



**September 25, 2019**

Happy Fall, or should I say, Happy Second Summer?! As we wind into the last quarter of the year, I wanted to bring to your attention several important upcoming community meetings:

- 1) **Special Study Session on Housing.** Tuesday, October 8, 2019, 3:30p.m. at the Veterans Hall. The City Council and community will hear from State and County housing experts, and from City staff about important housing legislation, and what we can do as a community to address the affordable housing issue locally.
- 2) **Short-Term Vacation Rental Policy community forum.** Wednesday, October 9, 2019, 5:30p.m. at the Community Center. Councilmembers Jeff Heller and Marlys McPherson are hosting this forum to take community input on the issue of vacation rentals.
- 3) **Monterey Bay Community Power community forum.** Wednesday, November 13, 2019. 6:00p.m. at the Veterans Hall. The City has joined the [MBCP](#), and you stand to save upwards of 5 to 7% in your electricity rates beginning in January 2020. Come learn about the program that will bring cleaner and cheaper energy to Morro Bay.

I hope you can attend these important discussions!

Please take a moment to review the Update. Have a wonderful week and feel free to share your thoughts with me via email at [scollins@morrobayca.gov](mailto:scollins@morrobayca.gov) or phone at 805-772-6206.

Sincerely,

Scott Collins  
City Manager

## City Goals – Land Use Plans and Affordable Housing



City Council adopted four major [goals](#) for the City for 2019 and 2020. In last month's [edition](#), the City Manager discussed the City's top priority goal, achieving fiscal and economic sustainability. The second major goal is for the City to complete the update of its significant land use planning documents, which includes the General Plan, Local Coastal Program and Zoning Code update.

Connected to that goal is for the City to address affordable housing issues in Morro Bay. As most residents know, the housing market has skyrocketed in recent years. Currently, the SLO region is considered one of the least affordable housing markets in the nation. There are many factors that contribute to that unfortunate and troubling statistic. City Council encourages you to learn alongside the City about those factors and actions that can be taken to address this pressing concern. You can learn more about this topic by tuning in/attending the upcoming Tuesday, October 8, 2019 study session on housing, at 3:30 p.m. in the Veterans' Hall.

### **Short-term Vacation Rentals**

On a related note, the City is prioritizing the review and revision of the existing short-term vacation rental policy. Short-term vacation rentals provide another option for visitors to enjoy Morro Bay. However, many questions have been raised about their impact to neighborhoods, parking, traffic, noise and affordable housing in our community. In response to these concerns, the City Council has directed the City Manager to form a community committee to review best practices in vacation rental policies and management. That committee will be tasked with developing recommendations for the Planning Commission and City Council by late 2019/early 2020. Councilmembers Jeff Heller and Marlys McPherson are also hosting a community forum on the topic of vacation rental policy on Oct. 9 at 5:30 pm in the Community Center.

In addition, the City has contracted with [Host Compliance](#), a firm that specializes in monitoring vacation rentals, for compliance with local government regulations. Host Compliance will help ensure only permitted vacation rentals can operate in Morro Bay. The cost for the program will be covered through fees assessed to vacation rental owners. This program will kick-off in late October 2019.

## Public Works

### **Water Reclamation Facility (WRF) Program Update**

The City is making progress on several fronts regarding the Water Reclamation Facility (WRF) program, including nearing completion of design for the advanced treatment facility, permitting

the overall program, and working with the federal government to complete the loan agreement for the Water Infrastructure Finance and Innovation Act (WIFIA) funding.

### **WRF Permitting, Design/Construction**

After receiving approval of its Coastal Development Permit (CDP) for the WRF program by the California Coastal Commission (CCC), City staff has been focused on satisfying CCC conditions to obtain the CDP, completing federal agency review of the project, and preparing the purchase agreements for the South Bay Blvd. property for the treatment plant. The goal is to complete all that work and obtain a funding agreement with the U.S. Environmental Protection Agency (EPA) for its WIFIA low-interest loan program and begin construction prior to November 2019.

The San Luis Obispo Local Agency Formation Commission (LAFCo) held a study session on September 19, 2019 on the WRF. The City is requesting approval from LAFCo to annex into the City of Morro Bay boundaries the 27.3 acres of Tri-W site that currently resides in the County. That parcel would only be used for water/wastewater operations. And, as part of the MOU between the City and Tri-W, the City is applying to bring the remainder of the property into the City's Sphere of Influence. That land would maintain its agriculture designation in terms of zoning moving forward. You can learn more about this by linking to the LAFCo [agenda report](#).

The WRF team is working through the next stages of permit and design work on the treatment facility, pipeline conveyance system and injection wells system. More information to come on that soon.

### **WRF Funding Update**

Since learning that the City was approved for a State Revolving Fund low-interest loan and grant funding in June 2019, the City has re-engaged its rate consultant to review the different scenarios on the SRF and WIFIA financing and will work closely with the staff at the State Water Board and the EPA to determine the optimal blend of those financing sources. City staff has engaged with a rate consultant to analyze the potential rate impacts and present that information to the Citizen's Finance Advisory Committee and Council once we have more information. The City is hopeful that with the addition of SRF funding, and the continued dropping of interest rates, that Morro Bay water and sewer rate payers will be able to receive a reduction in their rates as early as next year. As discussed above, the City is also completing the last few remaining pieces to finalize the loan agreement with the U.S. Agency on the WIFIA low-interest loan.

## **Consolidated Maintenance Update - Top Results for the Last Four Weeks**

### **Streets**

- Cut and remove large damaged asphalt area on the 600 blk. of Elena. Base back, compact and pave back 4 tons of Hot Mix Asphalt (HMA).
- Dig out 2 areas on the 300 blk of Mindoro. Pave back with 8 tons of HMA.
- Large dig out and pave back with 4 tons of HMA on Panorama/Trinidad.

- Skin patch repairs with 8 tons of HMA on the 300 blk. of Preston. 8 tons of HMA repairs on Quintana/Kings, 200 blk. of Driftwood, 200 blk. of Bradley, berm repair on the 200 blk. of Palm, Shasta and Anchor.
- Painted large section of red curb on the East side of Toro Ln.
- Filled several potholes around town with Cold Mix Asphalt.
- Removed broken concrete, repaired corner of drive approach with HMA at the 800 blk. of Quintana.
- Installed and compacted sand, base and CMA on Sequoia Ct. due to sink hole.



Before and after on Elena

### **Trees**

- Trimmed several trees around town out of the Right of Way and line of site for hazard reduction.
- Cut and haul 6 fallen limbs around town.

### **Monte Young**

- Retrofit sprinkler irrigation in all lawn areas to water saver sprinkler heads.

### **Cloisters**

- Trimmed back and lowered bushes along the median on Coral Ave.

- Replanted two planters around playground perimeter and installed new drip irrigation.
- Installed and compacted 6 tons of red rock along dune trail fence line for erosion protection.

#### **Target Rock**

- Installed 3 memorial plaques on concrete benches along lookout area.

#### **Lila Keiser**

- Replaced ballast, capacitors and light bulbs in west ballfield light poles.

#### **Tidelands**

- Installed new tankless water heater and service valves to flush out.
- Installed new low flow sensor faucet.

#### **Harbor Rest Room**

- Replaced shower cartridge, mixing valve and handle kit, replaced stolen shower head.

#### **Morro Bay Fire Department**

- Swap 2 doors and hardware from 2 areas in bldg. for security. Make custom plate to cover holes.

#### **City Hall**

- Security improvements and paint.
- Prepped and painted the HR office and installed shelf/desk unit.

#### **714 Parking Lot and Building**

- Cleared and removed tall vegetation along perimeter of public parking lot.
- Repaired and secured staircase to second level of red building.



Improvements at Cloisters

## Police

Morro Bay Police Department participated in several great events over the last couple of weeks. Our drone team was able to monitor the Avocado/Margarita Festival from the sky. We got some great photos of the successful event while making sure everyone was safe and happy.



This past Tuesday night, Officer Lomeli was honored by King David's Masonic Lodge for her excellence in service to the community. Maria has been an Officer for 19 years and is currently assigned to Morro Bay High School as the School Resource Officer. Congratulations to Maria and all SLO County recipients.



The previous weekend, Officers and Chief attended the Sheriff's Family Day event. Departments from all over the county had booths at the event but many commented that ours was the best. Kids got to sit on the zero motorcycles and kids of all ages got to take photos with our jail and cop car photo props.



Finally, October 2nd is NATIONAL Coffee with a Cop. We will be serving the community coffee at Top Dog Coffee from 7:00a.m. to 9:00a.m. It is a great opportunity to the communities to meet and speak with a MBPD Officer, Police Commander and/or Police Chief.

## EMERGENCY MUTUAL AID IN CALIFORNIA

The Morro Bay Fire Department is an active participant in the Mutual Aid System. Recently Engineer/Paramedic Jeff Simpson from our agency was committed as a Fireline Paramedic to the Walker Fire in the Plumas National Forest. The Walker Fire is California's biggest wildfire of 2019 fire season and is now near 100 percent contained. The Walker Fire is in the Plumas National Forest about 11 miles east of Taylorsville that has burned 54,518 acres, according to the U.S. Forest Service.



The Fireline Medics must be comfortable working in remote areas and must be in excellent physical shape. At times they are required to hike numerous miles a day during a 24-hour work period. The treatment protocols our fire line medics use is the same as those for all paramedics in San Luis Obispo County. This means they can go to any federal incident in the country and use their paramedic protocols.

The fire line medics are assigned to an incident and work for the medical unit leader. They can be assigned to a specific hand crew but are usually assigned to an area and cover all the firefighters in that division. All the medical equipment is carried in two back packs that could weight up to 50 pounds. To function at the advanced life support (ALS) level requires a team of two people, a fire line EMT and a fire line paramedic, which is the requirement within the ICS system.



# ANNUAL FIRE HYDRANT MAINTNACE PROGRAM

In the city of Morro Bay nearly 600 Fire Hydrants are inspected on an annual basis. There are many essential tasks that require the attention of water department and fire officials but taking the time to regularly inspect hydrants ensures their functionality and preparedness for the community.

Typical inspections include ensuring that each hydrant is free of obstruction and is adequately painted. Hydrants are color coded to indicate the various system conditions, including specific information about the water main, the type of distribution system and the system pressure. An inspection also includes lubricating threads, replacing caps, checking for any leaky gaskets and conducting a flow test to determine both the amount of water available for fighting fires and the general condition of the distribution system. When hydrants are inspected, they are documented for any problems with a hydrant and reported immediately.



Another important reason for regularly maintaining hydrants is that it affects the rating the fire department receives from the Insurance Services Office. Communities with better equipped fire departments benefit from lower premiums, but they also benefit from these evaluations by becoming aware of problems that need to be addressed, allowing them to plan and budget for making improvements in training, equipment and facilities.

Hydrant maintenance is an essential part of ensuring that water will be available wherever and whenever an emergency occurs. The Morro Bay water and fire departments work together in this process to provide excellent maintenance safely and efficiently.

## Recreation

### Seniors

August started quietly but soon got busy around the Senior Center. The Cuesta Emeritus classes started mid-August with seven courses being offered. These classes bring in more than 100 seniors every week to the Community Center which does not include the 100+ seniors already participating in the ongoing exercise classes!

Chili Cookoff was the hit of the month with a sold out crowd overflowing the Auditorium. Our five celebrity judges John Headding, Matt Vierra, Kirk Carmichael, Erica Crawford and Hal Abrams had the difficult task of judging all the excellent chili and cornbread entries.

We are pleased to announce that we are bringing the 39+ Dance group over to the Community Center beginning in October. This long standing group has been meeting every Wednesday for years at the Vet's Hall and now there will be dancing and live music every Wednesday from 11 to 2 at the Community Center. What's not to like about that!



**The inaugural Chili and Cornbread Cookoff**

### Aquatics Programs

Our current pool schedule is Mon-Fri 5:30 a.m. -7:45 a.m. and Mon-Fri, 11:00 a.m. to 1:00 p.m. and Sundays 11:00 a.m. to 4:00 p.m. for lap swim. Recreational swim will be available on Sundays from 12:00 p.m. to 3:30 p.m. We are offering two aqua aerobics classes: shallow

water on Monday, Wednesday, Friday from 6:45 a.m. to 7:45 a.m. and deep water on Tuesday and Thursday from 11:00 a.m. to 12:00 p.m. Private and semi-private swim lessons are available on an appointment basis.

On October 20, we will be holding our 2<sup>nd</sup> annual Floating Pumpkin Patch at the Morro Bay Aquatic Center. The Floating Pumpkin Patch events includes a pumpkin, face painting, games, water safety game (with a goodie bag for those who complete the game) and recreational swimming. Cost is \$12 pre-registered, \$15 at the door if pumpkins are still available. This year we are capping the pumpkins at 200. Recreational swim without pumpkins or goodie bags will be \$5. Lap swim will be available in the middle of pool and will be \$4.

**Estero Bay**  
**BASKETBALL REGISTRATION**  
September 23rd - November 8th

**JR. CLIPPERS**

**Estero Bay**  
**SOFTBALL REGISTRATION**  
OCTOBER 19TH - JANUARY 31ST

**USA SOFTBALL**

**Morro Bay Recreation Services**  
1001 Kennedy Way, Morro Bay  
www.morrobayca.gov (805) 772-6278

**Floating Pumpkin Patch!**  
October 20th  
Provided by Morro Bay Aquatics

**TRICK-OR-TREAT**  
OCTOBER 31ST  
Come Join Us for a fun afternoon out in downtown Morro Bay!

## Sports

Registration for the **2020 Estero Bay Youth Basketball League** will begin on September 23 and close on November 8. We are partnering again with the Jr Clippers program and will be co-hosting a clinic with them on November 17 at a location to be determined. Prior to the start of the Clippers clinic we hold our assessments. Assessments help us to make teams that are fair

(the goal in recreation leagues is that everybody plays). You must attend assessments to be able to attend the clinic.

**Estero Bay Girls Softball** registration will begin on October 19 at Lila Keiser Park from 9:00 a.m. to 5:00 p.m. After that date, registration will continue online or at the office. Scholarships are available for girls softball.

Registration is open for the fall season of **Adult Softball**. The season will be 6 games in length so games are completed prior to the Holidays. New this season, we are taking registration for individual players and we will make teams.

**Estero Bay Youth Soccer** season is moving fast and furious. We are playing games on Saturdays at Lila Keiser Park and Morro Elementary.



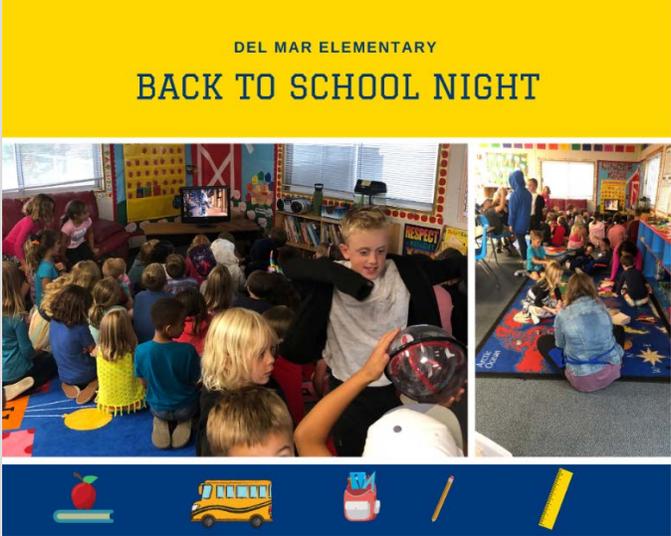
## Youth Services

- Youth Services:
  - Kids' Club started our 2019-2020 school year on August 19<sup>th</sup>, and we are off to a great start! Our Roster is very full, have over 90 children signed up in the various programs we offer. Staff is looking forward to exciting school year.
  - On Monday August 26<sup>th</sup> Jenny from Chamber of Commerce visited Kids' Club and taught an Avocado Art lesson. The kids loved being creative and turning avocados into different creations. The avocado art was displayed at the Avocado

Margarita Festival in September. Thank you Chamber for the opportunity to partner with you!



- Back to School Night at Del Mar Elementary was Tuesday August 27<sup>th</sup>, and Kids' Club staff assisted the Del Mar PTA with childcare for all students. We hosted over 90 kids, the staff offered crafts, a movie, outdoor play, and even a spaghetti dinner.



- Rockies Teen Center and Teen Action Committee
  - Rockies Teen Center started school year hours back up on Monday August 19<sup>th</sup> and is open Monday through Friday 3:00-7:00PM, for all 6<sup>th</sup> – 12<sup>th</sup> graders.
  - On Saturday August 24<sup>th</sup> Rockies hosted a Practice Fortnite Tournament for teens looking to strengthen their skills or just see how a tournament works.



## Harbor

### Harbor Personnel Update

The Harbor Department would like to congratulate Harbor Patrol Officer Scott Mather on his retirement this month. A recruitment for this coveted full-time position was held with many qualified applicants from as far away as Maryland. We would like to thank those involved on the interview panels including Marty Lomeli (citizen and former Interim City Manager), Michael Talmadge (MBFD), Rick Catlett (MBPD), Shawn Alladio (K-38 Water Safety Trainer), Bill Luffee (former HAB member) and Jeremiah Jacobs (MBHD).

Each of the candidates that moved into the final phase passed a 500-yard swim test in the bay and a 60-question written test on safe boating practices, emergency response, harbor rules, first aid and local knowledge.

The top three candidates from the first interviews, went on to prove their knowledge of emergency response on the water in an hour long boating scenario that required them to tow a sailboat, rescue a capsized kayaker, search and respond to a jet ski collision with a head injury and tow the Coast Guard 47' Motor Life Boat out of danger from the back side of Morro Rock with no other assistance available and in quick succession to test their decision-making and thinking on their feet. Special thanks to the critical proctors of the boating scenario Craig Porter (local master diver), Dana Stein (MBHD) and BM1 Walker of Coast Guard Station Morro Bay, plus those "victim" volunteers involved the scenarios – Mike Hoes and Mike Kelly from MB Fire, Tess Endersby (MBHD and Rec) and Levi Krull (MB resident), in addition to the crew of the Coast Guard Motor Lifeboat. We expect to announce the new Harbor Patrol Officer by the end of September 2019.

### **Boat Storage is Officially Full**

The boat storage parking lot located in the Triangle Lot behind the Maritime Museum at 1620 Embarcadero is now full. The Harbor Department has a waitlist and will look into expanding the lot in the future. Currently there are 23 spots at \$100 per month.

### **Public Restrooms at the Harbor Office and Tidelands Park**

The public shower controllers and coin boxes next to the Harbor Office and at Tidelands Park have been repeatedly vandalized in recent weeks as thieves have been attempting to get into the coin boxes. These facilities are now being locked at night until further notice, and measures investigated to control future access to the showers by way of coded locks or key cards for use by liveaboards and boaters only, as the general public has absolutely overwhelmed these facilities meant for the boating public.

### **Lifeguard Season/Summer Coming to an End**

Our Morro Bay Beach Lifeguards are winding down their season have been working weekends since Labor Day. The lifeguard season is officially over after the first weekend in October, and towers will be removed for the winter shortly thereafter.

## **Tourism**

### **Sea Otter Awareness**

Tourism is working to raise sea otter awareness and educate the public during Sea Otter Awareness Week (September 22-28) and beyond. Blogs focused on ecotourism, interactive social media posts, wildlife inclusion in our hashtag program, and partnering with Sea Otter Savvy are just a few examples of how we're working to encourage fun and safe otter tourism.

**By the Numbers** – How many people do we educate about otters?

**Facebook:** Otter posts average reach is 4000-5000 people with each post

**E-blast:** 1000-2000 people open the email each week

**Blog:** *Morro Bay Ecotourism: Sea Otter Awareness Week* – 80 page views/week

**Press/Media Relations:** [Awww Over Sea Otter Awareness Week](#) – 2,620,000 unique visitors per month to NBC LA

\* Interactive social media posts that educate, share Morro Bay Tourism photographs by Danna Dykstra-Coy, and invite visitors to share their own sea otter memories:



\* Brand messaging through the hashtag program includes using #otterslivehere and #wildmorrobay across media channels and in monthly press releases.

\* Inclusion of all Morro Bay Sea Otter Awareness week events on the [SOAW website](#) and on Sea Otter Savvy media channels:



\* Ecotourism series on the morrobay.org blog have covered such topics as birding, the national estuary, and sea otters:



**Morro Bay Ecotourism: Sea Otter Awareness Week**  
Sep. 13, 2019

The annual Sea Otter Awareness Week is on the horizon September 22 nd -28 th . It is a great excuse to celebrate our furrriest residents: the sea otters that call Morro Bay home. Learn fun sea otter facts, witness otters playing, and get to know their local habitat during Sea Otter Awareness Week...

**Morro Bay 'Sea'lebrities**  
Feb. 22, 2019

Morro Bay is brimming with wildlife. From sea stars beneath the bay's surface, to falcons flying overhead at the Rock, it is a great place to safely get a look at a variety of plants and animals without needing binoculars. A particular staple of our oceanside community, and the most photographed...

[Continue Reading >](#)

## Finance

### **City Recognized for its Financial Reporting**

The Certificate of Achievement for Excellence in Financial Reporting has been awarded to the City of Morro Bay by the Government Finance Officers Association (GFOA) for its comprehensive annual financial report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and according to GFOA this attainment represents a significant accomplishment by a government and its management.

The City and Finance Department are thrilled to have been awarded this Certificate as it recognizes our commitment to transparency in financial reporting. Completing a Comprehensive Annual Financial Report has been a work in progress over the past several years, initiated by the City's previous Finance Directors, and completed by current staff. This achievement is shared with and made possible by the City Council, City staff in the Finance Department, previous Finance Directors and the contributions from the City's Citizen's Finance Advisory Committee (CFAC), which provided review and feedback of the CAFR document.

**The City's CAFR can be found online at:**

[http://morrobayca.gov/DocumentCenter/View/12673/2018\\_MorroBay\\_CAFR\\_FINAL](http://morrobayca.gov/DocumentCenter/View/12673/2018_MorroBay_CAFR_FINAL)

# COMMUNITY DEVELOPMENT DEPARTMENT ACTIVITY UPDATE FOR JULY/AUGUST 2019



## Planning Division Activity

### Planning Commission:

July 2, 2019: Cancelled

July 16, 2019

**3200 Beachcomber:** Bank stabilization project. Action: Approved

**Local Coastal Program Text amendment:** clarification that allowed density in the Cloisters subdivision is 125 units. Action: approved and forwarded to Council.

August 6, 2019: Cancelled

August 20, 2019:

**3009 Beachcomber:** 375 sq.ft. addition to an existing residence. Action: Approved

**1130 Scott Street:** review of a continued item for a new mixed use building with 1,406 sq.ft. of commercial space and a 1,338 sq.ft. residential unit. Action: Approved

## Planning Permits Received

- Use Permits = 5
- Coastal Dev. Permits = 10
- Min/Maj. Mod. = 6
- Lot line adj. = 4
- Sign Permits = 2
- Sidewalk vending = 1
- Variance = 1

Fees collected = \$30,765

## Code Enforcement Activity

- 35 cases initiated
- 51 cases resolved
- 8 total pending cases

## Building Division Activity

- Permits Issued = 69
- Valuation = \$3,094,363
- Fees Received = \$229,297
- # of Inspections = 335
- New Permits = 33