for saving for future year uncertainties.

Non-General Fund

Requested Revenue Amendments – Tourism Business Improvement District (TBID)

1. Increase of \$33,000 to TBID Levied Assessments

Total requested revenue amendments = \$33,000

Requested Expenditure Amendments – Tourism Business Improvement District (TBID)

1. Increase of \$24,000 for Summer 2017 Promotional spending
2. Increase of \$9,000 to purchase customer files for outreach activities.

Total requested expenditure amendments = \$33,000

CONCLUSION

Resolution No. 06-17, adopting the mid-year budget amendments, is presented for approval. The Resolution's supporting spreadsheet will reflect any changes made at the Council meeting.

City Council will additionally need to take action on the Citizens Oversight/Finance Advisory Committee recommendations, and staff recommends Council accept the report as prepared.

ATTACHMENTS

1. Mid-Year Budget Perform 12-31-16 General Fund (by Department)
2. Mid-Year Budget Perform 12-31-16 Non-General Fund (by Fund)
3. Resolution No. 06-17
4. Citizens Oversight/Finance Advisory Committee PowerPoint Presentation

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|-------------------------------------------|---------------------|-------------------|----------------------|-------------------|---------------------|------------------------------|---------------------|---------------------|
| Department 1111 - Undistributed/Non-Dept. | | | | | | | | |
| REVENUE | | | | | | | | |
| 3710 | Interest Income | .00 | .00 | .00 | 15,687.91 | (15,687.91) | +++ | (2,220.06) |
| 3750 | Gain On Investment | .00 | .00 | .00 | .00 | .00 | +++ | 288.00 |
| REVENUE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$15,687.91 | (\$15,687.91) | +++ | (\$1,932.06) |
| Department 1111 - Undistributed/Non-Dept. | | \$0.00 | \$0.00 | \$0.00 | \$15,687.91 | (\$15,687.91) | +++ | (\$1,932.06) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|----------------------------------------------|--------------------------|-----------------------|----------------------|-----------------------|----------------------|------------------------------|---------------------|-----------------------|
| Department 2110 - City Council | | | | | | | | |
| REVENUE | | | | | | | | |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | 188.76 | (188.76) | +++ | 377.52 |
| REVENUE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$188.76 | (\$188.76) | +++ | \$377.52 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 32,400.00 | .00 | 32,400.00 | 16,324.70 | 16,075.30 | 50 | 32,649.39 |
| 4910 | Employer Paid Benefits | 40,744.00 | .00 | 40,744.00 | 18,074.90 | 22,669.10 | 44 | 40,541.60 |
| 5110 | Fuel Oil & Lubricants | .00 | .00 | .00 | .00 | .00 | +++ | 27.61 |
| 5199 | Misc. Operating Supplies | 100.00 | .00 | 100.00 | 61.56 | 38.44 | 62 | 265.62 |
| 5301 | General Office Supplies | .00 | .00 | .00 | 51.84 | (51.84) | +++ | 88.13 |
| 6105 | Consulting Services | .00 | .00 | .00 | .00 | .00 | +++ | 13,000.00 |
| 6125 | Professional Development | 900.00 | .00 | 900.00 | 600.00 | 300.00 | 67 | 1,896.98 |
| 6220 | Postage | .00 | .00 | .00 | .00 | .00 | +++ | 3.64 |
| 6401 | General Liability | 6,856.00 | .00 | 6,856.00 | 3,428.02 | 3,427.98 | 50 | 6,516.00 |
| 6411 | Property Damage Ins. | 940.00 | .00 | 940.00 | 474.92 | 465.08 | 51 | 925.00 |
| 6472 | Other Ins./Employee Bond | 95.00 | .00 | 95.00 | 47.48 | 47.52 | 50 | 85.00 |
| 6510 | Meetings & Conferences | 2,325.00 | .00 | 2,325.00 | 3,184.87 | (859.87) | 137 | 1,207.43 |
| 6513 | Meals & Lodging | 9,000.00 | .00 | 9,000.00 | 50.00 | 8,950.00 | 1 | 3,004.58 |
| 6514 | Travel Expense | .00 | .00 | .00 | .00 | .00 | +++ | 54.61 |
| 6519 | Association Membership | 26,117.00 | .00 | 26,117.00 | 20,355.52 | 5,761.48 | 78 | 15,136.58 |
| 8721 | Payment To Other Agency | 8,000.00 | 25,000.00 | 33,000.00 | 11,500.00 | 21,500.00 | 35 | 6,923.56 |
| EXPENSE TOTALS | | \$127,477.00 | \$25,000.00 | \$152,477.00 | \$74,153.81 | \$78,323.19 | 49% | \$122,325.73 |
| Department 2110 - City Council Totals | | (\$127,477.00) | (\$25,000.00) | (\$152,477.00) | (\$73,965.05) | (\$78,511.95) | 49% | (\$121,948.21) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|------------------------------------------------|---------------------------|----------------|-------------------|----------------|------------------|---------------------------|---------------|---------------------|
| Department 3110 - City Manager's Office | | | | | | | | |
| REVENUE | | | | | | | | |
| 3230 | State Mandated Cost Reimb | .00 | .00 | .00 | .00 | .00 | +++ | 33,681.00 |
| 3305 | ARRA/FEMA Federal Grant | .00 | .00 | .00 | .00 | .00 | +++ | 183,779.00 |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | 50.00 | (50.00) | +++ | 10,000.00 |
| REVENUE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$50.00 | (\$50.00) | +++ | \$227,460.00 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 164,000.00 | .00 | 164,000.00 | 80,207.66 | 83,792.34 | 49 | 247,213.16 |
| 4120 | Overtime Pay | .00 | .00 | .00 | .00 | .00 | +++ | 78.44 |
| 4599 | Other Pay | 4,500.00 | .00 | 4,500.00 | 2,720.87 | 1,779.13 | 60 | 6,230.04 |
| 4910 | Employer Paid Benefits | 35,993.00 | .00 | 35,993.00 | 26,666.92 | 9,326.08 | 74 | 54,856.15 |
| 5110 | Fuel Oil & Lubricants | 200.00 | .00 | 200.00 | 27.00 | 173.00 | 14 | 174.97 |
| 5175 | Computer Operating Supp. | .00 | .00 | .00 | .00 | .00 | +++ | 89.94 |
| 5199 | Misc. Operating Supplies | 2,000.00 | .00 | 2,000.00 | 192.41 | 1,807.59 | 10 | 3,099.64 |
| 5201 | Other Expense | .00 | .00 | .00 | 4,000.00 | (4,000.00) | +++ | 4,570.86 |
| 5301 | General Office Supplies | .00 | .00 | .00 | 1,152.04 | (1,152.04) | +++ | 1,516.50 |
| 5303 | Books & Manuals | .00 | .00 | .00 | .00 | .00 | +++ | 113.30 |
| 5304 | Periodical/Subscriptions | .00 | .00 | .00 | 286.00 | (286.00) | +++ | 234.00 |
| 5305 | Forms Printing | .00 | .00 | .00 | .00 | .00 | +++ | 1,965.24 |
| 5352 | Award/Trophy Supplies | 2,250.00 | .00 | 2,250.00 | 2,745.00 | (495.00) | 122 | 2,042.10 |
| 5503 | Rolling Stock Supplies | 1,000.00 | .00 | 1,000.00 | 141.72 | 858.28 | 14 | 776.00 |
| 6101 | Legal Services | .00 | .00 | .00 | 26.46 | (26.46) | +++ | .00 |
| 6106 | Contractual Services | .00 | .00 | .00 | 2,336.00 | (2,336.00) | +++ | 68,565.11 |
| 6125 | Professional Development | 6,000.00 | .00 | 6,000.00 | .00 | 6,000.00 | 0 | 8,309.94 |
| 6140 | Economic Outreach | .00 | .00 | .00 | .00 | .00 | +++ | 4,154.00 |
| 6300 | Utilities | 23,734.00 | .00 | 23,734.00 | 9,120.21 | 14,613.79 | 38 | 19,134.64 |
| 6401 | General Liability | 1,616.00 | .00 | 1,616.00 | 1,616.02 | (.02) | 100 | 2,078.00 |
| 6411 | Property Damage Ins. | 255.00 | .00 | 255.00 | 252.61 | 2.39 | 99 | 416.52 |
| 6472 | Other Ins./Employee Bond | 19.00 | .00 | 19.00 | 28.50 | (9.50) | 150 | 34.00 |
| 6473 | Vehicle Insurance | 185.00 | .00 | 185.00 | 92.48 | 92.52 | 50 | 173.97 |
| 6510 | Meetings & Conferences | 3,500.00 | .00 | 3,500.00 | 3,384.73 | 115.27 | 97 | 4,599.95 |
| 6513 | Meals & Lodging | 5,000.00 | .00 | 5,000.00 | 770.12 | 4,229.88 | 15 | 1,368.28 |
| 6514 | Travel Expense | 300.00 | .00 | 300.00 | .00 | 300.00 | 0 | 95.79 |
| 6519 | Association Membership | 2,300.00 | .00 | 2,300.00 | 400.00 | 1,900.00 | 17 | 14,252.00 |

| | | | | | | | | |
|-------------------------------------------------------|---------------------------|-----------------------|---------------|-----------------------|-----------------------|-----------------------|------------|-----------------------|
| 6710 | Notices & Publications | .00 | .00 | .00 | .00 | .00 | +++ | 5,648.28 |
| 6750 | Business Equipment Rental | .00 | .00 | .00 | (118.99) | 118.99 | +++ | 4,709.67 |
| 6760 | Recruitment | .00 | .00 | .00 | .00 | .00 | +++ | 145.22 |
| 8705 | Misc. Other Expenditures | 25,000.00 | .00 | 25,000.00 | 1,961.34 | 23,038.66 | 8 | 30,000.00 |
| EXPENSE TOTALS | | \$277,852.00 | \$0.00 | \$277,852.00 | \$138,009.10 | \$139,842.90 | 50% | \$486,645.71 |
| Department 3110 - City Manager's Office Totals | | (\$277,852.00) | \$0.00 | (\$277,852.00) | (\$137,959.10) | (\$139,892.90) | 50% | (\$259,185.71) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|---------------------------------------------------|---------------------------|-----------------------|----------------------|-----------------------|-----------------------|------------------------------|---------------------|----------------------|
| Department 3115 - Contract Services | | | | | | | | |
| EXPENSE | | | | | | | | |
| 6106 | Contractual Services | 690,475.00 | .00 | 690,475.00 | 208,537.23 | 481,937.77 | 30 | .00 |
| 6740 | Fiscal Management Fees | 7,500.00 | .00 | 7,500.00 | 2,423.49 | 5,076.51 | 32 | 7,230.75 |
| 6750 | Business Equipment Rental | .00 | .00 | .00 | 23,229.93 | (23,229.93) | +++ | .00 |
| 6770 | Animal Services | 70,130.00 | .00 | 70,130.00 | 22,712.50 | 47,417.50 | 32 | 45,031.00 |
| EXPENSE TOTALS | | \$768,105.00 | \$0.00 | \$768,105.00 | \$256,903.15 | \$511,201.85 | 33% | \$52,261.75 |
| Department 3115 - Contract Services Totals | | (\$768,105.00) | \$0.00 | (\$768,105.00) | (\$256,903.15) | (\$511,201.85) | 33% | (\$52,261.75) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|-------------------------------------------|--------------------------|----------------------|----------------------|----------------------|---------------------|------------------------------|---------------------|----------------------|
| Department 3120 - Elections | | | | | | | | |
| REVENUE | | | | | | | | |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | 10.00 | (10.00) | +++ | .00 |
| | REVENUE TOTALS | \$0.00 | \$0.00 | \$0.00 | \$10.00 | (\$10.00) | +++ | \$0.00 |
| EXPENSE | | | | | | | | |
| 5199 | Misc. Operating Supplies | .00 | .00 | .00 | 43.18 | (43.18) | +++ | .00 |
| 5303 | Books & Manuals | 200.00 | .00 | 200.00 | 141.57 | 58.43 | 71 | 68.58 |
| 5305 | Forms Printing | 150.00 | .00 | 150.00 | 48.71 | 101.29 | 32 | .00 |
| 6107 | Promotion & Advertising | .00 | .00 | .00 | 87.12 | (87.12) | +++ | .00 |
| 6199 | Other Professional Svc | 10,000.00 | .00 | 10,000.00 | .00 | 10,000.00 | 0 | .00 |
| 8705 | Misc. Other Expenditures | .00 | .00 | .00 | (10,241.42) | 10,241.42 | +++ | 10,241.42 |
| | EXPENSE TOTALS | \$10,350.00 | \$0.00 | \$10,350.00 | (\$9,920.84) | \$20,270.84 | -96% | \$10,310.00 |
| Department 3120 - Elections Totals | | (\$10,350.00) | \$0.00 | (\$10,350.00) | \$9,930.84 | (\$20,280.84) | -96% | (\$10,310.00) |

Budget Performance Report

Fiscal Year to Date 12/31/16
 Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/Rec'd | Prior Year Total |
|----------------------------------------------|--------------------------|----------------|-------------------|----------------|------------------|---------------------------|--------------|------------------|
| Department 3125 - Deputy City Manager | | | | | | | | |
| REVENUE | | | | | | | | |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | .00 | .00 | +++ | 75,000.00 |
| REVENUE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | +++ | \$75,000.00 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 64,884.00 | .00 | 64,884.00 | 13,059.20 | 51,824.80 | 20 | 120,736.63 |
| 4599 | Other Pay | .00 | .00 | .00 | 346.19 | (346.19) | +++ | 13,745.27 |
| 4910 | Employer Paid Benefits | 24,388.00 | .00 | 24,388.00 | 4,663.20 | 19,724.80 | 19 | 28,356.84 |
| 5108 | Communication Supplies | .00 | .00 | .00 | .00 | .00 | +++ | 45.00 |
| 5201 | Other Expense | .00 | .00 | .00 | 25.60 | (25.60) | +++ | .00 |
| 5301 | General Office Supplies | 500.00 | .00 | 500.00 | 74.16 | 425.84 | 15 | 378.83 |
| 6101 | Legal Services | .00 | .00 | .00 | 1,069.50 | (1,069.50) | +++ | .00 |
| 6105 | Consulting Services | 2,000.00 | .00 | 2,000.00 | 4,360.00 | (2,360.00) | 218 | 10,575.00 |
| 6106 | Contractual Services | .00 | .00 | .00 | .00 | .00 | +++ | 71,386.16 |
| 6107 | Promotion & Advertising | 1,000.00 | .00 | 1,000.00 | .00 | 1,000.00 | 0 | 839.19 |
| 6125 | Professional Development | 1,050.00 | .00 | 1,050.00 | .00 | 1,050.00 | 0 | .00 |
| 6300 | Utilities | 2,600.00 | .00 | 2,600.00 | .00 | 2,600.00 | 0 | 1,184.68 |
| 6401 | General Liability | 1,603.00 | .00 | 1,603.00 | 807.98 | 795.02 | 50 | .00 |
| 6411 | Property Damage Ins. | 252.00 | .00 | 252.00 | 127.31 | 124.69 | 51 | .00 |
| 6472 | Other Ins./Employee Bond | 19.00 | .00 | 19.00 | 9.52 | 9.48 | 50 | .00 |
| 6502 | Shipping & Moving | .00 | .00 | .00 | 10,000.00 | (10,000.00) | +++ | .00 |
| 6510 | Meetings & Conferences | 2,000.00 | .00 | 2,000.00 | 978.66 | 1,021.34 | 49 | 977.17 |
| 6511 | Mileage Reimbursement | 200.00 | .00 | 200.00 | .00 | 200.00 | 0 | .00 |
| 6513 | Meals & Lodging | 1,500.00 | .00 | 1,500.00 | 48.69 | 1,451.31 | 3 | 1,121.47 |
| 6514 | Travel Expense | 2,500.00 | .00 | 2,500.00 | .00 | 2,500.00 | 0 | 827.82 |
| 6519 | Association Membership | 2,500.00 | .00 | 2,500.00 | .00 | 2,500.00 | 0 | 1,625.00 |
| EXPENSE TOTALS | | \$106,996.00 | \$0.00 | \$106,996.00 | \$35,570.01 | \$71,425.99 | 33% | \$251,799.06 |
| Department 3125 - Deputy City Manager Totals | | (\$106,996.00) | \$0.00 | (\$106,996.00) | (\$35,570.01) | (\$71,425.99) | 33% | (\$176,799.06) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/Rec'd | Prior Year Total |
|--------------------------------------------|--------------------------|-----------------------|-------------------|-----------------------|----------------------|---------------------------|--------------|-------------------|
| Department 3130 - City Clerk | | | | | | | | |
| REVENUE | | | | | | | | |
| 3401 | Sale of Copies & Books | .00 | .00 | .00 | 97.60 | (97.60) | +++ | .00 |
| REVENUE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$97.60 | (\$97.60) | +++ | \$0.00 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 103,081.00 | .00 | 103,081.00 | 45,026.11 | 58,054.89 | 44 | 607.20 |
| 4599 | Other Pay | 5,000.00 | .00 | 5,000.00 | .00 | 5,000.00 | 0 | .00 |
| 4910 | Employer Paid Benefits | 57,584.00 | .00 | 57,584.00 | 23,563.95 | 34,020.05 | 41 | 79.87 |
| 5199 | Misc. Operating Supplies | 3,500.00 | .00 | 3,500.00 | 150.13 | 3,349.87 | 4 | .00 |
| 5302 | Copying Supplies | .00 | .00 | .00 | 2.92 | (2.92) | +++ | .00 |
| 5303 | Books & Manuals | 750.00 | .00 | 750.00 | .00 | 750.00 | 0 | .00 |
| 6105 | Consulting Services | 2,550.00 | .00 | 2,550.00 | .00 | 2,550.00 | 0 | .00 |
| 6106 | Contractual Services | 3,000.00 | .00 | 3,000.00 | 900.00 | 2,100.00 | 30 | .00 |
| 6125 | Professional Development | 7,700.00 | .00 | 7,700.00 | .00 | 7,700.00 | 0 | .00 |
| 6300 | Utilities | 1,500.00 | .00 | 1,500.00 | 250.00 | 1,250.00 | 17 | .00 |
| 6401 | General Liability | 3,232.00 | .00 | 3,232.00 | 807.98 | 2,424.02 | 25 | .00 |
| 6411 | Property Damage Ins. | 505.00 | .00 | 505.00 | 127.31 | 377.69 | 25 | .00 |
| 6472 | Other Ins./Employee Bond | 38.00 | .00 | 38.00 | 7.94 | 30.06 | 21 | .00 |
| 6510 | Meetings & Conferences | .00 | .00 | .00 | 1,096.52 | (1,096.52) | +++ | .00 |
| 6514 | Travel Expense | .00 | .00 | .00 | 27.07 | (27.07) | +++ | .00 |
| 6519 | Association Membership | 435.00 | .00 | 435.00 | 185.00 | 250.00 | 43 | .00 |
| 6710 | Notices & Publications | 3,000.00 | .00 | 3,000.00 | 1,470.42 | 1,529.58 | 49 | .00 |
| EXPENSE TOTALS | | \$191,875.00 | \$0.00 | \$191,875.00 | \$73,615.35 | \$118,259.65 | 38% | \$687.07 |
| Department 3130 - City Clerk Totals | | (\$191,875.00) | \$0.00 | (\$191,875.00) | (\$73,517.75) | (\$118,357.25) | 38% | (\$687.07) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/Rec'd | Prior Year Total |
|-------------------------------------------------|---------------------------|-----------------------|----------------------|-----------------------|-----------------------|---------------------------|--------------|-----------------------|
| Department 3140 - Human Resources | | | | | | | | |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 70,740.00 | .00 | 70,740.00 | 35,947.42 | 34,792.58 | 51 | 53,578.66 |
| 4120 | Overtime Pay | .00 | .00 | .00 | 152.68 | (152.68) | +++ | .00 |
| 4599 | Other Pay | 5,600.00 | .00 | 5,600.00 | 5,258.48 | 341.52 | 94 | 5,357.83 |
| 4910 | Employer Paid Benefits | 42,837.00 | .00 | 42,837.00 | 19,313.98 | 23,523.02 | 45 | 29,350.39 |
| 5199 | Misc. Operating Supplies | 200.00 | .00 | 200.00 | 57.47 | 142.53 | 29 | 217.56 |
| 5201 | Other Expense | .00 | .00 | .00 | .00 | .00 | +++ | 2,266.74 |
| 5301 | General Office Supplies | 1,200.00 | .00 | 1,200.00 | 1,018.03 | 181.97 | 85 | 1,893.23 |
| 5304 | Periodical/Subscriptions | 250.00 | .00 | 250.00 | .00 | 250.00 | 0 | 219.00 |
| 6101 | Legal Services | .00 | .00 | .00 | .00 | .00 | +++ | 6,944.73 |
| 6105 | Consulting Services | .00 | .00 | .00 | 17,400.00 | (17,400.00) | +++ | 5,371.89 |
| 6106 | Contractual Services | 7,590.00 | 44,040.00 | 51,630.00 | 15,751.00 | 35,879.00 | 31 | 33,391.01 |
| 6125 | Professional Development | 400.00 | .00 | 400.00 | .00 | 400.00 | 0 | 60.00 |
| 6150 | Fingerprinting | .00 | .00 | .00 | 160.00 | (160.00) | +++ | 352.00 |
| 6510 | Meetings & Conferences | .00 | .00 | .00 | .00 | .00 | +++ | 182.00 |
| 6513 | Meals & Lodging | .00 | .00 | .00 | 132.96 | (132.96) | +++ | .00 |
| 6710 | Notices & Publications | 300.00 | .00 | 300.00 | 89.51 | 210.49 | 30 | 582.56 |
| 6720 | Medical Examinations | 4,000.00 | .00 | 4,000.00 | 383.00 | 3,617.00 | 10 | 2,866.75 |
| 6742 | Cr. Card Processing Chgs. | .00 | .00 | .00 | (.46) | .46 | +++ | .00 |
| 6750 | Business Equipment Rental | .00 | .00 | .00 | (237.98) | 237.98 | +++ | 4,513.91 |
| 6760 | Recruitment | 20,000.00 | 30,000.00 | 50,000.00 | 8,683.87 | 41,316.13 | 17 | 16,150.06 |
| EXPENSE TOTALS | | \$153,117.00 | \$74,040.00 | \$227,157.00 | \$104,109.96 | \$123,047.04 | 46% | \$163,298.32 |
| Department 3140 - Human Resources Totals | | (\$153,117.00) | (\$74,040.00) | (\$227,157.00) | (\$104,109.96) | (\$123,047.04) | 46% | (\$163,298.32) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|--------------------------------------------------|------------------------|-------------------|----------------------|-------------------|---------------------|------------------------------|---------------------|---------------------|
| Department 3172 - Visitor's Center | | | | | | | | |
| EXPENSE | | | | | | | | |
| 6119 | Promotion - Other | .00 | .00 | .00 | 20,833.35 | (20,833.35) | +++ | 37,502.63 |
| 6199 | Other Professional Svc | .00 | .00 | .00 | 4,166.67 | (4,166.67) | +++ | 4,167.00 |
| EXPENSE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$25,000.02 | (\$25,000.02) | +++ | \$41,669.63 |
| Department 3172 - Visitor's Center Totals | | \$0.00 | \$0.00 | \$0.00 | (\$25,000.02) | \$25,000.02 | +++ | (\$41,669.63) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|-----------------------------------------------|---------------------------|----------------|-------------------|----------------|-------------------|---------------------------|---------------|-----------------------|
| Department 3210 - City Attorney | | | | | | | | |
| REVENUE | | | | | | | | |
| 3401 | Sale of Copies & Books | .00 | .00 | .00 | .00 | .00 | +++ | 689.39 |
| REVENUE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | +++ | \$689.39 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | .00 | .00 | .00 | (63.20) | 63.20 | +++ | 40,128.96 |
| 4310 | Part-Time Pay | .00 | .00 | .00 | .00 | .00 | +++ | 91.25 |
| 4599 | Other Pay | .00 | .00 | .00 | (422.47) | 422.47 | +++ | 694.21 |
| 4910 | Employer Paid Benefits | .00 | .00 | .00 | (2,095.72) | 2,095.72 | +++ | 16,249.37 |
| 5199 | Misc. Operating Supplies | .00 | .00 | .00 | 284.62 | (284.62) | +++ | 123.40 |
| 5301 | General Office Supplies | .00 | .00 | .00 | 1,913.95 | (1,913.95) | +++ | 1,252.98 |
| 5303 | Books & Manuals | .00 | .00 | .00 | 393.98 | (393.98) | +++ | 378.86 |
| 5305 | Forms Printing | .00 | .00 | .00 | .00 | .00 | +++ | 371.55 |
| 6101 | Legal Services | .00 | .00 | .00 | 59.00 | (59.00) | +++ | 242,833.85 |
| 6106 | Contractual Services | .00 | .00 | .00 | .00 | .00 | +++ | 1,212.06 |
| 6300 | Utilities | .00 | .00 | .00 | 897.71 | (897.71) | +++ | 1,449.20 |
| 6401 | General Liability | .00 | .00 | .00 | .00 | .00 | +++ | 465.00 |
| 6472 | Other Ins./Employee Bond | .00 | .00 | .00 | 1.58 | (1.58) | +++ | 17.00 |
| 6513 | Meals & Lodging | .00 | .00 | .00 | .00 | .00 | +++ | 33.71 |
| 6519 | Association Membership | .00 | .00 | .00 | .00 | .00 | +++ | 110.00 |
| 6750 | Business Equipment Rental | .00 | .00 | .00 | (118.99) | 118.99 | +++ | 4,202.10 |
| EXPENSE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$850.46 | (\$850.46) | +++ | \$309,613.50 |
| Department 3210 - City Attorney Totals | | \$0.00 | \$0.00 | \$0.00 | (\$850.46) | \$850.46 | +++ | (\$308,924.11) |

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/Rec'd | Prior Year Total |
|----------------------------------------------------|---------------------------|----------------|-------------------|----------------|------------------|---------------------------|--------------|------------------|
| Department 3510 - Accounting & Treasury | | | | | | | | |
| REVENUE | | | | | | | | |
| 3011 | Property Tax Curr. Sec. | 2,855,185.00 | .00 | 2,855,185.00 | 1,621,081.52 | 1,234,103.48 | 57 | 2,787,497.16 |
| 3012 | Property Tax Curr. Unsecu | 62,424.00 | .00 | 62,424.00 | 59,337.42 | 3,086.58 | 95 | 59,974.13 |
| 3015 | Property Tax Prior Unsec | .00 | .00 | .00 | 299.48 | (299.48) | +++ | (2,410.51) |
| 3017 | Property Tax H-Subvent | 18,818.00 | .00 | 18,818.00 | 2,840.71 | 15,977.29 | 15 | 18,929.14 |
| 3019 | Property Tax - Other | .00 | .00 | .00 | 6.02 | (6.02) | +++ | 2.00 |
| 3020 | Property Tax-Cnty Adm Fee | (61,000.00) | .00 | (61,000.00) | .00 | (61,000.00) | 0 | (60,868.96) |
| 3021 | Property Tax in Lieu-VLF | 853,044.00 | .00 | 853,044.00 | .00 | 853,044.00 | 0 | 920,597.00 |
| 3022 | Prop. Tax In-Lieu Sales | .00 | .00 | .00 | .00 | .00 | +++ | 330,641.03 |
| 3051 | Sales Tax-City Portion | 1,704,376.00 | .00 | 1,704,376.00 | 767,883.53 | 936,492.47 | 45 | 1,394,145.35 |
| 3052 | Sales Tax Prop. 172 | 124,848.00 | .00 | 124,848.00 | 70,083.75 | 54,764.25 | 56 | 162,188.35 |
| 3061 | Transfer Tax | 62,424.00 | .00 | 62,424.00 | 45,110.36 | 17,313.64 | 72 | 91,278.86 |
| 3064 | Transient Occupancy Tax | 3,309,639.00 | .00 | 3,309,639.00 | 1,701,933.27 | 1,607,705.73 | 51 | 3,136,365.91 |
| 3065 | Electric Franchise Tax | 84,000.00 | .00 | 84,000.00 | .00 | 84,000.00 | 0 | 88,814.42 |
| 3066 | Garbage Franchise | 200,000.00 | .00 | 200,000.00 | 101,239.22 | 98,760.78 | 51 | 211,845.78 |
| 3067 | Cable TV Franchise Fees | 160,465.00 | .00 | 160,465.00 | 41,207.04 | 119,257.96 | 26 | 172,046.85 |
| 3068 | Natural Gas Franchise Fee | 72,675.00 | .00 | 72,675.00 | .00 | 72,675.00 | 0 | 40,374.26 |
| 3101 | General Business License | 510,520.00 | .00 | 510,520.00 | 318,510.36 | 192,009.64 | 62 | 344,567.44 |
| 3104 | Transient Vendor Fees | 9,000.00 | .00 | 9,000.00 | 4,276.75 | 4,723.25 | 48 | 6,487.06 |
| 3220 | State Motor In-Lieu | 4,500.00 | .00 | 4,500.00 | .00 | 4,500.00 | 0 | 4,149.43 |
| 3230 | State Mandated Cost Reimb | .00 | .00 | .00 | .00 | .00 | +++ | 21,839.00 |
| 3401 | Sale of Copies & Books | .00 | .00 | .00 | 45.72 | (45.72) | +++ | 12.80 |
| 3408 | Finance Services | .00 | .00 | .00 | 462.00 | (462.00) | +++ | 1,335.00 |
| 3461 | Fingerprinting Fees | .00 | .00 | .00 | 52.00 | (52.00) | +++ | .00 |
| 3499 | Other Rev/Current Svc | 9,500.00 | .00 | 9,500.00 | 4,047.02 | 5,452.98 | 43 | 15,068.72 |
| 3630 | Interest Del. Taxes | .00 | .00 | .00 | 7.19 | (7.19) | +++ | 112.59 |
| 3690 | Other Fine/Forfeit/Pen. | .00 | .00 | .00 | 421.55 | (421.55) | +++ | 1,399.40 |
| 3710 | Interest Income | .00 | .00 | .00 | 5,685.91 | (5,685.91) | +++ | 44,178.77 |
| 3715 | Other Interest | .00 | .00 | .00 | 35.37 | (35.37) | +++ | 214.17 |
| 3730 | Rental Income | 381,301.00 | .00 | 381,301.00 | 93,858.04 | 287,442.96 | 25 | 103,690.98 |
| 3790 | Other Income | .00 | .00 | .00 | 44,440.10 | (44,440.10) | +++ | .00 |
| 3913 | Sale of Real Property | .00 | .00 | .00 | .00 | .00 | +++ | 150,000.00 |
| 3914 | Commission From Pay Phone | .00 | .00 | .00 | 26.46 | (26.46) | +++ | .00 |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | 2,512.58 | (2,512.58) | +++ | 13,090.38 |

| | | | | | | | | |
|------------|------------------------------------------------|------------------------|----------------------|------------------------|-----------------------|-----------------------|------------|------------------------|
| 3991 | Cash Variations | .00 | .00 | .00 | (131.09) | 131.09 | +++ | 14.87 |
| | REVENUE TOTALS | \$10,361,719.00 | \$0.00 | \$10,361,719.00 | \$4,885,272.28 | \$5,476,446.72 | 47% | \$10,057,581.38 |
| | EXPENSE | | | | | | | |
| 4110 | Regular Pay | 332,552.00 | .00 | 332,552.00 | 209,410.70 | 123,141.30 | 63 | 330,591.24 |
| 4310 | Part-Time Pay | 8,000.00 | .00 | 8,000.00 | 1,232.29 | 6,767.71 | 15 | 20,408.65 |
| 4599 | Other Pay | 7,200.00 | .00 | 7,200.00 | 2,923.90 | 4,276.10 | 41 | 13,164.94 |
| 4910 | Employer Paid Benefits | 147,737.00 | .00 | 147,737.00 | 82,954.38 | 64,782.62 | 56 | 152,263.65 |
| 5110 | Fuel Oil & Lubricants | .00 | .00 | .00 | 33.64 | (33.64) | +++ | 32.80 |
| 5199 | Misc. Operating Supplies | 1,000.00 | .00 | 1,000.00 | 910.67 | 89.33 | 91 | 696.60 |
| 5201 | Other Expense | .00 | 10,000.00 | 10,000.00 | 42.07 | 9,957.93 | 0 | 6,879.13 |
| 5301 | General Office Supplies | 3,500.00 | .00 | 3,500.00 | 1,061.35 | 2,438.65 | 30 | 3,334.85 |
| 5303 | Books & Manuals | 175.00 | .00 | 175.00 | .00 | 175.00 | 0 | 7.08 |
| 5305 | Forms Printing | .00 | .00 | .00 | .00 | .00 | +++ | 833.30 |
| 5503 | Rolling Stock Supplies | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | 561.97 |
| 5504 | Machinery/Equip/Supplies | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | 222.44 |
| 6103 | Financial Audits | 48,400.00 | .00 | 48,400.00 | 34,355.00 | 14,045.00 | 71 | 60,950.00 |
| 6106 | Contractual Services | 89,500.00 | .00 | 89,500.00 | 73,028.89 | 16,471.11 | 82 | 71,379.74 |
| 6125 | Professional Development | 750.00 | .00 | 750.00 | 603.00 | 147.00 | 80 | 135.00 |
| 6220 | Postage | 13,000.00 | .00 | 13,000.00 | 2,447.30 | 10,552.70 | 19 | 12,873.49 |
| 6300 | Utilities | 9,800.00 | .00 | 9,800.00 | 3,858.05 | 5,941.95 | 39 | 7,151.88 |
| 6401 | General Liability | 6,856.00 | .00 | 6,856.00 | 3,428.02 | 3,427.98 | 50 | 3,426.00 |
| 6411 | Property Damage Ins. | 944.00 | .00 | 944.00 | 476.48 | 467.52 | 50 | 1,041.31 |
| 6472 | Other Ins./Employee Bond | 95.00 | .00 | 95.00 | 47.48 | 47.52 | 50 | 68.00 |
| 6473 | Vehicle Insurance | 185.00 | .00 | 185.00 | 92.48 | 92.52 | 50 | 173.97 |
| 6511 | Mileage Reimbursement | .00 | .00 | .00 | 345.60 | (345.60) | +++ | .00 |
| 6513 | Meals & Lodging | .00 | .00 | .00 | 289.67 | (289.67) | +++ | .00 |
| 6519 | Association Membership | 400.00 | .00 | 400.00 | .00 | 400.00 | 0 | 398.00 |
| 6604 | Outside Vehicle Repair/Maint | .00 | .00 | .00 | .00 | .00 | +++ | 48.75 |
| 6640 | Maintenance Contracts | 700.00 | .00 | 700.00 | .00 | 700.00 | 0 | 14,240.00 |
| 6741 | Misc. Bank Charges | 12,000.00 | .00 | 12,000.00 | 9,984.23 | 2,015.77 | 83 | 16,389.03 |
| 6750 | Business Equipment Rental | .00 | .00 | .00 | .00 | .00 | +++ | 3,252.18 |
| | EXPENSE TOTALS | \$683,794.00 | \$10,000.00 | \$693,794.00 | \$427,525.20 | \$266,268.80 | 62% | \$720,524.00 |
| Department | 3510 - Accounting & Treasury Totals | \$9,677,925.00 | (\$10,000.00) | \$9,667,925.00 | \$4,457,747.08 | \$5,210,177.92 | 46% | \$9,337,057.38 |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|------------------------------------------------------|----------------------|----------------------|----------------------|----------------------|---------------------|------------------------------|---------------------|---------------------|
| Department 3515 - City Rental Property | | | | | | | | |
| REVENUE | | | | | | | | |
| 3730 | Rental Income | .00 | .00 | .00 | 35,701.48 | (35,701.48) | +++ | 204,040.37 |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | 1,634.70 | (1,634.70) | +++ | 2,019.00 |
| REVENUE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$37,336.18 | (\$37,336.18) | +++ | \$206,059.37 |
| EXPENSE | | | | | | | | |
| 5201 | Other Expense | 10,000.00 | .00 | 10,000.00 | .00 | 10,000.00 | 0 | .00 |
| 6300 | Utilities | .00 | .00 | .00 | 1,953.16 | (1,953.16) | +++ | 2,872.84 |
| 6812 | Space Rental | .00 | .00 | .00 | 17,600.00 | (17,600.00) | +++ | 1,600.00 |
| EXPENSE TOTALS | | \$10,000.00 | \$0.00 | \$10,000.00 | \$19,553.16 | (\$9,553.16) | 196% | \$4,472.84 |
| Department 3515 - City Rental Property Totals | | (\$10,000.00) | \$0.00 | (\$10,000.00) | \$17,783.02 | (\$27,783.02) | -178% | \$201,586.53 |

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|--------------------------------------------|---------------------------|--------------------|-------------------|--------------------|--------------------|---------------------------|---------------|---------------------|
| Department 4110 - Police Department | | | | | | | | |
| REVENUE | | | | | | | | |
| 3230 | State Mandated Cost Reimb | 5,901.00 | .00 | 5,901.00 | .00 | 5,901.00 | 0 | 49,572.48 |
| 3247 | P.O.S.T. Subvention | 3,000.00 | .00 | 3,000.00 | 7,304.34 | (4,304.34) | 243 | 4,437.63 |
| 3248 | Police Impound Fees | 7,000.00 | .00 | 7,000.00 | 6,021.00 | 979.00 | 86 | 9,723.00 |
| 3391 | Other Grant Public Svc | 20,979.00 | .00 | 20,979.00 | .00 | 20,979.00 | 0 | 20,979.58 |
| 3401 | Sale of Copies & Books | 1,000.00 | .00 | 1,000.00 | 529.80 | 470.20 | 53 | 1,191.10 |
| 3460 | Subpoenas | .00 | .00 | .00 | 30.00 | (30.00) | +++ | 15.00 |
| 3461 | Fingerprinting Fees | 7,000.00 | .00 | 7,000.00 | 4,763.00 | 2,237.00 | 68 | 9,402.00 |
| 3465 | Police Cost Recovery | 4,000.00 | .00 | 4,000.00 | 3,752.12 | 247.88 | 94 | 6,336.27 |
| 3467 | Offender Registration | (1,000.00) | .00 | (1,000.00) | .00 | (1,000.00) | 0 | .00 |
| 3468 | Booking Fees | .00 | .00 | .00 | (821.22) | 821.22 | +++ | (1,978.88) |
| 3610 | Parking Bail Violations | 4,500.00 | .00 | 4,500.00 | 3,433.30 | 1,066.70 | 76 | 3,926.36 |
| 3615 | Administrative Citations | 300.00 | .00 | 300.00 | 81.40 | 218.60 | 27 | 433.00 |
| 3690 | Other Fine/Forfeit/Pen. | 1,000.00 | .00 | 1,000.00 | 122.05 | 877.95 | 12 | 1,529.96 |
| 3913 | Sale of Real Property | .00 | .00 | .00 | 289.25 | (289.25) | +++ | 9,721.08 |
| 3919 | Auctioned Property | .00 | .00 | .00 | .00 | .00 | +++ | 1,570.75 |
| 3922 | Refunds/Adj/Restitution | .00 | .00 | .00 | 1,900.95 | (1,900.95) | +++ | 1,066.77 |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | 410.00 | (410.00) | +++ | 1,514.46 |
| REVENUE TOTALS | | \$53,680.00 | \$0.00 | \$53,680.00 | \$27,815.99 | \$25,864.01 | 52% | \$119,440.56 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 1,529,400.00 | .00 | 1,529,400.00 | 647,070.40 | 882,329.60 | 42 | 1,418,549.05 |
| 4120 | Overtime Pay | 196,291.00 | .00 | 196,291.00 | 77,739.85 | 118,551.15 | 40 | 88,051.88 |
| 4310 | Part-Time Pay | .00 | .00 | .00 | 64,172.00 | (64,172.00) | +++ | .00 |
| 4515 | Standby Pay | 12,000.00 | .00 | 12,000.00 | 22,459.27 | (10,459.27) | 187 | 13,121.17 |
| 4599 | Other Pay | 185,551.00 | .00 | 185,551.00 | 133,501.88 | 52,049.12 | 72 | 123,641.16 |
| 4910 | Employer Paid Benefits | 1,007,391.00 | .00 | 1,007,391.00 | 545,758.23 | 461,632.77 | 54 | 1,063,316.06 |
| 4999 | Labor Costs Applied | (61,617.00) | .00 | (61,617.00) | .00 | (61,617.00) | 0 | (42,838.71) |
| 5101 | Janitorial Supplies | 2,000.00 | .00 | 2,000.00 | 425.89 | 1,574.11 | 21 | 1,280.25 |
| 5104 | Animal Feed/Supplies | .00 | .00 | .00 | .00 | .00 | +++ | 2,786.22 |
| 5105 | First Aide Supplies | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | .00 |
| 5109 | Uniforms/Safety Equipment | 7,000.00 | .00 | 7,000.00 | 8,024.84 | (1,024.84) | 115 | 11,458.50 |
| 5110 | Fuel Oil & Lubricants | 35,000.00 | .00 | 35,000.00 | 14,455.43 | 20,544.57 | 41 | 42,812.23 |
| 5113 | Evidence Supplies | 2,000.00 | .00 | 2,000.00 | 743.92 | 1,256.08 | 37 | 2,500.52 |
| 5150 | Weapons/Range/Ammunition | 7,000.00 | .00 | 7,000.00 | 7,349.75 | (349.75) | 105 | 5,807.18 |

| | | | | | | | | |
|---------------------------------------------------|------------------------------|-------------------------|---------------|-------------------------|-------------------------|-------------------------|------------|-------------------------|
| 5175 | Computer Operating Supp. | .00 | .00 | .00 | .00 | .00 | +++ | 5,276.22 |
| 5199 | Misc. Operating Supplies | .00 | .00 | .00 | 289.51 | (289.51) | +++ | .00 |
| 5201 | Other Expense | .00 | .00 | .00 | .00 | .00 | +++ | 34,001.10 |
| 5301 | General Office Supplies | 4,000.00 | .00 | 4,000.00 | 3,381.35 | 618.65 | 85 | 2,750.79 |
| 5303 | Books & Manuals | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | .00 |
| 5304 | Periodical/Subscriptions | 1,000.00 | .00 | 1,000.00 | 302.45 | 697.55 | 30 | 1,891.74 |
| 5305 | Forms Printing | 3,500.00 | .00 | 3,500.00 | .00 | 3,500.00 | 0 | 2,556.43 |
| 5503 | Rolling Stock Supplies | 10,000.00 | .00 | 10,000.00 | 2,631.81 | 7,368.19 | 26 | 9,820.61 |
| 5504 | Machinery/Equip/Supplies | 2,000.00 | .00 | 2,000.00 | 3,892.73 | (1,892.73) | 195 | 2,016.03 |
| 5530 | Small Tools | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | 973.34 |
| 6101 | Legal Services | 15,003.00 | .00 | 15,003.00 | 6,365.50 | 8,637.50 | 42 | 83,343.26 |
| 6105 | Consulting Services | .00 | .00 | .00 | 300.00 | (300.00) | +++ | 9,466.29 |
| 6106 | Contractual Services | 3,000.00 | .00 | 3,000.00 | 2,721.50 | 278.50 | 91 | 2,038.00 |
| 6107 | Promotion & Advertising | 901.00 | .00 | 901.00 | 1,631.75 | (730.75) | 181 | 951.34 |
| 6125 | Professional Development | 40,000.00 | .00 | 40,000.00 | 25,091.49 | 14,908.51 | 63 | 23,657.67 |
| 6150 | Fingerprinting | 5,000.00 | .00 | 5,000.00 | 2,014.00 | 2,986.00 | 40 | 6,665.00 |
| 6151 | Investigations | 4,000.00 | .00 | 4,000.00 | 153.07 | 3,846.93 | 4 | 4,340.25 |
| 6153 | Pre-Employment Testing | 10,000.00 | .00 | 10,000.00 | 655.00 | 9,345.00 | 7 | 9,823.62 |
| 6170 | Pest Control Services | 500.00 | .00 | 500.00 | 226.00 | 274.00 | 45 | 428.00 |
| 6199 | Other Professional Svc | 12,000.00 | .00 | 12,000.00 | 8,734.00 | 3,266.00 | 73 | 8,491.31 |
| 6220 | Postage | 550.00 | .00 | 550.00 | 203.05 | 346.95 | 37 | 198.58 |
| 6300 | Utilities | 20,000.00 | .00 | 20,000.00 | 13,657.20 | 6,342.80 | 68 | 24,674.74 |
| 6401 | General Liability | 32,323.00 | .00 | 32,323.00 | 16,161.52 | 16,161.48 | 50 | 40,774.00 |
| 6411 | Property Damage Ins. | 5,033.00 | .00 | 5,033.00 | 2,542.84 | 2,490.16 | 51 | 4,096.00 |
| 6472 | Other Ins./Employee Bond | 380.00 | .00 | 380.00 | 189.98 | 190.02 | 50 | 384.00 |
| 6473 | Vehicle Insurance | 2,780.00 | .00 | 2,780.00 | 1,389.98 | 1,390.02 | 50 | 3,131.42 |
| 6510 | Meetings & Conferences | 2,500.00 | .00 | 2,500.00 | 1,273.48 | 1,226.52 | 51 | 1,652.75 |
| 6513 | Meals & Lodging | .00 | .00 | .00 | 624.65 | (624.65) | +++ | 930.41 |
| 6519 | Association Membership | 3,000.00 | .00 | 3,000.00 | 1,081.00 | 1,919.00 | 36 | 2,420.00 |
| 6601 | Outside Equip. Repair/Mat | 3,000.00 | .00 | 3,000.00 | 47.55 | 2,952.45 | 2 | 2,852.55 |
| 6602 | Outside Structural Repair | 2,000.00 | .00 | 2,000.00 | .00 | 2,000.00 | 0 | 650.23 |
| 6604 | Outside Vehicle Repair/Maint | 15,000.00 | .00 | 15,000.00 | 5,355.63 | 9,644.37 | 36 | 15,683.24 |
| 6640 | Maintenance Contracts | 15,000.00 | .00 | 15,000.00 | 8,727.16 | 6,272.84 | 58 | 11,772.04 |
| 6750 | Business Equipment Rental | .00 | .00 | .00 | .00 | .00 | +++ | 2,309.61 |
| 8721 | Payment To Other Agency | .00 | .00 | .00 | 15,578.76 | (15,578.76) | +++ | 24,982.47 |
| EXPENSE TOTALS | | \$3,135,986.00 | \$0.00 | \$3,135,986.00 | \$1,646,924.42 | \$1,489,061.58 | 53% | \$3,075,488.55 |
| Department 4110 - Police Department Totals | | (\$3,082,306.00) | \$0.00 | (\$3,082,306.00) | (\$1,619,108.43) | (\$1,463,197.57) | 53% | (\$2,956,047.99) |

Budget Performance Report

Fiscal Year to Date 12/31/16
 Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/Rec'd | Prior Year Total |
|--------------------------------------------------|---------------------------|-----------------------|-------------------|-----------------------|-----------------------|---------------------------|--------------|-----------------------|
| Department 4150 - Support Services | | | | | | | | |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 117,636.00 | .00 | 117,636.00 | 60,757.12 | 56,878.88 | 52 | 107,608.01 |
| 4120 | Overtime Pay | 5,000.00 | .00 | 5,000.00 | 1,102.95 | 3,897.05 | 22 | 286.11 |
| 4310 | Part-Time Pay | 15,720.00 | .00 | 15,720.00 | 10,526.20 | 5,193.80 | 67 | 19,804.40 |
| 4599 | Other Pay | 3,500.00 | .00 | 3,500.00 | 3,002.05 | 497.95 | 86 | 1,173.81 |
| 4910 | Employer Paid Benefits | 73,292.00 | .00 | 73,292.00 | 35,938.16 | 37,353.84 | 49 | 70,690.21 |
| 5175 | Computer Operating Supp. | .00 | .00 | .00 | .00 | .00 | +++ | 752.88 |
| 5201 | Other Expense | .00 | .00 | .00 | .00 | .00 | +++ | 4,533.48 |
| 5301 | General Office Supplies | 500.00 | .00 | 500.00 | 533.48 | (33.48) | 107 | 88.91 |
| 5504 | Machinery/Equip/Supplies | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | 609.77 |
| 6106 | Contractual Services | .00 | .00 | .00 | .00 | .00 | +++ | 234,219.00 |
| 6125 | Professional Development | 1,500.00 | .00 | 1,500.00 | 957.00 | 543.00 | 64 | 2,113.59 |
| 6300 | Utilities | 1,500.00 | .00 | 1,500.00 | .00 | 1,500.00 | 0 | 704.17 |
| 6519 | Association Membership | 750.00 | .00 | 750.00 | 50.00 | 700.00 | 7 | 95.00 |
| 6640 | Maintenance Contracts | 12,000.00 | .00 | 12,000.00 | 7,623.00 | 4,377.00 | 64 | 7,901.64 |
| 6750 | Business Equipment Rental | .00 | .00 | .00 | .00 | .00 | +++ | 2,309.65 |
| EXPENSE TOTALS | | \$231,898.00 | \$0.00 | \$231,898.00 | \$120,489.96 | \$111,408.04 | 52% | \$452,890.63 |
| Department 4150 - Support Services Totals | | (\$231,898.00) | \$0.00 | (\$231,898.00) | (\$120,489.96) | (\$111,408.04) | 52% | (\$452,890.63) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/Rec'd | Prior Year Total |
|------------------------------------------|---------------------------|---------------------|-------------------|---------------------|--------------------|---------------------------|--------------|---------------------|
| Department 4210 - Fire Department | | | | | | | | |
| REVENUE | | | | | | | | |
| 3190 | Other Licenses & Permits | 500.00 | .00 | 500.00 | 658.00 | (158.00) | 132 | 981.20 |
| 3393 | Nuclear Planning Assist | 5,610.00 | .00 | 5,610.00 | 5,369.00 | 241.00 | 96 | 1,848.00 |
| 3401 | Sale of Copies & Books | .00 | .00 | .00 | 191.89 | (191.89) | +++ | 368.00 |
| 3425 | Filing/Certification Fees | .00 | .00 | .00 | 1,800.65 | (1,800.65) | +++ | 2,864.55 |
| 3426 | Plan Checking Fees | 37,000.00 | .00 | 37,000.00 | 31,882.41 | 5,117.59 | 86 | 52,425.30 |
| 3427 | Building Inspection Fees | 1,500.00 | .00 | 1,500.00 | .00 | 1,500.00 | 0 | 710.00 |
| 3472 | Other Fire Services | .00 | .00 | .00 | 67.26 | (67.26) | +++ | 256,596.16 |
| 3473 | EMS Service & Transport | 88,432.00 | .00 | 88,432.00 | .00 | 88,432.00 | 0 | 108,836.38 |
| 3922 | Refunds/Adj/Restitution | .00 | .00 | .00 | 114.00 | (114.00) | +++ | 1,383.61 |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | .00 | .00 | +++ | 203.00 |
| REVENUE TOTALS | | \$133,042.00 | \$0.00 | \$133,042.00 | \$40,083.21 | \$92,958.79 | 30% | \$426,216.20 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 981,036.00 | .00 | 981,036.00 | 510,873.16 | 470,162.84 | 52 | 901,790.55 |
| 4120 | Overtime Pay | 40,214.00 | .00 | 40,214.00 | 192,150.38 | (151,936.38) | 478 | 276,018.06 |
| 4310 | Part-Time Pay | 181,229.00 | .00 | 181,229.00 | 65,255.61 | 115,973.39 | 36 | 128,055.64 |
| 4510 | Acting Pay | 4,131.00 | .00 | 4,131.00 | .00 | 4,131.00 | 0 | .00 |
| 4599 | Other Pay | 58,600.00 | .00 | 58,600.00 | 40,301.88 | 18,298.12 | 69 | 70,945.29 |
| 4910 | Employer Paid Benefits | 843,323.00 | .00 | 843,323.00 | 446,518.35 | 396,804.65 | 53 | 797,466.14 |
| 4999 | Labor Costs Applied | .00 | .00 | .00 | .00 | .00 | +++ | (68,588.73) |
| 5101 | Janitorial Supplies | 1,400.00 | .00 | 1,400.00 | 530.91 | 869.09 | 38 | 1,472.82 |
| 5105 | First Aide Supplies | .00 | .00 | .00 | 146.28 | (146.28) | +++ | 129.52 |
| 5108 | Communication Supplies | 8,900.00 | .00 | 8,900.00 | 1,463.47 | 7,436.53 | 16 | 10,622.97 |
| 5109 | Uniforms/Safety Equipment | 14,057.00 | .00 | 14,057.00 | 2,343.51 | 11,713.49 | 17 | 13,236.41 |
| 5110 | Fuel Oil & Lubricants | 18,380.00 | .00 | 18,380.00 | 7,471.65 | 10,908.35 | 41 | 19,368.52 |
| 5111 | Fire Hoses & Couplings | 1,000.00 | .00 | 1,000.00 | .00 | 1,000.00 | 0 | 172.65 |
| 5121 | Safety Equipment | 15,500.00 | .00 | 15,500.00 | 2,705.22 | 12,794.78 | 17 | 22,529.68 |
| 5130 | Advanced Life Support Equ | 10,121.00 | .00 | 10,121.00 | 6,090.45 | 4,030.55 | 60 | 13,016.77 |
| 5175 | Computer Operating Supp. | .00 | .00 | .00 | .00 | .00 | +++ | 635.24 |
| 5199 | Misc. Operating Supplies | 1,900.00 | .00 | 1,900.00 | 479.40 | 1,420.60 | 25 | 1,944.40 |
| 5201 | Other Expense | .00 | .00 | .00 | .00 | .00 | +++ | 27,200.88 |
| 5301 | General Office Supplies | 2,400.00 | .00 | 2,400.00 | 1,333.62 | 1,066.38 | 56 | 2,441.59 |
| 5302 | Copying Supplies | .00 | .00 | .00 | .00 | .00 | +++ | 1,021.34 |
| 5303 | Books & Manuals | 250.00 | .00 | 250.00 | 32.92 | 217.08 | 13 | 213.27 |

| | | | | | | | | |
|-------------------------------------------------|------------------------------|-------------------------|---------------|-------------------------|-------------------------|-----------------------|------------|-------------------------|
| 5305 | Forms Printing | 550.00 | .00 | 550.00 | .00 | 550.00 | 0 | 1,051.95 |
| 5501 | Grounds Maint. Supplies | 100.00 | .00 | 100.00 | .00 | 100.00 | 0 | .00 |
| 5502 | Building Maint. Supplies | 400.00 | .00 | 400.00 | 22.68 | 377.32 | 6 | 1,118.50 |
| 5503 | Rolling Stock Supplies | 8,000.00 | .00 | 8,000.00 | 647.50 | 7,352.50 | 8 | 13,668.15 |
| 5504 | Machinery/Equip/Supplies | 3,000.00 | .00 | 3,000.00 | 246.83 | 2,753.17 | 8 | 5,474.15 |
| 5530 | Small Tools | 2,000.00 | .00 | 2,000.00 | 2,391.81 | (391.81) | 120 | 1,479.83 |
| 6101 | Legal Services | .00 | .00 | .00 | 84,209.91 | (84,209.91) | +++ | .00 |
| 6104 | Engineering Services | 6,500.00 | .00 | 6,500.00 | 4,855.00 | 1,645.00 | 75 | 9,488.23 |
| 6105 | Consulting Services | 10,000.00 | .00 | 10,000.00 | .00 | 10,000.00 | 0 | 10,000.00 |
| 6106 | Contractual Services | 6,885.00 | .00 | 6,885.00 | 11,025.36 | (4,140.36) | 160 | 118,461.20 |
| 6125 | Professional Development | 14,998.00 | .00 | 14,998.00 | 2,857.95 | 12,140.05 | 19 | 13,365.99 |
| 6220 | Postage | 150.00 | .00 | 150.00 | .57 | 149.43 | 0 | 1.32 |
| 6300 | Utilities | 29,000.00 | .00 | 29,000.00 | 19,667.33 | 9,332.67 | 68 | 38,762.31 |
| 6401 | General Liability | 18,586.00 | .00 | 18,586.00 | 9,293.02 | 9,292.98 | 50 | 13,609.00 |
| 6411 | Property Damage Ins. | 2,895.00 | .00 | 2,895.00 | 1,462.62 | 1,432.38 | 51 | 2,395.02 |
| 6472 | Other Ins./Employee Bond | 220.00 | .00 | 220.00 | 110.02 | 109.98 | 50 | 196.00 |
| 6473 | Vehicle Insurance | 7,737.00 | .00 | 7,737.00 | 3,868.50 | 3,868.50 | 50 | 7,373.90 |
| 6510 | Meetings & Conferences | 850.00 | .00 | 850.00 | .00 | 850.00 | 0 | 795.99 |
| 6513 | Meals & Lodging | 1,000.00 | .00 | 1,000.00 | 1,158.96 | (158.96) | 116 | 1,114.25 |
| 6519 | Association Membership | 350.00 | .00 | 350.00 | 75.00 | 275.00 | 21 | 475.00 |
| 6601 | Outside Equip. Repair/Mat | 400.00 | .00 | 400.00 | .00 | 400.00 | 0 | .00 |
| 6602 | Outside Structural Repair | 250.00 | .00 | 250.00 | .00 | 250.00 | 0 | 2,245.66 |
| 6604 | Outside Vehicle Repair/Maint | 10,000.00 | .00 | 10,000.00 | 26,080.74 | (16,080.74) | 261 | 6,431.70 |
| 6640 | Maintenance Contracts | 3,900.00 | .00 | 3,900.00 | 1,170.96 | 2,729.04 | 30 | 5,807.93 |
| 6710 | Notices & Publications | 250.00 | .00 | 250.00 | .00 | 250.00 | 0 | .00 |
| 6720 | Medical Examinations | 2,165.00 | .00 | 2,165.00 | 950.00 | 1,215.00 | 44 | 1,323.00 |
| 6750 | Business Equipment Rental | .00 | .00 | .00 | 319.58 | (319.58) | +++ | 4,803.46 |
| 8721 | Payment To Other Agency | 5,250.00 | .00 | 5,250.00 | 5,275.00 | (25.00) | 100 | 5,000.00 |
| EXPENSE TOTALS | | \$2,317,877.00 | \$0.00 | \$2,317,877.00 | \$1,453,386.15 | \$864,490.85 | 63% | \$2,484,135.55 |
| Department 4210 - Fire Department Totals | | (\$2,184,835.00) | \$0.00 | (\$2,184,835.00) | (\$1,413,302.94) | (\$771,532.06) | 65% | (\$2,057,919.35) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|----------------------------------------------------|--------------------------|---------------------|----------------------|---------------------|---------------------|------------------------------|---------------------|---------------------|
| Department 4220 - EOC Disaster Preparedness | | | | | | | | |
| EXPENSE | | | | | | | | |
| 5108 | Communication Supplies | 650.00 | .00 | 650.00 | .00 | 650.00 | 0 | .00 |
| 5110 | Fuel Oil & Lubricants | .00 | .00 | .00 | 53.76 | (53.76) | +++ | .00 |
| 5175 | Computer Operating Supp. | 3,000.00 | .00 | 3,000.00 | 4,230.87 | (1,230.87) | 141 | .00 |
| 5199 | Misc. Operating Supplies | 2,000.00 | .00 | 2,000.00 | .00 | 2,000.00 | 0 | 86.09 |
| 6125 | Professional Development | 1,200.00 | .00 | 1,200.00 | 600.00 | 600.00 | 50 | 1,310.15 |
| 6300 | Utilities | 2,300.00 | .00 | 2,300.00 | 1,175.02 | 1,124.98 | 51 | 2,921.16 |
| EXPENSE TOTALS | | \$9,150.00 | \$0.00 | \$9,150.00 | \$6,059.65 | \$3,090.35 | 66% | \$4,317.40 |
| Department 4220 - EOC Disaster Preparedness | | (\$9,150.00) | \$0.00 | (\$9,150.00) | (\$6,059.65) | (\$3,090.35) | 66% | (\$4,317.40) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/Rec'd | Prior Year Total |
|--------------------------------|---------------------------|----------------|-------------------|----------------|------------------|---------------------------|--------------|------------------|
| Department 5205 - Public Works | | | | | | | | |
| REVENUE | | | | | | | | |
| 3121 | Encroachment Permit | .00 | .00 | .00 | 139.00 | (139.00) | +++ | .00 |
| 3401 | Sale of Copies & Books | .00 | .00 | .00 | 50.69 | (50.69) | +++ | 105.55 |
| 3420 | Design Review Fees | .00 | .00 | .00 | .00 | .00 | +++ | 2,309.00 |
| 3427 | Building Inspection Fees | .00 | .00 | .00 | .00 | .00 | +++ | 192.00 |
| 3450 | Engineer's Review Fees | .00 | .00 | .00 | 342.00 | (342.00) | +++ | 269.00 |
| 3922 | Refunds/Adj/Restitution | .00 | .00 | .00 | .00 | .00 | +++ | 1,892.05 |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | .00 | .00 | +++ | 204.74 |
| 3991 | Cash Variations | .00 | .00 | .00 | .90 | (.90) | +++ | .00 |
| REVENUE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$532.59 | (\$532.59) | +++ | \$4,972.34 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 177,005.00 | .00 | 177,005.00 | 197,948.57 | (20,943.57) | 112 | 232,981.40 |
| 4120 | Overtime Pay | 4,158.00 | .00 | 4,158.00 | 29.22 | 4,128.78 | 1 | 405.94 |
| 4310 | Part-Time Pay | 74,739.00 | .00 | 74,739.00 | 34,829.13 | 39,909.87 | 47 | 81,769.43 |
| 4599 | Other Pay | 40,000.00 | .00 | 40,000.00 | 11,918.75 | 28,081.25 | 30 | 20,535.78 |
| 4910 | Employer Paid Benefits | 67,428.00 | .00 | 67,428.00 | 112,255.00 | (44,827.00) | 166 | 176,278.82 |
| 4999 | Labor Costs Applied | 5,000.00 | .00 | 5,000.00 | 192.03 | 4,807.97 | 4 | 11,564.50 |
| 5109 | Uniforms/Safety Equipment | 600.00 | .00 | 600.00 | .00 | 600.00 | 0 | .00 |
| 5110 | Fuel Oil & Lubricants | 1,492.00 | .00 | 1,492.00 | 509.76 | 982.24 | 34 | 1,501.32 |
| 5175 | Computer Operating Supp. | 15,000.00 | .00 | 15,000.00 | .00 | 15,000.00 | 0 | .00 |
| 5199 | Misc. Operating Supplies | 7,747.00 | .00 | 7,747.00 | 1,375.27 | 6,371.73 | 18 | 10,772.42 |
| 5201 | Other Expense | .00 | .00 | .00 | .00 | .00 | +++ | 11,333.70 |
| 5303 | Books & Manuals | 805.00 | .00 | 805.00 | .00 | 805.00 | 0 | 332.58 |
| 5304 | Periodical/Subscriptions | 120.00 | .00 | 120.00 | .00 | 120.00 | 0 | 39.95 |
| 5503 | Rolling Stock Supplies | 200.00 | .00 | 200.00 | .00 | 200.00 | 0 | 151.64 |
| 5504 | Machinery/Equip/Supplies | .00 | .00 | .00 | 444.14 | (444.14) | +++ | 228.66 |
| 6101 | Legal Services | .00 | .00 | .00 | .00 | .00 | +++ | 47.00 |
| 6105 | Consulting Services | 30,000.00 | 50,000.00 | 80,000.00 | 1,500.00 | 78,500.00 | 2 | 9,233.62 |
| 6106 | Contractual Services | 8,988.00 | .00 | 8,988.00 | 6,182.45 | 2,805.55 | 69 | 21,212.01 |
| 6125 | Professional Development | 5,150.00 | .00 | 5,150.00 | 53.46 | 5,096.54 | 1 | 1,194.13 |
| 6160 | Vehicle Inspections | 50.00 | .00 | 50.00 | 48.75 | 1.25 | 98 | 48.75 |
| 6161 | Licenses & Permits | 1,000.00 | .00 | 1,000.00 | .00 | 1,000.00 | 0 | .00 |
| 6220 | Postage | .00 | .00 | .00 | .00 | .00 | +++ | 4.61 |

| | | | | | | | | |
|----------------------------------------------|--------------------------|-----------------------|----------------------|-----------------------|-----------------------|-----------------------|------------|-----------------------|
| 6300 | Utilities | 11,524.00 | .00 | 11,524.00 | 5,752.47 | 5,771.53 | 50 | 10,096.68 |
| 6401 | General Liability | 11,313.00 | .00 | 11,313.00 | 5,656.50 | 5,656.50 | 50 | 17,471.00 |
| 6411 | Property Damage Ins. | 1,779.00 | .00 | 1,779.00 | 889.50 | 889.50 | 50 | 950.00 |
| 6472 | Other Ins./Employee Bond | 133.00 | .00 | 133.00 | 66.52 | 66.48 | 50 | 166.00 |
| 6473 | Vehicle Insurance | 185.00 | .00 | 185.00 | 92.48 | 92.52 | 50 | 173.97 |
| 6510 | Meetings & Conferences | .00 | .00 | .00 | .00 | .00 | +++ | 226.67 |
| 6514 | Travel Expense | .00 | .00 | .00 | 746.06 | (746.06) | +++ | .00 |
| 6519 | Association Membership | 2,035.00 | .00 | 2,035.00 | 1,126.00 | 909.00 | 55 | 836.07 |
| 6640 | Maintenance Contracts | .00 | .00 | .00 | .00 | .00 | +++ | 2,752.99 |
| 6710 | Notices & Publications | .00 | .00 | .00 | 208.12 | (208.12) | +++ | .00 |
| 6741 | Misc. Bank Charges | .00 | .00 | .00 | 790.22 | (790.22) | +++ | 32.27 |
| 6760 | Recruitment | 200.00 | .00 | 200.00 | .00 | 200.00 | 0 | 99.00 |
| 6810 | Equipment Rental | .00 | .00 | .00 | .00 | .00 | +++ | 60.00 |
| EXPENSE TOTALS | | \$466,651.00 | \$50,000.00 | \$516,651.00 | \$382,614.40 | \$134,036.60 | 74% | \$612,500.91 |
| Department 5205 - Public Works Totals | | (\$466,651.00) | (\$50,000.00) | (\$516,651.00) | (\$382,081.81) | (\$134,569.19) | 74% | (\$607,528.57) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|---------------------------------------------------|---------------------------|-------------------|----------------------|-------------------|---------------------|------------------------------|---------------------|-------------------|
| Department 5215 - Consolidated Maintenance | | | | | | | | |
| REVENUE | | | | | | | | |
| 3919 | Auctioned Property | .00 | .00 | .00 | 2,792.16 | (2,792.16) | +++ | 6,465.22 |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | 196.02 | (196.02) | +++ | .00 |
| REVENUE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$2,988.18 | (\$2,988.18) | +++ | \$6,465.22 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 277,170.00 | .00 | 277,170.00 | 170,168.79 | 107,001.21 | 61 | 324,195.32 |
| 4120 | Overtime Pay | 509.00 | .00 | 509.00 | 1,584.77 | (1,075.77) | 311 | 543.64 |
| 4310 | Part-Time Pay | 62,590.00 | .00 | 62,590.00 | 56,232.67 | 6,357.33 | 90 | 72,947.92 |
| 4515 | Standby Pay | 9,600.00 | .00 | 9,600.00 | 6,144.00 | 3,456.00 | 64 | 10,536.00 |
| 4599 | Other Pay | 1,519.00 | .00 | 1,519.00 | 1,033.73 | 485.27 | 68 | 1,174.39 |
| 4910 | Employer Paid Benefits | 167,131.00 | .00 | 167,131.00 | 111,330.29 | 55,800.71 | 67 | 208,578.34 |
| 4999 | Labor Costs Applied | 67,390.00 | .00 | 67,390.00 | 5,736.84 | 61,653.16 | 9 | 3,174.80 |
| 5101 | Janitorial Supplies | 28,905.00 | .00 | 28,905.00 | 16,307.94 | 12,597.06 | 56 | 31,262.80 |
| 5109 | Uniforms/Safety Equipment | 6,763.00 | .00 | 6,763.00 | 5,228.41 | 1,534.59 | 77 | 9,548.68 |
| 5110 | Fuel Oil & Lubricants | 12,359.00 | .00 | 12,359.00 | 7,469.72 | 4,889.28 | 60 | 15,359.55 |
| 5199 | Misc. Operating Supplies | 9,485.00 | .00 | 9,485.00 | 4,504.56 | 4,980.44 | 47 | 21,609.52 |
| 5201 | Other Expense | .00 | .00 | .00 | .00 | .00 | +++ | 15,985.60 |
| 5501 | Grounds Maint. Supplies | 3,382.00 | .00 | 3,382.00 | 8,863.36 | (5,481.36) | 262 | 6,872.07 |
| 5502 | Building Maint. Supplies | 9,000.00 | .00 | 9,000.00 | 2,757.68 | 6,242.32 | 31 | 11,288.58 |
| 5503 | Rolling Stock Supplies | 8,000.00 | .00 | 8,000.00 | 219.81 | 7,780.19 | 3 | 398.76 |
| 5504 | Machinery/Equip/Supplies | 4,000.00 | .00 | 4,000.00 | 3,579.90 | 420.10 | 89 | 7,410.15 |
| 5530 | Small Tools | 3,538.00 | .00 | 3,538.00 | 4,979.60 | (1,441.60) | 141 | 4,760.31 |
| 6105 | Consulting Services | .00 | .00 | .00 | .00 | .00 | +++ | 422.00 |
| 6106 | Contractual Services | 40,000.00 | .00 | 40,000.00 | 6,464.28 | 33,535.72 | 16 | 33,775.18 |
| 6125 | Professional Development | 2,500.00 | .00 | 2,500.00 | .00 | 2,500.00 | 0 | 300.00 |
| 6170 | Pest Control Services | 15,000.00 | .00 | 15,000.00 | 4,368.79 | 10,631.21 | 29 | 2,830.82 |
| 6199 | Other Professional Svc | 1,667.00 | .00 | 1,667.00 | 993.97 | 673.03 | 60 | 2,184.58 |
| 6300 | Utilities | 120,000.00 | .00 | 120,000.00 | 81,365.81 | 38,634.19 | 68 | 134,660.36 |
| 6401 | General Liability | 16,161.00 | .00 | 16,161.00 | 8,080.50 | 8,080.50 | 50 | 7,152.00 |
| 6411 | Property Damage Ins. | 2,289.00 | .00 | 2,289.00 | 1,144.33 | 1,144.67 | 50 | 1,666.10 |
| 6472 | Other Ins./Employee Bond | 190.00 | .00 | 190.00 | 95.02 | 94.98 | 50 | 85.00 |
| 6473 | Vehicle Insurance | 3,891.00 | .00 | 3,891.00 | 1,945.50 | 1,945.50 | 50 | 1,391.74 |
| 6510 | Meetings & Conferences | .00 | .00 | .00 | .00 | .00 | +++ | 59.00 |

| | | | | | | | | |
|------------|----------------------------------------|-----------------------|---------------|-----------------------|-----------------------|-----------------------|------------|-----------------------|
| 6514 | Travel Expense | .00 | .00 | .00 | .00 | .00 | +++ | 209.40 |
| 6601 | Outside Equip. Repair/Mat | .00 | .00 | .00 | 487.52 | (487.52) | +++ | 290.52 |
| 6604 | Outside Vehicle Repair/Maint | 3,000.00 | .00 | 3,000.00 | 827.01 | 2,172.99 | 28 | 1,784.20 |
| 6720 | Medical Examinations | 150.00 | .00 | 150.00 | 95.00 | 55.00 | 63 | .00 |
| 6810 | Equipment Rental | 5,000.00 | .00 | 5,000.00 | 212.96 | 4,787.04 | 4 | 6,020.32 |
| 6812 | Space Rental | .00 | .00 | .00 | .00 | .00 | +++ | 920.84 |
| | EXPENSE TOTALS | \$881,189.00 | \$0.00 | \$881,189.00 | \$512,222.76 | \$368,966.24 | 58% | \$939,398.49 |
| Department | 5215 - Consolidated Maintenance | (\$881,189.00) | \$0.00 | (\$881,189.00) | (\$509,234.58) | (\$371,954.42) | 58% | (\$932,933.27) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|----------------------------------------------|------------------------------|----------------|-------------------|----------------|------------------|---------------------------|---------------|------------------|
| Department 5220 - Vehicle Maintenance | | | | | | | | |
| REVENUE | | | | | | | | |
| 3919 | Auctioned Property | .00 | .00 | .00 | .00 | .00 | +++ | 204.36 |
| REVENUE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | +++ | \$204.36 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 57,349.00 | .00 | 57,349.00 | 28,637.70 | 28,711.30 | 50 | 54,442.85 |
| 4120 | Overtime Pay | .00 | .00 | .00 | 11.40 | (11.40) | +++ | .00 |
| 4599 | Other Pay | 1,500.00 | .00 | 1,500.00 | 507.30 | 992.70 | 34 | 1,068.00 |
| 4910 | Employer Paid Benefits | 37,100.00 | .00 | 37,100.00 | 20,043.19 | 17,056.81 | 54 | 38,455.02 |
| 4999 | Labor Costs Applied | 5,417.00 | .00 | 5,417.00 | .00 | 5,417.00 | 0 | .00 |
| 5109 | Uniforms/Safety Equipment | 950.00 | .00 | 950.00 | 643.46 | 306.54 | 68 | 1,595.30 |
| 5110 | Fuel Oil & Lubricants | 1,500.00 | .00 | 1,500.00 | 1,159.63 | 340.37 | 77 | 1,310.61 |
| 5199 | Misc. Operating Supplies | 1,500.00 | .00 | 1,500.00 | 2,680.48 | (1,180.48) | 179 | 1,856.39 |
| 5201 | Other Expense | .00 | .00 | .00 | .00 | .00 | +++ | 2,266.74 |
| 5304 | Periodical/Subscriptions | 355.00 | .00 | 355.00 | .00 | 355.00 | 0 | .00 |
| 5502 | Building Maint. Supplies | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | 267.80 |
| 5503 | Rolling Stock Supplies | .00 | .00 | .00 | 48.54 | (48.54) | +++ | .00 |
| 5504 | Machinery/Equip/Supplies | 2,000.00 | .00 | 2,000.00 | 15.16 | 1,984.84 | 1 | 2,306.92 |
| 5530 | Small Tools | 500.00 | .00 | 500.00 | 366.12 | 133.88 | 73 | 223.19 |
| 6106 | Contractual Services | .00 | .00 | .00 | 26.58 | (26.58) | +++ | 802.16 |
| 6161 | Licenses & Permits | 815.00 | .00 | 815.00 | 596.00 | 219.00 | 73 | .00 |
| 6162 | Mandated Fees/Inspections | .00 | .00 | .00 | .00 | .00 | +++ | 6,984.57 |
| 6300 | Utilities | 2,200.00 | .00 | 2,200.00 | 3,161.80 | (961.80) | 144 | 7,503.78 |
| 6401 | General Liability | .00 | .00 | .00 | .00 | .00 | +++ | 1,567.00 |
| 6411 | Property Damage Ins. | .00 | .00 | .00 | .00 | .00 | +++ | 208.26 |
| 6472 | Other Ins./Employee Bond | .00 | .00 | .00 | .00 | .00 | +++ | 17.00 |
| 6473 | Vehicle Insurance | .00 | .00 | .00 | .00 | .00 | +++ | 173.97 |
| 6510 | Meetings & Conferences | .00 | .00 | .00 | 245.00 | (245.00) | +++ | .00 |
| 6604 | Outside Vehicle Repair/Maint | 300.00 | .00 | 300.00 | .00 | 300.00 | 0 | 48.75 |
| 6810 | Equipment Rental | .00 | .00 | .00 | .00 | .00 | +++ | 244.85 |
| 6812 | Space Rental | .00 | .00 | .00 | .00 | .00 | +++ | 588.20 |
| EXPENSE TOTALS | | \$111,986.00 | \$0.00 | \$111,986.00 | \$58,142.36 | \$53,843.64 | 52% | \$121,931.36 |
| Department 5220 - Vehicle Maintenance Totals | | (\$111,986.00) | \$0.00 | (\$111,986.00) | (\$58,142.36) | (\$53,843.64) | 52% | (\$121,727.00) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|---------------------------------------------|---------------------------|-------------------|----------------------|-------------------|---------------------|------------------------------|---------------------|-------------------|
| Department 5230 - Street Maintenance | | | | | | | | |
| REVENUE | | | | | | | | |
| 3913 | Sale of Real Property | .00 | .00 | .00 | 38,000.00 | (38,000.00) | +++ | .00 |
| 3922 | Refunds/Adj/Restitution | .00 | .00 | .00 | .00 | .00 | +++ | 3,256.20 |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | 211.62 | (211.62) | +++ | .00 |
| REVENUE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$38,211.62 | (\$38,211.62) | +++ | \$3,256.20 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 96,194.00 | .00 | 96,194.00 | 6,052.92 | 90,141.08 | 6 | 39,995.30 |
| 4120 | Overtime Pay | .00 | .00 | .00 | 5.42 | (5.42) | +++ | .00 |
| 4515 | Standby Pay | 1,400.00 | .00 | 1,400.00 | 711.00 | 689.00 | 51 | 1,731.00 |
| 4599 | Other Pay | 1,200.00 | .00 | 1,200.00 | 762.90 | 437.10 | 64 | 776.99 |
| 4910 | Employer Paid Benefits | 56,881.00 | .00 | 56,881.00 | 22,905.26 | 33,975.74 | 40 | 53,090.97 |
| 4999 | Labor Costs Applied | 98,784.00 | .00 | 98,784.00 | 38,668.51 | 60,115.49 | 39 | 40,269.48 |
| 5109 | Uniforms/Safety Equipment | 2,000.00 | .00 | 2,000.00 | 1,273.89 | 726.11 | 64 | 6,861.65 |
| 5110 | Fuel Oil & Lubricants | 8,000.00 | .00 | 8,000.00 | 3,424.13 | 4,575.87 | 43 | 7,564.77 |
| 5199 | Misc. Operating Supplies | 45,000.00 | .00 | 45,000.00 | 22,126.60 | 22,873.40 | 49 | 47,449.82 |
| 5201 | Other Expense | .00 | .00 | .00 | .00 | .00 | +++ | 2,266.74 |
| 5501 | Grounds Maint. Supplies | .00 | .00 | .00 | .00 | .00 | +++ | 400.11 |
| 5502 | Building Maint. Supplies | .00 | .00 | .00 | 229.93 | (229.93) | +++ | .00 |
| 5503 | Rolling Stock Supplies | 3,000.00 | .00 | 3,000.00 | 264.47 | 2,735.53 | 9 | 2,065.53 |
| 5504 | Machinery/Equip/Supplies | 3,000.00 | .00 | 3,000.00 | 3,370.14 | (370.14) | 112 | 2,609.51 |
| 5530 | Small Tools | 1,000.00 | .00 | 1,000.00 | 23.24 | 976.76 | 2 | 1,751.23 |
| 6105 | Consulting Services | 25,000.00 | .00 | 25,000.00 | .00 | 25,000.00 | 0 | 200.00 |
| 6106 | Contractual Services | 71,000.00 | .00 | 71,000.00 | 21,295.06 | 49,704.94 | 30 | 63,380.37 |
| 6125 | Professional Development | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | .00 |
| 6162 | Mandated Fees/Inspections | 200.00 | .00 | 200.00 | 200.00 | .00 | 100 | 200.00 |
| 6199 | Other Professional Svc | .00 | .00 | .00 | 157.50 | (157.50) | +++ | .00 |
| 6300 | Utilities | 6,000.00 | .00 | 6,000.00 | 3,258.95 | 2,741.05 | 54 | 8,983.09 |
| 6401 | General Liability | .00 | .00 | .00 | .00 | .00 | +++ | 4,500.00 |
| 6411 | Property Damage Ins. | .00 | .00 | .00 | .00 | .00 | +++ | 356.00 |
| 6472 | Other Ins./Employee Bond | .00 | .00 | .00 | .00 | .00 | +++ | 17.00 |
| 6473 | Vehicle Insurance | .00 | .00 | .00 | .00 | .00 | +++ | 695.88 |
| 6510 | Meetings & Conferences | 1,000.00 | .00 | 1,000.00 | 320.86 | 679.14 | 32 | 998.67 |
| 6514 | Travel Expense | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | 669.45 |

| | | | | | | | | |
|----------------------------------------------------|------------------------------|-----------------------|---------------|-----------------------|----------------------|-----------------------|------------|-----------------------|
| 6519 | Association Membership | 500.00 | .00 | 500.00 | 314.28 | 185.72 | 63 | 364.28 |
| 6604 | Outside Vehicle Repair/Maint | 2,000.00 | .00 | 2,000.00 | 2,016.57 | (16.57) | 101 | 603.84 |
| 6710 | Notices & Publications | .00 | .00 | .00 | .00 | .00 | +++ | 352.16 |
| 6720 | Medical Examinations | 100.00 | .00 | 100.00 | 385.00 | (285.00) | 385 | .00 |
| 6810 | Equipment Rental | 2,000.00 | .00 | 2,000.00 | .00 | 2,000.00 | 0 | 4,705.24 |
| 6812 | Space Rental | .00 | .00 | .00 | .00 | .00 | +++ | 588.18 |
| EXPENSE TOTALS | | \$425,259.00 | \$0.00 | \$425,259.00 | \$127,766.63 | \$297,492.37 | 30% | \$293,447.26 |
| Department 5230 - Street Maintenance Totals | | (\$425,259.00) | \$0.00 | (\$425,259.00) | (\$89,555.01) | (\$335,703.99) | 21% | (\$290,191.06) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|---------------------------------------|----------------------------------------------|-----------------------|----------------------|-----------------------|----------------------|------------------------------|---------------------|-----------------------|
| Department 5232 - Street Trees | | | | | | | | |
| | EXPENSE | | | | | | | |
| 4110 | Regular Pay | 41,146.00 | .00 | 41,146.00 | 4,895.51 | 36,250.49 | 12 | 19,108.84 |
| 4120 | Overtime Pay | .00 | .00 | .00 | 2.71 | (2.71) | +++ | .00 |
| 4515 | Standby Pay | .00 | .00 | .00 | 418.50 | (418.50) | +++ | 802.50 |
| 4599 | Other Pay | .00 | .00 | .00 | 381.46 | (381.46) | +++ | 396.14 |
| 4910 | Employer Paid Benefits | 25,215.00 | .00 | 25,215.00 | 2,895.81 | 22,319.19 | 11 | 10,466.76 |
| 4999 | Labor Costs Applied | 31,086.00 | .00 | 31,086.00 | 179.97 | 30,906.03 | 1 | 2,565.55 |
| 5125 | Repairs/Maint. Materials | 2,500.00 | .00 | 2,500.00 | .00 | 2,500.00 | 0 | 1,388.02 |
| 5501 | Grounds Maint. Supplies | 2,000.00 | .00 | 2,000.00 | .00 | 2,000.00 | 0 | 1,441.04 |
| 5502 | Building Maint. Supplies | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | .00 |
| 5530 | Small Tools | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | .00 |
| 6105 | Consulting Services | 200.00 | .00 | 200.00 | .00 | 200.00 | 0 | 625.00 |
| 6106 | Contractual Services | 45,000.00 | .00 | 45,000.00 | 19,994.50 | 25,005.50 | 44 | 70,400.32 |
| 6401 | General Liability | .00 | .00 | .00 | .00 | .00 | +++ | 825.00 |
| 6411 | Property Damage Ins. | .00 | .00 | .00 | .00 | .00 | +++ | 89.00 |
| 6473 | Vehicle Insurance | .00 | .00 | .00 | .00 | .00 | +++ | 347.94 |
| | EXPENSE TOTALS | \$148,147.00 | \$0.00 | \$148,147.00 | \$28,768.46 | \$119,378.54 | 19% | \$108,456.11 |
| | Department 5232 - Street Trees Totals | (\$148,147.00) | \$0.00 | (\$148,147.00) | (\$28,768.46) | (\$119,378.54) | 19% | (\$108,456.11) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|-------------------------------------------------|--------------------------|-----------------------|----------------------|-----------------------|----------------------|------------------------------|---------------------|-----------------------|
| Department 5234 - Street Lighting | | | | | | | | |
| | EXPENSE | | | | | | | |
| 4910 | Employer Paid Benefits | .00 | .00 | .00 | 14.33 | (14.33) | +++ | 8.50 |
| 4999 | Labor Costs Applied | 1,200.00 | .00 | 1,200.00 | 71.28 | 1,128.72 | 6 | 69.71 |
| 5199 | Misc. Operating Supplies | .00 | .00 | .00 | 262.28 | (262.28) | +++ | 22.38 |
| 6106 | Contractual Services | 6,000.00 | .00 | 6,000.00 | 933.81 | 5,066.19 | 16 | 7,582.94 |
| 6300 | Utilities | 100,000.00 | .00 | 100,000.00 | 40,984.09 | 59,015.91 | 41 | 96,565.85 |
| | EXPENSE TOTALS | \$107,200.00 | \$0.00 | \$107,200.00 | \$42,265.79 | \$64,934.21 | 39% | \$104,249.38 |
| Department 5234 - Street Lighting Totals | | (\$107,200.00) | \$0.00 | (\$107,200.00) | (\$42,265.79) | (\$64,934.21) | 39% | (\$104,249.38) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|---------------------------------------------------|---------------------------|-----------------------|----------------------|-----------------------|----------------------|---------------------------|---------------|-----------------------|
| Department 5235 - Storm Drain/Creek Maint. | | | | | | | | |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 41,146.00 | .00 | 41,146.00 | 4,895.48 | 36,250.52 | 12 | 19,108.42 |
| 4120 | Overtime Pay | .00 | .00 | .00 | 2.71 | (2.71) | +++ | .00 |
| 4515 | Standby Pay | 500.00 | .00 | 500.00 | 418.50 | 81.50 | 84 | 802.50 |
| 4599 | Other Pay | .00 | .00 | .00 | 381.43 | (381.43) | +++ | 396.13 |
| 4910 | Employer Paid Benefits | 25,215.00 | .00 | 25,215.00 | 6,672.46 | 18,542.54 | 26 | 17,444.72 |
| 4999 | Labor Costs Applied | 57,300.00 | .00 | 57,300.00 | 12,628.86 | 44,671.14 | 22 | 23,682.81 |
| 5109 | Uniforms/Safety Equipment | .00 | .00 | .00 | 94.00 | (94.00) | +++ | .00 |
| 5125 | Repairs/Maint. Materials | 1,500.00 | .00 | 1,500.00 | .00 | 1,500.00 | 0 | 627.37 |
| 5199 | Misc. Operating Supplies | 2,500.00 | .00 | 2,500.00 | 5,052.46 | (2,552.46) | 202 | 16,655.95 |
| 5530 | Small Tools | .00 | .00 | .00 | 584.70 | (584.70) | +++ | 125.08 |
| 6105 | Consulting Services | 15,000.00 | .00 | 15,000.00 | 520.00 | 14,480.00 | 3 | 2,320.95 |
| 6106 | Contractual Services | 20,000.00 | 25,000.00 | 45,000.00 | .00 | 45,000.00 | 0 | 16,849.32 |
| 6125 | Professional Development | 200.00 | .00 | 200.00 | .00 | 200.00 | 0 | 75.00 |
| 6161 | Licenses & Permits | .00 | .00 | .00 | .00 | .00 | +++ | 6,869.00 |
| 6300 | Utilities | 1,500.00 | .00 | 1,500.00 | 2,070.56 | (570.56) | 138 | 3,390.99 |
| 6401 | General Liability | .00 | .00 | .00 | .00 | .00 | +++ | 825.00 |
| 6411 | Property Damage Ins. | .00 | .00 | .00 | .00 | .00 | +++ | 89.00 |
| 6473 | Vehicle Insurance | .00 | .00 | .00 | .00 | .00 | +++ | 347.94 |
| 6510 | Meetings & Conferences | .00 | .00 | .00 | 600.00 | (600.00) | +++ | .00 |
| 6514 | Travel Expense | .00 | .00 | .00 | 767.55 | (767.55) | +++ | .00 |
| 6519 | Association Membership | .00 | .00 | .00 | 500.00 | (500.00) | +++ | 365.00 |
| EXPENSE TOTALS | | \$164,861.00 | \$25,000.00 | \$189,861.00 | \$35,188.71 | \$154,672.29 | 19% | \$109,975.18 |
| Department 5235 - Storm Drain/Creek Maint. | | (\$164,861.00) | (\$25,000.00) | (\$189,861.00) | (\$35,188.71) | (\$154,672.29) | 19% | (\$109,975.18) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|----------------------------------------------------|-----------------------|--------------------|----------------------|--------------------|---------------------|------------------------------|---------------------|---------------------|
| Department 5270 - Curbside Recycling | | | | | | | | |
| REVENUE | | | | | | | | |
| 3499 | Other Rev/Current Svc | 24,888.00 | .00 | 24,888.00 | 10,452.00 | 14,436.00 | 42 | 24,448.00 |
| | REVENUE TOTALS | \$24,888.00 | \$0.00 | \$24,888.00 | \$10,452.00 | \$14,436.00 | 42% | \$24,448.00 |
| EXPENSE | | | | | | | | |
| 4999 | Labor Costs Applied | 24,888.00 | .00 | 24,888.00 | .00 | 24,888.00 | 0 | 23,832.00 |
| | EXPENSE TOTALS | \$24,888.00 | \$0.00 | \$24,888.00 | \$0.00 | \$24,888.00 | 0% | \$23,832.00 |
| Department 5270 - Curbside Recycling Totals | | \$0.00 | \$0.00 | \$0.00 | \$10,452.00 | (\$10,452.00) | +++ | \$616.00 |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|----------------------------------------------------|--------------------------|--------------------|-------------------|--------------------|--------------------|---------------------------|---------------|---------------------|
| Department 6110 - Recreation Administration | | | | | | | | |
| REVENUE | | | | | | | | |
| 3469 | Special Events | 12,000.00 | .00 | 12,000.00 | 11,550.55 | 449.45 | 96 | 15,632.46 |
| 3483 | Rec Facility Fees | .00 | .00 | .00 | 96.78 | (96.78) | +++ | .00 |
| 3490 | Program Revenue | 57,000.00 | .00 | 57,000.00 | 20,767.08 | 36,232.92 | 36 | 57,835.75 |
| 3499 | Other Rev/Current Svc | .00 | .00 | .00 | 607.01 | (607.01) | +++ | 325.66 |
| 3501 | Processing Fees | (7,000.00) | .00 | (7,000.00) | (3,328.70) | (3,671.30) | 48 | (8,983.46) |
| 3730 | Rental Income | 35,000.00 | .00 | 35,000.00 | 28,788.18 | 6,211.82 | 82 | 44,059.87 |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | 1,000.00 | (1,000.00) | +++ | 30,200.00 |
| REVENUE TOTALS | | \$97,000.00 | \$0.00 | \$97,000.00 | \$59,480.90 | \$37,519.10 | 61% | \$139,070.28 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 227,086.00 | .00 | 227,086.00 | 60,019.07 | 167,066.93 | 26 | 17,555.52 |
| 4310 | Part-Time Pay | 68,000.00 | .00 | 68,000.00 | 43,244.02 | 24,755.98 | 64 | 94,666.94 |
| 4599 | Other Pay | 3,000.00 | .00 | 3,000.00 | 103.86 | 2,896.14 | 3 | 2,863.98 |
| 4910 | Employer Paid Benefits | 101,982.00 | .00 | 101,982.00 | 20,623.33 | 81,358.67 | 20 | 22,819.10 |
| 4999 | Labor Costs Applied | .00 | .00 | .00 | .00 | .00 | +++ | 220.48 |
| 5102 | Recreation Supplies | 1,000.00 | .00 | 1,000.00 | .00 | 1,000.00 | 0 | 61.25 |
| 5110 | Fuel Oil & Lubricants | 350.00 | .00 | 350.00 | 316.06 | 33.94 | 90 | 421.05 |
| 5199 | Misc. Operating Supplies | 2,000.00 | .00 | 2,000.00 | 146.07 | 1,853.93 | 7 | 2,120.30 |
| 5301 | General Office Supplies | 1,500.00 | .00 | 1,500.00 | 617.16 | 882.84 | 41 | 1,463.73 |
| 5305 | Forms Printing | .00 | .00 | .00 | .00 | .00 | +++ | 129.99 |
| 5352 | Award/Trophy Supplies | .00 | .00 | .00 | .00 | .00 | +++ | 2.44 |
| 5504 | Machinery/Equip/Supplies | 300.00 | .00 | 300.00 | .00 | 300.00 | 0 | .00 |
| 6106 | Contractual Services | 28,500.00 | .00 | 28,500.00 | 3,327.02 | 25,172.98 | 12 | 22,622.66 |
| 6107 | Promotion & Advertising | 17,000.00 | .00 | 17,000.00 | 1,094.23 | 15,905.77 | 6 | 102.49 |
| 6125 | Professional Development | 1,000.00 | .00 | 1,000.00 | .00 | 1,000.00 | 0 | .00 |
| 6161 | Licenses & Permits | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | 315.00 |
| 6199 | Other Professional Svc | .00 | .00 | .00 | .00 | .00 | +++ | 84.00 |
| 6220 | Postage | 100.00 | .00 | 100.00 | .00 | 100.00 | 0 | .00 |
| 6300 | Utilities | 8,000.00 | .00 | 8,000.00 | 4,766.40 | 3,233.60 | 60 | 7,827.85 |
| 6401 | General Liability | 3,232.00 | .00 | 3,232.00 | .00 | 3,232.00 | 0 | 3,208.00 |
| 6411 | Property Damage Ins. | 504.00 | .00 | 504.00 | .00 | 504.00 | 0 | 416.52 |
| 6472 | Other Ins./Employee Bond | 38.00 | .00 | 38.00 | .00 | 38.00 | 0 | 17.00 |
| 6473 | Vehicle Insurance | 186.00 | .00 | 186.00 | .00 | 186.00 | 0 | 173.97 |

| | | | | | | | | |
|----------------------------------------------------|------------------------------|-----------------------|---------------|-----------------------|----------------------|-----------------------|------------|----------------------|
| 6519 | Association Membership | 800.00 | .00 | 800.00 | 480.00 | 320.00 | 60 | 580.00 |
| 6604 | Outside Vehicle Repair/Maint | 50.00 | .00 | 50.00 | .00 | 50.00 | 0 | 48.75 |
| 6640 | Maintenance Contracts | .00 | .00 | .00 | 521.81 | (521.81) | +++ | 3,997.58 |
| 6710 | Notices & Publications | 250.00 | .00 | 250.00 | 685.00 | (435.00) | 274 | .00 |
| 8700 | Special Events | 7,500.00 | .00 | 7,500.00 | 12,256.50 | (4,756.50) | 163 | .00 |
| EXPENSE TOTALS | | \$472,878.00 | \$0.00 | \$472,878.00 | \$148,200.53 | \$324,677.47 | 31% | \$181,718.60 |
| Department 6110 - Recreation Administration | | (\$375,878.00) | \$0.00 | (\$375,878.00) | (\$88,719.63) | (\$287,158.37) | 24% | (\$42,648.32) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|------------------------------------|-------------------------------------------|-------------------|----------------------|-------------------|---------------------|------------------------------|---------------------|---------------------|
| Department 6125 - Dance 39+ | | | | | | | | |
| REVENUE | | | | | | | | |
| 3499 | Other Rev/Current Svc | .00 | .00 | .00 | 7,568.95 | (7,568.95) | +++ | 12,197.35 |
| | REVENUE TOTALS | \$0.00 | \$0.00 | \$0.00 | \$7,568.95 | (\$7,568.95) | +++ | \$12,197.35 |
| EXPENSE | | | | | | | | |
| 6106 | Contractual Services | .00 | .00 | .00 | 5,616.80 | (5,616.80) | +++ | 10,379.35 |
| | EXPENSE TOTALS | \$0.00 | \$0.00 | \$0.00 | \$5,616.80 | (\$5,616.80) | +++ | \$10,379.35 |
| | Department 6125 - Dance 39+ Totals | \$0.00 | \$0.00 | \$0.00 | \$1,952.15 | (\$1,952.15) | +++ | \$1,818.00 |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|--------------------------------------------|---------------------------|---------------------|-------------------|---------------------|---------------------|---------------------------|---------------|---------------------|
| Department 6130 - Recreation Sports | | | | | | | | |
| REVENUE | | | | | | | | |
| 3480 | Rec Sports Fees | 205,632.00 | .00 | 205,632.00 | 76,899.68 | 128,732.32 | 37 | 205,032.34 |
| | REVENUE TOTALS | \$205,632.00 | \$0.00 | \$205,632.00 | \$76,899.68 | \$128,732.32 | 37% | \$205,032.34 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | .00 | .00 | .00 | 31,052.12 | (31,052.12) | +++ | 62,168.27 |
| 4120 | Overtime Pay | 600.00 | .00 | 600.00 | 547.64 | 52.36 | 91 | 574.30 |
| 4310 | Part-Time Pay | 135,000.00 | .00 | 135,000.00 | 70,219.47 | 64,780.53 | 52 | 124,696.11 |
| 4599 | Other Pay | 3,000.00 | .00 | 3,000.00 | 4,661.69 | (1,661.69) | 155 | 1,264.64 |
| 4910 | Employer Paid Benefits | 10,700.00 | .00 | 10,700.00 | 25,113.96 | (14,413.96) | 235 | 46,615.58 |
| 5102 | Recreation Supplies | 54,000.00 | .00 | 54,000.00 | 36,803.39 | 17,196.61 | 68 | 41,153.27 |
| 5103 | Aquatic Supplies | .00 | .00 | .00 | .00 | .00 | +++ | 513.00 |
| 5105 | First Aide Supplies | .00 | .00 | .00 | .00 | .00 | +++ | 377.13 |
| 5109 | Uniforms/Safety Equipment | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | 54.00 |
| 5199 | Misc. Operating Supplies | 6,000.00 | .00 | 6,000.00 | 1,086.49 | 4,913.51 | 18 | 5,970.59 |
| 5201 | Other Expense | .00 | .00 | .00 | 174.55 | (174.55) | +++ | 2,266.74 |
| 5301 | General Office Supplies | 1,200.00 | .00 | 1,200.00 | 196.19 | 1,003.81 | 16 | 345.54 |
| 5302 | Copying Supplies | .00 | .00 | .00 | .00 | .00 | +++ | 11.18 |
| 5305 | Forms Printing | 500.00 | .00 | 500.00 | 12.96 | 487.04 | 3 | 347.41 |
| 5352 | Award/Trophy Supplies | 12,000.00 | .00 | 12,000.00 | 3,868.54 | 8,131.46 | 32 | 10,718.31 |
| 5504 | Machinery/Equip/Supplies | 4,000.00 | .00 | 4,000.00 | .00 | 4,000.00 | 0 | 5,677.00 |
| 6106 | Contractual Services | 12,000.00 | .00 | 12,000.00 | 13,148.58 | (1,148.58) | 110 | 10,009.54 |
| 6125 | Professional Development | .00 | .00 | .00 | 25.00 | (25.00) | +++ | .00 |
| 6150 | Fingerprinting | .00 | .00 | .00 | .00 | .00 | +++ | 32.00 |
| 6300 | Utilities | 550.00 | .00 | 550.00 | 431.18 | 118.82 | 78 | 988.00 |
| 6401 | General Liability | .00 | .00 | .00 | 807.98 | (807.98) | +++ | 1,299.00 |
| 6411 | Property Damage Ins. | .00 | .00 | .00 | 127.31 | (127.31) | +++ | 208.26 |
| 6472 | Other Ins./Employee Bond | .00 | .00 | .00 | 9.52 | (9.52) | +++ | 17.00 |
| 6473 | Vehicle Insurance | .00 | .00 | .00 | 46.50 | (46.50) | +++ | 86.98 |
| 6519 | Association Membership | 10,000.00 | .00 | 10,000.00 | 5,548.00 | 4,452.00 | 55 | 9,821.34 |
| 6640 | Maintenance Contracts | 873.00 | .00 | 873.00 | .00 | 873.00 | 0 | .00 |
| 6720 | Medical Examinations | 225.00 | .00 | 225.00 | .00 | 225.00 | 0 | 405.00 |
| 6812 | Space Rental | .00 | .00 | .00 | 1,259.30 | (1,259.30) | +++ | 25,440.72 |
| | EXPENSE TOTALS | \$251,148.00 | \$0.00 | \$251,148.00 | \$195,140.37 | \$56,007.63 | 78% | \$351,060.91 |

| | | | | | | | | | |
|------------|---------------------------------|--------|---------------|--------|---------------|----------------|-------------|------|----------------|
| Department | 6130 - Recreation Sports | Totals | (\$45,516.00) | \$0.00 | (\$45,516.00) | (\$118,240.69) | \$72,724.69 | 260% | (\$146,028.57) |
|------------|---------------------------------|--------|---------------|--------|---------------|----------------|-------------|------|----------------|

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/Rec'd | Prior Year Total |
|----------------------------------------------------|---------------------------|---------------------|-------------------|---------------------|----------------------|---------------------------|--------------|----------------------|
| Department 6140 - Recreation Youth Services | | | | | | | | |
| REVENUE | | | | | | | | |
| 3482 | Rec Youth Services | 215,000.00 | .00 | 215,000.00 | 94,676.69 | 120,323.31 | 44 | 229,905.54 |
| | REVENUE TOTALS | \$215,000.00 | \$0.00 | \$215,000.00 | \$94,676.69 | \$120,323.31 | 44% | \$229,905.54 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | .00 | .00 | .00 | 259.80 | (259.80) | +++ | 44,200.43 |
| 4120 | Overtime Pay | .00 | .00 | .00 | 15.69 | (15.69) | +++ | .00 |
| 4310 | Part-Time Pay | 136,598.00 | .00 | 136,598.00 | 86,752.92 | 49,845.08 | 64 | 169,690.52 |
| 4599 | Other Pay | .00 | .00 | .00 | .00 | .00 | +++ | 3,302.21 |
| 4910 | Employer Paid Benefits | 27,729.00 | .00 | 27,729.00 | 22,534.61 | 5,194.39 | 81 | 62,681.77 |
| 5102 | Recreation Supplies | 11,000.00 | .00 | 11,000.00 | 1,596.91 | 9,403.09 | 15 | 4,779.00 |
| 5105 | First Aide Supplies | 400.00 | .00 | 400.00 | .00 | 400.00 | 0 | .00 |
| 5109 | Uniforms/Safety Equipment | 2,000.00 | .00 | 2,000.00 | 377.75 | 1,622.25 | 19 | 375.36 |
| 5199 | Misc. Operating Supplies | 2,100.00 | .00 | 2,100.00 | 86.46 | 2,013.54 | 4 | 1,249.05 |
| 5301 | General Office Supplies | 1,500.00 | .00 | 1,500.00 | .00 | 1,500.00 | 0 | 424.60 |
| 5304 | Periodical/Subscriptions | .00 | .00 | .00 | 268.92 | (268.92) | +++ | .00 |
| 5305 | Forms Printing | 500.00 | .00 | 500.00 | 19.66 | 480.34 | 4 | 707.28 |
| 6106 | Contractual Services | 10,000.00 | .00 | 10,000.00 | 375.00 | 9,625.00 | 4 | 7,369.00 |
| 6125 | Professional Development | 200.00 | .00 | 200.00 | .00 | 200.00 | 0 | 97.71 |
| 6150 | Fingerprinting | 500.00 | .00 | 500.00 | 74.00 | 426.00 | 15 | .00 |
| 6161 | Licenses & Permits | 500.00 | .00 | 500.00 | 484.00 | 16.00 | 97 | 484.00 |
| 6300 | Utilities | 2,000.00 | .00 | 2,000.00 | 724.88 | 1,275.12 | 36 | 2,226.69 |
| 6401 | General Liability | .00 | .00 | .00 | 807.98 | (807.98) | +++ | 2,598.00 |
| 6411 | Property Damage Ins. | .00 | .00 | .00 | 127.31 | (127.31) | +++ | 208.26 |
| 6472 | Other Ins./Employee Bond | .00 | .00 | .00 | 9.52 | (9.52) | +++ | 34.00 |
| 6473 | Vehicle Insurance | .00 | .00 | .00 | 46.50 | (46.50) | +++ | 86.98 |
| 6519 | Association Membership | 250.00 | .00 | 250.00 | .00 | 250.00 | 0 | 150.00 |
| 6720 | Medical Examinations | .00 | .00 | .00 | 481.00 | (481.00) | +++ | .00 |
| 6812 | Space Rental | 5,000.00 | .00 | 5,000.00 | .00 | 5,000.00 | 0 | 3,036.22 |
| | EXPENSE TOTALS | \$200,277.00 | \$0.00 | \$200,277.00 | \$115,042.91 | \$85,234.09 | 57% | \$303,701.08 |
| Department 6140 - Recreation Youth Services | | \$14,723.00 | \$0.00 | \$14,723.00 | (\$20,366.22) | \$35,089.22 | -138% | (\$73,795.54) |
| Totals | | | | | | | | |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/Rec'd | Prior Year Total |
|--------------------------------------------------------|--------------------------|----------------------|-------------------|----------------------|----------------------|---------------------------|--------------|----------------------|
| Department 6143 - Teen Programs Division | | | | | | | | |
| REVENUE | | | | | | | | |
| 3482 | Rec Youth Services | 4,000.00 | .00 | 4,000.00 | 763.00 | 3,237.00 | 19 | 3,141.00 |
| | REVENUE TOTALS | \$4,000.00 | \$0.00 | \$4,000.00 | \$763.00 | \$3,237.00 | 19% | \$3,141.00 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | .00 | .00 | .00 | .00 | .00 | +++ | 580.15 |
| 4120 | Overtime Pay | .00 | .00 | .00 | 172.60 | (172.60) | +++ | .00 |
| 4310 | Part-Time Pay | 16,675.00 | .00 | 16,675.00 | 16,628.22 | 46.78 | 100 | 45,753.35 |
| 4599 | Other Pay | .00 | .00 | .00 | .00 | .00 | +++ | 353.75 |
| 4910 | Employer Paid Benefits | 3,385.00 | .00 | 3,385.00 | 3,024.81 | 360.19 | 89 | 9,472.39 |
| 5102 | Recreation Supplies | 10,000.00 | .00 | 10,000.00 | 3,249.59 | 6,750.41 | 32 | 7,587.70 |
| 5199 | Misc. Operating Supplies | 1,000.00 | .00 | 1,000.00 | .00 | 1,000.00 | 0 | 232.84 |
| 5301 | General Office Supplies | .00 | .00 | .00 | .00 | .00 | +++ | 73.57 |
| 5304 | Periodical/Subscriptions | .00 | .00 | .00 | .00 | .00 | +++ | 76.97 |
| 6106 | Contractual Services | .00 | .00 | .00 | 23.97 | (23.97) | +++ | .00 |
| 6161 | Licenses & Permits | 600.00 | .00 | 600.00 | 586.50 | 13.50 | 98 | 575.00 |
| 6300 | Utilities | 4,000.00 | .00 | 4,000.00 | 2,597.93 | 1,402.07 | 65 | 4,915.63 |
| | EXPENSE TOTALS | \$35,660.00 | \$0.00 | \$35,660.00 | \$26,283.62 | \$9,376.38 | 74% | \$69,621.35 |
| Department 6143 - Teen Programs Division Totals | | (\$31,660.00) | \$0.00 | (\$31,660.00) | (\$25,520.62) | (\$6,139.38) | 81% | (\$66,480.35) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/Rec'd | Prior Year Total |
|------------------------------------------------|---------------------------|---------------------|-------------------|---------------------|---------------------|---------------------------|--------------|---------------------|
| Department 7105 - Community Development | | | | | | | | |
| REVENUE | | | | | | | | |
| 3120 | Building Permit | .00 | .00 | .00 | 24.60 | (24.60) | +++ | (485.09) |
| 3121 | Encroachment Permit | 8,500.00 | .00 | 8,500.00 | 10,017.00 | (1,517.00) | 118 | 12,928.40 |
| 3127 | Coastal Permit | 26,000.00 | .00 | 26,000.00 | 8,268.00 | 17,732.00 | 32 | 19,110.00 |
| 3130 | Sign | 1,800.00 | .00 | 1,800.00 | 1,224.00 | 576.00 | 68 | 2,200.00 |
| 3132 | Conditional Use Permit | 25,000.00 | .00 | 25,000.00 | 41,412.00 | (16,412.00) | 166 | 35,416.00 |
| 3401 | Sale of Copies & Books | .00 | .00 | .00 | 155.80 | (155.80) | +++ | 101.44 |
| 3404 | Tentative Parcel Map | 3,000.00 | .00 | 3,000.00 | .00 | 3,000.00 | 0 | 1,000.00 |
| 3405 | Tentative Tract Map | .00 | .00 | .00 | 67.00 | (67.00) | +++ | 67.00 |
| 3410 | Planning & Zoning App Fee | 1,500.00 | .00 | 1,500.00 | 3,453.30 | (1,953.30) | 230 | 3,863.34 |
| 3412 | Variance Fee | 2,500.00 | .00 | 2,500.00 | 5.95 | 2,494.05 | 0 | .00 |
| 3415 | Environmental Determine | 18,000.00 | .00 | 18,000.00 | 6,094.00 | 11,906.00 | 34 | 21,410.00 |
| 3416 | Zoning Amendment | 6,500.00 | .00 | 6,500.00 | 4,040.00 | 2,460.00 | 62 | 9,198.00 |
| 3417 | Land Use Determination | .00 | .00 | .00 | .00 | .00 | +++ | 90.00 |
| 3420 | Design Review Fees | 10,000.00 | .00 | 10,000.00 | 2,243.00 | 7,757.00 | 22 | 14,951.83 |
| 3422 | Parking Exception Fees | 400.00 | .00 | 400.00 | 200.00 | 200.00 | 50 | 255.00 |
| 3426 | Plan Checking Fees | 180,500.00 | .00 | 180,500.00 | 129,952.47 | 50,547.53 | 72 | 221,537.11 |
| 3427 | Building Inspection Fees | 180,500.00 | .00 | 180,500.00 | 66,116.18 | 114,383.82 | 37 | 197,134.29 |
| 3429 | Other Planning Services | .00 | .00 | .00 | 125.00 | (125.00) | +++ | 1,180.00 |
| 3450 | Engineer's Review Fees | .00 | .00 | .00 | .00 | .00 | +++ | 200.00 |
| 3920 | Notification Fee | .00 | .00 | .00 | 7,344.00 | (7,344.00) | +++ | 8,192.00 |
| 3922 | Refunds/Adj/Restitution | .00 | .00 | .00 | (167.82) | 167.82 | +++ | (2,496.50) |
| 3990 | Other Misc. Revenues | 3,500.00 | .00 | 3,500.00 | 33.00 | 3,467.00 | 1 | 3,524.18 |
| | REVENUE TOTALS | \$467,700.00 | \$0.00 | \$467,700.00 | \$280,607.48 | \$187,092.52 | 60% | \$549,377.00 |
| EXPENSE | | | | | | | | |
| 4110 | Regular Pay | 424,921.00 | .00 | 424,921.00 | 209,652.29 | 215,268.71 | 49 | 328,365.18 |
| 4120 | Overtime Pay | 5,000.00 | .00 | 5,000.00 | 828.92 | 4,171.08 | 17 | 3,870.70 |
| 4310 | Part-Time Pay | 172,461.00 | .00 | 172,461.00 | 52,935.60 | 119,525.40 | 31 | 146,779.89 |
| 4599 | Other Pay | .00 | .00 | .00 | 1,038.42 | (1,038.42) | +++ | 50.93 |
| 4910 | Employer Paid Benefits | 163,793.00 | .00 | 163,793.00 | 73,522.05 | 90,270.95 | 45 | 136,970.05 |
| 4999 | Labor Costs Applied | .00 | .00 | .00 | 6,221.60 | (6,221.60) | +++ | 10,269.00 |
| 5109 | Uniforms/Safety Equipment | 600.00 | .00 | 600.00 | .00 | 600.00 | 0 | .00 |
| 5110 | Fuel Oil & Lubricants | 1,500.00 | .00 | 1,500.00 | 620.83 | 879.17 | 41 | 1,002.91 |

| | | | | | | | | |
|------------------------------------------------|---------------------------|-----------------------|---------------|-----------------------|-----------------------|-----------------------|------------|-----------------------|
| 5175 | Computer Operating Supp. | .00 | .00 | .00 | .00 | .00 | +++ | (6,000.00) |
| 5199 | Misc. Operating Supplies | 5,500.00 | .00 | 5,500.00 | 3,202.15 | 2,297.85 | 58 | 7,014.62 |
| 5201 | Other Expense | .00 | .00 | .00 | .00 | .00 | +++ | 13,822.82 |
| 5301 | General Office Supplies | .00 | .00 | .00 | 2.47 | (2.47) | +++ | (2.40) |
| 5302 | Copying Supplies | .00 | .00 | .00 | .00 | .00 | +++ | 85.18 |
| 5303 | Books & Manuals | 2,500.00 | .00 | 2,500.00 | 373.66 | 2,126.34 | 15 | 1,614.88 |
| 5305 | Forms Printing | .00 | .00 | .00 | .00 | .00 | +++ | 410.13 |
| 5307 | Blueprint/Doc Reproduced | .00 | .00 | .00 | 9.45 | (9.45) | +++ | 21.42 |
| 5503 | Rolling Stock Supplies | 200.00 | .00 | 200.00 | .00 | 200.00 | 0 | 512.63 |
| 5504 | Machinery/Equip/Supplies | .00 | .00 | .00 | 411.25 | (411.25) | +++ | .00 |
| 6105 | Consulting Services | 137,400.00 | .00 | 137,400.00 | 5,056.49 | 132,343.51 | 4 | 22,542.78 |
| 6106 | Contractual Services | 20,255.00 | .00 | 20,255.00 | 19,328.09 | 926.91 | 95 | 19,365.42 |
| 6125 | Professional Development | .00 | .00 | .00 | .00 | .00 | +++ | 75.00 |
| 6201 | Telephone | .00 | .00 | .00 | 102.83 | (102.83) | +++ | .00 |
| 6220 | Postage | .00 | .00 | .00 | 38.45 | (38.45) | +++ | 140.49 |
| 6300 | Utilities | 9,500.00 | .00 | 9,500.00 | 4,059.81 | 5,440.19 | 43 | 7,510.14 |
| 6401 | General Liability | 6,268.00 | .00 | 6,268.00 | 4,040.48 | 2,227.52 | 64 | 6,268.00 |
| 6411 | Property Damage Ins. | 1,258.00 | .00 | 1,258.00 | 635.60 | 622.40 | 51 | 950.00 |
| 6472 | Other Ins./Employee Bond | 95.00 | .00 | 95.00 | 47.48 | 47.52 | 50 | .00 |
| 6473 | Vehicle Insurance | 371.00 | .00 | 371.00 | 185.48 | 185.52 | 50 | 173.97 |
| 6510 | Meetings & Conferences | 8,081.00 | .00 | 8,081.00 | 2,148.05 | 5,932.95 | 27 | 5,152.28 |
| 6514 | Travel Expense | .00 | .00 | .00 | .00 | .00 | +++ | 8.00 |
| 6519 | Association Membership | 1,100.00 | .00 | 1,100.00 | 250.00 | 850.00 | 23 | 415.00 |
| 6601 | Outside Equip. Repair/Mat | 600.00 | .00 | 600.00 | .00 | 600.00 | 0 | 70.60 |
| 6630 | Janitorial Services | 250.00 | .00 | 250.00 | .00 | 250.00 | 0 | .00 |
| 6710 | Notices & Publications | 12,000.00 | .00 | 12,000.00 | 3,353.68 | 8,646.32 | 28 | 10,444.04 |
| 6741 | Misc. Bank Charges | 14,000.00 | .00 | 14,000.00 | 4,439.65 | 9,560.35 | 32 | 14,296.15 |
| 6770 | Animal Services | .00 | .00 | .00 | .00 | .00 | +++ | (53.00) |
| 6810 | Equipment Rental | 1,520.00 | .00 | 1,520.00 | 194.12 | 1,325.88 | 13 | 1,268.94 |
| EXPENSE TOTALS | | \$989,173.00 | \$0.00 | \$989,173.00 | \$392,698.90 | \$596,474.10 | 40% | \$733,415.75 |
| Department 7105 - Community Development | | (\$521,473.00) | \$0.00 | (\$521,473.00) | (\$112,091.42) | (\$409,381.58) | 21% | (\$184,038.75) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|---------------------------------------------|--------------------------|-------------------|----------------------|-------------------|-----------------------|------------------------------|---------------------|----------------------|
| Department 7250 - Electricity | | | | | | | | |
| REVENUE | | | | | | | | |
| 3403 | Sale of Plans/Specs | .00 | .00 | .00 | .00 | .00 | +++ | 450.00 |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | 122,740.83 | (122,740.83) | +++ | .00 |
| REVENUE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$122,740.83 | (\$122,740.83) | +++ | \$450.00 |
| EXPENSE | | | | | | | | |
| 4310 | Part-Time Pay | .00 | .00 | .00 | 16,350.00 | (16,350.00) | +++ | 20,625.00 |
| 4910 | Employer Paid Benefits | .00 | .00 | .00 | 729.80 | (729.80) | +++ | 1,261.23 |
| 4999 | Labor Costs Applied | .00 | .00 | .00 | 535.84 | (535.84) | +++ | 134.92 |
| 5199 | Misc. Operating Supplies | .00 | .00 | .00 | 123,694.36 | (123,694.36) | +++ | 844.01 |
| 6106 | Contractual Services | .00 | .00 | .00 | 401,751.82 | (401,751.82) | +++ | .00 |
| 6301 | Electricity | .00 | .00 | .00 | 23,883.65 | (23,883.65) | +++ | 49,897.29 |
| 6710 | Notices & Publications | .00 | .00 | .00 | .00 | .00 | +++ | 672.76 |
| EXPENSE TOTALS | | \$0.00 | \$0.00 | \$0.00 | \$566,945.47 | (\$566,945.47) | +++ | \$73,435.21 |
| Department 7250 - Electricity Totals | | \$0.00 | \$0.00 | \$0.00 | (\$444,204.64) | \$444,204.64 | +++ | (\$72,985.21) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|--------------------------------------------------------|---------------------------|-----------------------|-----------------------|-----------------------|-------------------------|------------------------------|---------------------|-----------------------|
| Department 7710 - Interfund Transactions | | | | | | | | |
| REVENUE | | | | | | | | |
| 3801 | Transfers In | .00 | 1,186,237.00 | 1,186,237.00 | 636,570.68 | 549,666.32 | 54 | 1,525,364.54 |
| 3802 | Intrafund Revenue Trans. | .00 | .00 | .00 | .00 | .00 | +++ | 1,172,100.51 |
| 3820 | Trans. From Special Rev. | 371,935.00 | (371,935.00) | .00 | .00 | .00 | +++ | .00 |
| 3860 | Trans. From Enterprise | 825,602.00 | (814,302.00) | 11,300.00 | 11,300.00 | .00 | 100 | .00 |
| 3990 | Other Misc. Revenues | 338,035.00 | .00 | 338,035.00 | .00 | 338,035.00 | 0 | .00 |
| REVENUE TOTALS | | \$1,535,572.00 | \$0.00 | \$1,535,572.00 | \$647,870.68 | \$887,701.32 | 42% | \$2,697,465.05 |
| EXPENSE | | | | | | | | |
| 8410 | Intrafund Expense Trans. | 300,000.00 | 375,000.00 | 675,000.00 | 675,000.00 | .00 | 100 | 11,293.00 |
| 8501 | Transfers Out | .00 | .00 | .00 | (98,640.64) | 98,640.64 | +++ | 1,328,246.49 |
| 8510 | Transfer To General Fund | .00 | .00 | .00 | .00 | .00 | +++ | 50,000.00 |
| 8530 | TRFR To Special Rev. Fund | 60,000.00 | .00 | 60,000.00 | 60,000.00 | .00 | 100 | .00 |
| 8580 | TRFR To Internal Svc Fund | 376,357.00 | .00 | 376,357.00 | 376,357.00 | .00 | 100 | .00 |
| 8590 | TRFR To Trust & Agency | 46,831.00 | .00 | 46,831.00 | .00 | 46,831.00 | 0 | .00 |
| EXPENSE TOTALS | | \$783,188.00 | \$375,000.00 | \$1,158,188.00 | \$1,012,716.36 | \$145,471.64 | 87% | \$1,389,539.49 |
| Department 7710 - Interfund Transactions Totals | | \$752,384.00 | (\$375,000.00) | \$377,384.00 | (\$364,845.68) | \$742,229.68 | -97% | \$1,307,925.56 |
| Grand Totals | | | | | | | | |
| REVENUE TOTALS | | 13,098,233.00 | .00 | 13,098,233.00 | 6,349,798.89 | 6,748,434.11 | 48% | 14,987,295.10 |
| EXPENSE TOTALS | | 13,086,982.00 | 559,040.00 | 13,646,022.00 | 8,022,652.33 | 5,623,369.67 | 59% | 13,609,337.61 |
| Grand Totals | | \$11,251.00 | (\$559,040.00) | (\$547,789.00) | (\$1,672,853.44) | \$1,125,064.44 | | \$1,377,957.49 |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/Rec'd | Prior Year Total |
|-------------------------------------------|--------------------------|---------------------|-------------------|---------------------|---------------------|---------------------------|--------------|---------------------|
| Fund 301 - Transit Fund | | | | | | | | |
| REVENUE | | | | | | | | |
| Department 1111 - Undistributed/Non-Dept. | | | | | | | | |
| 3710 | Interest Income | .00 | .00 | .00 | .00 | .00 | +++ | 2,965.00 |
| 3750 | Gain On Investment | .00 | .00 | .00 | .00 | .00 | +++ | 285.00 |
| Department 1111 - Undistributed/Non-Dept. | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | +++ | \$3,250.00 |
| Department 5261 - MB Transit | | | | | | | | |
| 3231 | LTF Transit | 222,185.00 | .00 | 222,185.00 | 132,894.50 | 89,290.50 | 60 | 243,380.00 |
| 3234 | DAR STA | 15,423.00 | .00 | 15,423.00 | 7,711.50 | 7,711.50 | 50 | 16,383.00 |
| 3390 | Other Grant Capital Impv | 127,664.00 | .00 | 127,664.00 | .00 | 127,664.00 | 0 | .00 |
| 3453 | Van Farebox Receipts | 24,000.00 | .00 | 24,000.00 | 8,509.07 | 15,490.93 | 35 | 24,303.26 |
| Department 5261 - MB Transit Totals | | \$389,272.00 | \$0.00 | \$389,272.00 | \$149,115.07 | \$240,156.93 | 38% | \$284,066.26 |
| Department 5265 - Trolley | | | | | | | | |
| 3231 | LTF Transit | 59,855.00 | .00 | 59,855.00 | .00 | 59,855.00 | 0 | 43,095.00 |
| 3453 | Van Farebox Receipts | 13,000.00 | .00 | 13,000.00 | 8,758.00 | 4,242.00 | 67 | 12,011.05 |
| 3499 | Other Rev/Current Svc | 5,000.00 | .00 | 5,000.00 | .00 | 5,000.00 | 0 | 6,660.74 |
| 3730 | Rental Income | 2,000.00 | .00 | 2,000.00 | 3,262.66 | (1,262.66) | 163 | 6,158.11 |
| Department 5265 - Trolley Totals | | \$79,855.00 | \$0.00 | \$79,855.00 | \$12,020.66 | \$67,834.34 | 15% | \$67,924.90 |
| REVENUE TOTALS | | \$469,127.00 | \$0.00 | \$469,127.00 | \$161,135.73 | \$307,991.27 | 34% | \$355,241.16 |
| EXPENSE | | | | | | | | |
| Department 5261 - MB Transit | | | | | | | | |
| 5110 | Fuel Oil & Lubricants | 18,417.00 | .00 | 18,417.00 | 6,854.73 | 11,562.27 | 37 | 16,533.50 |
| 5199 | Misc. Operating Supplies | 30.00 | .00 | 30.00 | .00 | 30.00 | 0 | .00 |
| 5504 | Machinery/Equip/Supplies | 3,552.00 | .00 | 3,552.00 | 2,304.81 | 1,247.19 | 65 | 4,957.90 |
| 6105 | Consulting Services | 30,000.00 | .00 | 30,000.00 | .00 | 30,000.00 | 0 | .00 |
| 6106 | Contractual Services | 139,338.00 | .00 | 139,338.00 | 56,615.35 | 82,722.65 | 41 | 178,892.64 |
| 6107 | Promotion & Advertising | 3,264.00 | .00 | 3,264.00 | 1,496.00 | 1,768.00 | 46 | 3,672.00 |
| 6160 | Vehicle Inspections | 162.00 | .00 | 162.00 | 100.00 | 62.00 | 62 | 61.75 |
| 6220 | Postage | .00 | .00 | .00 | .00 | .00 | +++ | .44 |
| 6300 | Utilities | 1,952.00 | .00 | 1,952.00 | 796.32 | 1,155.68 | 41 | 1,627.98 |
| 6502 | Shipping & Moving | .00 | .00 | .00 | 25.78 | (25.78) | +++ | .00 |
| 6519 | Association Membership | 435.00 | .00 | 435.00 | 460.00 | (25.00) | 106 | 435.00 |
| 6741 | Misc. Bank Charges | .00 | .00 | .00 | .00 | .00 | +++ | 81.08 |
| 7204 | Other Vehicles | 147,703.00 | .00 | 147,703.00 | 80,667.87 | 67,035.13 | 55 | .00 |

| | | | | | | | | |
|------|-------------------------------------------------|----------------------|---------------|----------------------|----------------------|---------------------|------------|----------------------|
| 8711 | Non Capital Asset Expense | 2,300.00 | .00 | 2,300.00 | .00 | 2,300.00 | 0 | .00 |
| | Department 5261 - MB Transit Totals | \$347,153.00 | \$0.00 | \$347,153.00 | \$149,320.86 | \$197,832.14 | 43% | \$206,262.29 |
| | Department 5265 - Trolley | | | | | | | |
| 5110 | Fuel Oil & Lubricants | 11,356.00 | .00 | 11,356.00 | 5,698.72 | 5,657.28 | 50 | 9,307.53 |
| 5504 | Machinery/Equip/Supplies | 2,233.00 | .00 | 2,233.00 | 602.65 | 1,630.35 | 27 | 2,180.56 |
| 6106 | Contractual Services | 46,070.00 | .00 | 46,070.00 | 33,628.81 | 12,441.19 | 73 | 47,556.80 |
| 6107 | Promotion & Advertising | 272.00 | .00 | 272.00 | .00 | 272.00 | 0 | .00 |
| 6160 | Vehicle Inspections | 124.00 | .00 | 124.00 | 81.75 | 42.25 | 66 | 61.75 |
| 8730 | Cap. Asset Depreciation | .00 | .00 | .00 | .00 | .00 | +++ | 29,782.76 |
| | Department 5265 - Trolley Totals | \$60,055.00 | \$0.00 | \$60,055.00 | \$40,011.93 | \$20,043.07 | 67% | \$88,889.40 |
| | Department 7710 - Interfund Transactions | | | | | | | |
| 8501 | Transfers Out | 79,775.00 | .00 | 79,775.00 | 39,887.52 | 39,887.48 | 50 | 79,775.00 |
| | Department 7710 - Interfund Transactions | \$79,775.00 | \$0.00 | \$79,775.00 | \$39,887.52 | \$39,887.48 | 50% | \$79,775.00 |
| | EXPENSE TOTALS | \$486,983.00 | \$0.00 | \$486,983.00 | \$229,220.31 | \$257,762.69 | 47% | \$374,926.69 |
| | Fund 301 - Transit Fund Totals | | | | | | | |
| | REVENUE TOTALS | 469,127.00 | .00 | 469,127.00 | 161,135.73 | 307,991.27 | 34% | 355,241.16 |
| | EXPENSE TOTALS | 486,983.00 | .00 | 486,983.00 | 229,220.31 | 257,762.69 | 47% | 374,926.69 |
| | Fund 301 - Transit Fund Totals | (\$17,856.00) | \$0.00 | (\$17,856.00) | (\$68,084.58) | \$50,228.58 | | (\$19,685.53) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|-----------------------------------------------------------|---------------------------|-----------------------|-------------------|-----------------------|-----------------------|---------------------------|---------------|-----------------------|
| Fund 311 - Water Revenue Fund | | | | | | | | |
| REVENUE | | | | | | | | |
| Department 5240 - Water | | | | | | | | |
| 3454 | Water Services | 5,019,000.00 | .00 | 5,019,000.00 | 2,346,509.13 | 2,672,490.87 | 47 | 4,169,947.59 |
| 3455 | Water NSF Fees | 300.00 | .00 | 300.00 | 55.00 | 245.00 | 18 | 210.00 |
| 3456 | Water Reconnection Fees | 5,000.00 | .00 | 5,000.00 | 3,734.50 | 1,265.50 | 75 | 6,106.00 |
| 3459 | Water Service Application | 7,500.00 | .00 | 7,500.00 | 5,564.41 | 1,935.59 | 74 | 9,095.00 |
| 3496 | Mitigation Fees | 45,000.00 | .00 | 45,000.00 | 20,983.85 | 24,016.15 | 47 | 60,901.66 |
| 3631 | Penalties | 60,000.00 | .00 | 60,000.00 | 40,176.02 | 19,823.98 | 67 | 67,685.69 |
| 3905 | Bad Debts Recovery | 1,000.00 | .00 | 1,000.00 | 1,043.37 | (43.37) | 104 | 1,617.44 |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | 300.00 | (300.00) | +++ | 66.54 |
| Department 5240 - Water Totals | | \$5,137,800.00 | \$0.00 | \$5,137,800.00 | \$2,418,366.28 | \$2,719,433.72 | 47% | \$4,315,629.92 |
| Department 7710 - Interfund Transactions | | | | | | | | |
| 3802 | Intrafund Revenue Trans. | .00 | .00 | .00 | .00 | .00 | +++ | 22,681.20 |
| Department 7710 - Interfund Transactions | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | +++ | \$22,681.20 |
| REVENUE TOTALS | | \$5,137,800.00 | \$0.00 | \$5,137,800.00 | \$2,418,366.28 | \$2,719,433.72 | 47% | \$4,338,311.12 |
| EXPENSE | | | | | | | | |
| Department 3510 - Accounting & Treasury | | | | | | | | |
| 5301 | General Office Supplies | .00 | .00 | .00 | 90.54 | (90.54) | +++ | .00 |
| 6220 | Postage | .00 | .00 | .00 | 5.41 | (5.41) | +++ | 6.04 |
| Department 3510 - Accounting & Treasury Totals | | \$0.00 | \$0.00 | \$0.00 | \$95.95 | (\$95.95) | +++ | \$6.04 |
| Department 5240 - Water | | | | | | | | |
| 4110 | Regular Pay | 336,520.00 | .00 | 336,520.00 | 147,340.90 | 189,179.10 | 44 | 318,549.19 |
| 4120 | Overtime Pay | 35,000.00 | .00 | 35,000.00 | 10,688.08 | 24,311.92 | 31 | 30,665.32 |
| 4310 | Part-Time Pay | 8,292.00 | .00 | 8,292.00 | 11,468.33 | (3,176.33) | 138 | 15,898.41 |
| 4515 | Standby Pay | 14,000.00 | .00 | 14,000.00 | 7,674.00 | 6,326.00 | 55 | 15,312.00 |
| 4599 | Other Pay | 15,000.00 | .00 | 15,000.00 | 6,426.09 | 8,573.91 | 43 | 11,857.30 |
| 4910 | Employer Paid Benefits | 208,491.00 | .00 | 208,491.00 | 102,341.25 | 106,149.75 | 49 | 225,418.98 |
| 4911 | Pension Expenses | .00 | .00 | .00 | .00 | .00 | +++ | 2,919.00 |
| 4999 | Labor Costs Applied | 226,123.00 | .00 | 226,123.00 | 23,757.32 | 202,365.68 | 11 | 80,717.50 |
| 5105 | First Aide Supplies | .00 | .00 | .00 | 35.00 | (35.00) | +++ | .00 |
| 5109 | Uniforms/Safety Equipment | 4,500.00 | .00 | 4,500.00 | 2,970.24 | 1,529.76 | 66 | 418.50 |
| 5110 | Fuel Oil & Lubricants | 12,500.00 | .00 | 12,500.00 | 4,315.12 | 8,184.88 | 35 | 12,259.69 |
| 5125 | Repairs/Maint. Materials | .00 | .00 | .00 | .00 | .00 | +++ | 313.93 |
| 5175 | Computer Operating Supp. | 31,000.00 | .00 | 31,000.00 | .00 | 31,000.00 | 0 | 138.07 |

| | | | | | | | | |
|------------------------------------------|------------------------------|----------------|--------|----------------|----------------|----------------|-----|----------------|
| 5199 | Misc. Operating Supplies | 10,000.00 | .00 | 10,000.00 | 2,999.79 | 7,000.21 | 30 | 4,286.65 |
| 5201 | Other Expense | .00 | .00 | .00 | .00 | .00 | +++ | 10,200.33 |
| 5301 | General Office Supplies | .00 | .00 | .00 | .00 | .00 | +++ | 109.31 |
| 5303 | Books & Manuals | 1,500.00 | .00 | 1,500.00 | .00 | 1,500.00 | 0 | .00 |
| 5304 | Periodical/Subscriptions | .00 | .00 | .00 | 116.99 | (116.99) | +++ | .00 |
| 5502 | Building Maint. Supplies | 97,000.00 | .00 | 97,000.00 | 40,345.63 | 56,654.37 | 42 | 95,863.50 |
| 5503 | Rolling Stock Supplies | 1,615.00 | .00 | 1,615.00 | .00 | 1,615.00 | 0 | 299.59 |
| 5504 | Machinery/Equip/Supplies | 10,000.00 | .00 | 10,000.00 | 5,883.65 | 4,116.35 | 59 | 6,437.11 |
| 5530 | Small Tools | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | .00 |
| 5969 | Water Conservation Rebate | 25,000.00 | .00 | 25,000.00 | .00 | 25,000.00 | 0 | 1,400.00 |
| 6101 | Legal Services | 125,000.00 | .00 | 125,000.00 | 26,455.52 | 98,544.48 | 21 | 84,960.27 |
| 6105 | Consulting Services | 200,000.00 | .00 | 200,000.00 | 32,096.47 | 167,903.53 | 16 | 82,193.13 |
| 6106 | Contractual Services | 220,000.00 | .00 | 220,000.00 | 69,686.55 | 150,313.45 | 32 | 249,724.54 |
| 6125 | Professional Development | .00 | .00 | .00 | 870.17 | (870.17) | +++ | 1,000.00 |
| 6131 | State Water Contract | 2,400,000.00 | .00 | 2,400,000.00 | 910,281.48 | 1,489,718.52 | 38 | 2,608,377.30 |
| 6160 | Vehicle Inspections | .00 | .00 | .00 | .00 | .00 | +++ | 48.75 |
| 6161 | Licenses & Permits | 25,000.00 | .00 | 25,000.00 | 18,970.55 | 6,029.45 | 76 | 25,613.28 |
| 6162 | Mandated Fees/Inspections | 15,000.00 | .00 | 15,000.00 | 2,751.83 | 12,248.17 | 18 | 6,806.10 |
| 6199 | Other Professional Svc | .00 | .00 | .00 | 1,513.08 | (1,513.08) | +++ | 1,441.52 |
| 6220 | Postage | 5,000.00 | .00 | 5,000.00 | 512.13 | 4,487.87 | 10 | 1,227.92 |
| 6300 | Utilities | 130,000.00 | .00 | 130,000.00 | 56,606.24 | 73,393.76 | 44 | 116,875.82 |
| 6401 | General Liability | 42,500.00 | .00 | 42,500.00 | 21,249.98 | 21,250.02 | 50 | 51,455.00 |
| 6411 | Property Damage Ins. | 1,435.00 | .00 | 1,435.00 | 717.52 | 717.48 | 50 | 1,561.96 |
| 6472 | Other Ins./Employee Bond | 105.00 | .00 | 105.00 | 52.50 | 52.50 | 50 | 136.00 |
| 6473 | Vehicle Insurance | 1,239.00 | .00 | 1,239.00 | 619.50 | 619.50 | 50 | 1,217.77 |
| 6499 | Earthquake & Flood Insurance | 23,325.00 | .00 | 23,325.00 | 7,659.52 | 15,665.48 | 33 | 19,387.00 |
| 6510 | Meetings & Conferences | 6,500.00 | .00 | 6,500.00 | .00 | 6,500.00 | 0 | 771.00 |
| 6513 | Meals & Lodging | .00 | .00 | .00 | 54.47 | (54.47) | +++ | 78.82 |
| 6514 | Travel Expense | .00 | .00 | .00 | 9.10 | (9.10) | +++ | 85.08 |
| 6519 | Association Membership | 3,000.00 | .00 | 3,000.00 | 242.50 | 2,757.50 | 8 | 1,745.28 |
| 6602 | Outside Structural Repair | 1,000.00 | .00 | 1,000.00 | .00 | 1,000.00 | 0 | 3,850.00 |
| 6604 | Outside Vehicle Repair/Maint | 250.00 | .00 | 250.00 | 146.25 | 103.75 | 58 | 147.00 |
| 6640 | Maintenance Contracts | .00 | .00 | .00 | .00 | .00 | +++ | 70.00 |
| 6710 | Notices & Publications | 7,500.00 | .00 | 7,500.00 | .00 | 7,500.00 | 0 | 1,386.71 |
| 6720 | Medical Examinations | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | 95.00 |
| 6741 | Misc. Bank Charges | 8,000.00 | .00 | 8,000.00 | 1,933.93 | 6,066.07 | 24 | 9,283.27 |
| 6810 | Equipment Rental | 1,000.00 | .00 | 1,000.00 | .00 | 1,000.00 | 0 | 247.08 |
| 6812 | Space Rental | 30,000.00 | .00 | 30,000.00 | 21,540.00 | 8,460.00 | 72 | 21,726.20 |
| 8711 | Non Capital Asset Expense | .00 | .00 | .00 | .00 | .00 | +++ | 11,771.73 |
| 8730 | Cap. Asset Depreciation | .00 | .00 | .00 | .00 | .00 | +++ | 268,051.62 |
| 8750 | Bad Debts Written Off | 7,500.00 | .00 | 7,500.00 | 5,229.97 | 2,270.03 | 70 | 7,485.15 |
| Department 5240 - Water Totals | | \$4,290,895.00 | \$0.00 | \$4,290,895.00 | \$1,545,561.65 | \$2,745,333.35 | 36% | \$4,411,884.68 |
| Department 7710 - Interfund Transactions | | | | | | | | |
| 8410 | Intrafund Expense Trans. | 554,861.00 | .00 | 554,861.00 | .00 | 554,861.00 | 0 | 645,971.51 |

| | | | | | | | | |
|-------------------------------------------------|--------------------------|-----------------------|---------------|-----------------------|-----------------------|-----------------------|------------|-------------------------|
| 8501 | Transfers Out | .00 | .00 | .00 | 145,339.52 | (145,339.52) | +++ | 309,558.00 |
| 8510 | Transfer To General Fund | 286,679.00 | .00 | 286,679.00 | .00 | 286,679.00 | 0 | 48,960.00 |
| 8590 | TRFR To Trust & Agency | 5,365.00 | .00 | 5,365.00 | .00 | 5,365.00 | 0 | .00 |
| Department 7710 - Interfund Transactions | | \$846,905.00 | \$0.00 | \$846,905.00 | \$145,339.52 | \$701,565.48 | 17% | \$1,004,489.51 |
| EXPENSE TOTALS | | \$5,137,800.00 | \$0.00 | \$5,137,800.00 | \$1,690,997.12 | \$3,446,802.88 | 33% | \$5,416,380.23 |
| Fund 311 - Water Revenue Fund Totals | | | | | | | | |
| REVENUE TOTALS | | 5,137,800.00 | .00 | 5,137,800.00 | 2,418,366.28 | 2,719,433.72 | 47% | 4,338,311.12 |
| EXPENSE TOTALS | | 5,137,800.00 | .00 | 5,137,800.00 | 1,690,997.12 | 3,446,802.88 | 33% | 5,416,380.23 |
| Fund 311 - Water Revenue Fund Totals | | \$0.00 | \$0.00 | \$0.00 | \$727,369.16 | (\$727,369.16) | | (\$1,078,069.11) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/Rec'd | Prior Year Total |
|-----------------------------------------------------------|---------------------------|-----------------------|-------------------|-----------------------|-----------------------|---------------------------|--------------|-----------------------|
| Fund 321 - Sewer Revenue Fund | | | | | | | | |
| REVENUE | | | | | | | | |
| Department 5251 - Wastewater Collection | | | | | | | | |
| 3452 | Sewer Services | 5,561,000.00 | .00 | 5,561,000.00 | 2,634,810.87 | 2,926,189.13 | 47 | 4,857,484.53 |
| 3631 | Penalties | 27,000.00 | .00 | 27,000.00 | 17,207.44 | 9,792.56 | 64 | 30,617.91 |
| 3730 | Rental Income | 20,000.00 | .00 | 20,000.00 | 7,930.80 | 12,069.20 | 40 | 15,790.33 |
| 3905 | Bad Debts Recovery | .00 | .00 | .00 | 68.68 | (68.68) | +++ | 50.00 |
| 3919 | Auctioned Property | .00 | .00 | .00 | .00 | .00 | +++ | 2,751.50 |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | .00 | .00 | +++ | (7,726.00) |
| Department 5251 - Wastewater Collection Totals | | \$5,608,000.00 | \$0.00 | \$5,608,000.00 | \$2,660,017.79 | \$2,947,982.21 | 47% | \$4,898,968.27 |
| Department 7710 - Interfund Transactions | | | | | | | | |
| 3802 | Intrafund Revenue Trans. | .00 | .00 | .00 | .00 | .00 | +++ | 219,298.20 |
| Department 7710 - Interfund Transactions | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | +++ | \$219,298.20 |
| REVENUE TOTALS | | \$5,608,000.00 | \$0.00 | \$5,608,000.00 | \$2,660,017.79 | \$2,947,982.21 | 47% | \$5,118,266.47 |
| EXPENSE | | | | | | | | |
| Department 3510 - Accounting & Treasury | | | | | | | | |
| 5301 | General Office Supplies | .00 | .00 | .00 | 90.54 | (90.54) | +++ | .00 |
| 6106 | Contractual Services | .00 | .00 | .00 | .00 | .00 | +++ | (4,540.00) |
| 6220 | Postage | .00 | .00 | .00 | 5.42 | (5.42) | +++ | 6.03 |
| Department 3510 - Accounting & Treasury Totals | | \$0.00 | \$0.00 | \$0.00 | \$95.96 | (\$95.96) | +++ | (\$4,533.97) |
| Department 5251 - Wastewater Collection | | | | | | | | |
| 4110 | Regular Pay | 316,359.00 | .00 | 316,359.00 | 148,110.49 | 168,248.51 | 47 | 306,918.23 |
| 4120 | Overtime Pay | 1,500.00 | .00 | 1,500.00 | 6.67 | 1,493.33 | 0 | 689.27 |
| 4310 | Part-Time Pay | 8,000.00 | .00 | 8,000.00 | 11,350.75 | (3,350.75) | 142 | 16,785.81 |
| 4515 | Standby Pay | 15,528.00 | .00 | 15,528.00 | 7,920.00 | 7,608.00 | 51 | 15,587.00 |
| 4599 | Other Pay | 20,000.00 | .00 | 20,000.00 | 18,294.36 | 1,705.64 | 91 | 9,113.98 |
| 4910 | Employer Paid Benefits | 180,930.00 | .00 | 180,930.00 | 87,622.85 | 93,307.15 | 48 | 184,098.02 |
| 4911 | Pension Expenses | .00 | .00 | .00 | .00 | .00 | +++ | 8,691.00 |
| 4999 | Labor Costs Applied | 106,850.00 | .00 | 106,850.00 | 11,333.70 | 95,516.30 | 11 | 38,268.97 |
| 5109 | Uniforms/Safety Equipment | 12,500.00 | .00 | 12,500.00 | 3,333.20 | 9,166.80 | 27 | 14,832.01 |
| 5110 | Fuel Oil & Lubricants | 16,500.00 | .00 | 16,500.00 | 3,731.31 | 12,768.69 | 23 | 9,969.70 |
| 5120 | Chemical Supplies | 16,000.00 | .00 | 16,000.00 | 7,975.60 | 8,024.40 | 50 | 21,331.15 |
| 5175 | Computer Operating Supp. | .00 | .00 | .00 | .00 | .00 | +++ | 138.08 |
| 5199 | Misc. Operating Supplies | 10,000.00 | .00 | 10,000.00 | 1,982.42 | 8,017.58 | 20 | 36,278.78 |

| | | | | | | | | |
|------------------------------------------------|------------------------------|----------------|--------|----------------|--------------|----------------|-----|----------------|
| 5201 | Other Expense | .00 | .00 | .00 | .00 | .00 | +++ | 12,467.06 |
| 5301 | General Office Supplies | 750.00 | .00 | 750.00 | 254.02 | 495.98 | 34 | 447.09 |
| 5304 | Periodical/Subscriptions | .00 | .00 | .00 | 102.00 | (102.00) | +++ | .00 |
| 5502 | Building Maint. Supplies | 5,000.00 | .00 | 5,000.00 | 252.45 | 4,747.55 | 5 | 14,640.51 |
| 5503 | Rolling Stock Supplies | 3,000.00 | .00 | 3,000.00 | .00 | 3,000.00 | 0 | 1,573.23 |
| 5504 | Machinery/Equip/Supplies | 150,000.00 | .00 | 150,000.00 | 11,582.86 | 138,417.14 | 8 | 27,508.71 |
| 5530 | Small Tools | 10,000.00 | .00 | 10,000.00 | 100.97 | 9,899.03 | 1 | 1,693.78 |
| 6101 | Legal Services | 75,000.00 | .00 | 75,000.00 | 26,455.52 | 48,544.48 | 35 | 96,390.33 |
| 6105 | Consulting Services | 50,000.00 | .00 | 50,000.00 | .00 | 50,000.00 | 0 | .00 |
| 6106 | Contractual Services | 160,000.00 | .00 | 160,000.00 | 36,008.82 | 123,991.18 | 23 | 124,025.83 |
| 6125 | Professional Development | .00 | .00 | .00 | 357.17 | (357.17) | +++ | 500.00 |
| 6161 | Licenses & Permits | 6,500.00 | .00 | 6,500.00 | 2,280.80 | 4,219.20 | 35 | 2,202.00 |
| 6162 | Mandated Fees/Inspections | .00 | .00 | .00 | 50.00 | (50.00) | +++ | .00 |
| 6220 | Postage | 1,200.00 | .00 | 1,200.00 | 538.41 | 661.59 | 45 | 2,249.36 |
| 6300 | Utilities | 40,000.00 | .00 | 40,000.00 | 13,010.32 | 26,989.68 | 33 | 26,439.86 |
| 6401 | General Liability | 50,000.00 | .00 | 50,000.00 | 20,000.02 | 29,999.98 | 40 | 29,073.00 |
| 6411 | Property Damage Ins. | 1,400.00 | .00 | 1,400.00 | 699.98 | 700.02 | 50 | 937.18 |
| 6472 | Other Ins./Employee Bond | 105.00 | .00 | 105.00 | 52.50 | 52.50 | 50 | 85.00 |
| 6473 | Vehicle Insurance | 741.00 | .00 | 741.00 | 432.25 | 308.75 | 58 | 695.87 |
| 6499 | Earthquake & Flood Insurance | .00 | .00 | .00 | 3,232.50 | (3,232.50) | +++ | 8,205.00 |
| 6510 | Meetings & Conferences | 2,500.00 | .00 | 2,500.00 | 1,150.00 | 1,350.00 | 46 | 1,350.67 |
| 6511 | Mileage Reimbursement | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | .00 |
| 6513 | Meals & Lodging | .00 | .00 | .00 | 54.47 | (54.47) | +++ | .00 |
| 6514 | Travel Expense | 3,000.00 | .00 | 3,000.00 | .00 | 3,000.00 | 0 | 37.64 |
| 6519 | Association Membership | 2,000.00 | .00 | 2,000.00 | 1,687.00 | 313.00 | 84 | 2,243.00 |
| 6601 | Outside Equip. Repair/Mat | 12,000.00 | .00 | 12,000.00 | 602.40 | 11,397.60 | 5 | 820.25 |
| 6602 | Outside Structural Repair | 110,000.00 | .00 | 110,000.00 | .00 | 110,000.00 | 0 | .00 |
| 6604 | Outside Vehicle Repair/Maint | 2,500.00 | .00 | 2,500.00 | 309.45 | 2,190.55 | 12 | 71.83 |
| 6640 | Maintenance Contracts | 52,000.00 | .00 | 52,000.00 | .00 | 52,000.00 | 0 | 36,064.22 |
| 6710 | Notices & Publications | 1,000.00 | .00 | 1,000.00 | 300.08 | 699.92 | 30 | .00 |
| 6720 | Medical Examinations | 250.00 | .00 | 250.00 | 95.00 | 155.00 | 38 | 245.00 |
| 6741 | Misc. Bank Charges | 7,072.00 | .00 | 7,072.00 | 1,982.63 | 5,089.37 | 28 | 9,283.27 |
| 6810 | Equipment Rental | 5,000.00 | .00 | 5,000.00 | 154.00 | 4,846.00 | 3 | .00 |
| 6812 | Space Rental | .00 | .00 | .00 | .00 | .00 | +++ | 588.20 |
| 8711 | Non Capital Asset Expense | .00 | .00 | .00 | .00 | .00 | +++ | 324.70 |
| 8721 | Payment To Other Agency | 1,796,417.00 | .00 | 1,796,417.00 | 410,252.80 | 1,386,164.20 | 23 | 1,670,755.26 |
| 8730 | Cap. Asset Depreciation | .00 | .00 | .00 | .00 | .00 | +++ | 490,316.08 |
| 8750 | Bad Debts Written Off | .00 | .00 | .00 | 5,748.25 | (5,748.25) | +++ | 9,503.77 |
| Department 5251 - Wastewater Collection Totals | | \$3,252,102.00 | \$0.00 | \$3,252,102.00 | \$839,408.02 | \$2,412,693.98 | 26% | \$3,233,439.70 |
| Department 7710 - Interfund Transactions | | | | | | | | |
| 8410 | Intrafund Expense Trans. | 2,152,872.00 | .00 | 2,152,872.00 | .00 | 2,152,872.00 | 0 | 310,157.97 |
| 8501 | Transfers Out | 32,164.00 | .00 | 32,164.00 | 87,431.00 | (55,267.00) | 272 | 196,512.00 |
| 8510 | Transfer To General Fund | 170,862.00 | .00 | 170,862.00 | .00 | 170,862.00 | 0 | 72,560.00 |
| Department 7710 - Interfund Transactions | | \$2,355,898.00 | \$0.00 | \$2,355,898.00 | \$87,431.00 | \$2,268,467.00 | 4% | \$579,229.97 |

| Department 8312 - WWTP Relocation & Trmt | | | | | | | |
|------------------------------------------|---------------------------|----------------|--------|----------------|----------------|------------------|--------------------|
| 4910 | Employer Paid Benefits | .00 | .00 | .00 | 5,947.17 | (5,947.17) | +++ .00 |
| 4999 | Labor Costs Applied | .00 | .00 | .00 | 23,294.41 | (23,294.41) | +++ .00 |
| 5199 | Misc. Operating Supplies | .00 | .00 | .00 | 12,102.00 | (12,102.00) | +++ .00 |
| 6105 | Consulting Services | .00 | .00 | .00 | 440,056.60 | (440,056.60) | +++ .00 |
| 6710 | Notices & Publications | .00 | .00 | .00 | 9,507.89 | (9,507.89) | +++ .00 |
| 6750 | Business Equipment Rental | .00 | .00 | .00 | 1,881.01 | (1,881.01) | +++ .00 |
| Department 8312 - WWTP Relocation & Trmt | | \$0.00 | \$0.00 | \$0.00 | \$492,789.08 | (\$492,789.08) | +++ \$0.00 |
| EXPENSE TOTALS | | \$5,608,000.00 | \$0.00 | \$5,608,000.00 | \$1,419,724.06 | \$4,188,275.94 | 25% \$3,808,135.70 |
| Fund 321 - Sewer Revenue Fund Totals | | | | | | | |
| REVENUE TOTALS | | 5,608,000.00 | .00 | 5,608,000.00 | 2,660,017.79 | 2,947,982.21 | 47% 5,118,266.47 |
| EXPENSE TOTALS | | 5,608,000.00 | .00 | 5,608,000.00 | 1,419,724.06 | 4,188,275.94 | 25% 3,808,135.70 |
| Fund 321 - Sewer Revenue Fund Totals | | \$0.00 | \$0.00 | \$0.00 | \$1,240,293.73 | (\$1,240,293.73) | \$1,310,130.77 |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/ Rec'd | Prior Year Total |
|-----------------------------------------------------|--------------------------|----------------|-------------------|----------------|------------------|---------------------------|---------------|------------------|
| Fund 331 - Harbor Operating Fund | | | | | | | | |
| REVENUE | | | | | | | | |
| Department 6510 - Harbor Department | | | | | | | | |
| 3370 | State Grant Capital Impv | 250,000.00 | .00 | 250,000.00 | .00 | 250,000.00 | 0 | .00 |
| 3371 | State Grant Public Svc | 15,000.00 | .00 | 15,000.00 | .00 | 15,000.00 | 0 | .00 |
| 3391 | Other Grant Public Svc | 28,000.00 | .00 | 28,000.00 | .00 | 28,000.00 | 0 | .00 |
| 3437 | Live Aboard Services | 6,630.00 | .00 | 6,630.00 | 5,238.04 | 1,391.96 | 79 | 6,451.68 |
| 3439 | Other Harbor Services | 20,340.00 | .00 | 20,340.00 | 12,461.66 | 7,878.34 | 61 | 24,606.27 |
| 3440 | Harbor Leases | 1,597,334.00 | .00 | 1,597,334.00 | 616,106.28 | 981,227.72 | 39 | 1,562,180.89 |
| 3441 | North T-Pier Dockage | 38,760.00 | .00 | 38,760.00 | 20,828.97 | 17,931.03 | 54 | 43,403.88 |
| 3442 | South T-Pier Dockage | 61,200.00 | .00 | 61,200.00 | 25,991.46 | 35,208.54 | 42 | 66,475.31 |
| 3443 | Mooring Rental | 91,392.00 | .00 | 91,392.00 | 78,411.32 | 12,980.68 | 86 | 101,605.74 |
| 3444 | Slip Rental | 103,020.00 | .00 | 103,020.00 | 74,675.01 | 28,344.99 | 72 | 96,234.25 |
| 3445 | Slip Transient Sublease | 35,700.00 | .00 | 35,700.00 | 21,734.72 | 13,965.28 | 61 | 46,529.83 |
| 3447 | Floating Dockage Rental | 2,500.00 | .00 | 2,500.00 | 1,199.87 | 1,300.13 | 48 | 1,912.93 |
| 3469 | Special Events | 250.00 | .00 | 250.00 | 1,444.04 | (1,194.04) | 578 | 174.50 |
| 3499 | Other Rev/Current Svc | .00 | .00 | .00 | .00 | .00 | +++ | 388.00 |
| 3610 | Parking Bail Violations | .00 | .00 | .00 | 438.03 | (438.03) | +++ | .00 |
| 3631 | Penalties | 6,500.00 | .00 | 6,500.00 | 5,110.00 | 1,390.00 | 79 | 14,924.15 |
| 3730 | Rental Income | 6,000.00 | .00 | 6,000.00 | 720.00 | 5,280.00 | 12 | 5,870.00 |
| 3919 | Auctioned Property | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | .00 |
| 3960 | Proceeds of Litigation | .00 | .00 | .00 | 109.08 | (109.08) | +++ | 108.28 |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | 1,972.56 | (1,972.56) | +++ | 10,118.02 |
| Department 6510 - Harbor Department Totals | | \$2,263,126.00 | \$0.00 | \$2,263,126.00 | \$866,441.04 | \$1,396,684.96 | 38% | \$1,980,983.73 |
| Department 6511 - Harbor Lifeguards | | | | | | | | |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | .00 | .00 | +++ | 1,125.00 |
| Department 6511 - Harbor Lifeguards Totals | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | +++ | \$1,125.00 |
| Department 7710 - Interfund Transactions | | | | | | | | |
| 3801 | Transfers In | .00 | .00 | .00 | 399.36 | (399.36) | +++ | .00 |
| 3802 | Intrafund Revenue Trans. | .00 | .00 | .00 | .00 | .00 | +++ | 92,660.16 |
| Department 7710 - Interfund Transactions | | \$0.00 | \$0.00 | \$0.00 | \$399.36 | (\$399.36) | +++ | \$92,660.16 |
| Department 8479 - Launch Ramp Parking | | | | | | | | |
| 3499 | Other Rev/Current Svc | 27,540.00 | .00 | 27,540.00 | 16,132.00 | 11,408.00 | 59 | 29,250.00 |
| Department 8479 - Launch Ramp Parking Totals | | \$27,540.00 | \$0.00 | \$27,540.00 | \$16,132.00 | \$11,408.00 | 59% | \$29,250.00 |

REVENUE TOTALS \$2,290,666.00 \$0.00 \$2,290,666.00 \$882,972.40 \$1,407,693.60 39% \$2,104,018.89

EXPENSE

Department 6510 - Harbor Department

| | | | | | | | | |
|------|---------------------------|------------|-----|------------|------------|-------------|-----|-------------|
| 4110 | Regular Pay | 511,683.00 | .00 | 511,683.00 | 256,999.08 | 254,683.92 | 50 | 511,651.67 |
| 4120 | Overtime Pay | 8,500.00 | .00 | 8,500.00 | 8,295.77 | 204.23 | 98 | 9,817.04 |
| 4310 | Part-Time Pay | 108,000.00 | .00 | 108,000.00 | 44,567.70 | 63,432.30 | 41 | 87,433.90 |
| 4515 | Standby Pay | 15,528.00 | .00 | 15,528.00 | 7,518.00 | 8,010.00 | 48 | 15,276.00 |
| 4599 | Other Pay | 7,000.00 | .00 | 7,000.00 | 21,503.24 | (14,503.24) | 307 | 6,901.73 |
| 4910 | Employer Paid Benefits | 405,773.00 | .00 | 405,773.00 | 186,867.70 | 218,905.30 | 46 | 377,724.97 |
| 4911 | Pension Expenses | .00 | .00 | .00 | .00 | .00 | +++ | (82,659.00) |
| 5105 | First Aide Supplies | 2,000.00 | .00 | 2,000.00 | 62.51 | 1,937.49 | 3 | .00 |
| 5108 | Communication Supplies | 2,500.00 | .00 | 2,500.00 | 717.61 | 1,782.39 | 29 | 5,118.97 |
| 5109 | Uniforms/Safety Equipment | 6,000.00 | .00 | 6,000.00 | 2,226.42 | 3,773.58 | 37 | 7,413.86 |
| 5110 | Fuel Oil & Lubricants | 24,000.00 | .00 | 24,000.00 | 11,703.95 | 12,296.05 | 49 | 24,023.50 |
| 5111 | Fire Hoses & Couplings | 1,000.00 | .00 | 1,000.00 | .00 | 1,000.00 | 0 | .00 |
| 5125 | Repairs/Maint. Materials | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | .00 |
| 5175 | Computer Operating Supp. | 2,000.00 | .00 | 2,000.00 | .00 | 2,000.00 | 0 | .00 |
| 5199 | Misc. Operating Supplies | 1,500.00 | .00 | 1,500.00 | 596.20 | 903.80 | 40 | 1,395.81 |
| 5201 | Other Expense | .00 | .00 | .00 | .00 | .00 | +++ | 15,867.18 |
| 5301 | General Office Supplies | 2,500.00 | .00 | 2,500.00 | 1,635.62 | 864.38 | 65 | 3,117.94 |
| 5303 | Books & Manuals | 100.00 | .00 | 100.00 | .00 | 100.00 | 0 | 94.83 |
| 5304 | Periodical/Subscriptions | 200.00 | .00 | 200.00 | .00 | 200.00 | 0 | 156.36 |
| 5305 | Forms Printing | 2,500.00 | .00 | 2,500.00 | 1,207.02 | 1,292.98 | 48 | 1,650.83 |
| 5501 | Grounds Maint. Supplies | 7,500.00 | .00 | 7,500.00 | 3,502.93 | 3,997.07 | 47 | 7,058.13 |
| 5502 | Building Maint. Supplies | 2,000.00 | .00 | 2,000.00 | 911.13 | 1,088.87 | 46 | 4,582.18 |
| 5503 | Rolling Stock Supplies | .00 | .00 | .00 | .00 | .00 | +++ | 371.57 |
| 5504 | Machinery/Equip/Supplies | 20,000.00 | .00 | 20,000.00 | 6,484.12 | 13,515.88 | 32 | 24,630.63 |
| 5530 | Small Tools | 1,000.00 | .00 | 1,000.00 | 323.50 | 676.50 | 32 | 1,664.36 |
| 6101 | Legal Services | 75,000.00 | .00 | 75,000.00 | 18,505.83 | 56,494.17 | 25 | 96,390.33 |
| 6102 | Legislative Analyst | 8,400.00 | .00 | 8,400.00 | .00 | 8,400.00 | 0 | 8,400.00 |
| 6105 | Consulting Services | 6,000.00 | .00 | 6,000.00 | .00 | 6,000.00 | 0 | 2,250.00 |
| 6106 | Contractual Services | 10,000.00 | .00 | 10,000.00 | 2,004.20 | 7,995.80 | 20 | 16,568.49 |
| 6107 | Promotion & Advertising | 1,000.00 | .00 | 1,000.00 | 770.45 | 229.55 | 77 | 5,098.12 |
| 6125 | Professional Development | 7,000.00 | .00 | 7,000.00 | 2,783.21 | 4,216.79 | 40 | 2,674.40 |
| 6199 | Other Professional Svc | 5,500.00 | .00 | 5,500.00 | 4,788.54 | 711.46 | 87 | 6,632.49 |
| 6201 | Telephone | 8,000.00 | .00 | 8,000.00 | 5,520.56 | 2,479.44 | 69 | 9,802.02 |
| 6220 | Postage | 1,500.00 | .00 | 1,500.00 | 583.41 | 916.59 | 39 | 2,210.37 |
| 6300 | Utilities | .00 | .00 | .00 | .00 | .00 | +++ | 1,994.65 |
| 6301 | Electricity | 18,000.00 | .00 | 18,000.00 | 10,178.83 | 7,821.17 | 57 | 22,871.43 |
| 6302 | Natural Gas | 525.00 | .00 | 525.00 | 375.94 | 149.06 | 72 | 815.37 |
| 6303 | Water | 21,900.00 | .00 | 21,900.00 | 23,575.35 | (1,675.35) | 108 | 27,304.78 |
| 6305 | Disposal | 56,300.00 | .00 | 56,300.00 | 29,207.86 | 27,092.14 | 52 | 53,194.44 |
| 6401 | General Liability | 39,020.00 | .00 | 39,020.00 | 20,000.02 | 19,019.98 | 51 | 52,685.00 |
| 6411 | Property Damage Ins. | 22,770.00 | .00 | 22,770.00 | 11,046.66 | 11,723.34 | 49 | 23,321.41 |

| | | | | | | | | |
|----------------------------------------------|------------------------------|----------------|--------|----------------|--------------|----------------|-----|----------------|
| 6472 | Other Ins./Employee Bond | 133.00 | .00 | 133.00 | 66.52 | 66.48 | 50 | 136.00 |
| 6473 | Vehicle Insurance | 741.00 | .00 | 741.00 | 308.75 | 432.25 | 42 | 869.84 |
| 6510 | Meetings & Conferences | 2,500.00 | .00 | 2,500.00 | 9,469.89 | (6,969.89) | 379 | 12,180.05 |
| 6511 | Mileage Reimbursement | 200.00 | .00 | 200.00 | .00 | 200.00 | 0 | 21.06 |
| 6513 | Meals & Lodging | .00 | .00 | .00 | .00 | .00 | +++ | 38.88 |
| 6519 | Association Membership | 2,600.00 | .00 | 2,600.00 | 1,975.00 | 625.00 | 76 | 2,820.00 |
| 6601 | Outside Equip. Repair/Mat | 55,000.00 | .00 | 55,000.00 | 26,997.43 | 28,002.57 | 49 | 46,788.36 |
| 6602 | Outside Structural Repair | 2,000.00 | .00 | 2,000.00 | 1,151.14 | 848.86 | 58 | 844.50 |
| 6603 | Outside Ground Repair | 1,500.00 | .00 | 1,500.00 | .00 | 1,500.00 | 0 | 100.00 |
| 6604 | Outside Vehicle Repair/Maint | 1,000.00 | .00 | 1,000.00 | 1,754.71 | (754.71) | 175 | 676.06 |
| 6640 | Maintenance Contracts | 1,500.00 | .00 | 1,500.00 | 564.00 | 936.00 | 38 | 1,398.00 |
| 6710 | Notices & Publications | 1,000.00 | .00 | 1,000.00 | 69.45 | 930.55 | 7 | 886.14 |
| 6720 | Medical Examinations | 1,500.00 | .00 | 1,500.00 | 380.00 | 1,120.00 | 25 | 1,400.00 |
| 6741 | Misc. Bank Charges | 5,000.00 | .00 | 5,000.00 | 1,229.37 | 3,770.63 | 25 | 6,295.85 |
| 6750 | Business Equipment Rental | 2,000.00 | .00 | 2,000.00 | 1,354.36 | 645.64 | 68 | 2,868.67 |
| 6810 | Equipment Rental | 1,700.00 | .00 | 1,700.00 | 242.55 | 1,457.45 | 14 | 2,631.15 |
| 7499 | Other Capital Outlay | 293,000.00 | .00 | 293,000.00 | .00 | 293,000.00 | 0 | .00 |
| 8110 | Interest Expense | 35,760.00 | .00 | 35,760.00 | 31,300.49 | 4,459.51 | 88 | 35,759.95 |
| 8130 | Principal Repayment | 99,099.00 | .00 | 99,099.00 | 103,558.51 | (4,459.51) | 105 | .00 |
| 8711 | Non Capital Asset Expense | .00 | .00 | .00 | .00 | .00 | +++ | 15,525.31 |
| 8730 | Cap. Asset Depreciation | .00 | .00 | .00 | .00 | .00 | +++ | 167,591.23 |
| 8750 | Bad Debts Written Off | .00 | .00 | .00 | 977.31 | (977.31) | +++ | 78,110.71 |
| Department 6510 - Harbor Department Totals | | \$1,918,932.00 | \$0.00 | \$1,918,932.00 | \$865,862.84 | \$1,053,069.16 | 45% | \$1,732,447.52 |
| Department 6511 - Harbor Lifeguards | | | | | | | | |
| 4120 | Overtime Pay | 350.00 | .00 | 350.00 | 1,215.41 | (865.41) | 347 | 225.75 |
| 4310 | Part-Time Pay | 35,700.00 | .00 | 35,700.00 | 26,888.29 | 8,811.71 | 75 | 41,934.78 |
| 4910 | Employer Paid Benefits | 8,439.00 | .00 | 8,439.00 | 5,562.98 | 2,876.02 | 66 | 9,457.58 |
| 5105 | First Aide Supplies | 300.00 | .00 | 300.00 | .00 | 300.00 | 0 | 498.31 |
| 5109 | Uniforms/Safety Equipment | 3,000.00 | .00 | 3,000.00 | 793.78 | 2,206.22 | 26 | 3,677.77 |
| 5199 | Misc. Operating Supplies | 300.00 | .00 | 300.00 | 1,195.92 | (895.92) | 399 | 568.27 |
| Department 6511 - Harbor Lifeguards Totals | | \$48,089.00 | \$0.00 | \$48,089.00 | \$35,656.38 | \$12,432.62 | 74% | \$56,362.46 |
| Department 7710 - Interfund Transactions | | | | | | | | |
| 8410 | Intrafund Expense Trans. | 24,442.00 | .00 | 24,442.00 | .00 | 24,442.00 | 0 | 25,697.12 |
| 8501 | Transfers Out | 295,403.00 | .00 | 295,403.00 | 140,493.02 | 154,909.98 | 48 | 300,236.00 |
| 8510 | Transfer To General Fund | .00 | .00 | .00 | 11,300.00 | (11,300.00) | +++ | .00 |
| Department 7710 - Interfund Transactions | | \$319,845.00 | \$0.00 | \$319,845.00 | \$151,793.02 | \$168,051.98 | 47% | \$325,933.12 |
| Department 8479 - Launch Ramp Parking | | | | | | | | |
| 5501 | Grounds Maint. Supplies | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | .00 |
| 5504 | Machinery/Equip/Supplies | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | 330.52 |
| 6106 | Contractual Services | 1,000.00 | .00 | 1,000.00 | 2,226.40 | (1,226.40) | 223 | 975.00 |
| 6300 | Utilities | 200.00 | .00 | 200.00 | 80.06 | 119.94 | 40 | 220.22 |
| 6640 | Maintenance Contracts | 1,600.00 | .00 | 1,600.00 | .00 | 1,600.00 | 0 | 1,100.00 |
| 6741 | Misc. Bank Charges | .00 | .00 | .00 | 534.21 | (534.21) | +++ | 927.14 |
| Department 8479 - Launch Ramp Parking Totals | | \$3,800.00 | \$0.00 | \$3,800.00 | \$2,840.67 | \$959.33 | 75% | \$3,552.88 |

| | | | | | | | | |
|------|-------------------------------------------|----------------|--------|----------------|----------------|----------------|-----|----------------|
| | EXPENSE TOTALS | \$2,290,666.00 | \$0.00 | \$2,290,666.00 | \$1,056,152.91 | \$1,234,513.09 | 46% | \$2,118,295.98 |
| Fund | 331 - Harbor Operating Fund Totals | | | | | | | |
| | REVENUE TOTALS | 2,290,666.00 | .00 | 2,290,666.00 | 882,972.40 | 1,407,693.60 | 39% | 2,104,018.89 |
| | EXPENSE TOTALS | 2,290,666.00 | .00 | 2,290,666.00 | 1,056,152.91 | 1,234,513.09 | 46% | 2,118,295.98 |
| Fund | 331 - Harbor Operating Fund Totals | \$0.00 | \$0.00 | \$0.00 | (\$173,180.51) | \$173,180.51 | | (\$14,277.09) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/Rec'd | Prior Year Total |
|------------------------------------------|---------------------------|----------------|-------------------|----------------|------------------|---------------------------|--------------|------------------|
| Fund 599 - MB/CS Waste Water Fund | | | | | | | | |
| REVENUE | | | | | | | | |
| Department 5255 - Wastewater Treatment | | | | | | | | |
| 3499 | Other Rev/Current Svc | 8,333,656.00 | .00 | 8,333,656.00 | 506,864.81 | 7,826,791.19 | 6 | 3,778,229.29 |
| Department 5255 - Wastewater Treatment | | \$8,333,656.00 | \$0.00 | \$8,333,656.00 | \$506,864.81 | \$7,826,791.19 | 6% | \$3,778,229.29 |
| Department 7710 - Interfund Transactions | | | | | | | | |
| 3802 | Intrafund Revenue Trans. | .00 | .00 | .00 | .00 | .00 | +++ | 208,926.86 |
| Department 7710 - Interfund Transactions | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | +++ | \$208,926.86 |
| REVENUE TOTALS | | \$8,333,656.00 | \$0.00 | \$8,333,656.00 | \$506,864.81 | \$7,826,791.19 | 6% | \$3,987,156.15 |
| EXPENSE | | | | | | | | |
| Department 5255 - Wastewater Treatment | | | | | | | | |
| 4110 | Regular Pay | 553,515.00 | .00 | 553,515.00 | 252,980.86 | 300,534.14 | 46 | 514,079.42 |
| 4120 | Overtime Pay | 20,000.00 | .00 | 20,000.00 | 16,525.28 | 3,474.72 | 83 | 29,176.08 |
| 4310 | Part-Time Pay | 6,000.00 | .00 | 6,000.00 | 1,038.44 | 4,961.56 | 17 | 5,240.00 |
| 4515 | Standby Pay | 15,528.00 | .00 | 15,528.00 | 8,256.00 | 7,272.00 | 53 | 15,462.00 |
| 4599 | Other Pay | 1,000.00 | .00 | 1,000.00 | 106,243.03 | (105,243.03) | 10624 | 2,971.99 |
| 4910 | Employer Paid Benefits | 350,195.00 | .00 | 350,195.00 | 167,541.36 | 182,653.64 | 48 | 319,300.42 |
| 4999 | Labor Costs Applied | .00 | .00 | .00 | 1,564.80 | (1,564.80) | +++ | 2,667.45 |
| 5101 | Janitorial Supplies | 1,500.00 | .00 | 1,500.00 | 377.37 | 1,122.63 | 25 | 2,332.86 |
| 5105 | First Aide Supplies | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | 237.69 |
| 5108 | Communication Supplies | 1,500.00 | .00 | 1,500.00 | 871.56 | 628.44 | 58 | .00 |
| 5109 | Uniforms/Safety Equipment | 15,000.00 | .00 | 15,000.00 | 7,972.95 | 7,027.05 | 53 | 30,349.45 |
| 5110 | Fuel Oil & Lubricants | 5,000.00 | .00 | 5,000.00 | 1,207.19 | 3,792.81 | 24 | 5,733.18 |
| 5112 | Lab Supplies | 17,500.00 | .00 | 17,500.00 | 9,409.54 | 8,090.46 | 54 | 18,771.56 |
| 5120 | Chemical Supplies | 130,000.00 | .00 | 130,000.00 | 55,233.79 | 74,766.21 | 42 | 128,725.36 |
| 5125 | Repairs/Maint. Materials | 1,500.00 | .00 | 1,500.00 | 1,290.00 | 210.00 | 86 | 225.55 |
| 5175 | Computer Operating Supp. | .00 | .00 | .00 | .00 | .00 | +++ | 8,000.00 |
| 5199 | Misc. Operating Supplies | 1,500.00 | .00 | 1,500.00 | 132.53 | 1,367.47 | 9 | 2,380.84 |
| 5201 | Other Expense | .00 | .00 | .00 | 2,000.00 | (2,000.00) | +++ | 15,867.18 |
| 5301 | General Office Supplies | 2,500.00 | .00 | 2,500.00 | 2,049.20 | 450.80 | 82 | 520.24 |
| 5303 | Books & Manuals | 100.00 | .00 | 100.00 | .00 | 100.00 | 0 | .00 |
| 5501 | Grounds Maint. Supplies | 2,500.00 | .00 | 2,500.00 | 801.92 | 1,698.08 | 32 | 4,348.38 |
| 5502 | Building Maint. Supplies | 30,000.00 | .00 | 30,000.00 | 4,881.40 | 25,118.60 | 16 | 16,375.32 |
| 5503 | Rolling Stock Supplies | .00 | .00 | .00 | .00 | .00 | +++ | 393.97 |
| 5504 | Machinery/Equip/Supplies | 175,000.00 | .00 | 175,000.00 | 49,756.38 | 125,243.62 | 28 | 128,271.72 |

| | | | | | | | | |
|------------------------------------------|------------------------------|----------------|--------|----------------|----------------|----------------|-----|----------------|
| 5530 | Small Tools | 2,500.00 | .00 | 2,500.00 | 1,054.31 | 1,445.69 | 42 | 745.19 |
| 6103 | Financial Audits | 8,500.00 | .00 | 8,500.00 | 8,250.00 | 250.00 | 97 | .00 |
| 6104 | Engineering Services | 50,000.00 | .00 | 50,000.00 | .00 | 50,000.00 | 0 | .00 |
| 6105 | Consulting Services | 25,000.00 | .00 | 25,000.00 | .00 | 25,000.00 | 0 | 78.00 |
| 6106 | Contractual Services | 225,500.00 | .00 | 225,500.00 | 94,844.41 | 130,655.59 | 42 | 221,663.00 |
| 6125 | Professional Development | 2,500.00 | .00 | 2,500.00 | 345.00 | 2,155.00 | 14 | 1,892.00 |
| 6161 | Licenses & Permits | 6,000.00 | .00 | 6,000.00 | .00 | 6,000.00 | 0 | 9,000.00 |
| 6162 | Mandated Fees/Inspections | 39,000.00 | .00 | 39,000.00 | 25,123.00 | 13,877.00 | 64 | 21,169.73 |
| 6199 | Other Professional Svc | 9,600.00 | .00 | 9,600.00 | 4,964.42 | 4,635.58 | 52 | 9,798.10 |
| 6201 | Telephone | 2,500.00 | .00 | 2,500.00 | 1,851.97 | 648.03 | 74 | 3,265.51 |
| 6220 | Postage | 100.00 | .00 | 100.00 | 2.79 | 97.21 | 3 | 46.01 |
| 6300 | Utilities | 1,000.00 | .00 | 1,000.00 | .00 | 1,000.00 | 0 | 57.13 |
| 6301 | Electricity | 130,000.00 | .00 | 130,000.00 | 70,621.86 | 59,378.14 | 54 | 146,444.85 |
| 6302 | Natural Gas | 5,000.00 | .00 | 5,000.00 | 3,985.43 | 1,014.57 | 80 | 6,711.33 |
| 6303 | Water | 5,625.00 | .00 | 5,625.00 | 2,419.96 | 3,205.04 | 43 | 8,400.83 |
| 6305 | Disposal | 850.00 | .00 | 850.00 | 444.45 | 405.55 | 52 | 975.70 |
| 6307 | Disposal of Sludge | .00 | .00 | .00 | 13,373.12 | (13,373.12) | +++ | 18,764.58 |
| 6399 | Other Utilities | .00 | .00 | .00 | 4,399.90 | (4,399.90) | +++ | 15,037.38 |
| 6401 | General Liability | 45,000.00 | .00 | 45,000.00 | 22,500.00 | 22,500.00 | 50 | 51,685.00 |
| 6411 | Property Damage Ins. | 2,034.00 | .00 | 2,034.00 | 1,017.00 | 1,017.00 | 50 | 1,666.10 |
| 6472 | Other Ins./Employee Bond | 152.00 | .00 | 152.00 | 75.98 | 76.02 | 50 | 136.00 |
| 6473 | Vehicle Insurance | 371.00 | .00 | 371.00 | 185.48 | 185.52 | 50 | 347.94 |
| 6499 | Earthquake & Flood Insurance | 189,446.00 | .00 | 189,446.00 | 62,289.00 | 127,157.00 | 33 | 157,460.00 |
| 6502 | Shipping & Moving | 1,500.00 | .00 | 1,500.00 | 945.07 | 554.93 | 63 | 882.23 |
| 6510 | Meetings & Conferences | .00 | .00 | .00 | 54.47 | (54.47) | +++ | .00 |
| 6511 | Mileage Reimbursement | 500.00 | .00 | 500.00 | 137.72 | 362.28 | 28 | 357.45 |
| 6514 | Travel Expense | 1,000.00 | .00 | 1,000.00 | 241.95 | 758.05 | 24 | .00 |
| 6519 | Association Membership | 500.00 | .00 | 500.00 | .00 | 500.00 | 0 | .00 |
| 6601 | Outside Equip. Repair/Mat | 235,000.00 | .00 | 235,000.00 | 28,552.95 | 206,447.05 | 12 | 44,651.84 |
| 6602 | Outside Structural Repair | 20,000.00 | .00 | 20,000.00 | .00 | 20,000.00 | 0 | 6,175.24 |
| 6604 | Outside Vehicle Repair/Maint | 7,500.00 | .00 | 7,500.00 | 2,078.86 | 5,421.14 | 28 | 4,940.64 |
| 6640 | Maintenance Contracts | .00 | .00 | .00 | .00 | .00 | +++ | 45.00 |
| 6810 | Equipment Rental | 2,500.00 | .00 | 2,500.00 | .00 | 2,500.00 | 0 | 2,560.58 |
| 8711 | Non Capital Asset Expense | .00 | .00 | .00 | .00 | .00 | +++ | 518,096.68 |
| 8721 | Payment To Other Agency | 30,000.00 | .00 | 30,000.00 | .00 | 30,000.00 | 0 | 8,959.70 |
| 8730 | Cap. Asset Depreciation | .00 | .00 | .00 | .00 | .00 | +++ | 12,876.49 |
| Department 5255 - Wastewater Treatment | | \$2,379,516.00 | \$0.00 | \$2,379,516.00 | \$1,039,892.70 | \$1,339,623.30 | 44% | \$2,526,320.89 |
| Department 7710 - Interfund Transactions | | | | | | | | |
| 8410 | Intrafund Expense Trans. | .00 | .00 | .00 | .00 | .00 | +++ | 2,380,194.44 |
| 8501 | Transfers Out | 7,535.00 | .00 | 7,535.00 | .00 | 7,535.00 | 0 | .00 |
| Department 7710 - Interfund Transactions | | \$7,535.00 | \$0.00 | \$7,535.00 | \$0.00 | \$7,535.00 | 0% | \$2,380,194.44 |
| Department 8312 - WWTP Relocation & Trmt | | | | | | | | |
| 4910 | Employer Paid Benefits | .00 | .00 | .00 | (1,841.16) | 1,841.16 | +++ | 14,231.04 |
| 4999 | Labor Costs Applied | .00 | .00 | .00 | 220.66 | (220.66) | +++ | 55,896.49 |

| | | | | | | | | |
|-----------------------------------------------------|---------------------------|-----------------------|---------------|-----------------------|-----------------------|-----------------------|------------|-----------------------|
| 5199 | Misc. Operating Supplies | .00 | .00 | .00 | .00 | .00 | +++ | 57,356.82 |
| 6105 | Consulting Services | 3,546,605.00 | .00 | 3,546,605.00 | .00 | 3,546,605.00 | 0 | 1,424,027.24 |
| 6106 | Contractual Services | 2,400,000.00 | .00 | 2,400,000.00 | .00 | 2,400,000.00 | 0 | 2,166.42 |
| 6162 | Mandated Fees/Inspections | .00 | .00 | .00 | .00 | .00 | +++ | 303.00 |
| 6514 | Travel Expense | .00 | .00 | .00 | .00 | .00 | +++ | 266.39 |
| 6710 | Notices & Publications | .00 | .00 | .00 | .00 | .00 | +++ | 1,226.91 |
| 6750 | Business Equipment Rental | .00 | .00 | .00 | 1,881.01 | (1,881.01) | +++ | 1,480.40 |
| 7101 | Land Acquisition | .00 | .00 | .00 | .00 | .00 | +++ | 25,000.00 |
| 8950 | Construction In Progress | .00 | .00 | .00 | .00 | .00 | +++ | (1,581,954.71) |
| Department 8312 - WWTP Relocation & Trmt | | \$5,946,605.00 | \$0.00 | \$5,946,605.00 | \$260.51 | \$5,946,344.49 | 0% | \$0.00 |
| EXPENSE TOTALS | | \$8,333,656.00 | \$0.00 | \$8,333,656.00 | \$1,040,153.21 | \$7,293,502.79 | 12% | \$4,906,515.33 |
| Fund 599 - MB/CS Waste Water Fund Totals | | | | | | | | |
| REVENUE TOTALS | | 8,333,656.00 | .00 | 8,333,656.00 | 506,864.81 | 7,826,791.19 | 6% | 3,987,156.15 |
| EXPENSE TOTALS | | 8,333,656.00 | .00 | 8,333,656.00 | 1,040,153.21 | 7,293,502.79 | 12% | 4,906,515.33 |
| Fund 599 - MB/CS Waste Water Fund Totals | | \$0.00 | \$0.00 | \$0.00 | (\$533,288.40) | \$533,288.40 | | (\$919,359.18) |

Budget Performance Report

Fiscal Year to Date 12/31/16

Include Rollup Account and Rollup to Account

| Account | Account Description | Adopted Budget | Budget Amendments | Amended Budget | YTD Transactions | Budget - YTD Transactions | % Used/Rec'd | Prior Year Total |
|------------------------------------------------|------------------------------------|---------------------|-------------------|---------------------|---------------------|---------------------------|--------------|---------------------|
| Fund 007 - MBT-BID | | | | | | | | |
| REVENUE | | | | | | | | |
| Department 1111 - Undistributed/Non-Dept. | | | | | | | | |
| 3710 | Interest Income | .00 | .00 | .00 | .00 | .00 | +++ | 1,127.00 |
| 3750 | Gain On Investment | .00 | .00 | .00 | .00 | .00 | +++ | 112.00 |
| Department 1111 - Undistributed/Non-Dept. | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | +++ | \$1,239.00 |
| Department 3170 - Promotion & Advertising | | | | | | | | |
| 3400 | Advertising - Guides and Magazines | 20,000.00 | .00 | 20,000.00 | 300.00 | 19,700.00 | 2 | 3,025.00 |
| 3922 | Refunds/Adj/Restitution | .00 | .00 | .00 | 159.33 | (159.33) | +++ | 1,500.00 |
| 3990 | Other Misc. Revenues | .00 | .00 | .00 | 38,070.87 | (38,070.87) | +++ | 61,175.00 |
| 3993 | Other Revenue - Exclusive | .00 | .00 | .00 | 995.00 | (995.00) | +++ | .00 |
| Department 3170 - Promotion & Advertising | | \$20,000.00 | \$0.00 | \$20,000.00 | \$39,525.20 | (\$19,525.20) | 198% | \$65,700.00 |
| Department 3510 - Accounting & Treasury | | | | | | | | |
| 3064 | Transient Occupancy Tax | 831,606.00 | .00 | 831,606.00 | 410,867.49 | 420,738.51 | 49 | 774,355.22 |
| Department 3510 - Accounting & Treasury Totals | | \$831,606.00 | \$0.00 | \$831,606.00 | \$410,867.49 | \$420,738.51 | 49% | \$774,355.22 |
| Department 7710 - Interfund Transactions | | | | | | | | |
| 3801 | Transfers In | 60,000.00 | .00 | 60,000.00 | 60,000.00 | .00 | 100 | .30 |
| 3802 | Intrafund Revenue Trans. | .00 | .00 | .00 | .00 | .00 | +++ | .00 |
| Department 7710 - Interfund Transactions | | \$60,000.00 | \$0.00 | \$60,000.00 | \$60,000.00 | \$0.00 | 100% | \$0.30 |
| REVENUE TOTALS | | \$911,606.00 | \$0.00 | \$911,606.00 | \$510,392.69 | \$401,213.31 | 56% | \$841,294.52 |
| EXPENSE | | | | | | | | |
| Department 3170 - Promotion & Advertising | | | | | | | | |
| 4110 | Regular Pay | 70,000.00 | .00 | 70,000.00 | 36,432.59 | 33,567.41 | 52 | 7,145.68 |
| 4310 | Part-Time Pay | 61,230.00 | .00 | 61,230.00 | 21,258.86 | 39,971.14 | 35 | .00 |
| 4599 | Other Pay | 10,000.00 | .00 | 10,000.00 | 1,250.15 | 8,749.85 | 13 | .00 |
| 4910 | Employer Paid Benefits | 31,930.00 | .00 | 31,930.00 | 15,490.12 | 16,439.88 | 49 | 2,121.94 |
| 5108 | Communication Supplies | .00 | .00 | .00 | 17,032.88 | (17,032.88) | +++ | .00 |
| 5201 | Other Expense | 4,400.00 | .00 | 4,400.00 | 3,138.90 | 1,261.10 | 71 | 2,359.70 |
| 5301 | General Office Supplies | 3,200.00 | .00 | 3,200.00 | 900.12 | 2,299.88 | 28 | .00 |
| 5305 | Forms Printing | .00 | .00 | .00 | 1,928.76 | (1,928.76) | +++ | .00 |
| 6105 | Consulting Services | .00 | .00 | .00 | 4,188.75 | (4,188.75) | +++ | .00 |
| 6106 | Contractual Services | 56,900.00 | .00 | 56,900.00 | 33,550.88 | 23,349.12 | 59 | .00 |
| 6107 | Promotion & Advertising | 376,868.00 | .00 | 376,868.00 | 72,454.57 | 304,413.43 | 19 | 4,218.75 |
| 6108 | Marketing Consulting | 15,000.00 | .00 | 15,000.00 | 1,020.00 | 13,980.00 | 7 | .00 |

| | | | | | | | | |
|-------------------------------------------|---------------------------|--------------|--------|--------------|--------------|---------------|-----|--------------|
| 6112 | TV Ads - Other Region | 10,000.00 | .00 | 10,000.00 | .00 | 10,000.00 | 0 | .00 |
| 6113 | Print Ads - So. Region | .00 | .00 | .00 | 1,203.74 | (1,203.74) | +++ | .00 |
| 6115 | Print Ads - Cent. Region | .00 | .00 | .00 | .00 | .00 | +++ | 70.28 |
| 6116 | Print Ads - Other Regions | 30,000.00 | .00 | 30,000.00 | 35,480.14 | (5,480.14) | 118 | .00 |
| 6118 | Promotion - Media | .00 | .00 | .00 | 85,606.95 | (85,606.95) | +++ | 147.32 |
| 6119 | Promotion - Other | 149,978.00 | .00 | 149,978.00 | 81,482.04 | 68,495.96 | 54 | 626,289.57 |
| 6120 | Trade Shows - Space Rent | 16,500.00 | .00 | 16,500.00 | 7,386.92 | 9,113.08 | 45 | .00 |
| 6121 | Trade Shows - Trans. | 2,500.00 | .00 | 2,500.00 | 1,422.95 | 1,077.05 | 57 | 163.40 |
| 6125 | Professional Development | 1,500.00 | .00 | 1,500.00 | 646.48 | 853.52 | 43 | .00 |
| 6126 | Adverstising Prod/Design | .00 | .00 | .00 | 30.00 | (30.00) | +++ | .00 |
| 6199 | Other Professional Svc | 17,500.00 | .00 | 17,500.00 | 695.00 | 16,805.00 | 4 | .00 |
| 6220 | Postage | 12,212.00 | .00 | 12,212.00 | 986.17 | 11,225.83 | 8 | .00 |
| 6300 | Utilities | .00 | .00 | .00 | 549.06 | (549.06) | +++ | .00 |
| 6451 | Worker's Comp. Insurance | 1,192.00 | .00 | 1,192.00 | .00 | 1,192.00 | 0 | .00 |
| 6461 | Unemployment Insurance | 814.00 | .00 | 814.00 | .00 | 814.00 | 0 | .00 |
| 6510 | Meetings & Conferences | 5,000.00 | .00 | 5,000.00 | 94.27 | 4,905.73 | 2 | 14.49 |
| 6511 | Mileage Reimbursement | 2,000.00 | .00 | 2,000.00 | .00 | 2,000.00 | 0 | .00 |
| 6513 | Meals & Lodging | 8,550.00 | .00 | 8,550.00 | 959.96 | 7,590.04 | 11 | .00 |
| 6514 | Travel Expense | 2,700.00 | .00 | 2,700.00 | 963.97 | 1,736.03 | 36 | 111.88 |
| 6519 | Association Membership | 3,000.00 | .00 | 3,000.00 | 629.00 | 2,371.00 | 21 | .00 |
| 6710 | Notices & Publications | .00 | .00 | .00 | 30.00 | (30.00) | +++ | .00 |
| Department 3170 - Promotion & Advertising | | \$892,974.00 | \$0.00 | \$892,974.00 | \$426,813.23 | \$466,160.77 | 48% | \$642,643.01 |
| Department 7710 - Interfund Transactions | | | | | | | | |
| 8501 | Transfers Out | 18,632.00 | .00 | 18,632.00 | 7,496.03 | 11,135.97 | 40 | 17,561.84 |
| Department 7710 - Interfund Transactions | | \$18,632.00 | \$0.00 | \$18,632.00 | \$7,496.03 | \$11,135.97 | 40% | \$17,561.84 |
| EXPENSE TOTALS | | \$911,606.00 | \$0.00 | \$911,606.00 | \$434,309.26 | \$477,296.74 | 48% | \$660,204.85 |
| Fund 007 - MBT-BID Totals | | | | | | | | |
| REVENUE TOTALS | | 911,606.00 | .00 | 911,606.00 | 510,392.69 | 401,213.31 | 56% | 841,294.52 |
| EXPENSE TOTALS | | 911,606.00 | .00 | 911,606.00 | 434,309.26 | 477,296.74 | 48% | 660,204.85 |
| Fund 007 - MBT-BID Totals | | \$0.00 | \$0.00 | \$0.00 | \$76,083.43 | (\$76,083.43) | | \$181,089.67 |

RESOLUTION NO. 06-17

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA,
AUTHORIZING THE 2016/17 MID-YEAR AMENDMENTS TO THE CITY'S OPERATING BUDGETS**

**THE CITY COUNCIL
City of Morro Bay, California**

WHEREAS, the City of Morro Bay is required to appropriate and expend public funds to conduct its day-to-day business activities; and

WHEREAS, the City Council adopted the original Operating and Capital Improvement Budgets on June 14, 2016, by Resolution No. 47-16; and

WHEREAS, the City Council deems it necessary to amend said budgets.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay, California, that the operating budgets of the City of Morro Bay are amended by the additional revenues and expenditures, as shown on the attached schedules.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 14th day of February 2017, by the following vote:

AYES:

NOES:

ABSENT:

JAMIE L. IRONS, Mayor

ATTEST:

DANA SWANSON, City Clerk

2016/17 Mid-Year Budget Adjustments
Resolution Exhibit A

General Fund

| <u>Fund/Department</u> | <u>Account #</u> | <u>Description</u> | <u>2016/17 Budget</u> | | | <u>Justification</u> |
|---------------------------|------------------|------------------------------------------------|-----------------------|-----------------|---------------|-----------------------------------------------------------|
| | | | <u>Current</u> | <u>Proposed</u> | <u>Change</u> | |
| <u>Revenues</u> | | | | | | |
| General (Finance) | 001-3510-3021 | Property Tax in Lieu of Vehicle License Fees | \$ 853,044 | \$ 972,150 | \$ 119,106 | State confirmed increase; (\$486,075) received in January |
| General (Finance) | 001-3510-3064 | Transient Occupancy Tax | \$ 3,309,639 | \$ 3,374,639 | \$ 65,000 | Increase of ~3% based on strong performance to date |
| General (Fire) | 001-4210-3472 | Other Fire Service (Mutual Aide Reimbursement) | \$ - | \$ 171,849 | \$ 171,849 | Increase in confirmed mutual aide reimbursements |
| <u>Total</u> | | | \$ 4,162,683 | \$ 4,518,638 | \$ 355,955 | |
| <u>Expenditures</u> | | | | | | |
| General (Finance) | 001-3510-4110 | Regular Pay | \$ 332,552 | \$ 372,552 | \$ 40,000 | Anticipated overlap of outgoing and new staff |
| General (Finance) | 001-3510-6125 | Professional Development | \$ 750 | \$ 2,000 | \$ 1,250 | Professional Development for new staff |
| General (Finance) | 001-3510-6513 | Meals & Lodging | \$ - | \$ 750 | \$ 750 | Fringe professional development costs |
| General (Fire) | 001-4210-4120 | Overtime Pay | \$ 40,214 | \$ 156,452 | \$ 116,238 | Increase overtime costs tied to mutual aid |
| General (Fire) | 001-4210-6604 | Outside Vehicle Repair/Maintenance | \$ 10,000 | \$ 50,071 | \$ 40,071 | Unexpected engine repair costs |
| General (Fire) | 001-4210-5530 | Small Tools | \$ 2,000 | \$ 15,171 | \$ 13,171 | Small tool replacements |
| General (EOC) | 001-4220-5175 | Computer Operating Supplies | \$ 3,000 | \$ 5,369 | \$ 2,369 | 3 laptop purchases to improve EOC operations |
| GF Emergency Reserve Fund | 051-7710-3802 | Intrafund Revenue Transfer | \$ 205,000 | \$ 347,106 | \$ 142,106 | Set aside excess revenue |
| <u>Total</u> | | | \$ 593,516 | \$ 602,365 | \$ 355,955 | |

**2016/17 Mid-Year Budget Adjustments
Resolution Exhibit A**

Non-General Fund

| <u>Fund/Department</u> | <u>Account #</u> | <u>Description</u> | <u>2016/17 Budget</u> | | | <u>Justification</u> |
|---------------------------------------|------------------|---------------------------------------------------|-----------------------|-----------------|---------------|----------------------------------|
| | | | <u>Current</u> | <u>Proposed</u> | <u>Change</u> | |
| <u>Revenues</u> | | | | | | |
| Tourism Business Improvement District | 007-3510-3064 | Transient Occupancy Tax (TBID Levied Assessments) | \$ 831,606 | \$ 865,606 | \$ 33,000 | Strong performance to date |
| | | | <u>Total</u> | \$ 831,606 | \$ 865,606 | \$ 33,000 |
| <u>Expenditures</u> | | | | | | |
| Tourism Business Improvement District | 007-3170-6119 | Promotion - Other | \$ 149,978 | \$ 173,978 | \$ 24,000 | Summer 2017 Promotional Spending |
| Tourism Business Improvement District | 007-3170-6107 | Promotion & Advertising | \$ 376,868 | \$ 385,868 | \$ 9,000 | Purchase Customer Outreach Files |
| | | | <u>Total</u> | \$ 526,846 | \$ 559,846 | \$ 33,000 |



Citizens Oversight Committee

(Acting as the Citizens Finance Advisory Committee)

Agenda

- Summarize Citizen Finance Advisory Committee (CFAC) review of all Measure Q previous fiscal year transactions (2015-2016)
- Report CFAC review of 1st and 2nd quarter current fiscal year (2016-2017) budget performance
- Comments on 2016-2017 goals and objectives



Citizens Oversight Committee

Measure Q Overview

- Committee met Dec 2016 to review and discuss all Measure Q fiscal year transactions (2015-2016)
 - Chairperson: Barbara Spagnola
 - Members: Bart Beckman, David Betonte, and Betty Forsythe
- Measure Q Financial Summary
 - Tax revenue for the fiscal year was \$ 983,982
 - Total expenditures for the fiscal year were \$ 582,073
 - Ending fund carryover balance June 30, 2016 is \$442,984
 - Balance available to allocate is \$ 55,448



Citizens Oversight Committee

Measure Q Total Spending 2015-2016

- Fire Department - \$ 280,378
 - Vacation relief person and OT to maintain 4 personnel per shift
 - Fire Station debt service
- Police Department - \$ 67,854
 - School Resource Officer (SRO) at Morro Bay High School
 - Canine food and medicine
- Storm Drains/Creek Maintenance - \$ 7,473
- Street Maintenance - \$ 26,368
- Interfund Transfer Out - \$200,000
 - Street repairs completed previous fiscal year



Citizens Oversight Committee

Measure Q Recommendations

- Street Maintenance
 - Any surplus in Measure Q funds should be allocated to streets
 - CFAC recommends \$ 55,448 unallocated Measure Q funds from 2015-2016 be allocated specifically to street repairs
- Continue progress on the funding categories identified in the 2006 Measure Q ballot initiative



Citizens Oversight Committee

1st and 2nd Quarter Budget Review

- Committee met Jan 2017 to review and discuss the 2016-2017 fiscal year 1st and 2nd quarter financial transactions
 - All committee members' questions on specific transactions were answered
 - Members attended City Manager budget presentations by staff
 - CFAC accepts 1st & 2nd quarter budget reports as presented after all member questions answered
- Recommendations
 - Continue to provide summary budget reports
 - Continue to invite CFAC members to City Manager midyear reviews
 - Incorporate goals/objectives in City department managers/directors' performance targets



Citizens Oversight Committee (Acting as CFAC)

- Upcoming activities
 - Welcome and transition four new members to CFAC
 - Continue to work with staff on citizen budget reporting
 - Review of 2015-2016 fiscal year audit
 - Update CFAC charter and mission statement in conjunction with development of 2017-2018 work plan
 - Participate in long-term street repair funding discussion
- Any questions for CFAC members ?
- Thank You



AGENDA NO: C-2

MEETING DATE: February 14, 2017

Staff Report

TO: Honorable Mayor and City Council **DATE:** February 8, 2017
FROM: Dave Buckingham, City Manager
SUBJECT: Discuss Fiscal Year 17/18 Goals and Objectives

BACKGROUND

Over the past seven weeks, the City has been discussing and developing updated Goals and Objectives to be adopted as our FY18 Goals and Objectives, consistent with our adopted Strategic Planning Framework.

- At a January 10 study session, the Council focused on reviewing our existing 10 goals and provided direction to reduce the number of goals.
- At a January 24 study session, the Council reviewed four updated goals, and considered a number of objectives associated with those goals.
- At a January 31 Community Goals Forum, attended by all Council Members, senior staff, and around 50 members of the community, the community commented on the draft goals and objectives, helped prioritize those goals and objectives, and commented on other recommended objectives received from the community in the past several months.

DISCUSSION

Staff considered the community input received at the Community Goals Forum, and prior Council direction, and updated the draft goals and objectives. The final draft goals and objectives are at attachment #1 for Council discussion.

Following are some observations:

- The community appears to be generally satisfied with the four new goals and the objectives associated with each of those goals.
- The community appears to appreciate the expanded explanation of each goal.
- The four goals appear to address most of the highest priority issues / concerns of the community.
- The community generally appears to agree with the prioritization of the goals. Very strong support remains for improving streets, but, with few additional resources available for significant increased street work, it seems appropriate to keep infrastructure and streets as an “important goal”, while fiscal sustainability and WRF/water remain “essential goals”.
- The only draft objective that did not appear to have wide support is paid parking. The Council will need to discuss this objective, considering our significant revenue problems. The paid parking objective does not necessarily mean the Council will eventually determine to

Prepared By: DWB

City Manager Review: DWB

- implement paid parking, but identifies paid parking as worthy of analysis this year to weigh the pros and cons.
- There were many other ideas received from the community over the past months. While many of these ideas are included in the draft goals / objectives, others are not. The primary reasons some of these objectives are not recommended are: 1) the City does not have adequate financial resources to implement, 2) the priority is not high enough to make the list this year, 3) there is limited community support for the idea. Some examples include:
 - There is strong support for undergrounding utility lines. However, this is likely a \$50-80 million project for the City. Even if the City committed all of our existing streets money to undergrounding instead of streets, this would be a 50- to 80-year project. And, it does not appear the community places a higher value on undergrounding than they do on streets. So, until City revenues increase substantially, undergrounding of utilities may not be a realistic / feasible objective.
 - There is strong support for continued bike and pedestrian improvements, including relatively inexpensive items such as additional bike racks at parks and beaches. Staff will include this in the FY18 budget prioritization.
 - The mission statement appeared to be quite well accepted. Two edits have been made from the draft presented at the Goals Forum, one to include customer-focused services, and another to add that the quality of life we seek to improve is that of our local community.

SUMMARY AND RECOMMENDATION

Through two study sessions, a Community Goals Forum and many email and other comments and input, we appear to have a good and quite widely accepted set of Goals and Objectives for FY18 which begins July 1, 2017 and ends June 30, 2018.

Staff recommends Council discuss the final draft goals and objectives and provide clear edits / direction that will allow staff to finalize the Goals and Objectives for adoption on the consent calendar at the Feb 28th Council meeting.

ATTACHMENTS

1. Final Draft Goals and Objectives
2. Community input received since January 24, 2017 Goals Study Session

City of Morro Bay
FY18 Final Draft Goals and Objectives
as of: February 8, 2017

AGENDA NO: C-2
ATTACHMENT: 1
MEETING DATE: February 14, 2017

This document is the final draft of the City of Morro Bay's FY18 Goals and Objectives. It reflects input from the community and the City Council received through the January 31st Goal-Setting study session.

This final draft forms a basis for Council consideration, discussion and adjustment as business item during the February 14th Council meeting, after which we hope to have the FY18 Goals and Objectives approved on the consent calendar at the February 28th Council meeting.

In addition to the four goals, based on Council direction and with positive community input, a final draft mission statement is also included and is intended to be adopted on February 28th along with the City's Goals and Objectives.

Section I – Goals, Goal Descriptors, and Objectives

Goal #1 (Essential Goal) – Achieve Economic and Fiscal Sustainability

Description: This essential goal recognizes the City is not currently able to fund all basic services and requirements at the level our community expects, along with the importance of strengthening and maintaining strong financial management practices. As of January 2017, our General Fund revenues are around 25% below requirements to deliver services the community deserves. This goal centers around economic development and fiscal actions (revenue enhancement, public funding measures, cost control, and sound fiscal practices) that target a 25% increase in revenues, while ensuring sound fiscal management practices are in place.

Duration: This is an 8-year goal - the City intends to achieve fiscal sustainability by 2025.

Focus: This goal includes objectives related to revenue enhancement, general economic development, cost control, and assurance of sound financial management practices are in place.

1. Working with local and regional businesses and groups, promote a balanced economic development approach consistent with our Economic Development Strategic Plan that retains, expands, and attracts businesses for a strong, stable, complementary, and diverse business environment, including tourism, coastal resources, development, redevelopment, and conservation.
2. Pursue opportunities and relationships that may result in building demolition/reuse, remediation and complete redevelopment of the Morro Bay Power Plant in a way that will increase TOT, property tax, and sales tax revenue, while converting a portion of the existing property for public use such as recreation areas, cultural and educational amenities, parks, and paths. Advocate for appropriate specialty uses such as a medical center.

City of Morro Bay
FY18 Final Draft Goals and Objectives
as of: February 8, 2017

3. Take appropriate action, including implementation of specific programs, to increase shoulder-season and off-season TOT-producing visitor nights by 10 % over FY17 levels.
4. Research and bring to Council for decision incentive programs, including a TOT rebate program, that would reasonably result in the renovation of some existing hotel stock and deliver higher average daily rates and thus higher TOT revenues.
5. Facilitate private revitalization / redevelopment activities that will result in planning approval for a 3% increase in number of hotel rooms in the City.
6. Take proactive action to facilitate the revitalization of underused and vacant parcels in commercial districts, including encouraging sales-tax producing digital or other non-impactful industries and businesses providing multiple head of household jobs.
7. Research and bring to Council consideration of various approaches for paid parking in downtown and/or Embarcadero areas; include consideration of one or more parking districts.

Goal #2 (Essential Goal) – Complete WRF Project and “OneWater” Program

Description: This essential City goal centers around completion of the City’s Water Reclamation Facility (WRF) and includes implementation of a comprehensive water resource policy, program and infrastructure to ensure a sustainable water future. Key items include building the WRF and associated reclamation system, developing a “OneWater” policy, and diversifying our water supply toward achieving water independence.

Duration: This is a 6-year goal that we intend to complete by July 2023.

Focus: This goal includes objectives related to the Water Reclamation Facility, and “OneWater” planning and implementation.

1. Complete water/sewer rate study and bring to Council for Prop 218 process consideration any rate increase requirements to fund the proposed WRF.
2. Following CEQA guidelines, bring the WRF Environmental Impact Report (EIR) to Council for approval and certification.
3. Complete and submit the State Revolving Fund loan application with the State Water Control Board for the WRF project, to secure funding for the project.
4. Complete the acquisition of the preferred site for the WRF project.
5. Take appropriate selection action and bring to Council for approval, a contract for the design-build construction delivery of the new WRF.

City of Morro Bay
FY18 Final Draft Goals and Objectives
as of: February 8, 2017

6. Take all appropriate actions, and bring to Council for information/approval, as required, information that will allow the City to make a decision to achieve water independence - including weaning off State Water and appropriately disposing of (likely leasing) our State water allocation.
7. Budget for, select a consultant, complete, and bring to Council for initial consideration, a "OneWater" plan for the City that considers all water resources - from storm water to groundwater to waste water - as a single "water resource."

Goal #3 (Important Goal) - Improve Infrastructure and Public Spaces

Description: This important goal centers around substantially improving the City's streets, multi-modal transportation infrastructure, facilities and public spaces. The City does not currently have sufficient revenues to fund the capital improvement program required to make substantial and necessary infrastructure improvements and, therefore, this goal is contingent on making significant progress on Goal #1 – Achieve Fiscal Sustainability.

Duration: This is, at minimum, an 8-year goal.

Focus: This goal includes objectives related to streets, bike / pedestrian / parking improvements, City facilities, and beautification of public spaces.

1. Bring to Council for decision an item to consider adding a street improvement tax measure to the November 2018 ballot.
2. Budget for and complete planning for rebuilding of the City-owned access alley to the commercial fish dock between the USCG station the "Virg's" lease site, work toward synchronizing city improvements with possible USCG station and Virg's lease site development.
3. Bring to Council for information, consideration and possible implementation a review of parking management plans and options in the downtown and waterfront districts; seek, and bring to Council for consideration, partnerships that will result in the construction of one or two moderately sized parking garages in waterfront / downtown areas of the City.
4. Bring to Council for decision proposals that result in a public/private partnership redevelopment of the City-owned "Market Plaza" property consisting of the DiStasio's parcel, and, if appropriate to be included in redevelopment, the "Front Street" parking lot (below DiStasio's), and the parking lot at Pacific and Market.
5. Complete the approved feasibility study for a marine services facility (boatyard) and bring to Council for information and consideration of next steps.

City of Morro Bay
FY18 Final Draft Goals and Objectives
as of: February 8, 2017

Goal #4 (Important Goal) - Review and Update Significant City Land Use Plans

Description: This important goal centers around completion of the City's General Plan (GP) / Local Coastal Program(LCP) rewrite, and update of other essential land use documents. While the General Plan is the important task, update of other essential land use plans and master plans is also priority.

Duration: This is a 2-year goal that should be complete by summer 2019.

Focus: This goal includes objectives related to completion of the GP/ LCP and other important planning documents.

1. Complete the GP/ LCP rewrite approved and started in FY16.
2. Complete the zoning code update approved and started in FY17.
3. Ensure affordable housing and vacation rental challenges are addressed in the GP/LCP process and all land use planning.
4. Bring to Council for consideration the results of Code Enforcement outreach on existing codes related to boat, RV and trailer parking / storage on City streets and neighborhoods to determine whether to keep, or modify, related existing ordinances.
5. Bring to Council for adoption a rewrite of the secondary unit ordinance (updated in FY16) based on changes in State law.
6. Begin community outreach and Council discussion on future use of the 26-acre Atascadero Road site (location of the existing WWTP) to be prepared to begin master planning that site in FY19.

Section I – Initial Proposed Draft Mission Statement

The City Mission statement describes essential tasks, the City staff are to accomplish, and provides a purpose or reason for performing those tasks. The mission statement is complemented with a Community Vision Statement, and Community Values Statement, that are being developed through the ongoing GP/ LCP rewrite process.

Draft Mission Statement: *The City of Morro Bay provides customer-oriented essential public safety services and basic infrastructure to sustain a positive and productive quality of life in our community, providing a forward-looking, safe, clean and healthy place for residents and visitors to live, work and play.*

Input #28

I am appalled at the condition and lack of maintenance on Morro Bay streets. An example, at Kern & Pacific, going east (?) up Pacific, the street has deteriorated and is disintegrating daily with potholes and sliding chunks of asphalt that are damaging vehicles and unsafe to drive. Please prioritize basic maintenance over the "traffic calming" and "painting bike lanes" and other frivolous items which seem to be the emphasis of the planning goals. Maintenance is long overdue!

Input #29

- Roads are poor, seem to need more than just a "hand full" of asphalt. Patches work for a couple of years but we will be revisiting this continually. Need comprehensive plan especially for residential areas which have been neglected.
- Water - upgrade De-Sal plant and get off any State \$.
- Transparency and plans for Morro Bay public schools (Diablo impacts)
- Bring back Morro Bay PD iPhone app?

Input #30

My wish is to see the old power plant blown up and the stacks along with it. It is a terrible eyesore. While I completely understand why some people like looking at it, I would just point out that every picture on every postcard of MB that pictures the Rock or the Embarcadero...every picture is absent the plant and the stacks. Photographers understand that it is an eyesore. Artists understand that it is an eyesore.

I'm happy to volunteer to search for a solution that involved getting rid of the plant and stacks with a group of my fellow residents.

Finally, I'm old enough to remember this community before the plant and stacks and it was so much prettier then. Quaint is a word that comes to mind. A little city nestled by the bay. It could be that again. I'm sure the area could be transformed. Perhaps a 5-star hotel, more shops and restaurants. An RV park. A park. So many possibilities.

The other idea I have is eliminate the store with barking seals. Those poor animals are not meant to be locked up into a tiny area. Their plaintive cries make my heart break. With SeaWorld closing down their Orca shows, it seems that Morro Bay is out of step with current thinking in so far as animals in captivity is concerned. Years ago, it was acceptable. It is unacceptable now and it gives the Embarcadero a black eye. Their business license should be allowed to expire this year.

Most other things are okay except for some of the streets especially on the north end of town. I am sure all are aware, but I thought to mention it anyway.

Thank you for giving us the opportunity to express our ideas and concerns.

Input #31

I was disappointed to see that Quality of Life 'goal' was deleted.

I understand you will try to incorporate 'why we live here' and 'what is most important to us as citizens of Morrow Bay into a Mission Statement. I'll be looking forward to reading it.

A few reasons that I live here, not necessarily in order of importance.

- This is a small town that has escaped the hustle and bustle, the traffic and the 'nobody cares' attitude that most Cities (big) have.
- We live surrounded by beauty so extraordinary that it is impossible to decide which way to look to see the most spectacular. Our ocean is like a Winslow Homer painting, our surrounding hills green, lovely and empty of development.
- People, who care so much for our Open Space that they work at preservation every day of their lives.,
- Wildlife, live here like no other place on earth. We are so fortunate to see birds, in our trees, on the beaches, in the Estuary that no one else gets to see. We have sea otters so close to land we can enjoy seeing their babies on their tummies! several endangered species the Western Snowy Plover, and Peregrine Falcon are here year round.
- WE must be responsible, we must be good stewards of the land and bay that provide habitat for these animals.
- We have a low crime rate thanks to our Police force, we have a superb Fire Department with emergency services for free to all who require it.

This is no accident, those who came before us built and set aside many City Parks, they established our Harbor facilities, where fisherman/women can dock their boats and unload their catch. They thought ahead to preserve open space and the State Park and National Estuary that is so precious to all of us. Many younger folks take this for granted, they have no idea what sacrifices our ancestors made to provide these amenities. All of these wonderful Public Spaces took people who cared to set them aside, build Restrooms and facilities so everyone can come and enjoy this area for free, there is no 'toll gate' at the Rock, or any of our other public beaches. Please, don't take this for granted and mess it up so that 'tourist businesses' can have more parking!

Every day we must look around us a marvel at the beauty, promise our children and grandchildren that we won't let them down and that we won't mess this up!

You, as our government representatives must use all of your power to say 'no'! to those who want to sell out to developments that would ruin what we have. You must work every day for preservation, careful consideration for every citizen (50% of our school children are below the poverty level because their parents don't get paid enough to provide for them), We have a large senior population that need assistance and must be treated with dignity and care. Our high school students require careful consideration, part time jobs that teach them about life (not just bus persons). Our workers deserve adequate pay for the hard work they do, 'they are heads of households' When you go about your lives in this City look around you, we are not millionaires, we are regular people working hard to pay our bills, make ends meet.

Don't spend, borrow us into a huge debt, be respectful of how the money, reserved, got there! Councils before you conserved, did without to put that money away. Don't waste it!

This City has some unfortunate situations, the defunct Power Plant, and a need for an expensive new sewer plant, much too big for small Cities to deal with, so we are left to try to do something that will correct these two problems. Our citizens, must cope with what we've been left with.

I've lived here 35 years now, am elderly and not rich, so I really would like to trust you as my council representatives to consider all I have said. Please, resist huge, expensive projects that could leave us broke. Be mindful that many people don't have great salaries, pensions and future incomes. We have always done without to save for our future, but we don't have any control over how our government spends money, we can only hope you understand our situation.

Thank you for reading this and for looking out for our Quality of Life, we depend on you.

Input #32

Please, please, please start repairing our streets.

Please do not kick the can down the road another year.

Please set aside a **large amount** of funds in the city budget for this endeavor. Please do this every year until every street in Morro Bay is repaired.

I am inviting any and all City Council/City Administration to take a walk with me in North Morro Bay. I take walks regularly on the streets around my house and down to Del Mar Park. I will show you the streets that are so bad. I will share with you how the street sweepers actually destroy the streets and do not help them in any way that is better than the atrocious shape they are already in. (Although I will admit that I haven't seen the sweepers performing that duty on the streets in several months, maybe you've already cut their services from the budget?)

It always appears that the center of the City (Morro Bay Blvd/Harbor/Pacific/Main St, etc.) down to and including the Embarcadero is the first place the City has the streets repaired/repaved etc. You cannot forget about the rest of Morro Bay. Residents of Ironwood Ave were shocked and dismayed when several years ago the City paved the portion of Ironwood that is closer to Del Mar Park. That was done even though it didn't appear that part of Ironwood even needed to be repaved. Why was the other half of Ironwood (towards Hwy 41) left with scattered pot holes and broken asphalt. That part of Ironwood was completely ignored/forgotten and is still in dreadful disrepair. Maybe that was because the houses on the end of Ironwood nearer to Del Mar Park are bigger and more expensive which appears to hold more weight in the City's decision making. One street that was completely repaved in North Morro Bay the last couple years is Mimosa and it didn't even appear to need it. The City Council/City Administrators need to remember that all the residents of Morro Bay would like to enjoy driving and walking on the city streets as much as the tourists.

Again, one of the biggest goals the City should make, and I am imploring the City Council/City Administrators to do so, is to please repair the streets of beautiful Morro Bay.

Input #33

I won't be able to join this evening and wanted to bring up a point regarding funding.

Since Cayucos will no longer be joining the new waste water facility, aren't there changes that should be made to the size of the plant and reduction in the additional cost to the Morro Bay citizens? Couldn't the budget that was allocated to the additional size of the project be moved into helping the schools or roads?

As a young member of the community and knowing what it will cost per household, I think it's imperative to keep the money in the hands of the people, those who support the community year-round and have to pay high rent and mortgages due to the outrageous amount of vacation homes and vacations rentals.

I can only hope that Morro Bay finds a way to keep the community tight with all the changes being made to lure in new tourists. Community support will be imperative to continue with the proposed goals, and I'll be here to support as long as the community voice is heard. 2 way streets downtown will be imperative to sustain business and parking should be expanded as well.

Have a great meeting, I look forward to reviewing the minutes.

Input #34

Community Goals – Help Steer My City

As chairperson of the Yes We Can Peacebuilders I would like to offer three suggestions to be considered in your goal making attempt. I'm not sure if any of these fit in under the 4 overall goals sent out to residents but here goes anyway:

1. As a writer for Morro Bay Life I come into contact with many people and many issues. One of those issues deals with our homeless community. Lately all I've heard is that the police have been almost at the point of harassment with certain of these people whether or not they have been suspected of doing anything illegal. Along with that there is a group of fearful residents that appear to call the police even if all they see is a homeless person just walking down their street. Yes We Can Peacebuilders would like to see some dialogue occur between the city police and the homeless and hopefully some of those fearful residents somewhat similar to what the San Luis Obispo police are doing with their new community relations series of two hour public meetings between them and residents. We would be happy to moderate such meetings with certain agreed upon ground rules in place and feel they could be done on a small-scale basis. In other words, we are not looking for hundreds of people to attend. Perhaps this could be done separate from the Monday night meals, but at the Vet's Hall on another night for a few nights or on an ongoing basis. It would give police the opportunity to air their side of things, explain their functions, and foster respect and dignity. It would also give the homeless and those fearful residents a similar opportunity.

2. On the same note, it has also been commented that City Council is unresponsive to the public in many cases. The three minutes of time for the public to air their concerns is not long enough to go into any depth. Comments are that the council persons don't really pay attention and no matter what is being said or suggested by the public is ignored and that council and city administration do what they want. Whether this is true or not is not the issue. The issue is there is a need for a longer dialogue. There is an undertone of discontent in this town in regards to city administration people and how the city

council handles them. Meetings for dialogue with two council persons, a city administrator, and no more than four or five residents could be held every other month with council persons and administrators taking turns, again moderated by Yes We Can Peacebuilders, with certain agreed upon ground rules for dialogue in place.

3. This possibly falls under your Goal #1 and possibly #2 – As we develop the Wastewater Treatment site at the Tri-W site, put out bids for developers to build a small industrial park to attract technical businesses to the town. As things stand now tourism is the only source of funds and the basic source of employment. Wages for those kinds of jobs are low. Attracting young professional people to work in technical jobs could help change things for Morro Bay and lift the standard of living. We have for too long only relied upon tourism and with the next economic downturn, doing this will result in less revenue for the city to be able to deliver necessary services. It's time for us to wake up and realize that we cannot exist solely on tourism.

Input #35

Morro Bay is looking at authorizing Saint Peter's By-the-Sea Episcopal Church to host live theater performances and practices. These activities would occur in the church hall. The entity providing this theater activity would be from Cambria (the former Pewter Plow?)

In keeping with the goal of making Morro Bay increasingly financially stable, if this trial run at the local church is successful, additional city revenues could be generated.

My recommendations for consideration are as follows:

- 1) Make sure that the church hall is adequately soundproofed and local parking on performance nights is marked and monitored so that late practices and performances do not create any negative issues.
- 2) As soon as the theater becomes known and well received in our city (perhaps in a year or so), then a larger, more permanent location could be found. Once we could offer seating for 200-300 at a performance, the city stands to earn additional revenues through both ticket sales and treats available during intermission.

This would result in an addition to culture, things for visitors and our citizens to do, things for our citizens to be involved in, as well as an increase in city revenues.

Input #36

Thank you for the opportunity to provide ideas and suggestions on the city's goals and objectives.

My highest priority is to get the WRF project up and running at the South Bay Boulevard site without further delays.

Our roads are in terrible condition and I would like to see improvement of our roads made a high priority of the city. There are some areas of the city where I would suggest speed bumps be installed. For example, Laurel Avenue is so dangerous for pedestrians. It is situated on hills that intersect with other hilly streets where cars go careening down those hills at excessive rates of

speed. Complicating the situation are the blind areas and narrow streets where parking is prohibited to one side of the street. There are no sidewalks and it is dangerous to walk on the side of the street where parking is allowed and if you walk on the other side, cars often can't see you.

I am opposed to a roundabout at Hwy. 41 and Main Street because I believe it would be too dangerous for students to cross. I have seen many near miss incidents between pedestrians and cars at the other roundabout. And, that roundabout has few pedestrians who use that crossing whereas there are hundreds of students who cross at Main and Hwy. 41 every day.

Input #37

Saw that the long-standing desire of many of us to install a haul-out facility in Morro Bay has been left out of the upcoming agenda. It has been felt for some time that such a facility would greatly serve both the commercial and pleasure craft owners of the city plus many of those who visit from all over. Let's get it back in the works and let's get it done!

Sorry I will be unable to attend this evening but wanted to make my feelings known as one who would use such a facility and know of many others who would as well.

Input #38

For visitors and residents who are not actively engaged in city affairs, the deplorable state of the streets is the first thing we notice. Take care of the basic infrastructure first. Hence, I think Goal #3 should have priority.

Input #39

Re Goal #3 – A conference center to accommodate groups of 500.

When I moved to Morro Bay in 1990, the manager of the Inn at Morro Bay told me we needed a conference space large enough to host small conferences with a max of 500 people (the Inn can only handle 300.) Several successive Chamber directors told me that they regularly turn away small conferences because we have no facility for them. With the power plant no longer providing revenue, we are primarily dependent on visitor serving, yet we can't accommodate conferences that are scheduled YEAR-ROUND, not just in the summer tourism months. I have been an advocate for this need for 27 years now, and we still don't have it. Even Grover Beach is building a conference center, so we are way behind on this and our economy is suffering for it.

I've heard the argument that there has to be a huge hotel to get that large a conference area, but I don't agree. Morro Bay is unique for its beauty and small town atmosphere, something Pismo and Grover can't offer. If we had a conference center with catering capabilities, the visitors would stay at various hotels, and visit our shops and restaurants.

The city-owned Di Stasio's property would be ideal, and was considered for this use when I was in office, but finances at the time were too limited. A second option would be the old Flippo's skating rink...walk to the beach on breaks...how many conference locations offer that? No, they couldn't walk to Flippo's

from their hotel, but parking is easy and a shuttle service could be offered. From what I hear, Flippo's is being renovated now with ADA bathrooms, etc. If the city can't buy it, perhaps a long-term lease could be arranged.

The power plant offers another option, though more problematic for many reasons. Whatever and wherever, we need this space to increase our revenue. Another bonus: people who attend conferences and like the area come back with their families on vacation, so it's a double win.

Re Goal #4 – Increase zoning options for live theatre venues.

Consider adding live theatre to more zones, particularly in business, commercial and light industrial areas. Live theatre is a bit of an odd duck, because most of the activity is in the evening and on weekends, so it can easily share space with companies that are primarily active on weekdays, making it an ideal pairing for parking reasons. As an example, the glass shop on the corner of Main and Quintana, which has been empty now for 3 years, would have been perfect for our theatre location, but was not allowed because of the zoning.

Re Goal #4 – Enforce residential rights of way.

I sent a complete proposal for this previously, and am attaching it again for new Council members. And thank you to City Staff for correcting some of the specific issues I referenced in the first mailing.

To the members of the Morro Bay City Council,

Input #40

As I will not be able to attend this evening's Community Goals Forum, I greatly appreciate the opportunity to provide some input via email.

First, I'd like to mention that my husband and I are very happy here in Morro Bay. There is everything that we need and want. But we understand that planning for the future is a critical function of the City Council, and we thank you for your efforts.

Looking at the 4 stated goals on the postcard we received, I'd like to ask consideration of this idea:

A great deal of taxpayer money has already been spent on the WRF location assessment and initial planning. To avoid having this one goal consume the majority of resources, why not take a phased approach and build a facility that will meet short-term capacity requirements but be designed for easy expansion as the city's needs grow.

Also, if there is even a chance of restoring the original collaboration with Cayucos, it would make so much financial sense for both SMALL cities.

Goals #1 and 3 would be much more achievable if Goal #2 was scaled back.

The other consideration is that the longer the duration, the greater the cost. Acceleration of project time frames can reduce costs. Goals set at 6 or 8 years are doomed to have cost overruns and missed deadlines because people mistakenly think they have 'plenty of time.'

Thank you for listening, and I hope some of these points will be evaluated.

Input #41

Community Resource Connections office has been open for nearly three years, and with the support of the City and City volunteers we have practiced the direction given by staff and City as an outreach effort to residents in the area regarding a variety of needs. We hope for continued support as the needs being addressed can be met by starting with the concept of being a "clearinghouse", that is, providing accurate information regarding resources in our area, to indicating to the City the kinds of supplemental programs that would meet various social needs, and maintaining a co-operative relationship with serving Agencies.

We have noticed the benefit to the community, in that the Office has become a place where residents can ask for information and assistance regarding social issues, and we continue to realize the potential of alleviating some social stressors in the present and possibly the future. The opening of the Los Osos Resource Center by the Los Osos Community Coalition adds to the community support in the Estero Bay region.

We hope for the City's continued support.

Input #42

Neither of the current General Plan or the LCP defines the uses in each of the different land use zones in the city. The plans do not give specific definitions of each land use or provide guidelines for allowable activities in residential, commercial, industrial or visitor service zones. Both the Planning Commission and the Planning staff have had difficulty making decisions because specific definitions and guidelines are missing. Please ensure that these definitions and guidelines of allowable activities are included in the new General Plan.

Input #43

OBJECTIVE THOUGHTS. Sorry for the late input but have been gone. 1) clean up yards ... like the previous proposal...boats, trailers, scrap wood etc. stored out of site. Make Morro Bay look like a maintained city. have not seen a street sweeper in over a year--would be nice. How about burying all utility lines and adding an annual fee to the tax roll to pay for? Would also help employment. Same for curbs and sidewalks.

Input #44

At the last City Council goal-setting meeting on Jan. 10th, the Council asked for public input. I have two items that I think we as a City should be dealing with.

Number One: We need a plan (long term) to solve the homeless problem in Morro Bay. As you all know, it is a big issue throughout our Nation and we need to address it through our planning process.

Number Two: As part of our "Water Supply" goal, we need a comprehensive long term water harvesting plan. The City and the Citizens can work

together to save roof-top water during the rainy months that can be used for summer irrigation of yards. I believe this would save the City from having to buy so much water from the State of California.

Input #45

As requested, below please find my suggestions and comments from the January 24 City Goals and Objectives Study Session.

- A. Recommend including in City Manager and Department Head performance reviews the degree to which each has managed progress toward achieving City Council approved objectives for each fiscal year. This includes determining a means to measure the “contract” between the City Manager and Department Heads, as referred to by the City Manager in the Study Session.
- B. Proposed Goal No. 1: Include very aggressive and comprehensive fiscal planning, budgeting, and fiscal control.
- C. Proposed Goal No. 2: It may be worthwhile to include public funding measures in the description.
- D. Proposed Goal No. 2: Objective number 1. should include “development”, as well as “redevelopment”.
- E. Irrespective of which Goal it ends up under (Objective 8. under Goal No. 2 as presented), suggest substituting “facilities” for “structures”, re. parking.
- F. The City Manager referred to a City-wide engineering assessment relative to capital improvement planning. Such an assessment should include (and perhaps it is planned to do so), Harbor related infrastructure, which is varied, in some cases complex, and capital intensive.
- G. During discussion of the community development goal, the 26 acre Atascadero Road property was mentioned several times, in terms of initiating a public dialog regarding possible uses. Prior to initiating public dialog, it is strongly recommended that all potential uses that would pass muster with the California Coastal Commission be identified for this declared floodplain parcel.

Input #46

On January 10, 2017 I attended the Goal Setting #1 meeting and was favorably impressed with the Mayor and New Council and their intention to consolidate and integrate 10 goals and objectives into 4 major goals. Experience has taught me that this will expose redundancy and duplication allowing for a more efficient budget development.

Mr. Buckingham said that the City had received only 17 responses to the mailer that was distributed to 550 water bill customers, which disappointed the Council; then he gave a summary of the items they submitted. I had the attached letter and pictures with me but it did not seem appropriate place and time to submit them, so I will hand-deliver them to the office for review.

I have enclosed my original letter and pictures showing the area at the corner of Ironwood Avenue and Mimosa that I hope you will add to your list for street repairs.

This Page Intentionally Left Blank