



CITY OF MORRO BAY CITY COUNCIL AGENDA

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

Regular Meeting Tuesday, March 28, 2023 – 5:30 P.M. Veterans Memorial Hall 209 Surf St., Morro Bay, CA

Public Participation:

Public participation is allowed in the following ways:

- Community members may attend the meeting in person at the Morro Bay Veterans Hall.
- Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the “raise hand” feature to indicate your desire to provide public comment.

Please click the link below to join the webinar:

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHIRTk9xaTlmWVNWRFWFUQT09>
Password: 135692
 - Or Telephone Attendee: 1 (408) 638-0968 or 1 (669) 900 6833 or 1 (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press * 9 to “Raise Hand” for Public Comment
- Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).
 - Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the City Council at council@morrobayca.gov prior to the meeting. Agenda Correspondence received at council@morrobayca.gov by 10 a.m. on the meeting day will be posted on the City website.

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

- San Luis Obispo Council of Governments (SLOCOG) 2023 Regional Transportation Plan Presentation

PUBLIC COMMENT

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.

Public comment is an opportunity for members of the public to provide input to the governing body. To increase the effectiveness of the Public Comment Period, the City respectfully requests the following guidelines and expectations be followed:

- Those desiring to speak are asked to complete a speaker slip, which are located at the entrance, and submit it to the City Clerk. However, speaker slips are not required to provide public comment.
- When recognized by the Mayor, please come forward to the podium to speak. Though not required, it is helpful if you state your name, city of residence and whether you represent a business or group. Unless otherwise established by the Mayor, comments are to be limited to three minutes.
- All remarks should 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.
- The Council in turn agrees to abide by its best practices of civility and civil discourse according to Resolution No. 07-19.

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 FOR THE FEBRUARY 28, 2023, CITY COUNCIL SPECIAL CLOSED SESSION MEETING; (CITY CLERK)

RECOMMENDATION: Approve as submitted.

A-2 APPROVAL OF MINUTES FOR THE FEBRUARY 28, 2023, CITY COUNCIL MEETING; (CITY CLERK)

RECOMMENDATION: Approve as submitted.

A-3 APPROVAL OF MINUTES FOR THE MARCH 15, 2023, CITY COUNCIL SPECIAL MEETING; (CITY CLERK)

RECOMMENDATION: Approve as submitted.

A-4 RESOLUTION NO. 15-23 FOR APPROVAL OF PARCEL MAP MB22-0044 (295 ATASCADERO ROAD) AND ACCEPTANCE OF ABANDONMENT OF RIGHT OF WAY; (PUBLIC WORKS DEPARTMENT)

RECOMMENDATION: Staff recommends the City Council adopt Resolution No. 15-23 approving the Parcel Map MB 22-0044 (295 Atascadero Road) and Acceptance of Abandonment of Right of Way.

A-5 LICENSE AGREEMENT TWO-YEAR RENEWAL WITH PG&E FOR USE OF MORRO BAY COMMUNITY CENTER PARKING LOT FOR PSPS EVENTS; (FIRE DEPARTMENT)

RECOMMENDATION: Authorize the City Manager and Fire Chief to enter into a two-year renewal of the License Agreement with Pacific Gas and Electric (PG&E) through an amendment (Amendment No. 1 at Attachment 1 hereto), approved as to form by the City Attorney, for the use of the Morro Bay Community Center parking lot to establish an Outdoor Community Resource Center (CRC) in the event of a Public Safety Power Shut-off (PSPS) event.

A-6 ADOPTION OF RESOLUTION NO. 16-23 UPDATING THE CITY'S CONFLICT OF INTEREST CODE; (CITY CLERK)

RECOMMENDATION: Staff recommends City Council update the City's Conflict of Interest Code by adopting the proposed Resolution No. 16-23.

A-7 PROCLAMATION DECLARING APRIL 2023 AS MONTH OF THE CHILD AND CHILD ABUSE PREVENTION MONTH; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-8 PROCLAMATION DECLARING MARCH 2023 AS AMERICAN RED CROSS MONTH; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-9 DESIGNATE UP TO \$80,000 IN APPROVED CAPITAL IMPROVEMENT PROJECT FUNDS FOR MULTIPLE EMERGENCY DOCK REPAIRS; (HARBOR DEPARTMENT)

RECOMMENDATION: Staff recommends the City Council designate up to \$80,000 in budget savings from the approved capital improvement project funds for the Boat Launch Ramp & Float Replacement Planning project to new capital improvement projects for Emergency Dock Repairs.

B. PUBLIC HEARING ITEMS

B-1 REVIEW AND ADOPT FINAL FUNDING RECOMMENDATIONS FOR THE 2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM; (COMMUNITY DEVELOPMENT DEPARTMENT)

RECOMMENDATION: Staff recommends the City Council conduct a public hearing to review and adopt Resolution No. 12-23 approving final funding recommendations for the 2023 Community Development Block Grant (CDBG) funds and forward recommendations to the San Luis Obispo County Board of

Supervisors for inclusion with the other final funding requests from the Urban County Consortium. The funding recommendation is for the two applications received from 5 Cities Homeless Coalition and the City Public Works Department along with City program administration of \$3,667 for a total 2023 funding allocation of \$89,860. Additionally, staff recommends the City Council authorize the City Manager to make pro rata adjustments to the allocation based on the final funding amount from San Luis Obispo County based on the approval of the federal budget and HUD's final grant amount to the County.

C. BUSINESS ITEMS

C-1 PRESENTATION AND DISCUSSION OF THE FISCAL YEAR (FY) 2021-22 ANNUAL COMPREHENSIVE FINANCIAL REPORT; (ADMINISTRATIVE SERVICES DEPARTMENT)

RECOMMENDATION: 1). Receive the presentation and provide feedback on the FY 2021-22 Annual Comprehensive Financial Report (ACFR) for the period of July 1, 2021 through June 30, 2022; and 2) Receive FY 2021-22 Annual Streets Report, FY 2021-22 Annual Transit Report, FY 2022-23 Prop 172 Maintenance of Effort Certification, and FY 2020-21 Morro Bay Cayucos Wastewater Treatment Facility Joint Powers Agreement Financial Statements.

C-2 INPUT FOR THE CITY STRATEGIC PLANNING FORUM FOR FY 2023-24 AND FY 2024-25; (INTERIM CITY MANAGER/ASSISTANT CITY MANAGER/ADMIN SERVICES DIRECTOR)

RECOMMENDATION: Staff recommends that Council receive informational updates for consideration in advance of the City Strategic Planning Forum for FY 2023-24 and FY 2024-25 scheduled for April 5, 2023.

D. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS

E. ADJOURNMENT

The next Regular Meeting will be held on **Tuesday, April 11, 2023 at 5:30 p.m.**

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, 595 HARBOR ST, MORRO BAY, CA 93442 FOR ANY REVISIONS OR CALL THE CLERK'S OFFICE AT 805-772-6205 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 UPON REQUEST BY CALLING THE CITY CLERK'S OFFICE AT 805-772-6205.

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.

PRESENT: Carla Wixom Mayor (*via teleconference per AB 2449*)
Laurel Barton Council Member
Cyndee Edwards Council Member
Jennifer Ford Council Member
Zara Landrum Council Member

ABSENT: None

STAFF: Scott Collins City Manager
Sarah Johnson-Rios Assistant City Manager/Admin Services Director
Chris Neumeyer City Attorney
Scot Graham Community Development Director

ESTABLISH QUORUM AND CALL TO ORDER

Mayor Wixom called the meeting to order at 3:30 p.m. with all members present.

SUMMARY OF CLOSED SESSION ITEMS – The Mayor read a summary of Closed Session items.

CLOSED SESSION PUBLIC COMMENT – Mayor Wixom opened public comment for items on the agenda.

Bill Martony, Morro Bay, commented on Item CS-1, asking the City to pause and explore ways to repurpose the existing building at 781 Market Avenue.

Bernadette Pekarek, Morro Bay, commented on its history and agreed the building at 781 Market Avenue should be preserved.

The public comment period was closed.

The City Council moved to Closed Session and heard the following items:

There was Council consensus to hear item CS-2 first.

Council Member Ford recused herself from Item CS-2 due to a conflict of interest and left the meeting at 3:35 p.m.

CS-2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR - GOVERNMENT CODE SECTION 54956.8

Property: Morro Bay Maritime Museum site, located at 1210 Embarcadero, adjacent to Front Street Parking Lot
Property Negotiator: Scott Mather, President; Bonnie Jones, Treasurer; on behalf of Central Coast Maritime Museum Association
Agency Negotiators: Scott Collins, City Manager; Scot Graham, Community Development Director; and Chris Neumeyer, City Attorney
Negotiation: Price and Terms of Payment

Council Member Ford rejoined the meeting at 3:53 p.m.

CS-1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR - GOVERNMENT CODE SECTION 54956.8

Property: 714 Embarcadero, 781 Market Street and parking lot; APNs 066-321-028, 066-321-027, 066-321-026, 066-321-025, 066-112-007, 006-321-008
Property Negotiator: Hemant Patel
Agency Negotiators: Scott Collins, City Manager; Scot Graham, Community Development Director; and Chris Neumeyer, City Attorney
Negotiation: Price and Terms of Payment

RECONVENE IN OPEN SESSION – The City Council reconvened in Open Session. The Council did not take any reportable action in accordance with the Brown Act.

ADJOURNMENT - The meeting adjourned at 5:06 p.m.

Recorded by:

Dana Swanson
City Clerk

MINUTES - MORRO BAY CITY COUNCIL
REGULAR MEETING – FEBRUARY 28, 2023
VETERAN'S MEMORIAL HALL – 5:30 P.M.

AGENDA NO: A-2
MEETING DATE: March 14, 2023

PRESENT:	Carla Wixom Laurel Barton Cyndee Edwards Jennifer Ford Zara Landrum	Mayor (<i>via teleconference per AB 2449</i>) Council Member Council Member Council Member Council Member
ABSENT:	None	
STAFF:	Scott Collins Chris Neumeyer Dana Swanson Sarah Johnson-Rios Greg Kwolek Scot Graham Daniel McCrain Amy Watkins Paul Amico Dan Heimel	City Manager City Attorney City Clerk Assistant City Manager/Admin Services Dir. Public Works Director Community Development Director Fire Chief Police Chief WRF Program Manager, Carollo Engineering Contract Engineer, Confluence Engineering

ESTABLISH QUORUM AND CALL TO ORDER

Mayor Wixom called the meeting to order at 5:36 p.m., with all members present.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

RECOGNITION – None

Mayor Wixom announced she was traveling on City business and participating via teleconference from the California Marine Affairs and Navigation Conference (C-MANC) in Washington D.C.

<https://youtu.be/yBclwE2Cj50?t=95>

CLOSED SESSION REPORT – City Attorney Neumeyer stated no reportable action was taken by the City Council in accordance with the Brown Act.

MAYOR & COUNCILMEMBERS' REPORTS, ANNOUNCEMENTS & PRESENTATIONS

<https://youtu.be/yBclwE2Cj50?t=133>

CITY MANAGER REPORTS, ANNOUNCEMENTS AND PRESENTATIONS

<https://youtu.be/yBclwE2Cj50?t=544>

PRESENTATIONS

<https://youtu.be/yBclwE2Cj50?t=816>

- Measure Q/E Report by CFAC Vice Chair Stephen Peck

PUBLIC COMMENT

<https://youtu.be/yBclwE2Cj50?t=1261>

Mary Ann Britton, Morro Bay, commented on differences between hosted home share vacation rentals versus un-hosted vacation rentals and asked the Council to consider a fee structure more proportioned to the amount of income received.

Jeanne Marie Colby, Morro Bay, commented on hosted versus un-hosted vacation rentals and requested reconsideration of the fee structure.

Terry Simons, Morro Bay, shared his appreciation for Mr. Collins, concurred with previous speakers' request to review hosted vacation rental fees, and asked that the City Attorney explain the process being moved through closed session regarding Market Plaza.

Rachel Wilson, Cayucos, urged caution with regard to potential harbor development associated with offshore wind energy.

Aaron Ochs, Morro Bay, thanked Mr. Collins for his contribution to the City and posed questions regarding Council negotiations related to proposed offshore wind and battery storage projects.

Ed Spera, Morro Bay, commented on traffic and safety concerns along Main Street, particularly from Olive Street to Piney Way.

Ray Riordan, Chair of the Morro Bay Chamber Board of Directors, announced the Annual Awards Gala event honoring Citizen of the Year, Living Treasure, Business of the Year and Non-Profit of the Year will be held Friday, April 21st.

Cherise Hansson, Vice-Chair of the Morro Bay Chamber Board of Directors, thanked City staff for participating in the Chamber of Commerce Squeaky Wheel event.

Shell Vorhees, Morro Bay resident and business owner, expressed appreciation for Chamber support and relationships with member businesses.

Erica Crawford, Morro Bay Chamber of Commerce President & CEO, commented on the role of the Chamber Board of Directors to advocate for and represent business interests to government agencies.

Barry Branin, Morro Bay, commented on the potential sale of Market Street property and need for a parking structure.

Bill Martony, Morro Bay, urged the City to pause on the sale of the Market Street property to develop a concept plan that would preserve and repurpose the Breakers building.

Lisa Marie, Morro Bay, advocated for a warming shelter for the unsheltered community during extreme weather events.

Karen Aguilar, Morro Bay Beautiful Board President, announced the organization will donate 25% of the profits from the sale of license plate holders to the Morro Bay National Estuary Program. Visit morrobaybeautiful.org for more information.

Nattalia Merzoyan, Morro Bay, commented on need to preserve the Giant Chessboard built by Morro Bay residents.

Betty Winholtz, Morro Bay, acknowledged the need for a warming shelter, commented on the Water Reclamation Center open house and Board of Supervisors' approval of a consolidated permit for the Pismo Beach recycled water project.

Paul Donnelly, Morro Bay, commented on paving issues and opposed Los Osos CSD's efforts to connect to the State Water pipeline.

Linda Donnelly, Morro Bay, requested an update on missing street signs, street striping, planting plan for the bike path, and reported a potential water main leak near Morro Shores Hotel.

Carole Truesdale, Morro Bay, thanked Mr. Collins for his service and inquired as to the amount of sewer surcharge funds collected and how those funds were being spent.

Linda Winters, Morro Bay, congratulated Police Chief Watkins and shared her appreciation for Mr. Collins, particularly his support for mobile home residents.

Mayor Wixom closed public comment.

The Council and staff responded to issues raised during public comment.

A. CONSENT AGENDA
<https://youtu.be/yBclwE2Cj50?t=4847>

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 FOR THE FEBRUARY 14, 2023, CITY COUNCIL SPECIAL CLOSED SESSION MEETING; (CITY CLERK)

RECOMMENDATION: Approve as submitted.

A-2 APPROVAL OF MINUTES FOR THE FEBRUARY 14, 2023, CITY COUNCIL MEETING; (CITY CLERK)

RECOMMENDATION: Approve as submitted.

A-3 FISCAL YEAR (FY) 2021-22 STATUS REPORT ON RECEIPT AND USE OF DEVELOPMENT IMPACT FEES; (ADMINISTRATIVE SERVICES DEPARTMENT)

RECOMMENDATION: Staff recommends the Council adopt Resolution No. 08-23 accepting Fiscal Year (FY) 2021-22 status report on receipt and use of Development Impact Fees.

A-4 AUTHORIZATION TO APPLY FOR AND ACCEPT THE GRANT, IF AWARDED, FROM THE DEPARTMENT OF HOMELAND SECURITY AND FEDERAL EMERGENCY MANAGEMENT AGENCY FOR FUNDING UNDER THE STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT; (FIRE DEPARTMENT)

RECOMMENDATION: Staff recommends the Council authorize the Fire Department to apply for and accept the grant if awarded from the Department of Homeland Security and Federal Emergency Management Agency for funding under the Staffing for Adequate Fire and Emergency Response (SAFER) Grant for the hiring of limited term firefighters.

A-5 APPOINTMENT OF REPRESENTATIVES ON DISCRETIONARY BOARDS AND APPROVAL OF REVISED COUNCIL SUB-COMMITTEES; (MAYOR WIXOM / CITY CLERK)

RECOMMENDATION: Staff recommends the City Council:
1) Accept the appointment of Council Member Edwards as the City's representative to the REACH Central Coast Economic Development Roundtable; and; 2) Designate the Mayor as the official representative of the City of Morro Bay on the California Joint Powers Insurance Authority (CJPIA) Board of Directors,

designate the Human Resources Manager as first alternate, and designate the City Manager as second alternate; and 3) Approve revised Council Sub-Committees for Chevron Property and BOEM Interagency Task Force / Wind Energy, as shown on the attached appointment list.

A-6 ADOPTION OF RESOLUTION NO. 10-23 AUTHORIZING SUBMISSION OF RURAL TRANSIT FUND (RTF) GRANT APPLICATION AND EXECUTION OF RELATED DOCUMENTS UPON AWARD; (PUBLIC WORKS DEPARTMENT)

RECOMMENDATION: Staff recommends the City Council adopt Resolution No. 10-23 authorizing submission of the Rural Transit Fund Grant Application and execution of related documents upon award.

A-7 SECOND QUARTER INVESTMENT REPORT FOR FISCAL YEAR (FY) 2022-23 (PERIOD ENDING DECEMBER 31, 2022); (ADMINISTRATIVE SERVICES DEPARTMENT)

RECOMMENDATION: Staff recommends the City Council receive the First Quarter Investment Report for FY 2022-23 (period ending December 31, 2022).

A-8 PRESENTATION TO THE CITY COUNCIL REGARDING CFAC'S REVIEW OF FY 2021-22 UNAUDITED TRANSACTIONS FROM THE COLLECTION OF THE GENERAL PURPOSE LOCAL SALES TAX, COMMONLY KNOWN AS "MEASURE Q AND E"; (CFAC VICE CHAIRMAN STEPHEN PECK)

RECOMMENDATION: Receive and file.

Mayor Wixom opened public comment for the Consent Agenda.
<https://youtu.be/yBclwE2Cj50?t=4864>

Barry Branin, Morro Bay, commented on Item A-7.

Betty Winholtz, Morro Bay, requested the Council pull and discuss questions raised regarding earmarked projects outlined in Item A-3.

Nattalia Merzoyan, Morro Bay, commented on need for road repairs on Little Morro Creek Road.

Terry Simons, Morro Bay, suggested the community may be better served to use excess reserve funds for capital improvements.

The public comment period was closed.

Council Member Landrum pulled Items A-3 and A-7.

MOTION: Council Member Barton moved approval of all items on Consent except Items A-3 and A-7. The motion was seconded by Council Member Ford and carried 5-0 by roll call vote.

A-3 FISCAL YEAR (FY) 2021-22 STATUS REPORT ON RECEIPT AND USE OF DEVELOPMENT IMPACT FEES; (ADMINISTRATIVE SERVICES DEPARTMENT)
<https://youtu.be/yBclwE2Cj50?t=5731>

Staff responded to questions raised during public comment.

MOTION: Council Member Landrum moved approval of Item A-3. The motion was seconded by Council Member Ford and carried 5-0 by roll call vote.

- A-7 SECOND QUARTER INVESTMENT REPORT FOR FISCAL YEAR (FY) 2022-23 (PERIOD ENDING DECEMBER 31, 2022); (ADMINISTRATIVE SERVICES DEPARTMENT)
<https://youtu.be/yBclwE2Cj50?t=5935>

Staff responded to questions raised during public comment.

MOTION: Council Member Ford moved approval of Item A-7. The motion was seconded by Council Member Barton and carried 5-0 by roll call vote.

B. PUBLIC HEARINGS - NONE

C. BUSINESS ITEMS

- C-1 CONSIDERATION OF CONDITIONAL APPOINTMENT OF GREG CARPENTER AS INTERIM CITY MANAGER AND CONDITIONAL APPROVAL OF EMPLOYMENT AGREEMENT BETWEEN THE CITY OF MORRO BAY AND GREG CARPENTER; (HUMAN RESOURCES)
<https://youtu.be/yBclwE2Cj50?t=5969>

City Manager Collins provided the report and responded to Council inquiries.

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

MOTION: Council Member Barton moved appoint Greg Carpenter as the Interim City Manager contingent upon successfully passing the City's background check, and authorize the Mayor to execute the attached employment agreement following the same. The motion was seconded by Council Member Edwards and carried 5-0 by roll call vote.

- C-2 FISCAL YEAR 2022-23 MIDYEAR BUDGET AND FINANCIAL UPDATE; (CITY MANAGER/ADMINISTRATIVE SERVICES DEPARTMENT)
<https://youtu.be/yBclwE2Cj50?t=6633>

City Manager Collins and Assistant City Manager/Administrative Services Director Johnson-Rios provided the report and responded to Council inquiries.

The public comment period for Item C-2 was opened.
<https://youtu.be/yBclwE2Cj50?t=9027>

Paul Donnelly, Morro Bay, questioned annual funding obligations for WRF financing.

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

MOTION: Council Member Ford moved to adopt Resolution No. 11-23 authorizing the attached Budget Amendments. The motion was seconded by Council Member Edwards and carried 5-0 by roll call vote.

The Council took a brief recess at 8:12 p.m. The meeting reconvened 8:20 p.m. with all members present.

C-3 APPROVE WRF CONTRACT AMENDMENTS, AUTHORIZE AN INCREASE IN THE ANVIL CONTRACT BUDGET AND REVIEW AND COMMENT ON FISCAL YEAR 2023 QUARTER 2 WRF QUARTERLY REPORT; (PUBLIC WORKS DEPARTMENT)
<https://youtu.be/yBclwE2Cj50?t=9915>

Public Works Director Kwolek, WRF Program Manager Amico, and Contract Engineer Heimel provided the report and responded to Council inquiries.

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

<https://youtu.be/yBclwE2Cj50?t=12735>

Jeff Heller, Morro Bay, stressed the importance of having a report that provides information the Council needs, agreed cost per acre foot for IPR is an important factor, and suggested Table 1 include the estimated cost to complete project.

Terry Simons, Morro Bay, expressed concern about operational costs and would like to see an analysis that compares the cost of full treatment to indirect potable reuse.

Linda Donnelly, Morro Bay, opposed approval of the Rincon contract and suggested the U.S. Bureau of Reclamation should accept the current environmental documents to satisfy NEPA.

Paul Donnelly, Morro Bay, raised several questions regarding the proposed contract amendments and construction.

Betty Winholtz, Morro Bay, suggested not changing the nomenclature for City projects as it was causing confusion.

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

There was Council consensus to continue the meeting past 9:30 p.m. but no later than 10:00 p.m.

Staff responded to questions raised during public comment.

The Mayor and Council Members provided individual comments.

MOTION: Council Member Ford moved to approve 1) Amendment No. 7 to the agreement with Anvil Builders, Inc. (Anvil) for the WRF Lift Stations and Offsite Pipelines construction for \$124,970, which results in a total not to exceed contract value for Anvil of \$34,968,314 and increase of the Anvil contract budget to that new contract value; and 2) approve Amendment No. 5 to the agreement with Waterworks Engineers (WWE) to continue to provide professional engineering services during construction for the Conveyance Facilities Project for \$75,000, which increases the total not-to-exceed contract value for WWE to \$2,615,113; and 3) Execute a new contract for Rincon Consultants, Inc. to provide professional environmental permitting consulting services for the Recycled Water component of the WRF Program in the amount of \$43,532. The motion was seconded by Council Member Barton and carried 5-0 by roll call vote.

D. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS
<https://youtube.com/watch?v=yBclwE2Cj50&feature=shares&t=15027>
None

E. ADJOURNMENT

The meeting adjourned at 9:46 p.m.

Recorded by:

Dana Swanson
City Clerk

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City Council conducted this meeting in accordance with Assembly Bill 361 (2021-22) and Government Code section 54953 to provide the safest environment for the public, elected officials, and staff while allowing for continued operation of the government and public participation during a declared state of emergency. This meeting was held via teleconference for all participants.

PRESENT:	Carla Wixom	Mayor
	Laurel Barton	Council Member
	Cyndee Edwards	Council Member
	Jennifer Ford	Council Member
	Zara Landrum	Council Member

ABSENT: None

STAFF:	Greg Carpenter	Interim City Manager
	Chris Neumeyer	City Attorney
	Dana Swanson	City Clerk
	Sarah Johnson-Rios	Assistant City Manager/Admin Services Dir.

ESTABLISH QUORUM AND CALL TO ORDER

Mayor Wixom established a quorum and called the meeting to order at 11:00 a.m. with all but Council Member Landrum present.
https://youtu.be/VOYx5T-BI_I?t=8

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

An opportunity for public comment was given with each agenda item.

SPECIAL MEETING AGENDA ITEMS:

- I. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORRO BAY, CALIFORNIA, AUTHORIZING FOR PUBLIC HEALTH AND SAFETY DUE TO WINTER STORM EVENTS THE CONDUCT OF PUBLIC MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY VIA REMOTE TELECONFERENCING PURSUANT TO THE RALPH M. BROWN ACT AS AMENDED BY ASSEMBLY BILL NO. 361; (CITY ATTORNEY)
https://youtu.be/VOYx5T-BI_I?t=48

City Attorney Neumeyer provided a brief report.

Mayor Wixom opened public comment for Item I; seeing none, the public comment period was closed.

MOTION: Council Member Ford moved to adopt Resolution No. 14-23 authorizing for public health and safety the conduct public meetings of the legislative bodies of the City via remote teleconferencing due to the winter storm events. The purpose of AB 361 is to provide the safest environment for the public, elected officials, and staff while allowing for continued operation of the government and public participation during a declared state of emergency. The adoption of Resolution No. 14-23 is necessary to continue

the meeting via teleconference. The motion was seconded by Council Member Barton and carried 4-0-1 by roll call vote with Council Member Landrum absent.

- II. ADOPT RESOLUTION NO. 13-23 PROCLAIMING AND AFFIRMING THE EXISTENCE OF A LOCAL EMERGENCY, AND CONFIRMING AND RATIFYING PROCLAMATION BY CITY'S DIRECTOR OF EMERGENCY SERVICES OF EXISTENCE OF A LOCAL EMERGENCY, IN RESPONSE TO MARCH 2023 WINTER STORM SURGE; (INTERIM CITY MANAGER/ASSISTANT CITY MANAGER)
https://youtu.be/VOYx5T-BI_I?t=264

Mr. Neumeyer provided a brief report.

Council Member Landrum joined the meeting at 11:08 a.m.

Mayor Wixom opened public comment for Item II; seeing none, the public comment period was closed.

MOTION: Council Member Barton moved to adopt Resolution No. 13-23 Proclaiming and Affirming the Existence of a Local Emergency, and Confirming and Ratifying Proclamation by City's Director of Emergency Services of the Existence of a Local Emergency, In Response to March 2023 Winter Storm Surge. The motion was seconded by Council Member Edwards and carried 4-0-1 by roll call vote with Council Member Landrum absent due to technical difficulties.

ADJOURNMENT

The meeting adjourned at 11:11 a.m.

Recorded by:

Dana Swanson
City Clerk



AGENDA NO: A-4

MEETING DATE: March 28, 2023

Staff Report

TO: Honorable Mayor and City Council

DATE: March 14, 2023

FROM: Eric Riddiough, PE – City Engineer
Pamela Newman, Associate Engineer

SUBJECT: Resolution No. 15-23 for Approval of Parcel Map MB22-0044 (295 Atascadero Road) and Acceptance of Abandonment of Right of Way

RECOMMENDATION

Staff recommends the City Council adopt Resolution No. 15-23 approving the Parcel Map MB 22-0044 (295 Atascadero Road) and Acceptance of Abandonment of Right of Way.

ALTERNATIVE

The alternative to the recommended action is to deny approval of the Parcel Map if the City Council believes that the applicant has not met the conditions of approval. This is not recommended since the applicant has substantially met the conditions of approval for the issued planning permits.

FISCAL IMPACT

The City has received payment of fees for all plan checking, map review, and administration costs associated with this Parcel Map. Additionally, the abandoned City right of way received by the property owner will be subject to property tax with the County Assessor’s Office. The City will receive transient occupancy tax (TOT) from hotel stays at the property as well. Amounts will depend on room rates and occupancy.

BACKGROUND/DISCUSSION

The City Council adopted [Resolution No. 21-20](#) at the March 10, 2020, regular City Council Meeting adopting a Mitigated Negative Declaration and approving Coastal Development Permit (CDP) No. CDP19-039 and Conditional Use Permit (CUP) No. 19-13 with a Voluntary Lot Merger for 5 parcels at 295 Atascadero Road. The 2-acre project site consists of a 56,358 square-foot, 83 guest room hotel with indoor pool, fitness room, meeting room, interior dining and lounge areas, and on-site parking, including 92 vehicle spaces and 19 bicycle parking spaces.

The Voluntary Lot Merger, dated February 8, 2021, shows the subject lots merged for the development of the 295 Atascadero Road property. The Parcel Map shows the final boundary survey with lot lines removed and the vacation of the 40-foot street easement per map 2 MB 15 (formerly 66th Street) and replacement with utility easements through the parking lot of the facility. The 40-foot street easement has been replaced with a 20-foot sewer easement for the City of Morro Bay for access and maintenance of an existing sanitary sewer line and a 10-foot gas easement for the existing natural gas line. The sewer easement and pipeline is planned to be abandoned at a future time once a new sewer main is installed on Atascadero Road.

Approval of a lot merger is a “ministerial act”, pursuant to the California Subdivision Map Act (Government Code Section 66474.1), once the map is found to be in substantial conformance. The

Prepared By: <u>PM/ER</u>	Dept Review: <u> </u>
City Manager Review: <u> </u>	City Attorney Review: <u>_LNL_</u>

Parcel Map for City Council approval has met all the City regulations and no further discretionary approval is required. The Parcel Map is coming to City Council for the abandonment and replacement of the portions of right of way and establishment of easements mentioned previously. The purpose for the above-referenced right of way abandonment and replacement is to allow the property owner to take over maintenance of right of way and provide space needed for project parking, while allowing for easements essential for maintenance and operation of existing utilities.

IMPACT TO THE COMMUNITY

Impacts from this project were addressed and mitigated through environmental and planning processes. This Parcel Map follows the CDP, CUP, and General Plan for the orderly development of this area of the City.

ATTACHMENTS

1. Resolution No. 15-23
2. Lot Merger Plan (Voluntary Lot Merger)
3. Certificate of Lot Merger
4. Parcel Map MB 22-0044

RESOLUTION NO. 15-23

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA,
APPROVING THE PARCEL MAP MB22-0044 (295 ATASCADERO ROAD)
AND ACCEPTING THE ABANDONMENT OF RIGHT OF WAY**

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

WHEREAS, on February 4, 2020, the Planning Commission did hold a public hearing, received public testimony, and after closing the public hearing fully considered the various issues surrounding the case; and

WHEREAS, the Planning Commission did approve the Lot Merger, as part of the Coastal Development Permit #CDP19-039 and Conditional Use Permit #CUP19-13 and associated development applications, subject to certain Conditions of Approval; and

WHEREAS, the Planning Commission has previously made findings required by the California Environmental Quality Act (CEQA) and the City of Morro Bay procedures for implementation of CEQA; and

WHEREAS, on March 10, 2020, the City Council adopted Resolution No. 21-20 adopting a Mitigated Negative Declaration and approving Coastal Development Permit (CDP) No. CDP19-039 and Conditional Use Permit (CUP) No. 19-13 conditioning a Lot Merger for the parcels at the subject property; and

WHEREAS, the conditions for development required that 40 feet of existing street right of way (formerly 66th Street) be abandoned and converted to public utility easements through recordation of a Parcel Map; and

WHEREAS the applicant has since substantially satisfied all Conditions of Approval and requests permission to record the Parcel Map; and

WHEREAS, the recordation of the Parcel Map is a ministerial act pursuant to the City of Morro Bay Subdivision Ordinance and California Subdivision Map Act; CEQA compliance has already been satisfied through adoption of the above-referenced Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay, California, based on the above recitals and all facts presented to the Council this 28th day of March 2023, that the City hereby approves the Parcel Map MB22-0044.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 28th day of March 2023 by the following vote:

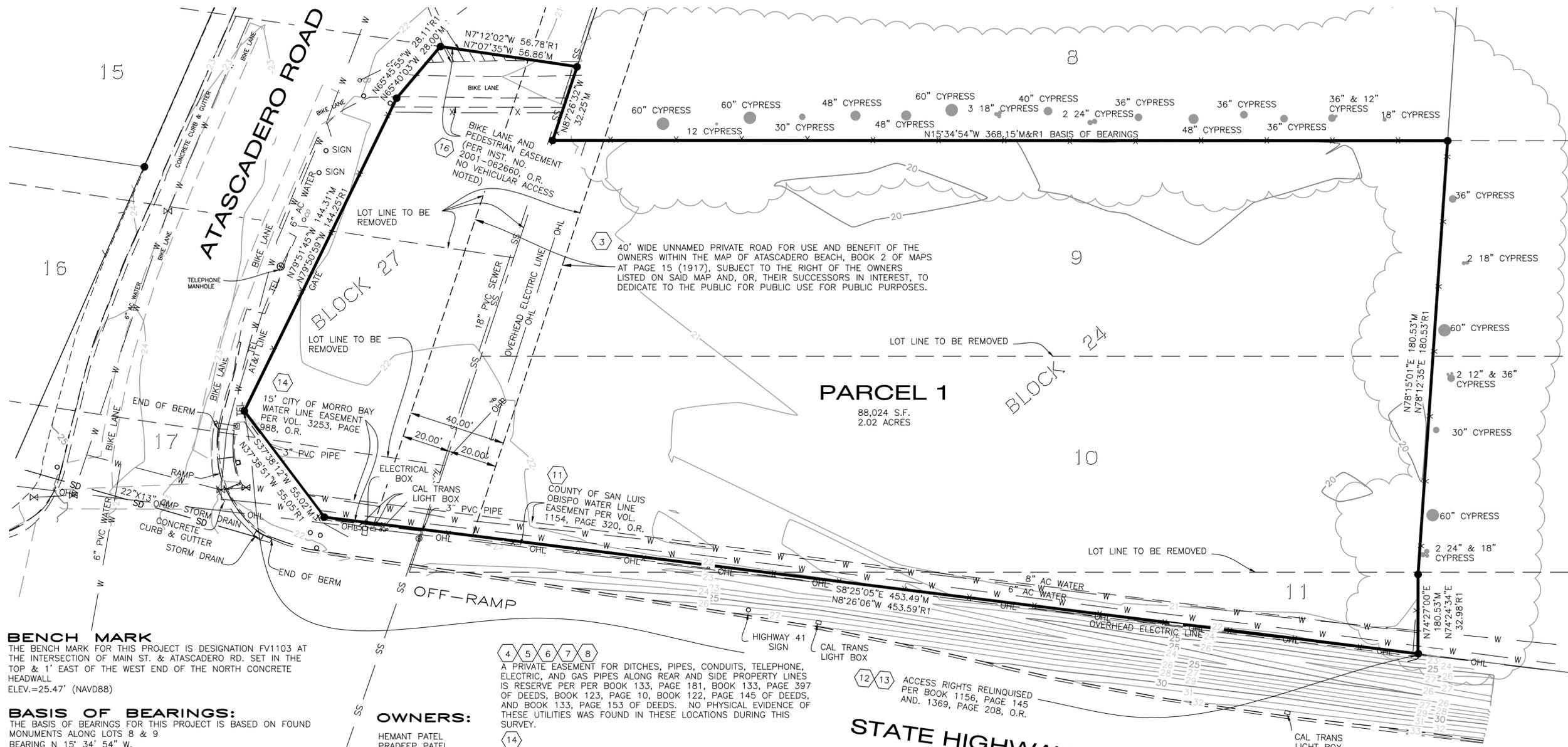
AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:

CARLA WIXOM, Mayor

ATTEST:

DANA SWANSON, City Clerk

N:\2017\17-345 Atascadero Road (Romado)\C3D-2019\17-345 Atascadero Road Merger.dwg, 18x26 MERGER, Feb 08, 2021 2:49pm, LRichardson



BENCH MARK
 THE BENCH MARK FOR THIS PROJECT IS DESIGNATION FV1103 AT THE INTERSECTION OF MAIN ST. & ATASCADERO RD. SET IN THE TOP & 1' EAST OF THE WEST END OF THE NORTH CONCRETE HEADWALL. ELEV.=25.47' (NAVD88)

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG LOTS 8 & 9 BEARING N 15° 34' 54" W.

SITE DATA:
 ADDRESS: 295 ATASCADERO RD. MORRO BAY, CA
 ASSESSOR'S PARCEL NO. APN 066-332-003, 065-182-003&004

- SYMBOL LEGEND:**
- x FENCE LINE
 - ss SEWER MAIN
 - w WATER MAIN
 - g GAS MAIN
 - etc ELEC/TELEPHONE/CABLE
 - ohe OVERHEAD ELECTRIC
 - Drop Inlet at Curb
 - Drop Inlet
 - Storm Drain Manhole
 - Fire Hydrant
 - Water Well
 - Water Valve
 - Water Meter
 - Sewer Manhole
 - Sewer Cleanout
 - INDICATES EXCEPTION NOTE IN TITLE POLICY NO. 5578881 DATED FEBRUARY 28, 2018
 - FOUND SURVEY MONUMENT
- PG&E BOX
 - GAS METER
 - TELEPHONE BOX
 - SIGNAL BOX
 - CABLE T.V. BOX
 - ELECTRIC BOX
 - TELEPHONE MANHOLE
 - STREET LIGHT
 - JOINT POLE
 - POWER POLE
 - GUY WIRE
 - RETAINING WALL
 - PG&E BOX
 - GAS METER
 - TELEPHONE BOX
 - SIGNAL BOX
 - CABLE T.V. BOX
 - ELECTRIC BOX
 - TELEPHONE MANHOLE
 - STREET LIGHT
 - JOINT POLE
 - POWER POLE
 - GUY WIRE

OWNERS:
 HEMANT PATEL
 PRADEEP PATEL
 590 MORRO AVENUE
 MORRO BAY, CA 93442
 (805)802-1224
 hemant96@yahoo.com

ABBREVIATIONS

- AC ASPHALT CONCRETE
- AP ANGLE POINT
- BM BENCH MARK
- BLDG BUILDING
- BOW BACK OF WALK
- CB CATCH BASIN
- CF CURB FACE
- CO CLEAN OUT
- COL COLUMN
- COR CORNER
- CONC CONCRETE
- CMP CORRUGATED METAL PIPE
- CMU CONCRETE MASONRY UNITS
- CRN CROWN OF STREET
- DI DROP INLET
- EG EXISTING GRADE
- EP EDGE OF PAVEMENT
- FD FOUND
- FL FLOW LINE
- FF FINISH FLOOR
- FW FACE OF WALL
- HSE HOUSE COR
- GR GRASS
- GM GAS METER
- IP IRON PIPE
- IP IRON PIPE
- GB GRADE BREAK
- GM GAS METER
- HP HIGH POINT
- LT LIGHT
- MH MANHOLE
- PP POWER POLE
- PVC POLYVINYL PIPE
- RB REBAR
- RCP REINFORCED CONCRETE PIPE
- R10 CANOPY RADIUS
- SD STORM DRAIN
- SL POINT ON SLOPE
- SS SEWER
- STP STEP
- STR STAIRS
- TOP TOP OF SLOPE
- TOE TOE OF SLOPE
- TW TOP OF WALL
- W WATER
- WL WALL
- WM WATER METER
- WV WATER VALVE

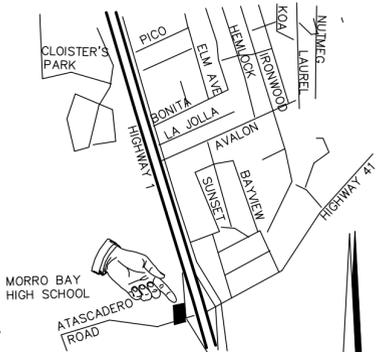
DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

4 5 6 7 8
 A PRIVATE EASEMENT FOR DITCHES, PIPES, CONDUITS, TELEPHONE, ELECTRIC, AND GAS PIPES ALONG REAR AND SIDE PROPERTY LINES IS RESERVED PER PER BOOK 133, PAGE 181, BOOK 133, PAGE 397 OF DEEDS, BOOK 123, PAGE 10, BOOK 122, PAGE 145 OF DEEDS, AND BOOK 133, PAGE 153 OF DEEDS. NO PHYSICAL EVIDENCE OF THESE UTILITIES WAS FOUND IN THESE LOCATIONS DURING THIS SURVEY.

14
 A PRIVATE EASEMENT FOR DITCHES, PIPES, CONDUITS, TELEPHONE, ELECTRIC, AND GAS PIPES ALONG REAR AND SIDE PROPERTY LINES IS RESERVED PER PER VOL. 3253, PAGE 988, O.R. NO PHYSICAL EVIDENCE OF THESE UTILITIES WAS FOUND DURING THIS SURVEY.

12 13
 ACCESS RIGHTS RELINQUISHED PER BOOK 1156, PAGE 145 AND. 1369, PAGE 208, O.R.

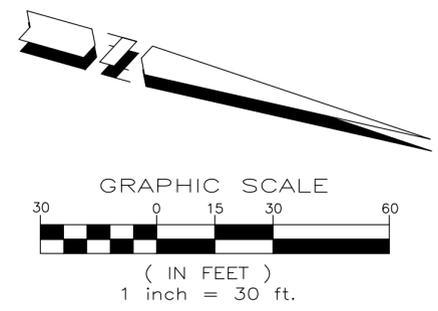
STATE HIGHWAY 1



REFERENCES:
 R1 69 RS 03

LOT NO.	EXISTING SIZE	PROPOSED SIZE
PTN. 15, BL 24	4558 S.F.	88,024 S.F.
PTN. 10, BL 24	3487 S.F.	
PTN. 9, BL 24	34,038 S.F.	
PTN. 15, BL 24	5664 S.F.	
PTN. 16, BL 24	7259 S.F.	
PTN. 17, BL 24	1628 S.F.	

FLOOD ZONE
 PROPERTY LIES WITHIN FLOOD ZONE AE WITH A BFE OF 24 PER FEMA FIRM NO. 06079C0813H. EFFECTIVE DATE: 5/16/2017



VOLUNTARY MERGER
 PORTIONS OF BLOCKS 24 & 27 OF ATASCADERO BEACH AS SHOWN ON MAP FILED IN BOOK 2 AT PAGE 15, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF HERMANT PATEL
MBS LAND SURVEYS
 MICHAEL B. STANTON, PLS 5702
 3563 SUELDO STREET, SUITE Q
 SAN LUIS OBISPO, CA 93401
 805-594-1960

Recording Requested By and Return to:

City of Morro Bay
Community Development Department
Planning and Building Division
955 Shasta Avenue
Morro Bay, CA 93442

A.P.N. 065-182-003 to -004 & 063-332-003

CERTIFICATE OF LOT MERGER
(California Government Code Section 66499.35)
(295 Atascadero Road, Morro Bay)

The following real property, as hereby being reconfigured to finalize and effectuate a Lot Merger approved by the City of Morro Bay (File No. LTM19-06), as of the date of recordation of this document, has been determined to be in compliance with the applicable provisions of the Subdivision Map Act of the State of California and local ordinances enacted pursuant thereto. This parcel cannot be sold in units other than described herein, without having first complied with all the requirements of the State Subdivision Map Act and the City of Morro Bay Subdivision Ordinance. Said real property described as:

Portion of Lots 9, 10, 11, 12 and 13 in Block 24 and a portion of Lots 15, 16 and 17 in Block 27 of Atascadero Beach of Atascadero Beach, according to the Map thereof recorded in Book 2 at Page 15 of Maps, in the office of the County Recorder of San Luis Obispo county, as described on Exhibit "A" and shown graphically on Exhibit "B".

Parcel Area: 2.02 acres, more or less.

City of Morro Bay



Scot Graham
Community Development Director

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Luis Obispo

On May 24, 2022 before me, Heather Suzanne Goodwin, Notary Public
(insert name and title of the officer)

personally appeared Scot Graham,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature Heather Suzanne Goodwin (Seal)

RECORD
OWNER(S)
LOT MERGER
(File No. LTM19-06)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Escape Hospitality, LLC, a California limited liability company



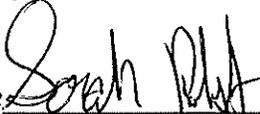
Hemant Patel

State of California
County of San Luis Obispo

On May 13, 2022 before me, Sarah Roberts,
personally appeared Hemant Patel who proved to
me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature  (Seal)

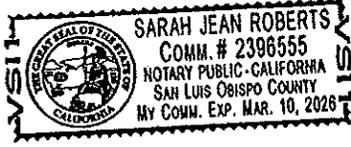


EXHIBIT A
Legal Description
LTM 19-06

Real property in the City of Morro Bay, County of San Luis Obispo, State of California, described as follows:

That portion of lots 9, 10, 11, 12 and 13 in Block 24 and Lots 15, 16 and 17 in Block 27 of Atascadero Beach, according to the Map thereof recorded in Book 2 at Page 15 of Maps, in the office of the County Recorder of San Luis Obispo County, described as follows:

Beginning at a point on the Westerly line of Lot 9 in Block 24, which point bears the following courses and distances from the Northeast corner of said Lot 9 (North 76° 37' 30" East to a point on the East line of said Lot 9, which point bears South 17° 11' East 93.58 feet from the Northeast corner of said Lot 9.)

Thence North 76° 37'30" East through Lots 9 and 10 in Block 24 to a point on the East line of said Lot 10, said point also being the Northwest corner of Lot 11 in Block 24, thence Easterly along the Northerly line of said Lot 11, a distance of 35.04 feet, thence South 08° 26' 06" East, on a line running through Lots 11, 12 and 13 in Block 24, a distance of 218.56 feet, to a point on the Westerly line of Lot 13, said point being 79.37 feet Southerly of the Northwesterly corner of Lot 13 (said point is also on the Easterly line of lot 10) thence Southeasterly along the Easterly line of said Lot 10, to the Southeast corner of said Lot 10 in Block 24 (said point is also being on the Northerly line of Lot 17 in Block 27), thence South 08° 26' 06" East a distance of 40.18 feet, thence South 37° 38' 51" West a distance of 55.05 feet, thence North 79° 50' 59" West a distance of 144.25 feet, thence North 65° 45' 55" West, a distance of 24.33 feet to a point on the Westerly line of Lot 15 in Block 27, thence Northerly along the Westerly line of said Lot 15, a distance of 56.61 feet more or less to the Northwest corner of Lot 15 in Block 27, thence Southeasterly along the Northerly line of Lot 15 in Block 27 (said line also being the Southerly line of Lot 8 in Block 24) to its intersection with the Southwest corner of Lot 9, Block 24, thence Northwesterly along the Westerly line of said Lot 9 in Block 24, a distance of 368.33 feet more or less to the Point of Beginning, (Said land is also shown on that certain Record of Survey recorded December 24, 1992, Book 69 at Page 3 of Record of Surveys.)

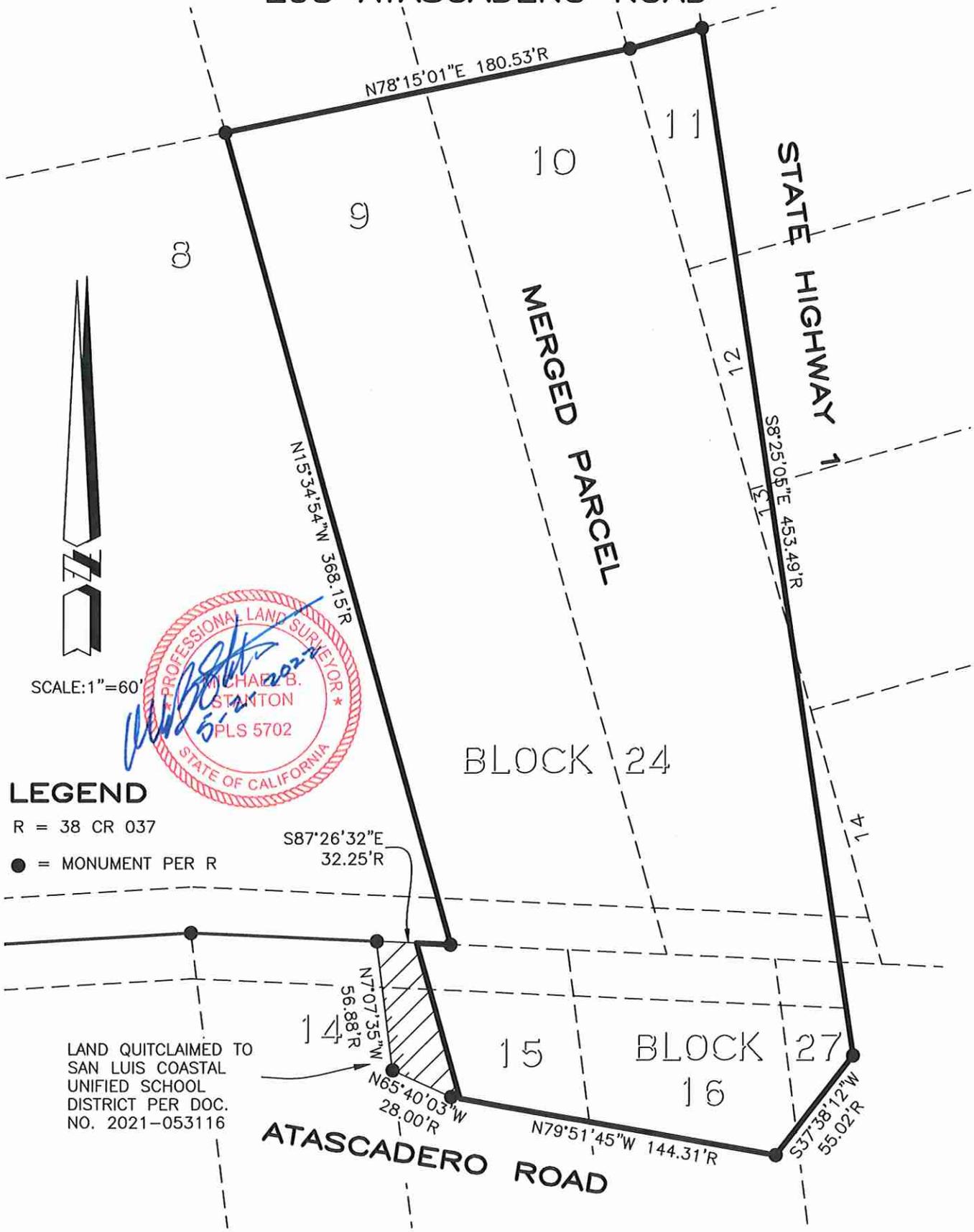
EXCEPTING THEREFROM that certain parcel of land conveyed to San Luis Coastal Unified School District by Quitclaim Deed recorded July 27, 2021 as Document No. 2021-053116 of Official Records of said County.

APN: 065-182-003 and 065-182-004 and 066-332-003

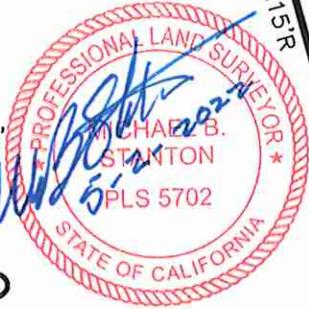


VOLUNTARY MERGER EXHIBIT "B"
LTM 21-
295 ATASCADERO ROAD

N:\2017\17-345 253 Atascadero Road Marro Bay (Hampton Inn)\CSD-2019\17-345 Atascadero Road - EXHIBITS.dwg, 8.5X11 MERGER, Apr 29, 2022 7:31am, LRichardson



SCALE: 1"=60'



LEGEND

R = 38 CR 037

● = MONUMENT PER R

S87°26'32"E
32.25'R

LAND QUITCLAIMED TO
SAN LUIS COASTAL
UNIFIED SCHOOL
DISTRICT PER DOC.
NO. 2021-053116

N7°07'35"W
56.88'R
N65°40'03"W
28.00'R

ATASCADERO ROAD

N79°51'45"W 144.31'R

S8°25'05"E 453.49'R

STATE HIGHWAY 1



MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
805-594-1960

April 29, 2022

JOB #17-345

OWNER'S STATEMENT

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE ALL THE OWNERS OF, AND ALL RECORD HOLDERS OF SECURITY INTEREST IN, AND ALL PARTIES HAVING ANY RECORD TITLE IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1. PUBLIC WATER EASEMENT SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT THERETO.
2. PUBLIC SEWER EASEMENT SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT THERETO.
3. PUBLIC GAS EASEMENT SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT THERETO.

ESCAPE HOSPITALITY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

NAME TITLE DATE

NAME TITLE DATE

BENEFICIARY'S STATEMENT

COMMUNITY WEST BANK, N.A., AS BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 14, 2022 AS INSTRUMENT NO. 2022-016665 OF OFFICIAL RECORDS AND DEED OF TRUST RECORDED APRIL 14, 2022 AS INSTRUMENT NO. 2022-016668, BOTH OF OFFICIAL RECORDS.

NAME, TITLE

NOTARY

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____, 20____, BEFORE ME, _____ NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____ COMMISSION NO.: _____
COUNTY OF: _____

PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

NOTE: DO NOT STAMP WITH NOTARY SEAL PER CALIFORNIA SUBDIVISION MAP ACT, GOVERNMENT CODE § 66436(c)

NOTARY

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____, 20____, BEFORE ME, _____ NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

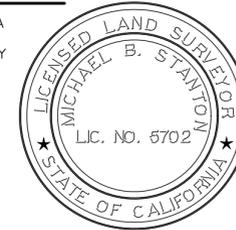
SIGNATURE: _____ COMMISSION NO.: _____
COUNTY OF: _____

PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

NOTE: DO NOT STAMP WITH NOTARY SEAL PER CALIFORNIA SUBDIVISION MAP ACT, GOVERNMENT CODE § 66436(c)

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ESCAPE HOSPITALITY IN JULY OF 2022. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED PRELIMINARY PARCEL MAP. I ALSO HEREBY STATE THAT ALL MONUMENTS SHOWN HEREON HAVE BEEN SET AND ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



MICHAEL B. STANTON L.S. 5702 DATE

PARTIAL STREET ABANDONMENT

THE FOLLOWING STREET EASEMENT IS HEREBY ABANDONED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66445J WITH THE FILING OF THIS MAP:

66TH STREET AS SHOWN OF BOOK 2 OF MAPS AT PAGE 15

SOILS REPORT NOTE

A SOILS REPORT FOR AZSA HOSPITALITY, INC. AT 233 ATASCADERO ROAD, MORRO BAY, CALIFORNIA WAS PREPARED BY EARTH SYSTEMS PACIFIC JANUARY 29, 2018 AS FILE NO. SL-18230-SA, AND AN ADDENDUM PREPARED FOR HAMPTON INN & SUITES MORRO BAY DATED JUNE 3, 2021 AS FILE NO. 301149-001, AND IS ON FILE WITH THE CITY OF MORRO BAY.

NOTARY

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____, 20____, BEFORE ME, _____ NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____ COMMISSION NO.: _____
COUNTY OF: _____

PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

NOTE: DO NOT STAMP WITH NOTARY SEAL PER CALIFORNIA SUBDIVISION MAP ACT, GOVERNMENT CODE § 66436(c)

NOTARY

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STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____, 20____, BEFORE ME, _____ NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____ COMMISSION NO.: _____
COUNTY OF: _____

PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

NOTE: DO NOT STAMP WITH NOTARY SEAL PER CALIFORNIA SUBDIVISION MAP ACT, GOVERNMENT CODE § 66436(c)

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY OF MORRO BAY SUBDIVISION ORDINANCE HAVE BEEN COMPLIED WITH.

ERIC RIDDIOUGH, PE 69583 DATE
CITY ENGINEER, CITY OF MORRO BAY

CITY SURVEYOR'S STATEMENT

I, BURL STEUDE, ACTING ON BEHALF OF THE CITY ENGINEER OF THE CITY OF MORRO BAY, DO HEREBY STATE THAT I HAVE EXAMINED THE MAP SHOWN HEREON AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

BURL STEUDE, PLS 9103 DATE

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP WAS DULY ADOPTED AND APPROVED BY THE COUNCIL OF THE CITY OF MORRO BAY ON _____, 2022 AND THAT THE CITY CLERK WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON ITS APPROVAL OF SAME.

I ALSO DO HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MORRO BAY DID ORDER THE ABANDONMENT OF THE IRREVOCABLE AND PERPETUAL OFFER TO DEDICATE FOR PUBLIC ROAD PURPOSES 66TH STREET AS SHOWN ON 2 MB 15 IN THE OFFICE OF THE COUNTY RECORDER, ARE HEREBY ABANDONED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66445J. WITH THE FILING OF THIS MAP.

DANA SWANSON DATE
CITY CLERK OF THE CITY OF MORRO BAY

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF MICHAEL B. STANTON.

DOCUMENT NO.: _____

FEE: _____

SIGNED: _____ BY: _____
ELAINA CANO DEPUTY
COUNTY RECORDER

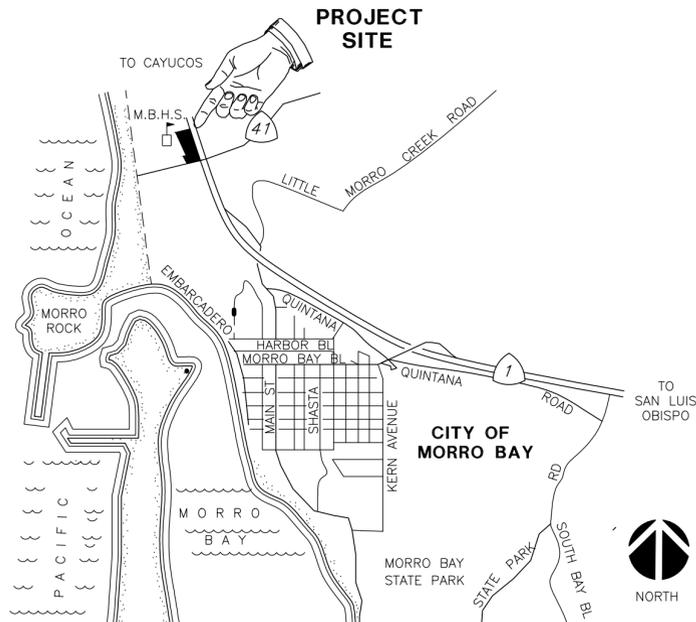
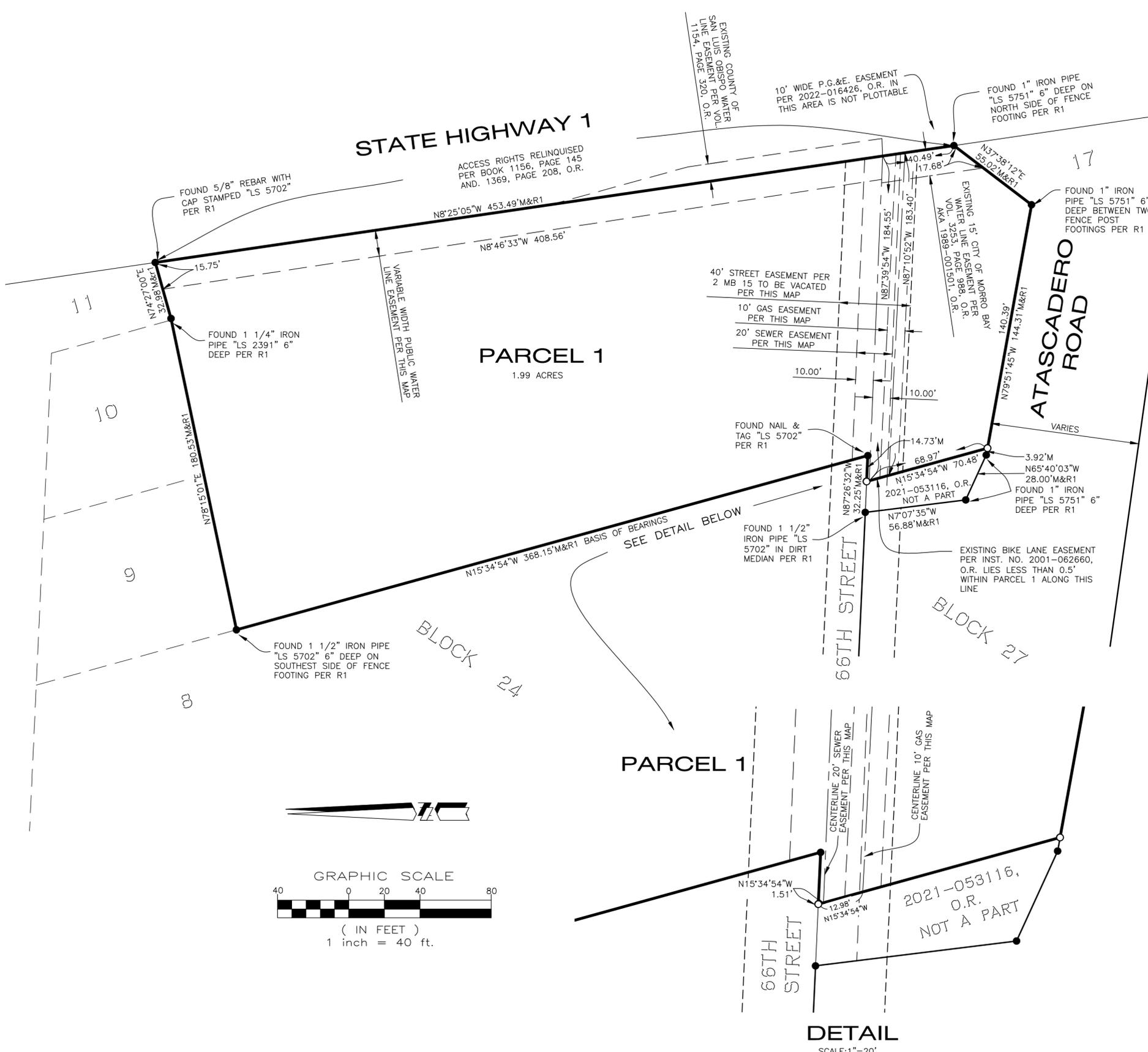
PARCEL MAP MB 22-0044

BEING A SUBDIVISION OF LOT MERGER FILED AS INSTRUMENT NO. 2022-023747, BEING PORTIONS OF BLOCKS 24 & 27 OF ATASCADERO BEACH AS SHOWN ON MAP FILED IN BOOK 2 AT PAGE 15, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA



MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

N:\2017\17-345 Atascadero Road Morro Bay (Hampton Inn)\C3D-2019\17-345 Atascadero Road - Parcel Map.dwg, 18X26 PM sheet 2, Jan 06, 2023 7:24am, LRichardson



REFERENCES

R1 38 CR 37

LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP "L.S. 5702"
- FOUND MONUMENT AS NOTED
- M MEASURED
- R RECORD

EASEMENT NOTE:

A PRIVATE EASEMENT FOR DITCHES, PIPES, CONDUITS, TELEPHONE, ELECTRIC, AND GAS PIPES ALONG REAR AND SIDE PROPERTY LINES IS RESERVED PER PER BOOK 133, PAGE 181, BOOK 133, PAGE 397 OF DEEDS, BOOK 123, PAGE 10, BOOK 122, PAGE 145 OF DEEDS, BOOK 133, PAGE 153 OF DEEDS, AND VOL. 3253, PAGE 988, O.R. NO PHYSICAL EVIDENCE OF THESE UTILITIES WAS FOUND IN THESE LOCATIONS DURING THIS SURVEY.

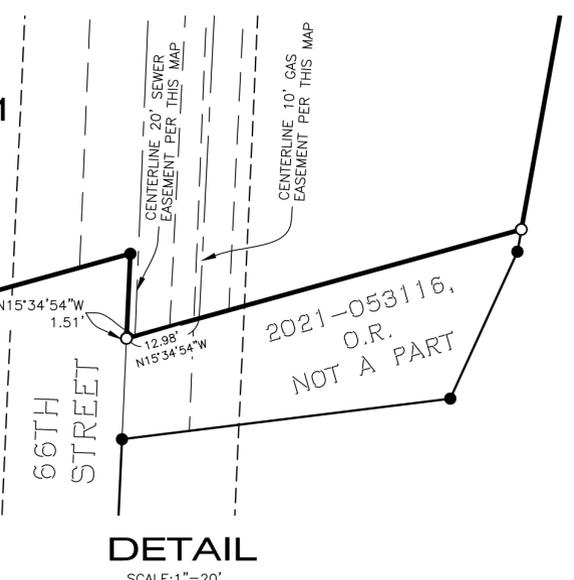
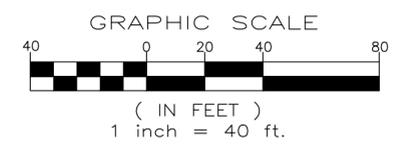
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM THE EASTERLY LINE OF LOT 8 BETWEEN FOUND MONUMENTS AS SHOWN, BEARING N 15° 34' 54" W PER R1.

PARCEL MAP MB 22-0044

BEING A SUBDIVISION OF LOT MERGER FILED AS INSTRUMENT NO. 2022-023747, BEING PORTIONS OF BLOCKS 24 & 27 OF ATASCADERO BEACH AS SHOWN ON MAP FILED IN BOOK 2 AT PAGE 15, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

MBS LAND SURVEYS MICHAEL B. STANTON, PLS 5702
 3559 SOUTH HIGUERA ST.
 SAN LUIS OBISPO, CA 93401
 805-594-1960



DETAIL
SCALE: 1"=20'

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AGENDA NO: A-5

MEETING DATE: March 28, 2023

Staff Report

TO: Honorable Mayor and City Council

DATE: March 15, 2023

FROM: Daniel McCrain, Fire Chief

SUBJECT: License Agreement two-year renewal with PG&E for use of Morro Bay Community Center parking lot for PSPS events.

RECOMMENDATION

Authorize the City Manager and Fire Chief to enter into a two-year renewal of the License Agreement with Pacific Gas and Electric (PG&E) through an amendment (Amendment No. 1 at Attachment 1 hereto), approved as to form by the City Attorney, for the use of the Morro Bay Community Center parking lot to establish an Outdoor Community Resource Center (CRC) in the event of a Public Safety Power Shut-off (PSPS) event.

ALTERNATIVES

1. Direct staff to identify an alternate location suitable to establish the CRC.
2. Take No Action.

FISCAL IMPACT

No identified fiscal impact beyond staff time required to review contract and prepare staff report.

BACKGROUND

PG&E has instituted a program designed to mitigate the risks of wildfire when weather forecasts are predicting dry, windy conditions combined with a high fire risk. This program is known as a Public Safety Power Shut-off (PSPS) event. When these PSPS events are identified PG&E will turn off power distribution to specific areas to prevent electrical distribution equipment from igniting a fire. To lessen the impacts of these events on community members, PG&E created a program to set up Community Resource Centers (CRC) in affected areas. These CRCs provide an area that community members have access to ADA-accessible restrooms and hand washing stations, medical equipment charging stations, device charging, Wi-Fi, access to drinking water and snacks. PG&E has requested renewal of the license agreement for the use of the parking lot of the Morro Bay Community Center located at 1001 Kennedy Way as a pre-designated location to establish a CRC in the event a Power Safety Shutoff Event is initiated affecting Morro Bay. The City entered into this agreement in April of 2022 and the agreement is set to expire on April 12, 2023 (see, current PG&E

Prepared By: DM

Dept Review: _____

City Manager Review: GC

City Attorney Review: CFN

License Agreement at Attachment 2 hereto). The city has not experienced a PSPS since this agreement was implemented, but the use of a PPS to reduce the risk of wildfires is being utilized more frequently throughout the State.

DISCUSSION

Since PPS events are planned based on forecasted weather, PG&E shall provide at least eight (8) hours notification to the City a CRC will need to be established. In the event the Community Center is not available for utilization for this purpose the City must notify PG&E within four (4) hours after receipt of PG&E's notice. PG&E requests use of the facility for 1-2 days before initiation of the PPS to set up and 1 day after restoration of electrical service to demobilize. Potential length of use is anticipated to be 2 to 10 days. PG&E would supply on-site security guards, all required supplies and equipment, and proof of self-insurance. Notification of a PPS initiating event by PG&E will include:

- Estimated start time of a potential event.
- Forecasted weather duration.
- Estimated time range to full restoration.
- Number of medical baseline customers in the affected area.
- Maps that include boundaries of the area subject to de-energization and affected circuits will be posted at www.pge.com/pspsportal

The City of Morro Bay Emergency Management Plan Annex K outlines the City's response to Electrical Power Safety Shut-off events for continuity of operations. Within this plan, section 4.1 **Management Objectives**, sub-section h. states, "If needed due to weather or longevity of power shut-off, ensure that Resource Centers are identified and can be supported." This license agreement supports that management objective by pre-identifying the location for a CRC, ensuring liability concerns are mitigated, and the process for implementation is outlined.

CONCLUSION

PPS events have become a frequently utilized method of mitigating fire risk in California. Continued drought and changing weather conditions coupled with development into wildland areas has necessitated additional measures to limit ignition sources to hopefully prevent future catastrophic wildfires that we have seen in recent history. The establishment of CRC is a way for PG&E to lessen the impacts of the PPS event on their customers by providing access to water and restroom facilities and access to generator power to charge medical equipment, and personal devices.

ATTACHMENTS

1. Amendment No. 1 to License Agreement (Public Safety Power Shutoff)
2. Current PG&E License Agreement

**AMENDMENT NO. 1 TO
“LICENSE AGREEMENT (PUBLIC SAFETY POWER SHUTOFF)”**

This **AMENDMENT NO. 1 TO “LICENSE AGREEMENT (PUBLIC SAFETY POWER SHUTOFF)”** (“Amendment No. 1”) is entered into as of March 28, 2023, by and between the **CITY OF MORRO BAY**, a California Municipal Corporation (“City”) and **PACIFIC GAS AND ELECTRIC COMPANY**, a California Corporation (PG&E).

RECITALS

WHEREAS, City and PG&E, entered into a “License Agreement (Public Safety Power Shutoff)” as of April 12, 2022 (the “Original Agreement”), to utilize the property located at 1001 Kennedy Way, Morro Bay, CA 93442 as a “Customer Resource Center” in the event of a Public Safety Power Shutoff Event (“PSPS”); and

WHEREAS, City and PG&E hereby wish to extend the term of the Original Agreement until March 28, 2025 and update one “Notices” exhibit in the Original Agreement.

NOW THEREFORE, City and Consultant mutually agree to amend the Original Agreement as follows:

1. The term of the Original Agreement, as stated in Section 4 of the Original Agreement, is hereby extended until March 28, 2025.
2. Exhibit B (Notices) to the Original Agreement is hereby replaced with a new Exhibit B, as shown in Attachment 1 to this Amendment No. 1.
3. The effective date of this Amendment No. 1 is March 28, 2023.
4. Except as expressly stated herein, all terms and conditions in the Original Agreement shall remain in full force and effect.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have caused this Amendment No. 1 to be executed by their duly authorized representatives as of the day stated in Section 3 above.

CITY OF MORRO BAY,
a California Municipal Corporation

**PACIFIC GAS AND ELECTRIC
COMPANY,** a California Corporation

By: _____
Greg Carpenter, Interim City Manager

By: _____
Donald Kennedy, Land Acquisition Mgr.

Attest:

Dana Swanson, City Clerk

Approved As To Form:

Chris F. Neumeyer, City Attorney

ATTACHMENT 1

(REPLACEMENT EXHIBIT B IN ORIGINAL AGREEMENT)

EXHIBIT B

NOTICES

TO LICENSOR:

Any notice to Licensor, including the notice to be given pursuant to Section 6 of the License Agreement, shall be sent to Daniel McCrain at the following:

Email address: dmcrcrain@morrobayca.gov Phone Number: 805-772-6242

In addition, in the event of an emergency, PG&E shall contact the following persons in the order set forth below:

Daniel McCrain Phone (work): 805-772-6242

Phone (cell): 805-635-5216

Matt Vierra Phone (work): 805-772-6242

Phone (cell): 805-712-1941

Email: mvierra@morrobayca.gov

Weekends and After Hours: 805-635-5216

TO PG&E:

Any notice to PG&E, including the notice pursuant to Section 7 of the License Agreement shall be sent to Jessica Melton at the following email address: jessica.melton@pge.com and je11@pge.com, cc'ing CRCHelp@pge.com.

LICENSE AGREEMENT
(PUBLIC SAFETY POWER SHUTOFF)

This License Agreement ("**License Agreement**") is made and entered into this 12 day of April, 2022 (the "**Effective Date**") by City of Morro Bay a California Municipal Corporation, hereinafter called "**LICENSOR**," and PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called "**PG&E**." PG&E and LICENSOR are sometimes hereinafter each singularly referred to as "PARTY" and collectively as "PARTIES".

R E C I T A L S:

A. LICENSOR owns that certain real property commonly known as Morro Bay Community Center, located at 1001 Kennedy Way, Assessor's Parcel Number 066-280-023, hereinafter called the "**Property**," located in the City of Morro Bay, County of San Luis Obispo, State of California.

B. PG&E desires to partner with LICENSOR in connection with a Public Safety Power Shutoff Event ("**PSPS Event**") as defined in Section 3 below, and to that end PG&E is required to secure this License Agreement for access to a portion of the Property.

C. The PARTIES desire to memorialize this mutual understanding and agreement for making the Property available to PG&E in connection with a PSPS Event

NOW, THEREFORE, for good and valuable consideration, LICENSOR and PG&E agree as follows:

1. License Area. The portion of the Property that is the subject of this License Agreement is more specifically described in **EXHIBIT A** (the "**License Area**").

2. Grant of License. Subject to the terms and conditions set forth in this License Agreement, LICENSOR grants PG&E, PG&E's Representatives, and PG&E's customers, a non-transferrable, right to use the License Area in connection with a PSPS Event, together with rights of ingress and egress to and from the License Area. PG&E shall give LICENSOR at least 8 hours' prior written notice (or if written notice is not reasonably possible at the time, then such notice as may be reasonably issued) of the date and time that PG&E needs to access and use the License Area. If the License Area is not available for access and use by PG&E on the date and time specified in PG&E's notice (e.g., the License Area was previously scheduled or reserved for another use, in which case PG&E may only use the License Area to the extent that such use does not interfere with the previously scheduled or planned use, and provided that LICENSOR's representatives may enter the License Area at any time to inspect PG&E's activities), LICENSOR must so notify PG&E within 4 hours after receipt of PG&E's notice if PG&E's notice is given during regular business hours.

3. Use of License Area. During Use Days (as defined in Section 4 below), PG&E and its employees, contractors, agents, and representatives ("**PG&E's Representatives**") may enter the License Area at reasonable times for purposes of establishing and operating a customer resource center in the case of a PSPS Event. LICENSOR acknowledges that PG&E's activities may include the following: setting up tents with tables and seating where PG&E customers can

obtain water and snacks, charge phones, and get up-to-date information on outages; installing trailers, portable toilets, portable back-up generators, and temporary fencing; parking mobile vehicle units and other vehicles. For purposes of this License Agreement, a "**PSPS Event**" means the existence of one or more environmental conditions creating extreme fire danger that results in, or necessitates, the shutoff of power for public safety. Examples of PSPS Events include red flag warnings issued by the United States National Weather Service, low humidity levels, high winds, and dry vegetation that poses an imminent or severe threat of power shut-off.

(a) Personnel. During Use Days PG&E shall have the exclusive right to use the License Area, up to twenty-four (24) cumulative hours per day immediately before, during and after a PSPS Event; otherwise, the license herein is non-exclusive in nature. Hours for use to PG&E customers shall be from 8:00 am to 10:00 pm. on Use Days, the License Area shall be fully staffed by PG&E and its representatives, at PG&E's sole cost and expense. PG&E shall provide uniformed unarmed security at its cost and expense to ensure the protection of its equipment, the safety of the public and to prevent any damage to the Property.

4. Term. This License Agreement shall be for a term of one (1) year, commencing on April 12, 2022 (the "**Commencement Date**"), and expiring April 12, 2023 (the "**Termination Date**"). The license granted herein shall be revocable at the option of either LICENSOR or PG&E, provided that the revoking party provides at least one hundred eighty (180) days' written notice of the revocation to the other party, provided that LICENSOR may revoke this License Agreement immediately if PG&E's activities hereunder create a threat to health and safety or damage to the Property, as reasonably determined by LICENSOR, or if PG&E fails to cure a breach of this License Agreement within the time specified in a written notice from LICENSOR to PG&E describing the breach and a time period within which to cure the breach. Notwithstanding the term of this License Agreement, PG&E anticipates that it will use the License Area on an occasional basis, if at all, for periods of two (2) to ten (10) days at a time. The days (including any partial days) during which any of PG&E's activities are occurring in or on the License Area are referred to herein as "**Use Days**."

5. Use of License Area.

(a) As Is. To LICENSOR'S current actual knowledge, the Property complies with all laws, including the Americans with Disabilities Act and other accessibility laws. PG&E accepts the License Area "AS-IS," "WHERE-IS" and "WITH ALL-FAULTS," subject to all applicable zoning, municipal, county and state laws, ordinances, and regulations governing and regulating the use of the License Area. PG&E may request LICENSOR to perform alterations, repairs, or improvements to the License Area, but PG&E understands and agrees that LICENSOR shall not be obligated to make any such alterations, repairs or improvements at any time.

(b) Restoration. PG&E shall exercise reasonable care in the conduct of PG&E's activities in the License Area. Upon PG&E's ceasing to use the License Area in connection with a particular PSPS Event, PG&E shall remove all vehicles and personal property of PG&E and PG&E's Representatives, remove all debris and waste material resulting from PG&E's activities, and repair and restore the License Area as nearly as possible to the condition

that existed prior to PG&E's entry thereto, minus normal wear and tear, within the twenty-four (24) hour period commencing from the start of the PSPS Event.

(c) Water Discharge. PG&E's activities may require potable water-filled equipment, such as barrels or water barriers to weigh down tents or other equipment, or to delineate outside areas on the Property. All potable water-filled equipment shall be cleaned prior to use and filled with water from a potable water source only. Any water discharged from the water-filled equipment shall be discharged to onsite unpaved land (i.e., soil) only. PG&E and PG&E's representatives shall ensure best management practices are implemented including but not limited to ensuring water is observed for any potential sediments, trash or other contaminants; the discharge area selected is 100 feet from a water body; and the discharge is done to avoid ponding and erosion. If the water needs to be discharged to a storm drain, PG&E will obtain local stormwater agency approval. This License Agreement authorizes the discharge of potable water from water-filled equipment on to the Property as described above. PG&E shall notify LICENSOR if water discharge is necessary.

(d) Safe Condition. PG&E, at PG&E's sole cost and expense, shall maintain the License Area in a good, clean, safe and sanitary condition during Use Days.

(e) Lawful Use Only. PG&E shall not use the License Area (or Property) or permit anything to be done in or about the License Area (including Property) during Use Days that will in any way conflict with any law, statute, zoning restriction, ordinance or governmental rule or regulation or requirement relating to the use or occupancy of the License Area. During Use Days, PG&E shall not allow the License Area or Property to be used for any unlawful or objectionable purpose, nor shall PG&E cause, maintain or permit any nuisance in, on or about the License Area or Property.

(f) Mechanic's Liens. PG&E shall keep the Property free and clear of all mechanic's liens arising, or alleged to arise, in connection with any work performed, labor or materials supplied or delivered, or similar activities performed by PG&E or at PG&E's request or for PG&E's benefit. If any mechanic's liens are placed on the Property in connection with PG&E's use or PG&E's activities, PG&E shall diligently pursue all necessary actions to remove such liens from title, either by payment or by recording a lien release bond in the manner specified in California Civil Code Section 8424 or any successor statute.

6. Notices. All notices under this License Agreement shall be sent by email to the addresses set forth in **EXHIBIT B**. In addition, LICENSOR will provide PG&E with telephone or cellphone numbers of staff in calling order to contact in an emergency as set forth in **EXHIBIT B**. **EXHIBIT B** shall be updated as needed to reflect current names and contact information.

7. Indemnity. PG&E shall indemnify, defend and hold harmless LICENSOR and its governing body, officers, agents, and employees from and against all claims, losses, actions, demands, damages, costs, expenses (including, but not limited to, reasonable attorneys' fees and court costs) (collectively, "**Claims**") which arise from or are connected with PG&E's activities hereunder, or the entry on, occupancy or use of, the Property by PG&E or PG&E's Representatives under this License Agreement, including, but not limited to, Claims arising out

of (i) injury to or death of persons, including, but not limited to, employees of LICENSOR or PG&E; (ii) injury to property or other interest of LICENSOR and (iii) violation of any applicable federal, state, or local laws, statutes, regulations, or ordinances by PG&E or PG&E's Representatives. The indemnification obligations of PG&E under this Section 7 shall survive the expiration or earlier termination of this License Agreement.

8. PG&E acknowledges all Claims arising out of or in any way connected with releases or discharges of a Hazardous Substance (defined below) occurring as a result of or in connection with PG&E's use or occupancy of the Property pursuant to this License Agreement, then any and all costs, expenses and liabilities for environmental investigations, monitoring, containment, abatement, removal, repair, cleanup, restoration, remediation and other response costs, including reasonable attorneys' fees and disbursements and any fines and penalties imposed for the violation of any laws relating to the environment or human health, are expressly within the scope of the indemnity set forth above. For purposes hereof, the term "**Hazardous Substances**" means any hazardous or toxic material or waste which is or becomes regulated by State or Federal agencies as "hazardous" or "toxic" as relating to the protection of human health or the environment, including, but not limited to, laws, requirements and regulations pertaining to reporting, licensing, permitting, investigating and remediating emissions, discharges, releases or threatened releases of such substances into the air, surface water, or land, or relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport or handling of such substances. Insurance. PG&E shall at all times during the Term of this License Agreement self-insure for PG&E's activities pursuant to this License Agreement in accordance with **EXHIBIT C**.

9. Miscellaneous.

(a) Governing Law. This License Agreement shall in all respects be interpreted, enforced, and governed by and under the laws of the State of California.

(b) Attorneys' Fees. Should either party bring an action against the other party, by reason of or alleging the failure of the other party with respect to any or all of its obligations hereunder, whether for declaratory or other relief, and including any appeal thereof, then the party which prevails in such action shall be entitled to its reasonable attorneys' fees and expenses related to such action, in addition to all other recovery or relief.

(c) No Waiver. Any waiver with respect to any provision of this License Agreement shall not be effective unless in writing and signed by the party against whom it is asserted. The waiver of any provision of this License Agreement by a party shall not be construed as a waiver of a subsequent breach or failure of the same term or condition or as a waiver of any other provision of this License Agreement.

(d) Counterparts. This License Agreement may be executed in identical counterpart copies, each of which shall be an original, but all of which taken together shall constitute one and the same agreement.

(e) Authority. Each party to this License Agreement warrants to the other that it has the right and authority to enter into and to perform its obligations under this License

Agreement, without the consent of any third party, and that the person signing below is authorized to bind such party.

(f) Exhibits. Exhibits A, B, and C attached to this License Agreement are a part hereof and incorporated herein by this reference.

(g) Electronic Signatures. This License Agreement may be executed by electronic signatures (e.g., using DocuSign or e-SignLive) or signatures transmitted in portable document format ("pdf"), and copies of this License Agreement executed and delivered by means of electronic or pdf signatures shall have the same force and effect as copies hereof executed and delivered with original manually executed signatures. The parties may rely upon electronic and pdf signatures as if such signatures were manually executed originals and agree that an electronic or pdf signature page may be introduced into evidence in any proceeding arising out of or related to this License Agreement as if it were an original manually executed signature page.

(h) Successors and Assigns. This License Agreement shall be binding upon and inure to the benefit of the heirs, personal representatives, successors, and assigns of each party.

(i) No Assignment or Transfer: PG&E shall not assign any of its rights or obligations under this License Agreement without the written consent of LICENSOR. Any unauthorized transfer or assignment is void.

(j) Entire Agreement. This License Agreement supersedes all previous oral and written agreements between and representations by or on behalf of the parties and constitutes the entire agreement of the parties with respect to the subject matter hereof. This License Agreement may not be amended, except by a written agreement executed by both parties.

IN WITNESS WHEREOF, the parties have executed this License Agreement as of the date set forth below each signature, effective upon the Effective Date first written above.

"PG&E"

"LICENSOR"

PACIFIC GAS AND ELECTRIC COMPANY,
a California corporation

City of Morro Bay, a California Municipal
Corporation

By: Donald Kennedy
Donald Kennedy (Apr 27, 2022 11:39 PDT)

By: Scott Collins
Scott Collins (May 4, 2022 09:16 PDT)

Name: Donald Kennedy

Name: Scott Collins

Its: Manager, Land Acquisition

Its: City Manager and Emergency Service
Director

Date: Apr 27, 2022

Date: May 4, 2022

By: Daniel McCrain

Name: Daniel McCrain

Its: Fire Chief and Deputy Emergency
Service Director

Date: May 4, 2022

EXHIBIT A

Yellow: License Area (1,990 sq ft)
Blue: Parking

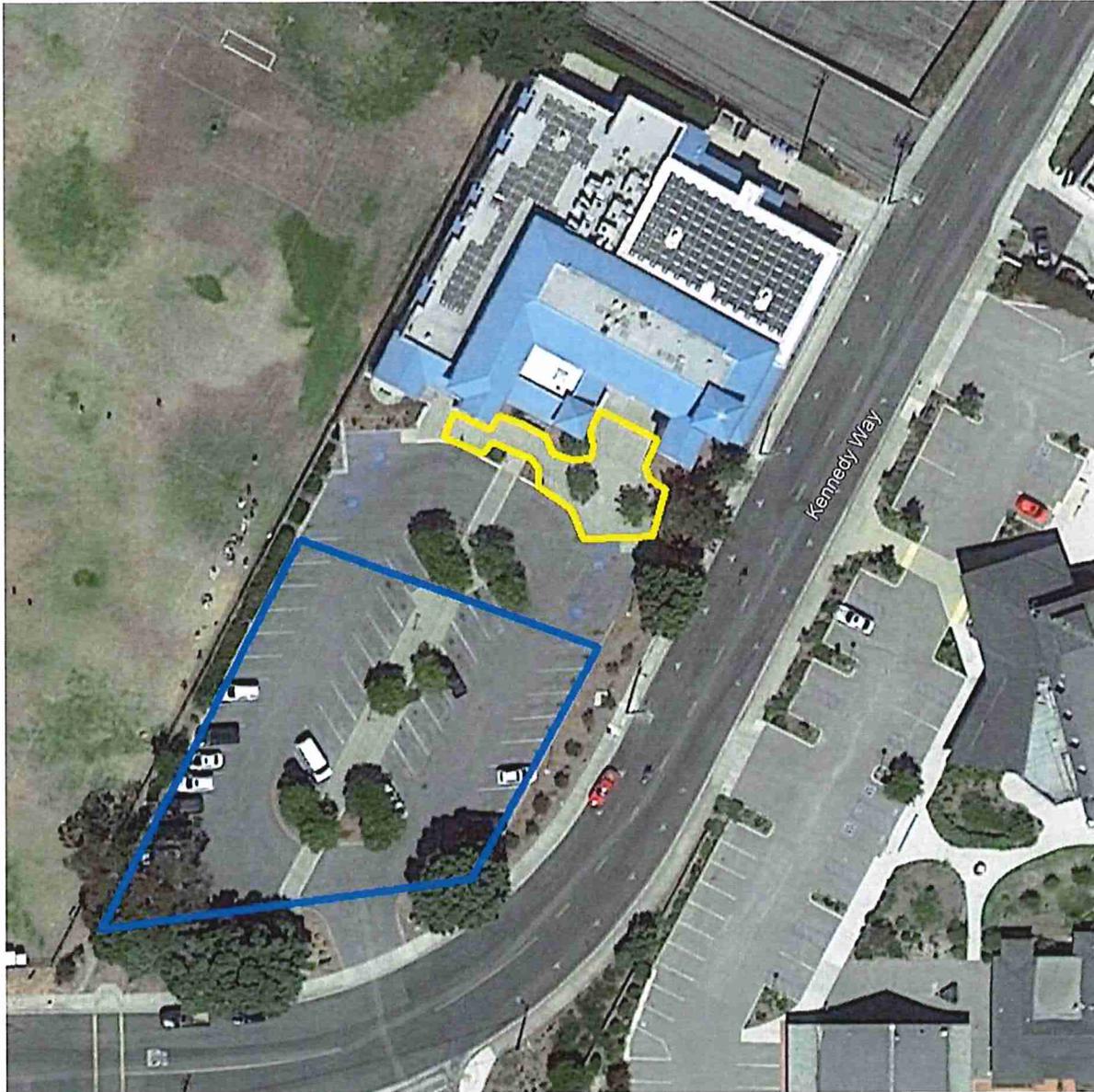


EXHIBIT B

NOTICES

TO LICENSOR:

Any notice to Licensor, including the notice to be given pursuant to Section 7 of the License Agreement, shall be sent to Daniel McCrain at the following:

Email address: dmcrcrain@morrobayca.gov Phone Number: 805-772-6242

In addition, in the event of an emergency, PG&E shall contact the following persons in the order set forth below:

Daniel McCrain Phone (work): 805-772-6242

Phone (cell): 805-635-5216

Scott Collins Phone (work): 805-772-6206

Phone (cell): 805-440-2546

Email: scollins@morrobayca.gov

Weekends and After Hours: 805-440-4544

TO PG&E:

Any notice to PG&E, including the notice pursuant to Section 7 of the License Agreement shall be sent to Samantha Tan at the following email address:

Samantha.Tan@pge.com, cc'ing CRCHelp@pge.com.

EXHIBIT C



EORM & Insurance Department
245 Market Street / N4S
4th Floor
San Francisco, CA 94105

STATEMENT OF SELF-INSURANCE PROGRAM

April 1, 2021

Issued to: Whom it May Concern

Re: Insurance requirements for Pacific Gas and Electric Company (PG&E) to use property for the purposes of establishing and operating a Community Resource Center in the case of a Public Safety Power Shutoff Event (PSPS).

This letter certifies PG&E is insured under a major risk management program with large self-insured retentions. The program provides coverage for the insurance types and limits reflected in the agreement which includes:

Commercial General Liability: \$5,000,000 each occurrence / \$10,000,000 aggregate
Employer's Liability: \$1,000,000 each accident
Business Auto Liability: \$1,000,000 each accident

Further, PG&E has qualified as a self-insurer under the laws of the State of California with respect to Workers' Compensation. Our identification number for this purpose is 2-0012-01-099.

*Please note a certificate of insurance is not applicable when an entity is self-insured, such as PG&E.

A handwritten signature in cursive script that reads 'Stephen Cairns'.

Stephen Cairns
Vice President and Chief Audit Officer



SI Certification Letter
File: PGE-246.01



AGENDA NO: A-6

MEETING DATE: March 28, 2023

Staff Report

TO: Honorable Mayor and City Council

DATE: March 16, 2023

FROM: Dana Swanson, City Clerk

SUBJECT: Adoption of Resolution No. 16-23 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. 16-23.

ALTERNATIVES

No alternatives are recommended.

FISCAL IMPACT

None

BACKGROUND/DISCUSSION

Government Code section 83700 requires all cities to 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 designated position and board fall within.

In August 2022, the City established an updated Conflict of Interest Code through the adoption of Resolution No. 73-22 (Attachment 1). Staff has determined it is necessary to update the City's Conflict of Interest Code to add the designated positions of Fire Division Chief/Fire Marshal and Utility Division Supervisor, and eliminate an obsolete job classification, Wastewater Systems Supervisor classification. By adopting the attached Resolution No. 16-23, 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.

ATTACHMENTS

1. Resolution No. 73-22
2. Proposed Resolution No. 16-23 with Exhibits A & B

Prepared By: ___DS___

Dept Review: ___

City Manager Review: ___

City Attorney Review: ___CFN___

RESOLUTION NO. 73-22

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
ADOPTING A REVISED CONFLICT OF INTEREST CODE
AND RESCINDING RESOLUTION NO. 57-21 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 Commission Regulations 18730 and 18720 into its Conflict of Interest Code with the adoption of Resolution No. 57-21 adopted August 24, 2021, 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. 57-21 and any parts or sections of any other resolutions in conflict with this Resolution are hereby rescinded and/or repealed as necessary to resolve such conflict.

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. For persons holding the positions of Mayor, Councilmember, City Manager, City Attorney, City Treasurer, and Planning Commissioner, the City Clerk may serve as the filing official by accepting the filing, retaining a copy, and forwarding the original to the Fair Political Practices Commission in Sacramento; or, for the persons holding those positions, filings may directly be made electronically with 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 9th day of August 2022 on the following vote:

AYES:	Headding, Addis, Barton, Ford, Heller
NOES:	None
ABSENT:	None
ABSTAIN:	None



JOHN HEADDING, Mayor

ATTEST:



DANA SWANSON, City Clerk

EXHIBIT A
RESOLUTION NO. 73-22

CITY OF MORRO BAY

LIST OF DESIGNATED POSITIONS
CONFLICT OF INTEREST CODE

Position	Disclosure Category
Mayor, Council Members, City Manager, City Attorney, City Treasurer, Planning Commission Members	As required by State law
<u>Boards, Committees & Commissions</u>	
Citizens Oversight / Citizens Finance Advisory Committee	1,2
Harbor Advisory Board	1,2
Public Works Advisory Board	1,2
Recreation & Parks Commission	1,2
<u>City Manager's Office</u>	
City Clerk	1-6
Human Resources/Risk Manager	1-6
Human Resources Analyst	1,5,6
<u>Administrative Services</u>	
Assistant City Manager/Administrative Services Director	1-6
Finance Manager	1-6
Information Systems Technician	1,2
Senior Administrative Services Management Analyst	2,3,5,6
Fiscal Analyst	2,3,5,6
<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

Public Works

Public Works Director	1-6
Management Analyst	1,2,4,5,6
City Engineer	1-6
Senior Engineer	1-6
Associate Engineer	2,3,4,5,6
Assistant Engineer	2,3,4,5,6
Environmental Programs Manager	1-6
Utilities Division Manager	1-6
Consolidated Maintenance Superintendent	1-6
Wastewater Systems Supervisor	1-6
Lead Utility Operator	1-6
Consolidated Maintenance Field Supervisor	1-6
Operational Technology Specialist	5,6
Utility Support Coordinator	5,6

Community Development

Community Development Director	1-6
Senior Planner	1-6
Associate Planner	1-6
Chief Building Inspector/Plans Examiner	1-6
Building Inspector	1-6

Recreation

Recreation Services Division Manager	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. 73-22

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.)

RESOLUTION NO. 16-23

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
ADOPTING A REVISED CONFLICT OF INTEREST CODE
AND RESCINDING RESOLUTION NO. 73-22 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 Commission Regulations 18730 and 18720 into its Conflict of Interest Code with the adoption of Resolution No. 73-22 adopted August 9, 2022, 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. 73-22 and any parts or sections of any other resolutions in conflict with this Resolution are hereby rescinded and/or repealed as necessary to resolve such conflict.

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. For persons holding the positions of Mayor, Councilmember, City Manager, City Attorney, City Treasurer, and Planning Commissioner, the City Clerk may serve as the filing official by accepting the filing, retaining a copy, and forwarding the original to the Fair Political Practices Commission in Sacramento; or, for the persons holding those positions, filings may directly be made electronically with 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 28th day of March 2023 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:

CARLA WIXOM, Mayor

ATTEST:

DANA SWANSON, City Clerk

EXHIBIT A
RESOLUTION NO. 16-23

CITY OF MORRO BAY

LIST OF DESIGNATED POSITIONS
CONFLICT OF INTEREST CODE

Position	Disclosure Category
Mayor, Council Members, City Manager, City Attorney, City Treasurer, Planning Commission Members	As required by State law
<u>Boards, Committees & Commissions</u>	
Citizens Oversight / Citizens Finance Advisory Committee	1,2
Harbor Advisory Board	1,2
Public Works Advisory Board	1,2
Recreation & Parks Commission	1,2
<u>City Manager's Office</u>	
City Clerk	1-6
Human Resources/Risk Manager	1-6
Human Resources Analyst	1,5,6
<u>Administrative Services</u>	
Assistant City Manager/Administrative Services Director	1-6
Finance Manager	1-6
Information Systems Technician	1,2
Senior Administrative Services Management Analyst	2,3,5,6
Fiscal Analyst	2,3,5,6
<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
<u>Division Chief</u> /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

Public Works

Public Works Director	1-6
Management Analyst	1,2,4,5,6
City Engineer	1-6
Senior Engineer	1-6
Associate Engineer	2,3,4,5,6
Assistant Engineer	2,3,4,5,6
Environmental Programs Manager	1-6
Utilities Division Manager	1-6
Consolidated Maintenance Superintendent	1-6
Utility Division Supervisor Wastewater Systems Supervisor	1-6
Lead Utility Operator	1-6
Consolidated Maintenance Field Supervisor	1-6
Operational Technology Specialist	5,6
Utility Support Coordinator	5.6

Community Development

Community Development Director	1-6
Senior Planner	1-6
Associate Planner	1-6
Chief Building Inspector/Plans Examiner	1-6
Building Inspector	1-6

Recreation

Recreation Services Division Manager	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. 16-23

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.)

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**A PROCLAMATION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY
DECLARING APRIL 2023 AS “MONTH OF THE CHILD”
AND “CHILD ABUSE PREVENTION MONTH”**

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

WHEREAS, the Morro Bay City Council recognizes that every moment in a child's life is an opportunity for that child to learn, that the quality of these experiences may determine whether a child succeeds in school and in life, and that all children need caring and loving adults in their lives; and

WHEREAS, April - Month of the Child and Child Abuse Prevention Month - marks a time to recognize that our community's children are precious assets, that the quality of their early years is our collective responsibility, and that we commit ourselves to ensuring that each and every child has access to a high quality early environment – at home, at child care, at school and in the community – that will promote their optimal growth and development; and

WHEREAS, in solidarity of the We Are The Care Initiative, we as a community of partners and leaders, envision a San Luis Obispo County where all families can find and afford quality care for their children, and where child care professionals are valued for their critical role in building a solid foundation for children and families to thrive in the world; and

WHEREAS, Saturday, April 8, 2023, will commemorate “Day of the Child” at the Annual Children’s Day in the Plaza celebration from 10:00 am to 3:00 pm in the San Luis Obispo Mission Plaza, this year’s celebration where children and families will have the opportunity to discover creativity, individuality, diversity and the arts while exploring community resources; and

WHEREAS, Friday, April 28, 2023 our County will participate in the statewide raising of the Children’s Memorial Flag to honor and raise awareness about the many children in our midst who suffer daily from abuse and neglect, and pledge our support for strategies that strengthen families and protect our young ones; and

WHEREAS, April is National Child Abuse Prevention Month, raising awareness and recognizing that each of us has a role to play in ensuring the safety of our children, as we pledge our support for strategies that strengthen families and protect our young ones; by promoting our “Normalizing Parenting” campaign and introduce Children’s Memorial Day in a virtual ceremony on Friday April 28, 2023 at 1:00 pm with our Child Abuse Prevention Council colleagues throughout California.

NOW, THEREFORE, BE IT RESOLVED that the Morro Bay City Council is proclaiming April 2023 as the "Month of the Child" and “Child Abuse Prevention Month.”

IN WITNESS WHEREOF I have hereunto set my hand and caused the seal of the City of Morro Bay to be affixed this 28th day of March 2023.

CARLA WIXOM, MAYOR
City of Morro Bay, California

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**A PROCLAMATION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY DECLARING
MARCH 2023 AS “AMERICAN RED CROSS MONTH”**

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

WHEREAS, during American Red Cross Month in March, we celebrate the humanitarian spirit of the City of Morro Bay and reaffirm our commitment to help ensure no one faces a crisis alone; and

WHEREAS, caring for one another is at the heart of our community and exemplified by the people of the City of Morro Bay, whose simple acts of kindness through the Red Cross provide help and hope in people’s most difficult moments — continuing the lifesaving legacy of Clara Barton, who founded the organization more than 140 years ago to prevent and alleviate human suffering; and

WHEREAS, every day, these ordinary individuals lend a helping hand to make an extraordinary difference for neighbors in need — whether it’s providing emergency shelter, food and comfort for families displaced by home fires and other disasters; donating lifesaving blood for cancer patients, accident victims, and people with sickle cell disease and other life-threatening conditions; supporting military members and veterans, along with their families and caregivers, through the unique challenges of service; using vital skills like first aid and CPR to help others survive medical emergencies; or delivering international humanitarian aid and reconnecting loved ones separated by crises around the world; and

WHEREAS, this January many communities throughout the central coast were struck by disaster when record breaking rainfall caused flooding, landslides and coastal erosion. Red Cross volunteers immediately opened shelters, assessed damage, deployed to damaged neighborhoods and provided both emotional and physical help when people needed it the most. Their support continues as our communities faced subsequent storms storm events and begin the difficult task of recovery and healing.

WHEREAS, their support, volunteerism and generous donations are critical to our community’s resilience. We hereby recognize this month of March in honor of all those who fulfill Clara Barton’s noble words, “You must never think of anything except the need and how to meet it,” and ask everyone to join in this commitment.

NOW, THEREFORE BE IT HEREBY ORDERED AND RESOLVED that the City Council does hereby proclaim March 2023 as Red Cross Month and we encourage all citizens of the City of Morro Bay to reach out and support its humanitarian mission.

IN WITNESS WHEREOF I have hereunto set my hand and caused the seal of the City of Morro Bay to be affixed this 28th day of March 2023.

CARLA WIXOM, MAYOR
City of Morro Bay, California

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AGENDA NO: A-9

MEETING DATE: March 28, 2023

Staff Report

TO: Honorable Mayor and City Council

DATE: March 23, 2023

FROM: Ted Schiafone, Harbor Director

SUBJECT: Designate Up to \$80,000 in Approved Capital Improvement Project Funds for Multiple Emergency Dock Repairs

RECOMMENDATION

Staff recommends the City Council designate up to \$80,000 in budget savings from the approved capital improvement project funds for the Boat Launch Ramp & Float Replacement Planning project to new capital improvement projects for Emergency Dock Repairs.

ALTERNATIVES

Council could direct staff not to complete emergency dock repairs. This would result in lost revenue and leave docks in damaged condition.

FISCAL IMPACT

If the repairs are not timely completed, the loss of revenue over the next six months is estimated to be approximately \$70,000. The funding source is Measure E funds. The emergency dock repairs would remain consistent with the public safety Council priority for use of Measure E funds.

BACKGROUND

During the storm events in January and March 2023, the boat ramp docks and three additional finger docks were significantly damaged.

DISCUSSION:

The three additional finger docks berth six vessels and cannot be rented until they are repaired. The boat ramp fingers are necessary to support launching a vessel. In order to stop the general public use of those fingers, we would need to close the boat launch.

The Boat Launch Ramp & Float Replacement Planning capital improvement project (CIP) project has several contracts that total \$117,000 (including a 25% contingency). That CIP project has a budget of \$210,000. That should provide approximately \$80,000-\$90,000 in budget saving. The intent of this project was to complete planning for replacement in order to seek construction funds either through grants or in future budget years. Repairs for the boat ramp fingers are estimated to be \$52,000. A separate contract for the three finger docks is estimated to be \$21,000. The two projects are estimated to cost a total of \$73,000.

Prepared By: LS

Dept Review: TS

City Manager Review: _____

City Attorney Review: CFN

CONCLUSION

Staff recommends the Council designate up to \$80,000 in budget savings from approved capital improvement project funds for the Boat Launch Ramp & Float Replacement Plan project to two new capital improvement projects for Emergency Dock Repairs.

ATTACHMENT

None.



AGENDA NO: B-1

MEETING DATE: March 28, 2023

Staff Report

TO: Honorable Mayor and City Council DATE: February 17, 2023

FROM: Cindy Jacinth, Senior Planner

SUBJECT: Review and Adopt Final Funding Recommendations for the 2023 Community Development Block Grant (CDBG) Program

RECOMMENDATION

Staff recommends the City Council conduct a public hearing to review and adopt Resolution No. 12-23 approving final funding recommendations for the 2023 Community Development Block Grant (CDBG) funds and forward recommendations to the San Luis Obispo County Board of Supervisors for inclusion with the other final funding requests from the Urban County Consortium. The funding recommendation is for the two applications received from 5 Cities Homeless Coalition and the City Public Works Department along with City program administration of \$3,667 for a total 2023 funding allocation of \$89,860. Additionally, staff recommends the City Council authorize the City Manager to make pro rata adjustments to the allocation based on the final funding amount from San Luis Obispo County based on the approval of the federal budget and HUD’s final grant amount to the County.

ALTERNATIVES

The City Council may move to change the draft funding recommendations made at its December 13, 2022 meeting to increase funding to 5 Cities Homeless Coalition beyond their requested \$3,500 up to a maximum of \$7,857 to match the 15 percent maximum federal expenditure for public services activities with a corresponding reduction in funding to the Public Works Department ADA Accessibility application.

FISCAL IMPACT

Approving staff recommendations includes an application for administrative funds as allowed by HUD in the amount of \$3,667. If awarded, this amount would offset City administrative costs which are expected to be minimal. The majority of CDBG administration, including coordination with HUD staff and reporting, is performed by County staff pursuant to the City’s 2021-2023 Urban County Participation Agreement executed July 7, 2020.

SUMMARY

On December 13, 2022, the City Council approved draft CDBG funding recommendations for the 2023 CDBG Program year. As noted in the table on the next page, the funding recommendations included funding for 5 Cities Homeless Coalition’s Rapid Rehousing Program and Public Works Department ADA Accessibility Upgrade Project for a total funding allocation of \$89,860 which include a prior year rollover amount of \$37,477. This also included a recommendation for \$3,667 for City administrative costs (Resolution 107-22, Attachment 2). The draft funding recommendations were forwarded to the County Board of Supervisors for inclusion in the 2023 Draft Action Plan.

Prepared By: <u> CJ </u>	Dept Review: <u> SG </u>
City Manager Review: _____	City Attorney Review: <u> CFN </u>

BACKGROUND:

The 2023 CDBG award process began earlier this fall with the release of the annual Notice of Funding Availability, application workshop, and needs hearing held in September 2022 with applications due by October 14, 2022. The City received two applications during this funding cycle (Online Link #1 below), and the City Council at its December 13, 2022 meeting voted to forward draft funding recommendations to the County Board of Supervisors for funding and incorporation into the 2023 Action Plan.

Total Morro Bay funding is anticipated to be approximately \$89,860 for the 2023 program year which includes an unallocated rollover of approximately \$37,477 of 2022 program year funding. Final funding amounts are subject to change and will likely be released by the Department of Housing and Urban Development (HUD) in April 2023.

DISCUSSION

The recommended projects for the 2023 CDBG Program Year are included in the table below with a project description for the grant activity included.

<i>Federal Funding Category / Applications Received</i>	<i>Amount Requested</i>	<i>Amount Recommended By Council on 12/13/2022 (includes both current and rollover amount)</i>
<i>Public Services – Limited to 15% of 2023 Allocation (or a maximum of \$7,857)</i>		
<p><i>1. Project Name:</i> <i>Rapid Rehousing and Homeless Prevention Program</i> <i>Applicant:</i> <i>5 Cities Homeless Coalition (5CHC)</i></p> <p><i>Project Description:</i> <i>5CHC proposes continued and expanded comprehensive homeless services of their Rapid-Rehousing Program, which includes connecting families and individuals with time-limited financial assistance and targeted supportive services, and housing stabilization services.</i></p>	<p><i>\$3,500 CDBG funding request to Morro Bay (Total request is \$92,333 combined to all jurisdictions) countywide)</i></p>	<p><i>\$3,500</i></p>
<i>Public Facilities</i>		
<p><i>2. Project Name:</i> <i>ADA Accessibility Upgrade at Quintana and Main Streets.</i></p> <p><i>Applicant:</i> <i>Public Works Department, City of Morro Bay. This includes request for unallocated 2022 amount of \$37,477 along with the anticipated 2023 CDBG allocation.</i></p> <p><i>Project Description:</i> <i>Installation of an audible signal crossing and ADA compliant pedestrian push button at the intersection of Main & Quintana Streets, the primary traffic signal in the city, and the installation of ADA curb ramps with detectable surfaces. Goal of program is to increase safety and facilitate improved</i></p>	<p><i>\$100,000</i></p>	<p><i>\$75,884 (\$38,407 of 2023 funding plus 2022 rollover amount of \$37,477)</i></p>

accessibility for senior residents and persons with disabilities.		
Administration – Limited to 20% of 2023 Allocation: \$10,476 (per County agreement: City=35% / County =65%)		
City Program Administration Costs: (Required County Administration Costs):	\$3,667 (\$6,809)	\$3,667 (\$6,809)
Total Funds Requested	\$113,976	
Total Funds Recommended		\$89,860
Rollover funding from 2022 Program year		\$37,477
Estimated Total 2023 Funding Available		+ \$52,383
Combined Total Available of 2022 & 2023 Funding		= \$89,860

As stated in the December 13, 2022 Council staff report (link below), the approved draft funding recommendations were forwarded to the County along with recommendations from all participating jurisdictions. Every funding year this results in an annual Action Plan which includes funding recommendations and funding priorities developed using community input. The program criteria includes consistency with federal regulations and laws, community support, seriousness of community development needs, degree to which the project benefits low-income and very low-income families or persons, project feasibility, cost effectiveness, and organization’s experience or knowledge regarding program requirements.

The funding applications received are limited by federal regulations in how much funding they can receive. As noted in the table above, the 5 Cities Homeless Coalition application is considered a public service activity which is limited to no more than 15% of a jurisdiction’s allocation. Based on this year’s anticipated funding, that 15% cap equates to a maximum amount available of \$7,857. The application from the Public Works Department ADA Accessibility improvement project for the intersection of Quintana and Main is considered a public facilities application with no federal percentage limitation on funding. The funding recommendation is for \$75,884 which includes the prior year’s unallocated rollover amount of \$37,477. The CDBG funding award will be utilized in combination with a San Luis Obispo Council of Governments (SLOCOG) Community Betterments Grant award to fully fund and complete the project.

Upon City Council review of CDBG funding requests, the final funding recommendations will be forwarded to the County Board of Supervisors in order to adopt the 2023 Action Plan in April 2023.

PUBLIC NOTICE

Notice of a public hearing of this item was published in the San Luis Obispo Tribune newspaper on March 17, 2023, and posted in public kiosks at City Hall, the Community Development Department building, and the Morro Bay Public Library. In addition, notice of the City Council public hearing was posted on the City website.

CONCLUSION

Staff is recommending Council approve the 2023 Final Funding Recommendation for the requests from the 5 Cities Homeless Coalition and the City Public Works Department along with the City application of \$3,667 for program administration by adopting Resolution No. 12-23.

ATTACHMENTS

1. Resolution No. 12-23
2. Council Resolution 107-22 adopted 12/13/2022
3. Powerpoint presentation

ONLINE LINKS:

1. [December 13, 2022 Council Staff Report & Applications, Agenda Item B-1](#)

RESOLUTION NO. 12-23

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
APPROVING COMMUNITY DEVELOPMENT BLOCK GRANT
PROJECTS FOR YEAR 2023**

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

WHEREAS, via a Cooperation Agreement with County of San Luis Obispo (hereafter referred to as “County”), a political subdivision of the State of California, executed by the City of Morro Bay (hereafter referred to as “City”) a municipal corporation, on July 7, 2020, the City agreed to become a participant for a period of three years with the County and other cities therein as an “Urban County” under the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, under the Cooperation Agreement, the City retains the authority to determine which projects are to be funded with its allotment of CDBG Program funds; and

WHEREAS, the CDBG Program promotes the public health, safety, and welfare by providing grant funds to be used by the City and County to improve housing opportunities for low- and moderate- income households, to encourage economic reinvestment, to improve community facilities and public services, and to provide other housing-related facilities, or services; and

WHEREAS, the City expects to receive \$52,383 in CDBG funds in 2023; and

WHEREAS, the City rolled over \$37,477 of CDBG funds from the 2022 Program Year which is funds available for allocation in addition to 2023 CDBG funds for a total of \$89,860; and

WHEREAS, in 2022, the County published a “Notice of Funding Availability” for projects to be funded under the 2023 CDBG Programs, which provided proposals were to be submitted by October 14, 2022; and

WHEREAS, at a duly noticed public hearing on December 13, 2022, the City Council gave approval for draft funding recommendations to be forwarded to the County Board of Supervisors for 2023 CDBG projects; and

WHEREAS, the City Council held a duly noticed public hearing on March 28, 2023 to consider final funding recommendations to be forwarded to the County Board of Supervisors for 2023 CDBG projects.

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

1. City will timely submit final funding recommendations for the current CDBG funding cycle to the Board of Supervisors for the County of San Luis Obispo consistent with the programs and allocations listed in Exhibit “A,” attached hereto and incorporated herein by this reference, to be funded with the City’s allocation of CDBG Program funds.
2. City Manager is authorized for the current CDBG funding cycle to make pro rata adjustments to the allocation based on the final funding amount from San Luis Obispo County based on the approval of the federal budget and HUD’s final grant amount to San Luis Obispo County

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 28th day of March 2023 on the following vote:

AYES:
NOES:
ABSENT:
RECUSED:

CARLA WIXOM, Mayor

ATTEST:

DANA SWANSON, City Clerk

EXHIBIT "A"
 FINAL FUNDING RECOMMENDATIONS
 TO FORWARD TO THE
 COUNTY BOARD OF SUPERVISORS

Public Services – Limited to 15% of 2023 Allocation (or a maximum of \$7,857)	Amount Requested	Amount Recommended
1. Project Name: Rapid Re-Housing and Homeless Prevention Program Applicant: 5 Cities Homeless Coalition (5CHC)	\$3,500	\$3,500
Public Facilities Project:		
2. Project Name: ADA Accessibility Upgrade at Quintana and Main Streets Applicant: Public Works Department, City of Morro Bay	\$100,000	\$38,407 of 2023 funds + \$37,477 2022 rollover = \$75,884
Administration – Limited to 20% of 2023 Allocation, \$10,476 (per County agreement City=35% / County =65%)		
City Program Administration Costs (Required County Administration Costs)	\$3,667 (\$6,809)	\$3,667 (\$6,809)
Total Funds Requested	\$113,976	
Total Funds Recommended		\$89,860
Rollover funding from 2022 Program Year		\$37,477
Estimated Total 2023 Funding Available		+ \$52,383
Combined Total Available of 2022 & 2023 Funding		= \$89,860

RESOLUTION NO. 107-22

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
APPROVING COMMUNITY DEVELOPMENT BLOCK GRANT
PROJECTS FOR YEAR 2023**

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

WHEREAS, via a Cooperation Agreement with County of San Luis Obispo (hereafter referred to as "County"), a political subdivision of the State of California, executed by the City of Morro Bay (hereafter referred to as "City") a municipal corporation, on July 7, 2020, the City agreed to become a participant for a period of three years with the County and other cities therein as an "Urban County" under the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, under the Cooperation Agreement, the City retains the authority to determine which projects are to be funded with its allotment of CDBG Program funds; and

WHEREAS, the CDBG Program promotes the public health, safety and welfare by providing grant funds to be used by the City and County to improve housing opportunities for low- and moderate-income households, to encourage economic reinvestment, to improve community facilities and public services, and to provide other housing-related facilities, or services; and

WHEREAS, the City expects to receive \$52,383 in CDBG funds in 2023; and

WHEREAS, the City rolled over \$37,477 of CDBG funds from the 2022 Program Year which is funds available for allocation in addition to 2023 CDBG funds for a total of \$89,860; and

WHEREAS, in 2022, the County published a "Notice of Funding Availability" for projects to be funded under the 2023 CDBG Programs, which provided proposals were to be submitted by October 14, 2022; and

WHEREAS, at a duly noticed public hearing on December 13, 2022, the City Council gave approval for draft funding recommendations to be forwarded to the County Board of Supervisors for 2023 CDBG projects.

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

1. City will timely submit final funding recommendations for the current CDBG funding cycle to the Board of Supervisors for the County of San Luis Obispo consistent with the programs and allocations listed in Exhibit "A," attached hereto and incorporated herein by this reference, to be funded with the City's allocation of CDBG Program funds.

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2. City Manager is authorized for the current CDBG funding cycle to make pro rata adjustments to the allocation based on the final funding amount from San Luis Obispo County based on the approval of the federal budget and HUD's final grant amount to San Luis Obispo County

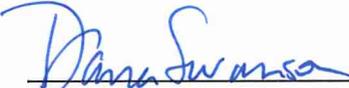
PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 13th day of December 2022 on the following vote:

AYES: Headding, Barton, Ford, Heller
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None



JOHN HEADDING, Mayor

ATTEST:



DANA SWANSON, City Clerk

EXHIBIT "A"
DRAFT FUNDING RECOMMENDATIONS
TO FORWARD TO THE
COUNTY BOARD OF SUPERVISORS

Public Services – Limited to 15% of 2022 Allocation (or a maximum of \$7,857)	Amount Requested	Amount Recommended
1. Project Name: Rapid Re-Housing and Homeless Prevention Program Applicant: 5 Cities Homeless Coalition (5CHC)	\$3,500	\$3,500
Public Facilities		
2. Project Name: ADA Accessibility Upgrade at Quintana and Main Streets Applicant: Public Works Department, City of Morro Bay	\$100,000	\$38,407 of 2023 funds + \$37,477 2022 rollover = \$75,884
Administration – Limited to 20% of 2023 Allocation, \$10,476 (per County agreement City=35% / County =65%)		
City Program Administration Costs	\$3,667	\$3,667
(Required County Administration Costs)	(\$6,809)	(\$6,809)
Total Funds Requested	\$113,976	
Rollover funding from 2022 Program Year		\$37,477
Estimated Total 2023 Funding Available		\$52,383
Total Funds Recommended		\$89,860



City of Morro Bay City Council

Community Development Block Grant (CDBG) Program

Review and Adopt Final Funding
Recommendations for 2023 Program Year

CDBG Program

- Federal entitlement funding via participation with the Urban County consortium.
- Funding availability for 2023 year is \$52,383 plus of \$37,477 of 2022 rollover funding.
- Annual funding process starts every fall:
 - *Notice of Funding Availability released September 1, 2022*
 - *Needs Assessment Workshops held by County to identify needs/priorities (September 2022)*
 - *Applications due October 14, 2022*
 - *Cities make Draft Funding Recommendations to forward to County (12/13/22)*

CDBG Program

- Funding recommendations are forwarded to County Board of Supervisors from all participating cities for development of annual Action Plan which includes funding recommendations and priorities based on community input and consistent with federal CDBG regulations.
- Additional public comment input is solicited between Draft and Final Funding Recommendations. County Board of Supervisors holds public hearing to consider all Cities input plus public feedback and input and adopts Annual Action Plan every April – April 18, 2023, as required by US Department of Housing & Urban Development (HUD).
- This year, two applications for funding were received under the Public Services & Public Facilities categories.

CDBG Program

Application Name <i>(includes funding limits)</i>	Brief Project Description	Amount Requested	Amount Recommended
Rapid Re-Housing & Homeless Prevention Program by 5CHC <i>(limited to 15% of allocation)</i>	Provide continued services of their countywide Rapid Re-housing program, targeted supportive services with assistance for homeless or at risk of homelessness	\$3,500	\$3,500 <i>(Amount requested is specific for Morro Bay assistance).</i>
City Public Works Department	ADA accessibility upgrades to signalized intersection at Quintana & Main Streets and upgrades ADA curb ramps to benefit seniors and persons with disabilities providing improved pedestrian access at a heavy traffic intersection.	\$100,000	\$75,884 <i>(breakdown is: \$38,407 of 2023 funds and \$37,477 of 2022 rollover)</i>
General administration costs <i>(limited to 20% of allocation)</i>	CDBG allowed administration for program costs / staff time	\$3,667	\$3,667

CDBG Staff Recommendation

- Recommendation: Fund the request by 5 Cities Homeless Coalition, Public Works ADA Upgrade Project, and City administration at \$3,667 using 2022 rollover allocation along with 2023 CDBG funding allocation for a total recommendation of \$89,860.
- Additionally, authorize the City Manager to make pro rata adjustments to the allocation based on any HUD budgetary changes to the approved final 2023 CDBG funding amount from San Luis Obispo County.



AGENDA NO: C-1
MEETING DATE: March 28, 2023

Staff Report

TO: Honorable Mayor and City Council **DATE:** March 8, 2023
FROM: Sarah Johnson-Rios, Assistant City Manager & Admin Services Director
Emily Conrad, Finance Manager
SUBJECT: Presentation and Discussion of the Fiscal Year (FY) 2021-22 Annual Comprehensive Financial Report

RECOMMENDATION

1. Receive the presentation and provide feedback on the FY 2021-22 Annual Comprehensive Financial Report (ACFR) for the period of July 1, 2021 through June 30, 2022, and
2. Receive FY 2021-22 Annual Streets Report, FY 2021-22 Annual Transit Report, FY 2022-23 Prop 172 Maintenance of Effort Certification, and FY 2020-21 Morro Bay Cayucos Wastewater Treatment Facility Joint Powers Agreement Financial Statements.

BACKGROUND

In the City’s ongoing commitment to transparency and fiscal accountability, in 2021 the City issued a Request for Proposal (RFP) for auditing services and Brown Armstrong Accountancy Corporation (Brown Armstrong) was selected as the most responsive proposer. The City entered into agreement with Brown Armstrong to perform auditing services for the fiscal years ending June 30, 2021, 2022, 2023, 2024, and 2025, with the option to renew for two additional fiscal years (2026 through 2027). The auditors performed remote review of expenditures, revenues, contracts, and general accounting processes for both accuracy and internal controls (fraud prevention).

DISCUSSION

Lindsey Zimmerman, Certified Public Accountant (CPA) and Partner at Brown Armstrong, was the partner-in-charge of this year’s audit. Ms. Zimmerman has over 16 years of auditing experience including over 8 years of governmental auditing experience. She will present the FY 2021-22 auditor’s report to the City Council on March 14th, including highlights from the Annual Comprehensive Financial Report (ACFR).

Highlights of the FY 2021-22 ACFR results include the following:

Independent Auditor’s Report (pages 1-3)

The auditors have given reasonable assurance that the City’s financial statements for the year ended June 30, 2022 “present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of June 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with

Prepared By: <u> EC </u>	Department Review: <u> SJR </u>
City Manager Review: <u> </u>	City Attorney Review: <u> CFN </u>

accounting principles generally accepted in the United States of America.”

Management’s Discussion and Analysis (MD&A) (pages 5-13)

This section provides an explanation of what is included in the City’s basic financial statements and provides supplementary information in addition to the financial statements. It outlines financial highlights for the fiscal year and presents summary data for the City on an entity-wide basis. Information is provided in this section with a year-to-year view, explaining how net position and fund balances have changed between fiscal years ending June 30, 2021 and June 30, 2022. This section outlines what is reported as part of the General Fund, Nonmajor Governmental Funds, and Proprietary Funds throughout the report. The section also breaks down the unassigned fund balance in the General Fund’s components, including the operating fund (\$6.4 million), Emergency Reserve (\$4.2 million), Capital Accumulation Fund (\$0.6 million), and Vehicle Replacement Fund (\$0.6 million). This total unassigned fund balance of \$11.8 million is a significant improvement over the prior fiscal year when the total unassigned fund balance across all components of the General Fund was \$6.3 million. This section also highlights the ending balances in the City’s other major funds, including Measure E at \$1.9 million, the Water Fund at \$24.8 million, the Sewer Fund at \$44.7 million, and the Harbor Fund at \$(1.0 million).

Statement of Net Position (pages 18-19)

The Statement of Net Position serves as a useful indicator of a government’s financial position. On June 30, 2022, the City’s net position increased by \$16.2 million, primarily due to the Business-Type Activities increase to the net position of \$9.9 million while Governmental Activities net position increased by \$6.1 million. The increase in Business-Type Activities is due to the implementation of the Water Reclamation Facility (WRF) Surcharge for both Water and Sewer Funds, as well as continued loan draws from the U.S. Environmental Protection Agency and State Water Resources Control Board loans secured to partially fund the planning and construction of the WRF. During FY 2021-22 the City received reimbursement for expenditures already paid from operating cash flow in both the current and prior fiscal years. The increase in Governmental Activities net position is largely due to increased sales tax revenues from the newly passed Measure E and Cannabis City Tax as well as increased revenues for transient occupancy tax.

Basic Financial Statements (pages 18-81)

This section contains basic financial statements, including the “Government-Wide” statement of Net Position and Statement of Activities, financial statements for the fund types including Governmental Funds, Proprietary Funds and Fiduciary Funds. The footnotes portion of this section provides details on significant items such as the City’s cash and investments, its long-term obligations related to loan payables, pension related debt and compensated absences, the net pension liability for both the City’s miscellaneous and public safety pension plans, and a discussion of the City’s other post-employment benefit plans.

The Citywide total pension liability was approximately \$17.5 million as of June 30, 2022, \$15.9 million as of June 30, 2021, a decrease of approximately \$9.6 million since June 30, 2021. That reflects the positive returns CalPERS realized in FY 2020-21. Unfortunately, due to CalPERS’s losses in FY 2021-22, the City’s pension liability will grow significantly again next year when valuations are again updated to reflect more recent market losses. The Citywide Other Post-Employment Benefit (OPEB) liability was approximately \$1.0 million as of June 30, 2022, a decrease of approximately \$0.2 million since June 30, 2021. In FY 2022-23, the City established a Section 115 Trust to build funds for future pension contribution increases, beginning with a contribution of \$1.06 million.

Required Supplementary Information (pages 85-91)

The Budgetary Comparison Schedule for the General Fund and Pension Plan Contributions are provided in this section.

Supplementary Information (pages 94-123)

This section lists the nonmajor governmental special revenue funds (pages 96-123) and provides balance sheets and budget to actual information and changes in fund balance for nonmajor governmental funds. These funds each represent less than 10% of the City's total governmental fund assets/liabilities/revenues or expenditures and less than 5% of the City's total assets/liabilities/revenues or expenditures across all funds.

Statistical Section (pages 127-177)

This section presents ten-year historical financial data for the City to help the reader understand how the City's financial well-being has changed over time, the City's revenue and debt capacity, demographic and economic information to provide context for the City's financial activities.

Actions to Address Prior Year's Finding

In order to address last year's audit finding, which was based largely on 100% staff turnover in the Finance Department during the FY 2020-21 audited year, management committed to several improvement measures to take and has kept those commitments as outlined below.

These actions resulted in a clean audit with no findings for FY 2021-22.

- **Commitment:** First, management will continue to follow robust existing City Council-adopted Accounting and Financial Reporting Policies related to financial management, unclaimed property, fraud, waste and abuse, disposal of surplus property and equipment, and will suggest updates to these policies as warranted.
 - **Status:** Continued to follow existing policies and made progress toward updating and improving some policies, particularly in the areas of purchasing and pension reserves. Further policy review is ongoing.
- **Commitment:** Second, management will continue to use existing year-end internal processes and checklists and will update and enhance those procedures to include additional narrative guidance and timelines with the aim of ensuring a timelier year-end close and audit process in future years. Adding detailed timelines to the year-end checklists will ensure that year-end entries are completed in time to allow for sufficient management review and any needed reconciliation prior to auditor review.
 - **Status:** Staff completed these efforts for the FY 2021-22 audit year, resulting in improved early communication to staff in other departments and more timely invoice receipt for FY 2021-22; an updated year-end preparation schedule for Finance was distributed to all departments; task assignments and timelines to staff; and, implementation of a shared tracking system for monitoring and communicating progress. In addition, staff was able to start on year-end close and audit preparation much earlier than in the prior year because all positions were filled this year, unlike the prior year.
- **Commitment:** Third, management will review existing desk manuals and update them as time permits to prevent future difficulties in the event of future widespread finance staffing turnover, which hopefully will not occur.
 - **Status:** As new staff has come on board, they have utilized documentation where it exists, updated it, and improved it in several areas such as payroll, accounts

payable, accounts receivable, and utility billing desk manuals and staff training materials.

- **Commitment:** Fourth, management will endeavor to adequately resource both in terms of budget and staff time resources, continuing education and continued governmental accounting training for all finance staff members working on year-end.
 - **Status:** The Finance team remains a lean staff team compared to cities of comparable size and complexity. However, progress was made during FY 2021-22 to restore budget for positions that were eliminated due to COVID-19 and to fill those positions. Effort was also made to find process efficiencies in a few key areas such as utility billing, business licensing, and transient occupancy tax collection. This has helped in part to reduce unsustainable workloads, but resource challenges remain if Morro Bay wants to be able to implement industry best practices.
- **Commitment:** Fifth, given that inadequate levels of finance staffing have been documented in several prior year internal controls reports from the City's prior auditor and in an independent management report, and given that the City must now comply with additional financial reporting and oversight related to federal and state funding for the Water Resources Center and COVID-19 relief funding, management will continue to evaluate whether additional staffing resources are warranted. Management will make recommendations to Council as appropriate to address ongoing staffing deficiencies as resources permit. Adequate citywide financial management and oversight may also require evaluating staff resources in key operating departments to ensure that there is sufficient knowledge and capacity throughout the organization to facilitate effective financial management in all areas, and coordination with centralized finance staff.
 - **Status:** This analysis is ongoing. Staff's priority in FY 2021-22 was to recruit for and fill budgeted positions, implement efficiencies where possible, and to give the staff time to stabilize. Assessment regarding whether additional staffing resources are required is ongoing, though no additional positions are being sought at this time. Recruitment and retention remain challenges in this tight labor market, particularly in the public finance field.

CONCLUSION

Lindsey Zimmerman from Brown Armstrong will present the FY 2021-22 audit report to the City Council. The FY 2021-22 audit report resulted in a clean audit with no findings.

Last year's annual financial report, from FY 2020-21, did receive a Certificate of Achievement for Excellence in Financial Reporting. The FY 2021-22 ACFR will also be submitted to the Government Finance Officers Association (GFOA) for consideration for excellence in financial reporting.

The following annual reports are required by the State Controller's Office and have been completed and attached for your review:

- FY2021-22 Annual Streets Report
- Transit Report
- Prop 172 MOE Report

Additionally, the FY2020-21 Morro Bay-Cayucos Wastewater Treatment Facility Joint Powers Agreement Financial Statements are attached for review.

Weblinks

1. [FY 2021-22 Annual Comprehensive Financial Report](#)
2. [FY 2021-22 Annual Streets Report](#)
3. [FY 2021-22 Annual Transit Report](#)
4. [FY 2022-23 Prop 172 Maintenance of Effort Certification](#)
5. [FY 2020-21 MB-CSD JPA Audited Financial Statements](#)

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AGENDA NO: C-2

MEETING DATE: March 28, 2023

Staff Report

TO: Mayor and City Council

DATE: March 23, 2023

**FROM: Greg Carpenter, Interim City Manager
Sarah Johnson-Rios, Asst City Manager & Admin Services Director**

SUBJECT: Input for the City Council Goals Discussion for FY 2023-24 and FY 2024-25

RECOMMENDATION

Staff recommends that Council receive informational updates for consideration in advance of the City Council Goals Discussion for FY 2023-24 and FY 2024-25 scheduled for April 5, 2023.

BACKGROUND

In 2018, City Council revised the Strategic Planning Framework, which sets out the process for how the City adopts its strategic goals and objectives (Resolution No. 83-18). To ensure City goals relate back to the community's needs and desires, the Policy further dictates the City conduct outreach to the public to seek input in a variety of methods. Those methods include online survey(s), emails to City Council, community forums and City advisory boards/commissions where meeting schedules permit. Community input gathered is paired with City Council input and public engagement at a Community Forum to establish City Council Goals. Following the outline of broad goals, staff works to develop a work plan that can make as much progress as possible toward identified goals given available resources.

The 2022 Goals and Objectives have been in place one year plus, given a delay in goal-setting due to the COVID-19 pandemic. On [September 29, 2021](#) Council held a Goals Workshop to discuss goals and objectives for 2022 ([video link](#)). On [November 10, 2021](#) City Council both adopted five major goal areas and goal statements for each of the goals, and further approved 35 short-term action items to help achieve those goals and re-emphasized the City's Purpose Statement ([video link](#)). Through this process, the City Council developed consensus in 2021 to pursue the following goals:

- 1) Improve Public Infrastructure;
- 2) Achieve Fiscal Sustainability and Economic Vitality;
- 3) Address Housing Needs;
- 4) Climate Action; and
- 5) Improve Community Health.

Council also adopted 14 goal statements associated with the goals; these outlined elements of each goal more specifically. And finally, staff developed and Council approved 36 action items that

Prepared By: SJR

Dept Review:

City Manager Review: GC

City Attorney Review:

aligned with the goals and began efforts to achieve each goal.

As a reminder, the City’s Purpose Statement (or mission) is as follows:

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

The entire City organization, including Police, Fire, and Harbor to Public Works, Community Development, Recreation, the City Manager’s Office, Finance, Information Technology, Human Resources, and the City Attorney are dedicated to that purpose. The City Council goals that are discussed below are also aimed at achieving the City’s purpose but may be more narrowly and strategically focused.

It should be noted that many of the City’s core services have not fallen under recent Council goals. The Adopted City Budget documents more comprehensive work plans for each City Department, including ongoing programs and services.

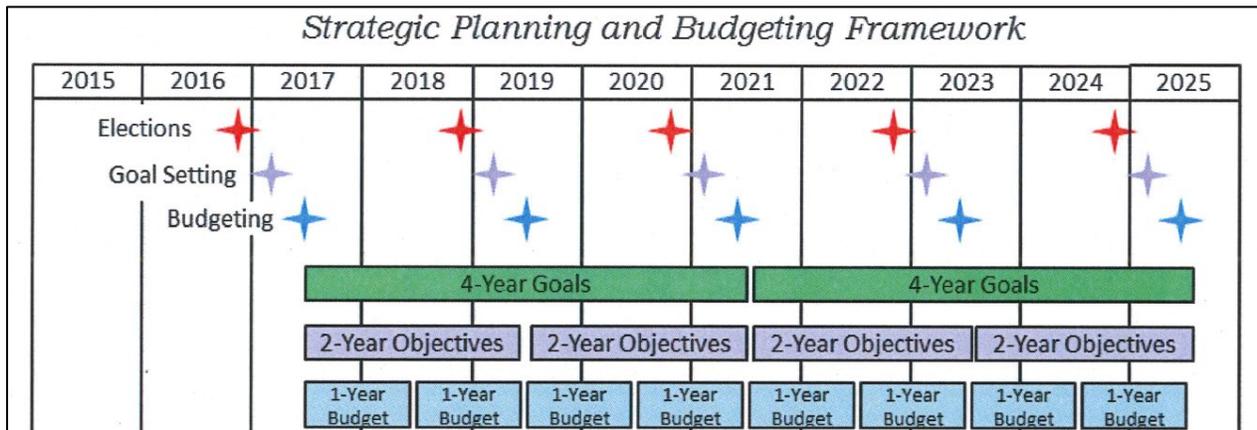
DISCUSSION

In advance of the City Council Goals Discussion for FY 2023-24 and FY 2024-25, staff is providing framing information, process information, and preliminary community input for City Council consideration and for the public record. This will facilitate a more informed and efficient discussion on April 5th. The Goals discussion will take place at the Veteran’s Hall on Wednesday, April 5th at 5:30pm and is a public meeting.

Strategic Planning Framework

Resolution No. 83-18 outlines the City’s Strategic Planning Framework. The Framework is “intended to complement the City’s broader and more specific plans, including the General Plan, Local Coastal Plan, Economic Development Strategic Plan and other land-use and issue-specific plans.”

The Framework calls for the City to set or refine broad goals or strategic priorities every four years, and to identify specific objectives associated with each goal every two years. These objectives will be resourced through budgeting as funds allow. The Policy specifies that the broad four-year goals should be set after each national presidential election, with the objectives updated after each mid-term election. Under that framework, this year’s process would be focused on updating the objectives under the five broad goals set by Council in 2021, as depicted below. However, if Council desired to make changes to the broad goals, they could also do so.



Community Input on City Strategic Priorities

Community input on the City's Strategic Priorities is presented here in advance of the April 5th Strategic Planning Forum for consideration in advance of that discussion. Additional public input may be and is encouraged to be provided on April 5th.

Highlights of community input received to date is as follows:

Survey Data

The City launched a survey in February and received over 200 responses. Attachment 2 is a full report of survey data received thus far including individual comments to open-ended questions. Key highlights are as follows:

Percentages indicate percent very satisfied or satisfied:

- Very high level of satisfaction with emergency response (93%), quality of life (91%), and public safety (89%);
- High levels of satisfaction with recreation services (85%), public spaces (82%), community connection (76%), utility services including water, sewer, and trash (74%); and
- Moderate levels of satisfaction with the community's economic health (58%), ease of mobility in the City on roads, sidewalks, and bike paths (55%), and the quality of development services such as permitting and inspections (47%).

When asked to rank the top three issues that the City should focus on now, the most highly ranked across all survey respondents were as follows, with percentages indicated the percentage of survey respondents who ranked each item in their top three:

- Homelessness (45%)
- Financial sustainability for the City (44%)
- Maintaining community character (35%)
- Affordable Housing (33%)
- Cleanliness/attractiveness of public spaces (30%)

These items identified as highest priority in the survey largely align well with the five existing City Council Goals. Updated objectives could be identified in these areas.

Areas identified as high priority by less than 30% of respondents included community engagement/transparency, economic vitality in the business community, public safety, quality of life amenities and programs, and emergency preparedness.

When asked what infrastructure projects the City should focus its resources on, the most highly ranked were as follows:

- Road condition improvements (70%)
- Storm drains/flood mitigation (48%)
- Harbor/waterfront (42%)
- Water supply (35%)
- Sewer line replacements (32%)

Projects that ranked slightly lower included traffic reduction (25%), park facilities and equipment improvements (15%), and other (7%).

Advisory Body Input

Where possible given agenda and meeting timelines, staff sought input from City Advisory Bodies. Where meeting calendars did not allow, or where meetings were cancelled due to major storms or lack of quorum, staff requested that advisory body members complete the survey and/or submit public comment directly to Council as individuals in the process.

The following Advisory Bodies submitted collective input as follows:

Planning Commission

1. Develop a Historic Preservation Ordinance. Place under new Goal of “Community Planning” to include:
 - a. Seek grants to assist in ordinance creation
 - b. Investigate certification as a Certified Local Government (CLG) for Historic preservation
 - c. Investigate establishment of a local historic register
 - d. Investigate creation of an historic inventory
 - e. Include significant public engagement
2. Develop a Downtown Design District to address height increase in the downtown. Authorized by Council Feb. 14, 2023. This item could be housed under the current Fiscal Sustainability and Economic Vitality Goal or new “Community Planning” Goal. Item includes:
 - a. Incorporate an incentive program (housing, affordable housing, workforce housing) to accompany increase in height
 - b. Identify areas in downtown where greater height makes sense
 - c. Consider use of form based design in policy development
 - d. Tie effort into the Downtown Waterfront Strategic Plan
 - e. Include significant public engagement
3. Vistra Property master plan – could be included under new “Community Planning” goal or revise and leave under existing Fiscal Sustainability & Economic Vitality Goal. Item includes:
 - a. Increase project awareness by using PC as bridge to community
 - b. Engage with PC on all aspects of the master plan and include regular master plan update as part of PC agendas
4. Under existing Housing Goal
 - a. Investigate an affordable housing incentive program. Include ADU’s and other housing types
 - b. Consider/create bungalow court/small lot development policy (zoning)
 - c. Form PC subcommittee to investigate Morro Bay specific alternative housing policies
 - d. Pursue housing related grant funding opportunities
 - e. Research process for obtaining pro-housing designation for Morro Bay
 - f. Keep “initiate Commission ad hoc committee for review of the planning process” from previous goals

Harbor Advisory Body – identified the following as their top five priorities relative to the Harbor.

1. Infrastructure
2. Revenue Sources – including potential grant writer.
3. Public Facilities – Restrooms, etc.
4. Parking
5. Leaseholder Relations

Members of the Citizens Finance Advisory Committee (CFAC), Public Works Advisory Board (PWAB), and Recreation & Parks Commission (RPC) were sent the community survey on City Goals for their individual input. Staff has also encouraged those advisory body members to attend and make public comments as individuals at the April 5th City Council Goals Forum.

Chamber of Commerce Input

The Chamber of Commerce submitted written input, outlined in detail in Attachment 4. Their top recommended City Goals and Objectives are as follows: 1) Sanitation, Maintenance, and Beautification; 2) Housing; 3) Infrastructure; and 4) Circulation. While the Chamber has numerous more specific suggestions associated with their recommendations, these broad priorities overlap significantly with the five existing Council Goals.

Updated Status of 2022 Goals and Action Items

Staff has begun work on many of the 35 short-term action items approved by Council (which was brought to a total of 36 items following Council action to add water resource planning as an action item at the June 28, 2022 Council meeting). Attachment 1 lists the adopted goals, goal statements and action items for 2022. Attachment 2 includes a detailed update on each of the 36 action items as of the writing of this report. In sum, 15 of the 36 action items have been completed over the prior 15 months. An additional 18 action items are currently underway; some are or will become ongoing efforts. One additional action item is budgeted but not yet started, and the remaining 2 items have not yet been initiated. This update is being provided for informational and contextual purposes in advance of the updated Strategic Planning effort. Pending the outcome of this year's effort, staff will evaluate capacity and how to best address updated Council priorities and objectives. Some of the action items that resulted from the prior set of goals may be continued while others may not be. Those items that are required by State or Federal law will of course be continued.

Next Steps

On April 5th, Council will affirm or identify the City's top goals for FY 2023/24 and 2024/25 and identify and prioritize possible objectives for each broad goal utilizing community input.

On April 11th, staff will plan to bring back to Council a proposed final version of goals and objectives for adoption, taking into account staff capacity and financial resources to address priority items.

Identified goals and objectives will be incorporated into the FY 2023-24 Proposed Budget and work plans therein, which will come before Council on May 23rd and May 24th. Council input will be incorporated for final budget adoption, scheduled for June 13th.

These goals and objectives will also guide the FY 2024-25 budget, per the Strategic Planning Framework.

CONCLUSION

Staff recommends that Council review this information in advance of the planned Strategic Priorities Forum scheduled for April 5th and discuss updated Strategic Priorities and Objectives for FY 2023-24 and FY 2024-25 at that time. The information here will be coupled with individual input from

Council and department heads in advance of the April 5th session.

Given that the Strategic Planning Framework calls for focus on updating the objectives this year, and given that community input on priorities does align with the existing five high-level goals, Council may wish to follow the current Framework and focus on objectives updating. However, Council could amend the Strategic Planning Framework and revisit both the long-term goals and shorter-term objectives if desired.

ATTACHMENTS

1. City Council Goals – Current
2. Update on 2022 Goals and Action Items
3. Community Survey Data
4. Chamber of Commerce Input

CITY OF MORRO BAY 2022

GOALS AND SHORT TERM ACTIONS



CITY PURPOSE

In order to preserve the high quality of life in Morro Bay, the City's purpose is to provide essential public service and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play. To achieve that purpose, the City invests the vast majority of its resources in services such as public safety, public utilities, recreation services, city planning, infrastructure maintenance and improvement, and the internal financial, human resources, and technology to support these public services.

CITY GOALS, GOAL STATEMENTS, AND SHORT-TERM ACTION ITEMS

The City is able to successfully provide these core services thanks to community support and

volunteerism that resource and supplement the City's talented professional staff. As a result of this success, the City is also able to dedicate some resources to address emerging challenges and future-facing opportunities. In late 2021, the City Council adopted five (5) City goals and thirty-five (35) corresponding short-term action Items to meet emerging needs and opportunities. The City goals each have goal statements that outline what the City aims to achieve. The short-term action items are the areas of focus related to the goals that the City will work on in 2022 and into early 2023 (all listed below).

Combining the City's work on core services with future oriented goals will help ensure our community remains a great place to live, work and play for current and future generations.



PUBLIC INFRASTRUCTURE

GOAL STATEMENT: Address (1) cleanliness (while maintaining sensitivity to wildlife) and safety issues in heavy tourism areas, (2) conduct a capital needs assessment, and (3) traffic circulation in Embarcadero.

SHORT-TERM ACTIONS

- Conduct a traffic speed survey
- Initiate a capital assessment effort (Harbor, facilities, stormwater, etc.)
- Review options and develop optimal staffing for City maintenance efforts
- Continue work to implement paid parking program and continue work on long-term plan
- Pursue grant opportunities for the Coleman Beach area improvements



FISCAL SUSTAINABILITY & ECONOMIC VITALITY

GOAL STATEMENT: (1) Create plan to address the City’s unfunded liabilities while striving to achieve competitive compensation, (2) determine potential paths to secure funding for capital needs (Harbor and other needs), and (3) support expedient catalyst site development.

SHORT-TERM ACTIONS

- Seek state lobbyist contract to assist in obtaining state funding for City projects
- Assess viability for business improvement districts for Downtown and Embarcadero
- Review development opportunities for the Market Plaza property
- Complete fee study (development impact fees)
- Continue review of Vistra proposed battery project
- Assess cyber security needs
- Prepare and review policy options on liabilities (pension and health care)



HOUSING

GOAL STATEMENT: (1) Educate the Council on new and existing State legislation related to housing, (2) identify the opportunities for additional housing options and/or explore partnerships to support these efforts, and (3) continue the Community Development Department’s efforts to expedite the development review process.

SHORT-TERM ACTIONS

- Complete Zoning Code update
- Development of stock Accessory Dwelling Units (ADU) to provide to public for free
- Provide update to Council on new state housing legislation (such as SB 9) and general education on housing
- Implement Housing element, including reviewing housing by right, objective design guidelines, ADU ordinance update with incentives, update Density Bonus and inclusionary housing requirements
- Bring land use amendment forward for the Seashell estates property to increase density to 7 – 15 units per acre for a future multifamily housing project
- Complete Cityworks online plan check application
- Initiate work with the Planning Commission ad hoc committee for the review of the planning process



CLIMATE ACTION

GOAL STATEMENT: (1) Participate with other cities in SLO County to support climate action planning efforts, (2) educate Council on the technical terms around climate action to support policy advocacy and the identification of critical next steps for Morro Bay, and (3) consider opportunities to reduce reliance on carbon producing energy sources.

SHORT-TERM ACTIONS

- Pursue funding to complete Climate Action Plan update
- Continue review of Vistra proposed battery project
- Pursue electric vehicle charging station funding
- Initiate implementation of SB 1383 (organic waste for residents and businesses)
- Promote Central Coast

- Community Energy (3CE) New Construction Electrification Program and include in planning materials and on website
- Designate 1 week a year to conduct a renewable energy outreach campaign targeting a specific group
 - Create city webpage with links to energy efficient websites

- Elevate “Climate Crisis” to “Climate Emergency” by way of resolution and seek funding to move forward in this area
- Implement 3CE Reach Code Incentive Program electrification of new residential construction with the adoption of 2022 Building Code in Jan 2023



COMMUNITY HEALTH

GOAL STATEMENT: (1) Create plan to address immediate need for increasing COVID vaccination rates with an emphasis towards target populations with inequitable access or education. (2) Educate Council and staff about Diversity, Equity, and Inclusion (DEI) and engage in a community conversation.

SHORT-TERM ACTIONS

- Provide education to City Council and staff about DEI issues
- Support SLO County Public Health communication efforts to vaccinate members of the Morro Bay community, particularly underrepresented communities
- Inform the County process to update the 10-year plan on homelessness
- Explore opportunities to

- support County efforts to address homeless issues on the North Coast
- Support Filipino-American group (FANHSA) rededication event of their historic monument at Coleman Beach
 - Review opportunity for Boys and Girls Club to offer enrichment activities for teens in the Estero Bay region

- Provide community information and resources regarding access to mental health resources to address behavioral health or mental health crises: substance abuse issues, depressive illnesses and exacerbation of previously controlled mental health issues

ATTACHMENT 2

Update on 2022 Goals and Action Items

City Goals and Goal Statements

The approved goal statements help define the goals and focus City actions and initiatives. Below are the statements for each of the goals:

Improve Public Infrastructure

- 1) Address cleanliness (while maintaining sensitivity to wildlife) and safety issues in heavy tourism areas and business corridors
- 2) Conduct a capital needs assessment
- 3) Address traffic circulation in Embarcadero

Achieve Fiscal Sustainability and Economic Vitality

- 4) Create a plan to address the City's unfunded liabilities while striving to achieve competitive compensation
- 5) Determine potential paths to secure funding for capital needs (Harbor and other needs)
- 6) Support expedient catalyst site development

Address Housing Needs

- 7) Educate the Council on new and existing State legislation related to housing
- 8) Identify the opportunities for additional housing options and/or explore partnerships to support these efforts
- 9) Continue the Community Development Department's efforts to expedite the development review process

Climate Action

- 10) Participate with other cities in SLO County to support climate action planning efforts
- 11) Educate Council on the technical terms around climate action to support policy advocacy and the identification of critical next steps for Morro Bay
- 12) Consider opportunities to reduce reliance on carbon producing energy sources

Improve Community Health

- 13) Create a plan to address immediate need for increasing COVID vaccination rates with an emphasis towards target populations with inequitable access or education
- 14) Educate Council and staff about Diversity, Equity, and Inclusion (DEI) and engage in a community conversation

Progress on Short-Term Action Items (2021-2022)

Staff has begun work on many of the 35 short-term action items approved by Council (which was brought to a total of 36 items following Council action to add water resource planning as an action item at the June 28, 2022 Council meeting). Below is a review of progress that has been achieved to date on specific action items, categorized by the five goal areas.

Status updates below are presented in the following categories with notes outlined:

- Not yet initiated – no action has been taken to date and funding may be lacking.
- Budgeted – preliminary budget appropriated in FY 22-23 (more may be needed), but active work has not begun on the project.
- Underway - project is funded or resourced with staff and work is underway; some of these items may be ongoing work efforts.

- Complete – action complete; no more ongoing work.

Of the 36 action items for 2022 (which was a shorter period normal for goal-setting due to the delay in goal setting related to the pandemic), current progress is as follows.

- Not yet initiated – 2
- Underway (some ongoing efforts) – 19
- Complete - 15

For connection to City work plans and staff capacity context, the lead department is noted after each action item as follows: City Manager (CM), Administrative Services (AS), Public Works (PW), Community Development (CD), Harbor (H), Fire (F), Police (PD), or the Recreation Services Division (REC).

Improve Public Infrastructure (6 action items)

Action	Status	Notes
Conduct a traffic speed study (PW)	Underway	Staff is reviewing a preliminary study, which will be presented to the PWAB in April for comment.
Initiate a capital needs assessment effort (PW)	Underway	Budget has been appropriated, and staff will release an RFP for a capital needs assessment later this calendar year.
Review options and develop optimal staffing for City maintenance efforts (PW)	Complete	Staffing enhancements made at Midyear in FY 2021-22.
Continue work to implement paid parking program and continue work on long-term plan (CM)	Underway	Walker Consultants is under contract for the next phase of the pilot program, which includes seeking further input from the parking stakeholder group, Advisory Bodies, and Council.
Pursue grant opportunities for the Coleman Beach area (PW)	Underway/Ongoing	The City received a \$600,000 California State Prop 68 grants for improvements at the Coleman Beach park area. The City expects to apply for a Coastal Conservancy Grant for Coleman Park by the end of June 2023.
Water Resource Planning (PW)	Underway	Staff has a water resource operations model, which will be used to assess strategies to provide reliable water supplies under future drought conditions. Staff will bring recommended water supply strategies to City Council in the coming months.

Fiscal Sustainability and Economic Vitality (7 action items)

Action	Status	Notes
Seek state lobbyist contract to assist in obtaining state funding for	Complete	Council approved a contract with Townsend Public Affairs to represent the

City projects (CM)		City on important state matters and pursue funding for City projects. Council extended their contract, as well as the contract for the City's federal lobbyist (The Ferguson Group) through FY 2022-23.
Assess viability for business improvement districts (BID) for Downtown and Embarcadero (CM)	Complete	In partnership with the Chamber, a survey of businesses was conducted in those areas to assess needs and potential support for creation of a BID in mid-2022. There appears to be interest in forming a BID.
Review development opportunities for the Market Plaza property (CD)	Underway	The City completed its Notice of Availability timeframe with regard to the State's surplus land act (AB 1486), and is in active negotiations for a sale and redevelopment of the property.
Complete a development impact fee study (CD, PW, AS)	Underway	Staff will need to issue an RFP for a new development impact fee study.
Continue review of Vistra proposed battery project (BESS) (CD)	Underway	Vistra has submitted a project application for the BESS project and removal of the decommissioned power plant and smoke stacks, and an environmental impact report for the project and master plan process for the parcel is underway.
Assess cyber security needs (AS)	Underway	Staff conducted an assessment and implemented several additional security measures. Assessments of needs will be ongoing.
Prepare and review policy options on liabilities (pension and health care) (AS)	Complete	With CFAC input, Council approved a pension reserve policy, created a 115 Trust Fund to save for pension liabilities, and contributed \$1.06 million.

Address Housing Needs (7 action items)

Action	Status	Notes
Complete zoning code update (CD)	Complete	City Council approved the zoning code update in fall 2022. Coastal Commission will review the code update in summer 2023
Develop stock Accessory Dwelling Unit (ADU) templates to provide to public for free (CD)	Underway	Stock ADU plans are complete, and staff is working with the consultant to update the plans to the 2022 Building Code. Staff anticipates this work to complete soon; relevant documents will be placed on the City website.
Provide update to Council on new state housing legislation (such as SB 9) and general education on housing (CD)	Complete	Council received an update on housing legislation and a general overview of City efforts to address housing needs in Morro Bay. December 14, 2021
Implement Housing Element, including reviewing housing by right,	Underway	The City updated zoning code was approved by Council in November 2022

objective design guidelines, ADU Ordinance update with incentives, update Density Bonus and inclusionary housing requirements (CD)		and includes new inclusionary housing and density bonus policies. The Housing by Right policy is underway and the objective design standards are undergoing final City review and will be complete in April 2023.
Seashell Estate land use amendment regarding density (CD)	Underway	City Council moved forward the process to upzone these properties, and that work is ongoing. Based upon concerns of the Planning Commission and Chamber, The City Manager formed an ad hoc group of Councilmembers, Planning Commissioners, City staff and Chamber representatives on this item. Information from this group will be presented to Council in 2023. The applicant has submitted an application for conceptual review for the upzone which is anticipated to go to Planning Commission in Spring of 2023
Complete Cityworks online plan check application (CD)	Complete	Cityworks online submittal portal is fully functioning, and City is now accepting electronic Building and Planning applications. Community Development has also incorporated an online plan check application, Digeplan, into Cityworks which allows for plan check to be completed electronically, eliminating the need for paper plans.
Initiate work with the Planning Commission ad hoc committee for the review of the planning process (CD)	Underway	The committee is formed but has not met because of other ongoing goal related work. The Community Development Director discussed this item with the Planning Commission at their March 21, 2023 meeting and the PC is recommending this item be moved forward into the FY 23/24 goals as priority item.

Climate Action (9 action items)

Action	Status	Notes
Pursue funding to complete the Climate Action Plan Update (CD)	Underway	Staff is actively reviewing grant opportunities.
Continue review of Vistra proposed battery project (BESS) (CD) <i>(Note: action time also in Fiscal Sustainability section)</i>	Underway	Vistra has submitted a project application for the BESS project and removal of the decommissioned power plant and smoke stacks, and an environmental impact report for the project and master plan process for the parcel is underway.
Pursue electric vehicle charging station funding (PW)	Ongoing	The City has received grant funding for several chargers on the waterfront and staff is working through implementation efforts. Staff continues to review new grant opportunities for additional EV charging

		stations.
Initiate implementation of SB 1383 (organic waste for residents and businesses) (PW)	Complete	Staff coordinated roles and responsibilities for organic waste management with the Integrated Waste Management Authority of SLO County and Morro Bay Garbage, the City's franchise waste hauler. These roles include food recovery program management, business waiver program, implementation of paper and organic procurement requirements, contamination monitoring, education and outreach, and changes in the collection. These changes will support the State's efforts to realize a 75% reduction in organic waste going to the landfill. This, in turn, will support reduction of greenhouse gases. Trash rate increases were approved following a Proposition 218 process in June 2022 to support this effort.
Promote Central Coast Community Energy (3CE) new construction electrification program (PW)	Complete	Staff published a climate action webpage where this information resides.
Designate one week per year to conduce a renewable energy outreach campaign targeting a specific group (PW)	Not yet initiated	Not yet started due to staffing capacity.
Create city webpage with links to energy efficient websites (CD)	Complete	Staff published a climate action webpage where this information resides.
Elevate 'Climate Crisis' to ' Climate Emergency ' by way of resolution and seek funding to move forward in this area (CD)	Complete	Council approved a resolution to that effect in February 2022.
Implement 3CE Reach Code Incentive Program for new residential development (CD)	Underway	City developed a draft electrification code and sent out a survey to gather input from the public on the draft ordinance. Once the input was reviewed, it was clear the additional education was necessary before the electrification code could be brought back for City adoption. The City is working with 3C-REN on an educational campaign for the electrification code.

Improve Community Health (7 action items)

Action	Status	Notes
Provide education to City Council and Staff about Diversity, Equity and Inclusion issues (CM)	Underway	Council has discussed these issues throughout 2022, and adopted different policies to support inclusion and belonging in the Morro Bay community and within the City. Staff training has not yet been provided.

Support SLO County Public Health communication efforts to vaccinate members of the Morro Bay community , particularly underrepresented communities	Complete	The City supplemented County communications to the public regarding COVID-19 and vaccines/boosters through the City website, social media, local media, and at City Council meetings. Vaccines are now more readily available.
Inform the County process to update the 10-year plan on homelessness (CM)	Complete	The City Manager is represented Morro Bay on the countywide group charged with updating the long-term plan to reduce homelessness. The new plan was adopted by the SLO County Board of Supervisors in August 2022, and implementation is underway.
Explore opportunities to support countywide efforts to address homeless issues on the North Coast (CM)	Underway	The City applied for state funding to create a warming center but was not funded. Work continues to bring mental health resources to our homeless population, joining efforts that have been in place for years through the Estero Bay Alliance of Care and Los Osos Cares and Community Connections. The City continues to evaluate opportunities to lend its support to this important issue.
Support Filipino-American group (FANHS) rededication event of their historic monument at Coleman Beach (PW)	Complete	City hosted the rededication event with FANHS in October 2022 (at Coleman Beach) and coordination efforts are underway to help improve the monument area.
Review opportunity for Boy and Girls Club to offer teen services (REC)	Complete	The City Council approved a 5-year agreement with the Central Coast Boys and Girls Club to provide teen services to Morro Bay residents out the Morro Bay Teen Center. They will open their doors in coordination with the beginning of the next school year.
Provide community information and resources regarding access to mental health resources to address behavioral health or mental health crises: substance abuse issues, depressive illnesses and exacerbation of previously controlled mental health issues (CM)	Not yet initiated	The County is the local service provider for public mental health services. The City does not have staff or resources dedicated to this area, but partnerships with the County could be explored if desired.

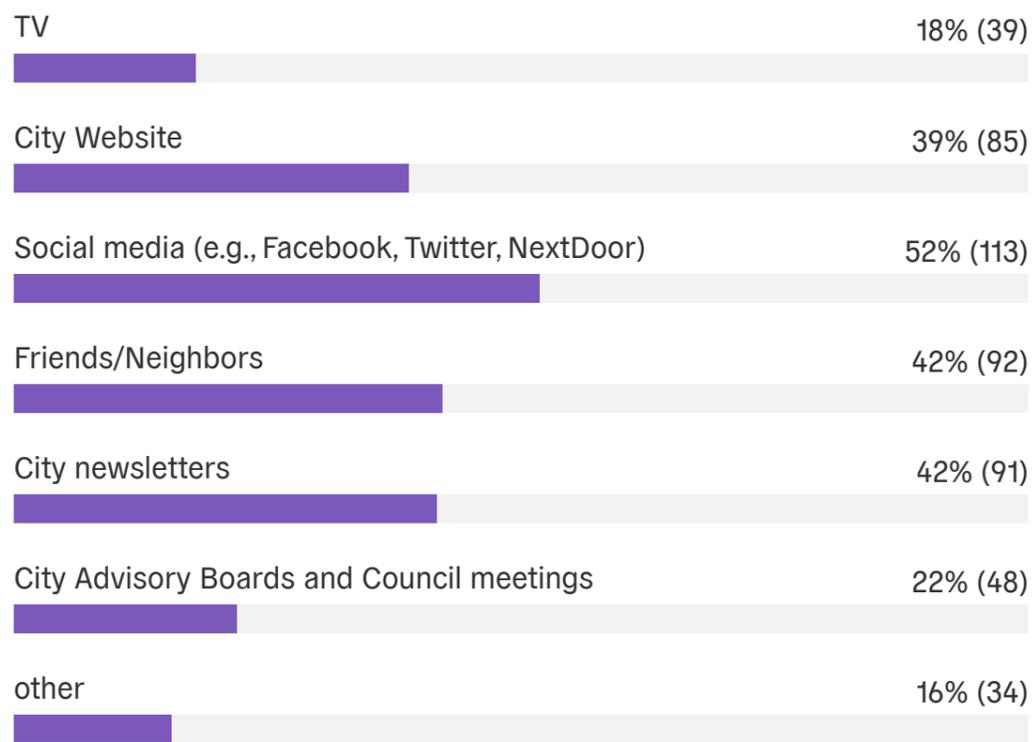


Morro Bay City Council Goals for 2023 - 2024

Survey Results
INTERIM

03/23/2023

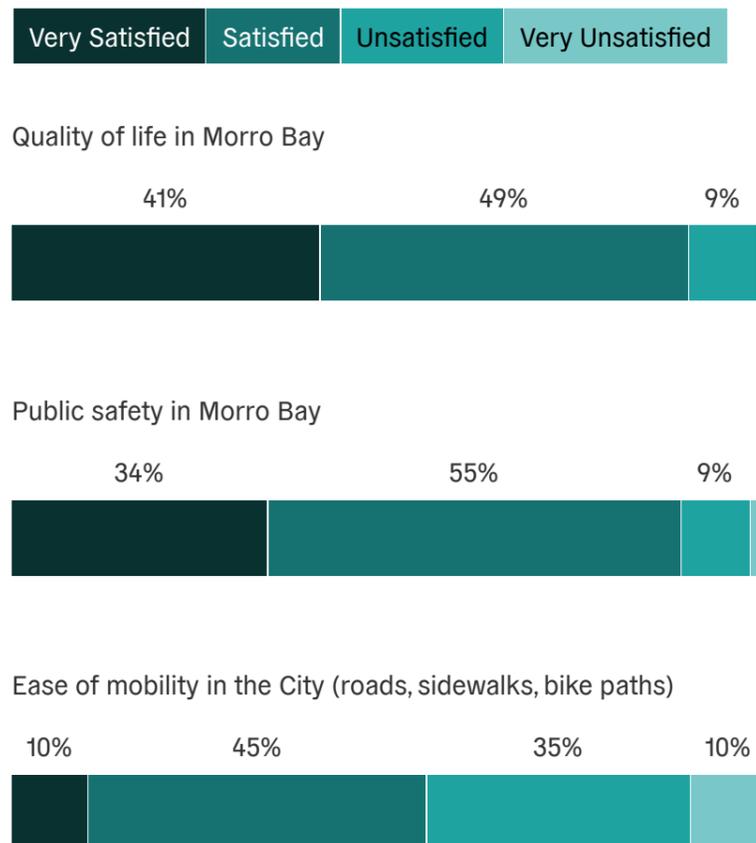
How do you receive information about the City?



Please rank your satisfaction with each of the following items, from "very satisfied" to "very unsatisfied."

Question	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied
Quality of life in Morro Bay	41%	49%	9%	1%
Public safety in Morro Bay	34%	55%	9%	2%
Ease of mobility in the City (roads, sidewalks, bike paths)	10%	45%	35%	10%
Economic health of the community	5%	53%	37%	5%
Public spaces (parks, community centers, the waterfront)	20%	62%	18%	0%
Sense of community connection	16%	60%	21%	4%
Quality of recreation services (youth, senior, sports)	17%	68%	14%	1%
Quality of development services (permitting, inspections)	6%	41%	36%	18%
Quality of utility services (water, sewer, trash)	17%	57%	15%	11%
Emergency response in Morro Bay	44%	49%	5%	1%

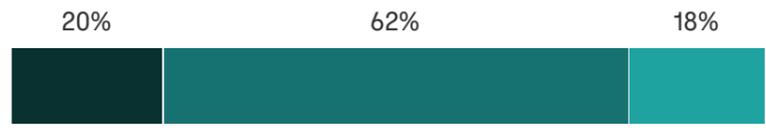
[Expand all](#) / [Collapse all](#)



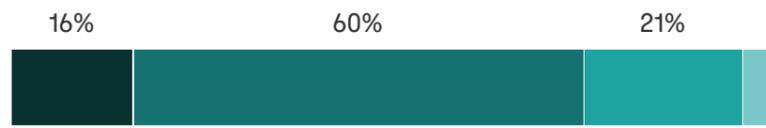
Economic health of the community



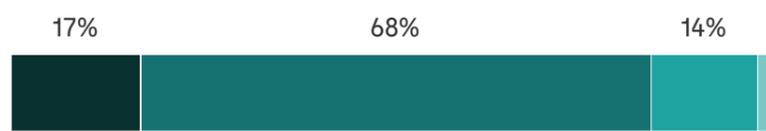
Public spaces (parks, community centers, the waterfront)



Sense of community connection



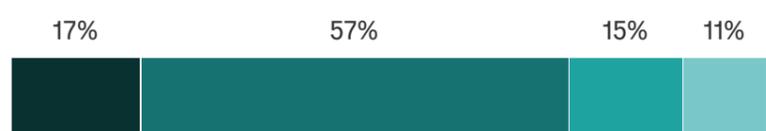
Quality of recreation services (youth, senior, sports)



Quality of development services (permitting, inspections)



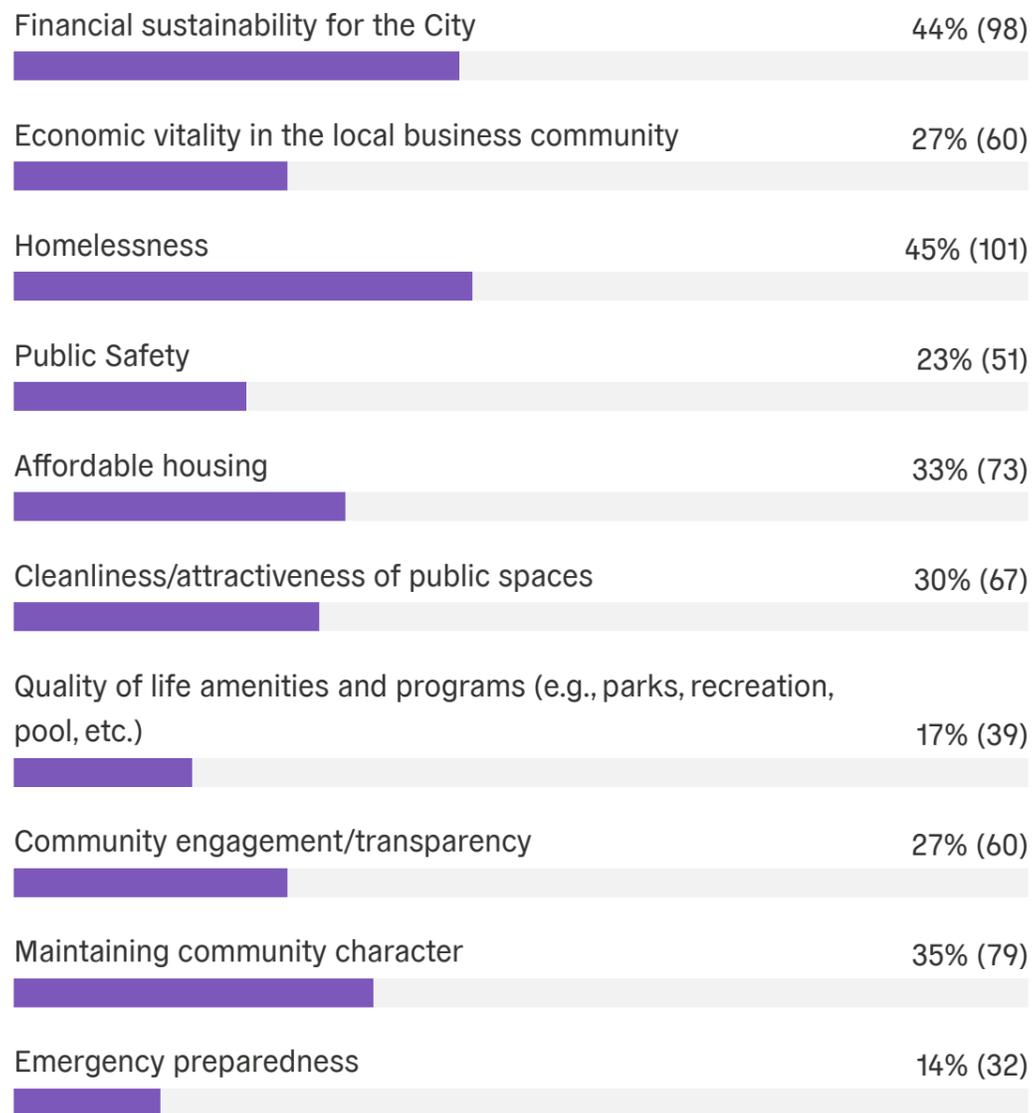
Quality of utility services (water, sewer, trash)



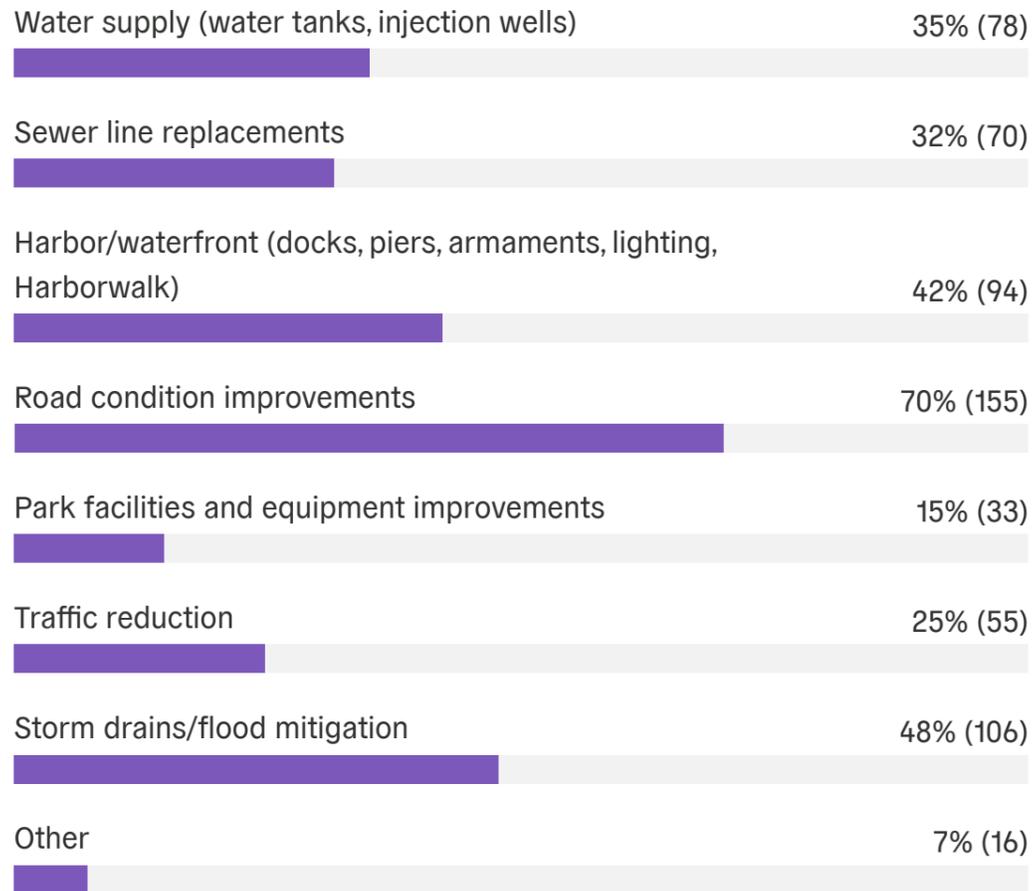
Emergency response in Morro Bay



Of the local issues listed below, please select the top three that the City should focus on now.



What infrastructure projects should the City focus its resources on now?



What is one thing you like most about living/working in Morro Bay?

the moderate weather

Peacefulness and proximity to nature

Views

Air Quality and Weather

the beauty of the bay and beaches

The generally beautiful weather!

It is a peaceful place

The bay!

Nature

small town feel

The smallness of the City.

The unique character of our quirky town that is NOT industrialized

It's not crowded

friendly community

The weather.

Natural beauty

Being so close to the ocean in a small town. Free parking near the beaches.

Small town feel, local government reacts to population

The climate

The beauty

That it's a small vintage town without depressing tall buildings blocking out the views and the sun.

City leaders are approachable and responsive

It used to be quiet and peaceful.

The beauty and the sense of community.

quite small town

Small town safe healthy living community minded

Movie theater with \$5.00 Tuesdays.

My family and friends

The sense of community and people looking out for folks that have less than themselves

The beaches

The climate

the weather, the water and the small town atmosphere

The fact it is a small community we live in And should remain that way!!!

The scenic beauty mixed with small town charm.

Quality of our lives and a community engaged in preserving our coastal natural beauty/resources

Coastal access.

I like the community feel

Small town

Still has some small town character.

Friendly Community Spirit and Weather

Quality of life. Access to the beach/ocean.

Weather

Small town with accessible and respectful local leadership, and the ability to participate and understand how things work.

Easy access to the beach except on the weekend

Friendly people

The beauty - the fact that it is not over-developed.

Natural beauty and authenticity

Beautiful setting and small town

Short commute

Weather and friendly fulltime residents. (Not to happy with some of the rude tourist that visit our city.)

Proximity to ocean

The weather and topography.

Being so close to the ocean and mother nature

Easy access to nature

The people and the beauty.

Our local residents.

My home.

The small town atmosphere of the community and the unique character of the town.

Being in a place where the sea meets the sky, where people can find a sense of peace, and beauty.

Weather

Great outdoors

The people

Weather

ability to enjoy nature no matter the weather

The setting

The natural beauty

The absolute beauty of Morro Bay and it's small town feel/community.

Beautiful!!

Natural beauty

weather

Community spirit

natural beauty

Our waterfront village beauty and access and the potential of our downtown (ie. small town) atmosphere...where everyone knows your name so to speak...which comes with its challenges and opportunities to work together at the same time. We moved here/stayed here for what was already here. We understand sustainability will keep us healthy...we don't always agree how to get there, but we can if we talk.

Nice small community.

Weather and small town

Weather

Beautiful natural seaside environment 

Our air is clear and safe from industrial pollutants. Easy accessibility for recreational activities on our Bay. Safe environment for children to participate in water activities. Safe environment for wildlife to flourish.

Small town with history and a part of a diverse County community

The natural beauty of the area.

Ocean

Morro Bay is no longer the place it once was and it is so sad now.

Open space (both on land and sea), with absence of inappropriate industrial development

NOT having the threat of an explosion/fire from a massive battery storage facility, or an ugly, noisy industrial port to service a massive wind farm operation.

The current & potential opportunities to enjoy & preserve it's abundance of natural beauty: rolling hills, ocean & bay views, wildlife, weather, dunes & beaches, etc.

Beach and parks access.

The beauty of the ocean and the fresh air

The general peace and calm in Morro Bay.

The neighbors

The great sense of community and quirky character of our town

Walkable

The big skies, beautiful beach, incomparable bay and rock, fishing village character which I hope is never compromised.

Quite, small, and all things ocean.

Outdoor activities

Open Space

The natural ambiance-

Access to natural environment

Mellow Police presence, clean beaches

The natural beauty and the community. Free from large industries. Local owned businesses. Peaceful.

Small town feeling

Pedestrian trail to the Rock and Harborwalk along the Bay.

It's a very safe and beautiful community to raise a family in.

The fact that it's a small town. Keep it that way.

The peace and quiet in fall and winter when tourists aren't destroying our community

Long time connections and relationships with quality people

Capable City staff delivering reliable services.

Friendly people

Ocean, small. Quiet. Weather

Small town character and the fishing village vibe

It's the sweetest town in the world

Our small community support we have

Small town life

The weather

Quaintness

The small town feel. Sense of community.

access to estuary and beach

This is a great place to raise my family

Power Plant Property is zoned Visitor Serving Commercial. It is not zoned for Industry.

we are a connected community- connected to both our city govt and our neighbors

Weather

Quiet, small town feel; feels safe; attempts to keep community attractive

Small town atmosphere, keep it that way! Don't turn us into another Pismo Beach.

Weather

Safe

Small scale

I love the small town, visitor serving, nature of Morro Bay

Small town, friendly

It is a friendly community with amazing natural beauty.

natural beauty

I like the overall cleanliness of the city.

Easy!

Community spirit and involvement.

The calm

Beautiful, low key environment

The beauty of the area and friendly people

Being a local in this amazing seaside charming small town

NO BIG RENEWAL ENERGY INDUSTRIAL COMPANIES IN OUR TOWN

Not a lot of industry that impacts the environment

Location

the small, close-knit community

Natural beauty.

Sense of community

It is breathtaking

That it is NOT all about tourists and big fancy resorts and hotels. That it is still, so far, a place for families to live.

The small town character, people, safety with MBPD/Fire and refreshing air quality living by ocean.

Ambiance of a charming seaside town

small town feel and neighborliness

The People...

That there are currently NO BATTERY STORAGE FACILITIES and NO OFFSHORE WIND FARMS here. If they're allowed to come into our community, then energy politics has won and the people, natural landscape, and wildlife that make us so special lose.

Small beach town

Natural beauty

Small town feel, sense of community

Small town feel, sense of community

Quick response from fire department if help is needed.-----Small city vibes.

natural beauty

Small city

Walking downtown, along the harbor and the many trails.

Access to the ocean and the natural beauty of the coastline, small town feel, connection with first responders

Walkability

small community

The natural beauty

Seeing the beach everyday and how close I live and work in regards to the beach

Small town look and feel.

We have a new Mayor, Carla Wixom that will follow the 2021 General Plan, to preserve our coastal town and protect the wildlife. If you push to turn our embarcadero into an industrial district, we will lose tourist dollars that help our city financially. The goal should be to preserve the character of our charming coastal town for everyone and future generations to enjoy. Thank you!

The Harbor

Friendly people and services

It's a small town: no high-rises, no affordable housing/homeless camps, no big-city industry/shipping docks, etc.

Coastal community with a working waterfront

Natural beauty of land and sea and open space.

walkability

small town living

Of course the weather and beauty, but beyond that the people are by and large very friendly.

Community spirit while protecting our environment

The ocean

Small town feeling and safety.

The small town coastal charm feel and beauty of the area.

being able to walk or ride my bicycle just about anywhere, albeit not on a sidewalk or dedicated bike path unfortunately

beautiful charming town, next to the bay, ocean, and coastal mountains.

I love living among the untouched beauty of the estuary, state parks and the ability for people to visit and enjoy it as it is without changing any of it.

Small town quality with amenities

Small town.

Small town atmosphere

Small Town atmosphere

It is an involved community -- active in government and civic projects -- and it's beautiful!

Small community atmosphere.

Proximity to the ocean.

Living in a small, quiet coastal town with free access to beaches, a small harbor, hiking trails, a beautiful estuary, lovely parks, and good people.

Weather

The people.

the beauty, tranquility, clean air, ease of life

sense of community

I appreciate the professionalism of our city's staff, especially in collaboration with volunteer groups.

Natural beauty

We have a new clean water source--the WRF.

It is a quaint, safe, and charming coastal town.

Access to bay, water front and seeing whales breach from our porch!

weather, safe environment, low population , pretty clean restrooms public , streets and parks (flowers), kindness of people, pickle ball courts were everyone is welcome locals and visitors (we need more courts), beauty of the bay and wildlife, public employees really care about us. Good government,

Harborwalk

That it hasn't been completely ruined yet,,, but it's on its way,, we need people from here to run it not someone from outside our community,,, we don't want bay area , valley people , LA folks running our town

The small town feel. Knowing my neighbors and walking into a business and they know me and my order or preferences without even asking. I take pride in getting to live somewhere where most people only get to vacation. It's beautiful but starting to feel like the unhoused are taking over.

The clean air and the embarkadero/Main entertainment venues

I like when Morro Bay is looking to the future and saying "yes: and not looking to the past and saying "no".

It was the friendly small town atmosphere.

The beautiful bay and small town/fishing village feel.

The pristine beauty, the marine protected animals and marine life!

small town life on the shore of a wonderful estuary

We have a new mayor who is honest. Our last mayor, City Manager and Harbor Director and Jen Ford did inform the public about their approval to the floating offshore wind farm dock to be placed in Coleman Beach. Jen Ford Council person has a CONFLICT OF INTEREST working for Dawn Addis. Replace Scot Graham and Jen Ford. I want City Council members and Planning Department Director who will work for citizens not the developers and conflict of interest Jen Ford. Thank you,

Natural beauty and peacefulness of the bay and beach areas.

The quaintness of this sea side town.

What are the one to two most important things/issues for the City to focus on now?

battery storage/energy wind farm, or industrial use of the power plant property into providing a tax income for the city, to replace what was lost with the closure of the old plant

Economic sustainability, traffic violations

Protection of views

Keep view areas for the Community and encouraging more restaurants and shops

completing the sewer project and addressing storm issues recently uncovered

Public safety; maintaining appropriate financial resources to support City functions

Stop focusing on woke issues and serve your community.

Financial sustainability

1. Improve and maintain streets. 2. Improve and maintain streets. Current conditions are unsafe and the City is not responsibly maintaining the streets, even at a basic level. I'm not sure if this is intentional neglect and/or incompetence, but it has been decades in the making. On another topic, please stop referring to vagrancy, public intoxication, and people with mental health problems as "homelessness." It masks the real issue/s and provides no practical basis for sensible solutions. Lastly, will the City Council please consider power washing City sidewalks from time to time and pruning overgrown and dangerous City trees, particularly in the Downtown area?

Number 1 - removing the smoke stacks and having the battery company welcomed. Use the rest of the land for a pool for the community and tourism. Please include lap swim section. May even add a tiny aquarium with sustainable fish for tourists especially children. please don't use for restaurants already enough of those at the harbor.

Get the injection wells built and put the City back to where it was before everything got torn up.

Stopping the BESS project!!! Better communication with the citizens.

Providing more business opportunities to bring in new businesses.

clean up homeless population & Affordable housing for people that work at local businesses

Stop the BESS. Stop it in its tracks. I can think of nothing more crucial.

Aging infrastructure and economic viability

Repurposing of old water treatment plant and power plant to uses that will bring in revenue and/or be good for the community (open space, community park, etc.) while also being safe. I do not think having a battery storage facility so near the harbor is safe. Any chance it could be something tourist - friendly, like a conference center or retail space?

Stop building, we are losing the small town.

Homeless

Reducing the reliance on cars

Transparency and accountability for past mistakes. What mitigations can be taken to protect the city's unique and distinctive character while not pricing out its workforce.

Complete Water Recycle without delay; Work to keep a " seat at the table" to get the best outcome for our community in regards to the BESS as and Windfarm. The new council will be a great disservice to our community if they try to turn the clock backwards! WE MUST FOCUS ON THE FUTURE!

Get rid of Vistra BESS. Fix roads and repaint yellow lane markings

Do not allow the battery storage project to continue! Provide conference center to aid the economy by encouraging year round group visitors.

get the tourists out of here, and get the sewer plant done.

STOPPING Vistra from building "the world's largest" LI battery storage facility in the heart of our tourist district

Toilets for the homeless 'residents.' No lithium battery storage area near waterfront .- Relocate next to water reclamation plant?

Really don't want BESS right down on the Embarcadero; homelessness seems to be getting worse

More information regarding the Battery project. Not just from the company that wants to install it but actual factual data about the pros and cons and what the possible long term benefits will be to the City

Utility prices are WAY too high.

Do not raise taxes on home owners. Work within a budget that prioritizes spending on needed projects and staffing without further taxing it's homeowners with initiatives or fees. If the city needs additional Revenue find it through a means that taxes everybody equally, including renters, City guests, and homeowners but stop putting additional tax burdens on the backs of the homeowners. Do not attempt to put another \$122 monthly fee on the homeowners for maintenance of the Back Bay infrastructure or any other needs within the city but figure out a way to charge everybody equally in particular those individuals that use those facilities or features within the city.

Kick the disgusting filthy homeless out of here, they are voluntary homeless! The city planning department is a nightmare. The people are ignorant, rude, and so unhelpful it's really awful. Clean house please.

Live with in the cities budget and stop development!!!

Public safety (specifically getting the vagrants out and creating an inhospitable environment for thieves) and fixing the roads (especially in the north end of town).

Listening to and taking ACTION on community concerns regarding the erosion of the health of our environment due to the proposed battery placement and storage on our Morro Bay coastline. There is a LARGE community concern for the health and wellbeing of our bay, for aquatic life, as well as our citizens of this community if this project is allowed to go forward in Morro Bay.

Provide for your homeless and do not send to Los Osos. You need to work with SLO County on this issue. Quit kicking the can down the road (South Bay Blvd.)

Overhaul planning Dept. parking rules on residential streets are arbitrary and unenforced. Create a more proactive PD. At present, they are a reactive PD.

41 terminus traffic- high school, new hotel, new 30+ units all at that intersection

Stop the BESS in morro bay. We don't need it on our waterfront. Please stop Vistra from moving forward.

Maintain local charm over tourism.

Don't try to make us a Pismo Beach. Protect the Rock area as rustic, don't

exploit it more. Get some apartments built not more McMansions.

1. Salary's that will keep Police officer's here. Looking at desalination

Stabilizing the city's infrastructure. Affordable housing.

Street repair and paid parking; also code enforcement

A sustainable economy with decent jobs and affordable housing for the average working family people.

Road damage caused by Anvil which is destroying our vehicles

Reduce the cost of government

Enforce general plan land use in Coastal areas.

Please keep it a small town feeling. But remove the vacation rental component. We need more affordable rentals available so that people can afford to live here. There are plenty of hotels/motels for people to stay at - we don't need our residential housing to be used as vacation rentals when people need housing. Thank you.

Embracing the inevitable growth that comes with the popularity of our location and responding appropriately now and for the future. One example is parking on the Embarcadero. It is frequently unavailable to visitors because what little there is, is taken up by business owners and employees. Metered parking in high traffic areas would not only help mitigate this, but also generate revenue for the city.

Sustainable infrastructure and economic stability

Sidewalks in neighborhoods and consistent permitting process and code enforcement.

Put the new zoning documents on a diet, walk back the zoning changes, simplify the whole planning process and don't get so deep in the weeds on very small items such as 10x12 sheds. There are many large potential industrial developments coming in the near future that need to be addressed facing city. Need to get the new WRF / Conveyance / Recycled facilities costs under control. Project cash burn rate is way past acceptable normal industry practice. This could potentially cripple the city if not contained.

Repair broken sewer lines. Stop changing integrity of the city, I like the quaint fishing village

Enforcement of MB municipal codes.

STOPPING THE BESS, OFFSHORE WINDMILL FARM, Industrialization of a Natural Area and Increasing Small Town America feel that attracts tourism through nurturing small business and growing the city as a destination spot. Lastly there are too smoke shops and massage parlors that make the city look seedy and undesirable. The homeless camps and the people in them deserve better. As a county we can come together to eradicate all of this and build something worth leaving behind for the future.

Keeping the laid-back lifestyle of Morro Bay

NO BESS!

Get

Reducing traffic, car emissions polut

The hiring of a new City Manager and street improvements, the potholes are terrible.

1) Preventing Vistra from being able to put a BESS here. 2) Consideration of a rotational mayoral model of governance. Current system is broken.

Cleaning up the homeless mess

Stopping the BESS development & sewer repair/replacement

Homelessness encampments, debris, waste and threats.

Finances and infrastructure

Quality of roads at the beach block

melding buisness needs with residents quality of life

Water supply and number of residents

Homelessness and theft

No BESS!!!!

STREETS, especially those affected by the creed flood. Preston Ln is a MESS!!!!!!!!!!!!!! Safety at 41 and Main St. with two new hotels... this should be a roundabout. HOMELESSNESS/UNHOUSED.... They are increasing their camps along Quintana and this is a major SAFETY issue for those of us who walk by ourself in this area. In addition, the possibility of fires being lit to keep warm is a serious concern, as well as the damage being down to the land.

Infrastructure financing. Street cleanliness and repairs.

financial

Roads and homelessness

over building of hotels and motels, getting the battery storage approved

Economic Development for Sustainability and workforce housing.

Better roads.

High prices and housing

Affordability and homelessness

The quality of neighborhoods roads is almost embarrassing. And dangerous if you don't watch out for potholes. It might be helpful to get rid of an unused building and create more parking spaces in place of it. There's not enough parking on Morro Bay Blvd during events like Art in the Park. Hard to find parking near intersection of Main and Morro Bay Blvd. I would love to take friends/family to stores and cafes in that area but never find parking, especially in summer. Thank you for your consideration.
~Diana Dofflemyer

Keeping and protecting our current General Plan. Protecting our Harbor from industry that will use ships over 100 feet in length on a more than annual basis. Protecting our air quality from toxic fumes that follow industry.

Housing & Homelessness

In regard to the waterfront properties keeping and protecting our current General Plan and its visitor, serving commercial zoning.

1 Financial stability 2 Considering alternatives to lithium battery storage --- (I suggest investigating iron flow batteries)

Say NO to BESS

Fighting off the BESS; protecting open space from development

1: Keeping and protecting our current General Plan and it's Visitor, Serving, Commercial zoning. 2: Disaster preparedness. More fires, floods, atmospheric rivers, heat domes, and problems related to sea level rise are coming. Diablo will experience a major emergency one day - it is only a matter of time. Grid failures will occur. Start preparing NOW.

#1 Keeping and protecting our current General Plan and it's Visitor, Serving, Commercial zoning. #2 Focus on financial stability for the city using collaboration with other successful communities similarly aligned.

Supporting and participating in offshore wind projects. Attracting developers to build new housing.

The roads. Reuse of the power plant.

Affordable housing.

Lower cost housing. Put the BESS out of town.

Infrastructure such as sewers, streets, in some areas of the city like the Strand maybe some sidewalks,, but also making sure we are still a unique destination

Do not give the homeless free services that will just cause more of them to camp here. There is a homeless industrial nonprofit complex, that instead of eliminating itself is just growing. If money making taxpayers like me leave there will only be the elderly and poor left. And the city will turn into Detroit by the water.

financial viability and maintaining the character of the town against forces that seek to degrade it.

Roundabouts at Highway 1 and Atascadero Road, Highway 1 and San Jacinto. Both intersections need major improvements. Also, I assume that the power plant and stacks were left off for a reason. That would be my number one priority. Get rid of all that infrasture. It is ugly and now unused.

finishing the sewer work and getting the roads back in good condition from all the digging

No Battery Facility and No Battery Facility.

1)Protecting Estero Bay, the last natural estuary, from industrial development. 2)No BESS in the middle of town. of town.

Prioritize citizens' concerns regarding developments directly affecting their quality of life

#1 COST OF WATER!! Potholes, too many Mexican Restaurants. (we need other choices!)

Keeping the current General Plan as written. No industrial development. Keep the last California natural estuary safe!

Financial stability; increase revenue from tourism.

First, Morro Rock is the signature piece of natural beauty that defines our City and the parking lot next to it is a horrible, dusty mess, often with large potholes. Let's celebrate our natural beauty by making it pleasant to visit for locals and visitors. More benches and fire pits for gatherings, bathrooms, picnic tables, and plantings along the pedestrian path and the bayside, while getting the ugly, oil burning Stacks taken down. Second, continue to fix roadways and develop a safe pedestrian and bike plan to go north to Cayucos and down south Main street and through the State Park to connect with the Natural History Museum, the Marina, and Los Osos. Third, keep our City safe, bring in some city income, but do not put unsafe industrial uses along the waterfront or on power plant property like the current battery technology or too-large industrial boating traffic for offshore industry. Careful planning could find a safe balance while bringing in funds for needed City projects. Collaborate and communicate with our neighbors and citizens.

It was nice before extra growth.

Taste of water, homelessness, and wire and line removals to improve view

Removing illegal campers/vanlifers from our parks, streets, and beach lots.

Preventing Vista from developing the BESS in the middle of a fishing, environmental and tourist city. Preventing housing developments on/in the newly rezoned areas around the perimeter of Morro Bay(Trinidad/Panorama St., Shell Cove, etc) The State of California is still in a severe drought, the sewer line infrastructure hasn't been upgraded(especially the one down N. Main St!), ALL the streets in N. MB are crumbling, dangerous and unable to handle the current volume of traffic!! The island streets in N. MB are already EXTREMELY unsafe to drive/walk on

with inadequate STOP or YIELD signage. A full-time Code Enforcement Officer. The # of short-term rentals(legal and illegal) need to abide with Ordinance 640.

Economic vitality (act on the GAC's recommendations) and the City needs to be financially sustainable

The streets of northern Morro Bay need immediate attention. Paid parking should be a top priority to increase revenue.

BESS, Slowing development

Start bury the power lines and require any future company when installing power lines to have them buried. Why didn't we bury the lines on Quintana and all the other areas when the road was dug and trenched. Also have them remove all the h used power lines or fine the companies daily until removed. Have astound remove the HUGE bundles of cable they left on the poles. Absolutely ridiculous. Unless this is for connecting to homes? Fix the roads My car is getting wrecked My rec activities for kids. New skate park, no afire golf,

Keeping the current master plan in effect and stop any proposal of storage of toxic batteries in the city limits.

-a night life -the road repairs

Roads and first responders

Homelessness and to many motels

NOT allowing a BESS at the stacks area. Maintaining tourism/fishing as main industries.

Keeping that small town feeling & sustain our wildlife

homelessness, vagrancy

First ensuring water supply in long term power outage where pumps may be down. Second is to make community an unattractive place for homelessness, otherwise it'll grow.

Maintain current zoning on the Power Plant Property and stay true to the Morro Bay 2021 General Plan

affordable housing & homelessness

1. Enforce illegal trailers/boats/junk in yards. Community doesn't look clean
2. Streets are lousy. Too bumpy and rough

Financial sustainability; community safety

Flood control and better planning for development from the planning commission. Not battery power storage and windmill power...

Monitoring vacation rentals more closely. My neighbor rents to 'family' so they are not monitored yet it is a constant turnover of people.

City finances

1. The scale and architecture of new buildings. New tall and massive building are looming over and dominating long standing Morro Bay homes.
2. For the sake of preserving town character and doing our part to reduce carbon dioxide, the city needs to actively account for and maintain trees on public property and within the right-of-way.

DO NOT industrialize our waterfront. Do not mess with the existing 2021 MB General Plan. We spent millions of dollars and loads of time to update this plan. I am so upset thinking that all it takes is 3 people on our City Council to vote in changes to this document that many council members, staff and residents painstakingly developed over many years. This should be off the table!

NO to BESS!!! Develop a recreational park for that area.

Controlling the number of vacation rentals vs permanent housing. So many houses are either vacant most of the time or short term rentals. It is very difficult to find permanent rental housing or purchase housing due to lack of supply.

affordable housing and homeless population

City should focus on traffic reduction to include another one or two thoroughfares through the city. This will help not only with traffic reduction but emergency responses during high traffic times/days. City also needs to focus on its infrastructure with city facilities such as the police department and city hall.

Uniting the community with pickleball. Cleaning up the disaster of the sewage treatment fiasco.

Homelessness, road/traffic conditions.

Not allowing battery storage in this community!!!!

Homelessness and the pot holes

Economic stability for the city and affordable housing

1. No Battery Storage & 2. Maintaining Morro Bay as a “charming small town” for the com first & for most then tourists.

KEEP BIG RENEWAL ENERGY INDUSTRIAL COMPANIES FROM COMING INTO OUR HARBOR, public safety

Fixing the roads and homelessness

Money for MB Harbor

the recent rainfall highlighted how we need to do more to mitigate flooding and establish clearer methods of communication during an emergency. I know many people callout the homeless issue and while I do think it needs addressed, I don't think it's a city objective but rather a county services objective.

Keeping Vistra battery plant OUT of Morro Bay. Clean up to old PG&E site

slow down development of market rate housing, increase affordable housing. On STVRs - crack down on the non-licensed rentals, stop penalizing the licensed owners.

Increasing traffic without infrastructure to handle it--particularly at Hwy. 41/Main St./Hwy. 1. Services for low income and homeless families.

Remove Lithium Power Plant from ever being established in Morro Bay, Bring in good business that stay and want their employees to live locally with housing they can afford.

1.) Remain true to the 2021 twenty-year vision outlined in the City's General Plan. No industrialization of the Embarcadero. Specifically, no BESS with its volatile lithium batteries and no harbor storage site for off-shore wind farms that would displace sea otters and other marine life and affect bird migration. Let's remain visitor friendly and allow residents to continue to enjoy the tranquility of our charming town. 2.) Provide infrastructure support for our most vulnerable residents: the unhoused. Provide a safe shelter where they can go during inclement weather. Open the Community Center with emergency supplies: sleeping bags, food, clothes. In our last storm, two almost drowned in Morro Creek and they lost most of the things that help them survive. Explore a Safe Camping Zone where our unhoused residents can safely camp with basic amenities and where SLO County outreach workers can meet with them to help them find housing and services. The unhoused community depends on one another to survive, much like a family. When their community is threatened by natural disasters, as in the recent flood, or by police confiscation of their property and dispersal, they lose an important survival life-line. In our recent flood, drowning of two unhoused individuals was averted by their community

members who pulled them out of the creek. The unhoused community is self-governing and volunteers from the community can be enlisted to ensure that any site selected for safe camping remains safe and accessible for mental health and social service outreach efforts.

The waterfront, piers, etc. need separate attention. Homelessness is a huge issue. It may be time for Morro Bay to have a shelter.

Homelessness & streets!

NO BESS and NO OFFSHORE WIND FARMS IMPACTING OUR OCEAN, HARBOR, WILDLIFE, and PUBLIC SAFETY. BESS: In theory, they may be fine/good/great. But not in a populated residential and tourist area near the water. There are plenty of other places to put a BESS. The proposed location could not be any worse if you tried. How do you safely and quickly evacuate Morro Rock/bay/harbor/beaches, Embarcadero tourists and businesses, and an entire city of residents not if but when things go sideways as they have in Moss Landing, CA. Moss Landing 0.4 sq miles/234 population vs Morro Bay 5.0 sq mi / 11,000 population + tourists. It's impossible and anyone who approves it should be ashamed of themselves, putting our lives on the line for their own power or political gain. WIND FARMS: Learn from those who've gone before us. They're a disaster on the East Coast and the technology is already outdated. PLEASE do not bring them to our ocean nor let their industrial forces impact our waterfront! At first, I supported them but the more research I do, the more abhorrent they become. Please do not let "energy politics" win over a community you're here to serve and protect. Please.

Protecting our way of life from big corporations, and focusing on our most vulnerable populations- our children and our elderly.

Reducing homelessness and better cleanliness of public spaces

Not allowing BESS to proceed on being built on/near the waterfront/Embarcadero

Not allowing BESS to proceed on being built on/near the waterfront/Embarcadero

Good infrastructure like sewer, water, internet, roads etc.

impact of climate change, financial viability

Homeless

Keeping Morro Bay beautiful.

Housing for young families...school enrollment dropping dramatically. Better quality of restaurants and updated vibe for town.

Traffic mitigation, infrastructure

Homelessness (and crime that results) DO NOT ALLOW BATTERY FACILITY

Honor the 2021 General Plan and retain the visitor serving/commercial zoning of the power plant property. Prevent industrialization of our harbor by honoring Measure D.

Fixing the roads and the price of utilities

Keeping downtown heights to 30 feet and a professional survey maker.

1. STOP VISTRA FROM CHANGING THE LAND USE ZONING TO BUILD A BESS ON THE EMBARCADERO ALONG WITH THE PLANS FOR COLEMAN BEACH TO BECOME A LOADING DOCK WITH A WAREHOUSE FOR THE OFF SHORE WIND TURBINES. 2. Safety of HUMAN LIVES AND PREVENT HARM TO OUR WILDLIFE.

financial condition and keep up city repairs

Water and fiscal sustainability

The power plant property should remain zoned as Visitor Serving Commercial. It should NOT BE CHANGED. No affordable housing/homeless

camps should be built, as they can harm tourist interest, property values, crime, etc, and our city caters to tourist interest/money. Send them to another larger city built to handle them, maybe include a budget for their transportation out of the area.

1. Developing and implementing an economically feasible and revitalizing use of the Morro Bay Power Plant property. 2. Working with CIE, SBDC, and others to become a "clean tech" center with high quality jobs.

Have NO industrial use in coastal zone.

must stop pandering to homeless

PGE Stack Removal and Electric Battery Project approvals

Fiscal responsibility

Repairing all roadways and assuring adequate housing for all.

roundabout on hwy 41, relief of mess at San Jacinto intersection.

Expanding tax base that doesn't cut into increased taxes received so that money is left for improvements needed. Work with the county and state to get homeless people with mental health and substance abuse issues into treatment, not just into housing.

Do not approve the battery storage facility. No more new hotels! We have enough- there's not enough water supply in the future.

Finishing what we've started - the Water Resource Project, Emergency Preparedness, Economic Vitality including a realistic plan for the power plant site - realistic being one that can be implemented.

water sustainability, work force housing.

Do not change any zoning codes. Restore the former power plant site to a wildlife preserve. The former power plant should be cleaned up with help from the federal government as a super-fund site. The stacks and all related structures should all be removed and land restored to open space and remain Visitor Serving Commercial. Sincerely, Leif Nelson Morro Bay Resident

Financial stability

Youth opportunity, homelessness.

Maintaining city employees and development of the old power plant.

Jobs not entry-level

Increase in Handicap parking. Improving traffic movement from Morro Rock lot back to town during events.

Truly affordable low income housing and attracting businesses that pay more than the minimum wage. We need to stop relying on low wages retail and hospitality jobs. Instead of building million dollar homes, how about an industrial park to attract businesses that offer clean industry and wages that are commensurate with the real cost of living in this area.

Have all department heads join and be involved in a community service organization.

Bringing opposing factions together (too much misinformation fuels a lot of the opposition)

--Making a commitment to transparency in City government and administration; (that goal is much more specific than "improving communication between community members and City government/administration"). --Finding a way forward to economic sustainability without sacrificing our environmental sustainability. We should see ourselves as stewards of Estero Bay, the wildlife about us, the beaches, the open spaces, a town that is a retreat for those who come to experience its unique setting in nature.

Unlicensed vacation rentals used by 'family'.

BESS Plant

drinking water supply

Affordable housing (rentals and ownership) and homelessness

1.) Build more injection wells and achieve indirect potable reuse as soon as possible. 2.) Get more housing built that's affordable for our hospitality industry workforce.

stopping BESS, graffiti removal

1. How to bring revenue to the city 2. Economic health of Morro Bay

#1 Prohibit building a BESS in the center of town. The technology is not fail-proof and the poor choice of location is a threat to the safety and well-being of the whole community. #2 Provide resources to address homelessness: open a day center with toilet, shower, trash receptacles, and assign tasks for recipients in exchange for access to TV, computer, game room, books, healthy snacks. Open a warming center to shelter the homeless during inclement weather. Do not wait for a city-wide emergency to be declared. Opening a day center would resolve the problem. Allow a safe place for homeless tent camping with a portable toilet and cleaning supplies so they can keep it clean.

New Manager, reliable information about Battery Storage proposal and Wind Turbines off of our coast!

homelessness

Stop Air bnb and rent control , and paying a living wage,,, Get rid of vacation rentals

Keeping Morro bays charm!!! Address the horrible encampment and trash issue on Quintana and the unhoused harassing people at Albertsons. Do NOT allow corporations into our community with battery storage facilities. This WILL change our community and NOT for the better. This is NOT in the interest of locals. Just like past generations left us with dealing with the long term effects of "the stacks", we do not want to leave our children to deal with the potential ecological and environmental liability it poses. We don't want to be the next Moss Landing! Also, make the embarcadero appealing FOR LOCALS! Paid parking is going to drive locals further away. The events down there like margarita festival has gone down hill. Locals don't attend. Seems to cater to folks from the valley. Bring back Harbor fest and FAMILY events!

flood control and maintenance of water runoff handling. especially morro creek. It is unacceptable that so much debris caused so much damage when it could have been mitigated.

Revenue generation (Economic Development/Downtown Vitality/Wind batteries etc.) and More housing (taller denser downtown)

1. Keep that dangerous battery storage and the wind farm out of here! It will ruin property values, pollute the ocean and endanger the residents. This place will look like a some industrial port like San Pedro if we allow that mess here! 2. Clean up the homeless encampments that are sprouting up in parks and public areas. There are more homeless coming every day and they will make this little town a bum infested dump. We dont have space or money so dont encourage them here. Enforce the laws that discourage their settling here. Let the bleeding hearts that want to house and feed them take them into their own homes.

Keep Morro Bay as a tourist/environmental sanctuary. Keep our harbor for recreation and fishing do not industrialize Morro Bay or the harbor

Road/street condition

1. Affordable housing for local residents (don't let out-of-towners buy up all the property!) 2. Promoting LOCAL business development (NO to BESS and

NO to Wind farm!).

economic sustainability and homelessness

ROAD IN NORTH MORRO. BAY AND FIX THE LEAKY SEWER PIPES, THANK YOU

Parking & traffic issues. Supporting visitor serving business & recreation near the beach & bay.

Keeping the character of this town before outside influences/money created another Newport Beach.



Chamber Recommendations for City Council Goals and Objectives February 2023

In 2021 the Morro Bay City Council [adopted major City goals and objectives](#) to address urgent community needs. This goal-setting followed a strategic planning framework in 2016 that created a methodology to prioritize its efforts while connecting the City’s work plans and budget decision-making to overall community goals. The goals adopted by the City in 2019 reflected critical City issues at the time, including divisions in the community over the WRF and other matters, the need to recover from the elimination of revenues from the Power Plant, to make difficult business decisions about utility costs, to remedy the City’s antiquated land use regulations, to improve infrastructure, and to increase credibility and accountability in the community through better communication. The City’s stated goals for 2019-2020 were to achieve economic and fiscal sustainability, improve public infrastructure, complete the GPL/LCP and Zoning Ordinance, affordable housing, and improve communication and engagement with the community.

For 2021-2022 the major City goals were: 1) improve public infrastructure; 2) achieve fiscal sustainability and economic vitality; 3) address housing needs; 4) climate action; and 5) community health. The attachments provide additional details on the 2021-2022 City goals and what was accomplished. These goals for 2021-2022 resulted in the development of 31 action or process items to drive the work toward achieving the goals, with the intent of achieving all of them by the end of 2022. The Chamber’s evaluation of each of these actions is shown in the attached, with the following symbology:



Item is complete or substantially complete.



Substantial progress has been made, but the matter is not complete. Significant additional work needs to be done to bring this matter to a conclusion. These items include a recommendation of whether or not this action item should be continued.



These are items where substantial progress has not been made. These items include a recommendation of whether this action item should be continued.

In order to look forward, the Chamber employed a number of strategies to determine Chamber recommendations for City Goals, including an online survey open to the business community receiving 45 responses, a public-facing “Squeaky Wheel” workshop attended by 45 community and business participants providing feedback with “dot” voting and comment cards, a review of proposed City Goals by the 14-member Governmental Affairs Committee, and review and approval by the 12-member Chamber Board of Directors. In total, the recommendations contained in this report represent the input from over 100 local business and community leaders. The results of the online survey and Squeaky Wheel exercise are shown in Attachment 1 and Attachment 2, respectively. Based on the results of the survey, there is a belief that fiscal issues have been substantially addressed and it is time to get on with actual improvements. There is also a belief that the City needs to look beyond the all-consuming WRF project

and move forward on other community issues. The survey results rated Infrastructure, Sanitation and Economic Development as top priorities. Attachment 1 shows the results of the survey, sorted by the priorities from the survey. Attachment 2 shows the results of the priority exercise sorted by Squeaky Wheel Event priorities. Housing, Sanitation, and Economic Development were the highest-rated items in the Squeaky Wheel Event priorities.

The Recommended City Goals and Objectives on the following pages show the items and their relative priorities. The Chamber acknowledges that many of its recommendations are intimidating, multi-year efforts that have been deferred for various reasons. Nevertheless, the time for incrementalism in these efforts has passed. The problems are not going away by not dealing with them. Significant advisory board and ad hoc committee efforts have been put into many of them. Dealing with them later will be more expensive than dealing with them now in an intentional, thoughtful and strategic manner.

It is also recognized that many of the existing adopted goals and objectives refer to processes and meetings, and not to measurable outcomes and completions. Many of the “measurable” objectives are stated in terms of process, or passive verbs like “support”, “explore”, “investigate”, “promote”, “pursue”, “review” and “continue”. **It is important for the City to focus on objectively measurable and quantifiable outcomes. Accordingly, the City’s goals and objectives should describe quantifiable outcomes and specific deadlines for each. The Chamber’s recommendations refer to tangible and measurable milestones that refer to outcomes, not processes.**

Recommended City Goals and Objectives

1. **Sanitation, Maintenance and Beautification. Appearances and Cleanliness Matter.** In 2021, for the first time, the Chamber’s surveys indicated a strong concern over cleanliness, sanitation, maintenance and aesthetics. Survey results for 2023 indicate that there is still concern about this issue, and over 90 percent of the survey respondents indicated that better sanitation and maintenance were “Important” or “Absolutely Critical” to their business operations. Over 93 percent indicated that better safety and aesthetics (decorative lighting, banners, landscaping) were either “Absolutely Critical” or “Important” to the success of their business operations. Morro Bay’s natural landscape and charm present incomparable beauty; and, promotional efforts lure them to town to enjoy these assets. Adequate resources and training should be provided so that our public spaces complement, not contrast with, that beauty. Hundreds of thousands of dollars are spent to lure visitors to our community and we should take care to welcome them with clean sidewalks, adequate public facilities and amenities, well-maintained landscaping and excellent coastal access. **The following efforts should be prioritized to improve sanitation, maintenance and attractiveness of the community (recommendations in italics are carryovers):**

- a. *Greater, systematic emphasis on street cleaning, removal of debris, fixing potholes, and cleaning sidewalks in our commercial areas.* There should not be sole reliance on the CitySourced service request app and website function.
- b. *Implementation of the Paid Parking and Access Management and Enhancement Plan. GP/LCP Policy Circ-4.2 states that the City “...may seek a Coastal Development Permit to establish paid public parking spaces with reasonable rates in appropriate places. Some of the revenue would serve as a dedicated funding source to improve and enhance coastal access.” The City’s parking study has determined that paid parking will be fiscally positive and that it will generate \$50,000 per year in net revenue for the small pilot program and \$250,000 per year in net revenue after full implementation. Locally, both Avila Beach and Pismo Beach have paid parking as part of their beach and waterfront access programs, with each having revenues of \$500,000 to \$550,000 per year.*
- c. *Prioritize use of Measure Q and E funds for sanitation and maintenance of existing physical assets in the business districts.*
- d. *Enforce requirements to maintain landscaping, where such is required as part of development approvals.*
- e. *Develop a plan to use WRF recycled water (to be injected into the Vistra property) for waterfront, downtown and Coleman Park landscaping. Expand irrigation systems to the Harbor Walk between Rock Beach and Coleman Beach.*

f. Implement Coleman Beach Park improvement plan and grants. The final plan should complement and support, and not compete with, plans for the redevelopment of the Vistra Site, completion of the Atascadero Road/Embarcadero circulation connection, or potential development of onshore support facilities for Offshore Wind (OSW)

g. *Resolve the long-standing issue to provide public restrooms in the downtown.*

2. **Housing. The Housing Crisis is Getting Worse, Not Better. Fix It.** Housing was the second-highest-ranking issue in the Chamber’s surveys. Business owners want more housing for themselves and their employees, and as a way to get more year-round customers. According to the 2023 surveys, 45 percent of the survey respondents indicated that more local housing was “Absolutely Critical” to the success of their businesses. Three-fourths (73 percent) stated that more housing was “Absolutely Critical” or “Important” to their businesses. Put another way, half of all the businesses cannot expand or maintain operations without more housing. A greater number, 52 percent, said that having more year-round customers was “Absolutely Critical” to the success of their businesses. The lack of housing and a local labor force continues to threaten the sustainability of Morro Bay’s business, the local economy, and City fiscal resources. Employees, business owners and managers (including many of the City’s employees, including department heads) cannot find adequate housing in Morro Bay and cash their paychecks in other County communities. And, despite a robust housing market, very little new market rate housing is being constructed. The city should focus on identifying and removing apparent or actual constraints to the development of the City’s vacant or underutilized lands, including the many vacant lots that are in the community. The survey respondents indicated that permit processing is still an issue, with 90 percent indicating that faster/clearer permit processes, better application checklists, and equitable enforcement of codes are necessary to make this happen. **The following efforts should be prioritized to improve and supply of local housing for the workforce (recommendations in *italics* are recommended carryovers):**

a. *Complete the permit processing improvements that were recommended by the Chamber in 2020.* Progress on the Chamber’s immediate, six-month and eighteen-month recommendations in that report, which was included in the City Council-approved 2020 scope of work of the Chamber’s ED contract, have not been reported on in some time. A Planning Commission committee designated for this purpose was assigned, but there has been no publicly reported progress on this committee’s work plan or continued existence.

b. Develop prototypical plans for mixed use development in the Main Street and Morro Bay Boulevard Commercial Corridors. Show property owners how to best integrate housing above or adjacent to their businesses. Develop a “fast track” approval process.

c. Set an annual objective for the development of housing in the community and report to Council quarterly on the status; suggest ways to remove constraints.

- d. Adopt the “Prohousing Designation Program” through the State Department of Housing and Community Development. This designation will demonstrate to skeptical developers and builders that things have changed in Morro Bay and housing is actually encouraged and needed here.
- e. *Development of Objective Design Standards for all housing types.*
- f. *Development of pre-approved “stock” plans for ADUs.*
- g. *City master planning of major development sites, including the Morro Elementary Site, the Shepard/Martz and Seashell Estates properties, and Chevron multifamily property. It is also time for the City to take a candid look at the sites that were assumed to meet its Regional Housing Needs Allocation requirements, especially in light of access and drainage development constraints apparent during recent flooding.*
- h. *Identifying infill housing opportunities on under-utilized commercial parcels (e.g., Spencer’s Market). Also, solicit input from owners of vacant parcels about how to motivate them to develop their properties.*

3. **Infrastructure. It’s Time to Get Serious About the Future.** The city has developed a number of plans and programs including the One Water Plan, General Plan/LCP, Downtown-Waterfront Strategic Plan, and others that have created expectations for future improvements. The city has stated that it would develop an infrastructure financing plan starting in 2021, and that is a necessary first step, along with developing new revenue sources. Development of a feasible infrastructure plan is important to the business community and they “want to see their tax dollars invested in tangible improvements”. Two-thirds of the respondents said that it was “Absolutely Critical” to “...see their tax dollars invested in tangible improvements” that are relevant to them. In total 97 percent of the respondents said that this was either “Important” or “Absolutely Critical”. This year investment in infrastructure that supports their businesses was the highest-rated item in the Chamber’s surveys.

The City has been “nibbling” on this and “admiring” this problem for years. The tenuous financial condition of the Harbor Department and waterfront infrastructure have been known for almost twenty years now; the HAB and its members have spent time and treasure trying to solve it, but there is no plan or adopted action. The City recently received a Pavement Management Plan report that identified capital needs, but no funding or action plan is in place. And, the OneWater Plan identifies storm drainage deficiencies that became all too apparent in the past two months. There are also deficiencies in the water system and sewer system that affect the viability of businesses, and the adequacy of fire flow. The WRF will soon be behind us, and we need to start working on what’s next.

The following efforts should be prioritized to address the long-standing deficiencies in capital improvements and capital improvement financing (recommendations in *italics* are recommended

carryovers):

- a. The City should tune up its Economic Development Strategic Plan (EDSP) in light of post-Covid economic realities. The updated EDSP should determine the amount of commercial, retail, visitor serving commercial, and industrial development that the community needs over the next 20 years, and these projections should be used to update and correct the projections in the Land Use Element of the GP. It has been more than five years since the last plan was developed, and there are new economic diversification opportunities and new data to consider since the 2017 EDSP was adopted. This will also give the current City Council an opportunity to weigh in on the priorities and strategies established in the plan. These projections should be used to determine the community's capital improvement needs.
- b. Implement the parking study and start the Access Enhancement Plan. GP/LCP Policy Circ-4.2 states that the City "...may seek a Coastal Development Permit to establish paid public parking spaces with reasonable rates in appropriate places. Some of the revenue would serve as a dedicated funding source to improve and enhance coastal access." The City's parking study has determined that paid parking will be fiscally positive and that it will generate \$50,000 per year in net revenue for the small pilot program, and \$250,000 per year in net revenue after full implementation. Locally, both Avila Beach and Pismo Beach have paid parking as part of their beach and waterfront access programs, with each having revenues of \$500,000 to \$550,000 per year.
- c. Form an EIFD that will cover major development properties and commercial districts in the community. Complete this concurrent with or prior to the full entitlement of the major projects in the community, and identify the improvements that will be funded.
- d. Establish completion schedules for Capital Improvement Projects with regular monitoring.
- e. Start a comprehensive Infrastructure Needs and Financing Plan, originally proposed for 2021. The sooner, the better. The resulting plan may indicate a need for new city financing sources, which will only be accepted by the community if they see tangible results and direct benefits.
- f. In order to better focus the community on a common set of improvement objectives, create better communication between the City's advisory boards and eliminate the current "silos". The advisory boards are populated by talented professionals and committed laypeople that can contribute to and amplify the efforts of the City's professional staff. The City Council should also schedule regular work sessions with the Planning Commission, Citizens Finance Advisory Committee, Parks and Recreation Commission, Harbor Advisory Board, and Public Works Advisory Board.
- g. The City should suspend its work on the 2022 draft Impact Fee Study until the *Infrastructure Needs and Financing Plan* is completed, and the General Plan Table LU-2 is amended to indicate the projected development over the next 20 years.
- h. The City should re-evaluate OneWater and other major capital projects to determine whether

they are needed. If these are based on the General Plan buildout projections, then they may be over-scoped or unnecessary. These projects should also be re-evaluated based on current water use, sewer generation and traffic generation factors.

- i. The City should stay engaged as a major participant in the Offshore Wind (OSW) planning and infrastructure assessment efforts. Now that the auction has been completed the City should maximize local fiscal and economic benefits. Infrastructure and economic development projects linked to OSW may be more easily funded and provide a unique economic development opportunity. The city needs to track OSW, engage with developers and stakeholders, including the commercial and recreational fishing industry, and continue to participate (financially, if necessary) in OSW facility master planning.

4. Circulation. Let's Get Moving. Key circulation issues weren't dealt with in a substantive way in the GP/LCP. These issues include a circulation plan for the Wastewater Treatment Plant/Power Plant/Embarcadero Road/Atascadero Road area to provide essential emergency access and to relieve weekend gridlock on the Embarcadero, prioritizing pedestrian and bike modes on the waterfront, evaluating the true need for circulation facility improvements given the likely amount of development that will occur per the General Plan over the next 20 years and identification of feasible financing methods for improvements. According to the Chamber's surveys, improving Atascadero Road/Hwy 41/Embarcadero Road was rated "Important" or "Absolutely Critical" by 85 percent of the survey respondents. **The following efforts should be prioritized (recommendations in *italics* are recommended carryovers):**

- a. *Completion of the master plans for the wastewater treatment plant site, the Vistra site and the surrounding area.* This should be a city-initiated and directed study as it is unreasonable to expect any one property owner to conduct this study. This should also include a vehicle connection between Atascadero Road and Coleman Road (the Embarcadero Road alignment).
- b. *Completion of an updated traffic study to determine the traffic needs of the community over the next 20 years,* and key improvements such as intersection controls and improvements. (The GP traffic study does not provide that, nor does any previous traffic study).
- c. *Completion of the Paid Parking and Access Management and Enhancement Plan.* This effort appears to be stalled in some way; it is a regular item on the Harbor Advisory Board Agenda.
- d. *Implementation of an Enhanced Infrastructure Financing District (EIFD) to fund circulation improvements.* This will allow the city to capture a greater share of future property tax dollars from large development projects that can be used for capital improvements.
- e. *Plan for a public parking lot in the Vistra Master Plan area,* triangle lot, or another adjacent property to intercept traffic going to Rock Beach.
- f. *Develop and adopt a pedestrian circulation plan for the waterfront that addresses new sidewalks, widened sidewalks, and completion and financing of the Harbor Walk between*

Morro Rock Beach and Tidelands Park.

- g. Identify the location for and install 5 new vehicle charging stations per year over the next 5 years.

Chamber Evaluation of 2021-2022 City Goals and Objectives

1. Public Infrastructure: Address (1) cleanliness (while maintaining sensitivity to wildlife) and safety issues in heavy tourism areas, (2) conduct a capital needs assessment, and (3) traffic circulation in Embarcadero.

- Action 1.1:** Conduct a traffic speed survey.
- Action 1.2:** Initiate a capital assessment effort (Harbor, facilities, stormwater, etc.)
- Action 1.3:** Review options and develop optimal staffing for City maintenance efforts.
- Action 1.4:** Continue work to implement paid parking program and continue work on long-term plan.
- Action 1.5** Pursue grant opportunities for the Coleman Beach area improvements.

Chamber Recommendation: The two needed centerpieces of public infrastructure are a comprehensive *Infrastructure Needs and Financing Plan*, and a more systematic public facility maintenance. Each action should also have a timeline and measurable metric for completion.

2. Fiscal Sustainability & Economic Vitality: (1) Create a plan to address the City's unfunded liabilities while striving to achieve competitive compensation, (2) determine potential paths to secure funding for capital needs (Harbor and other needs), and (3) support expedient catalyst site development.

- Action 2.1:** Seek state lobbyist contract to assist in obtaining state funding for City projects.
- Action 2.2:** Assess viability for business improvement districts for Downtown and Embarcadero.
- Action 2.3** Review development opportunities for the Market Plaza property.
- Action 2.4** Complete fee study (development impact fees).
- Action 2.5** Pursue grant opportunities for the Coleman Beach area improvements.
- Action 2.6** Continue review of Vistra proposed battery project.
- Action 2.7** Assess cyber security needs.
- Action 2.8** Prepare and review policy options on liabilities (pension and health care).

Chamber Recommendation: By all evidence, the City has recovered from the economic downturn during the pandemic, and has experienced robust sales and business activity. Fiscal revenues are significantly higher than projected. The City has (successfully) applied and secured funding for Coleman Beach park improvements and should proceed to implementation. The City has also committed additional pay-downs

of pension liabilities and other debt. The impact fee study is incomplete and requires an assessment of other infrastructure financing methods, and an accurate and well-documented assessment of public improvement needs over the next 20 years before re-commencing that effort.

3. Housing: (1) Educate the Council on new and existing State legislation related to housing, (2) identify the opportunities for additional housing options and/ or explore partnerships to support these efforts, and (3) continue the Community Development Department’s efforts to expedite the development review process.

- ☑ **Action 3.1:** Complete Zoning Code update.
- ☑ **Action 3.2:** Development of stock Accessory Dwelling Units (ADU) to provide to public for free.
- ☑ **Action 3.3** Provide update to Council on new state housing legislation (such as SB 9) and general education on housing.
- ☑ **Action 3.4** Implement Housing element, including reviewing housing by right, objective design guidelines, ADU ordinance update with incentives, update Density Bonus and inclusionary housing requirements.
- ☑ **Action 3.5** Bring land use amendment forward for the Seashell estates property to increase density to 7 – 15 units per acre for a future multifamily housing project.
- ☑ **Action 3.6** Complete City works online plan check application.
- **Action 3.7** Initiate work with the Planning Commission ad hoc committee for the review of the planning process.

Chamber Recommendation: As noted above, survey respondents indicated that more housing was “Absolutely Critical” to the success of their businesses. Three-fourths (73 percent) stated that more housing was “Absolutely Critical” or “Important” to their businesses. Put another way, half of all the businesses cannot expand or maintain operations without more housing. “Continuing” current efforts and approaches will not solve the problem. Something different and more aggressive is needed. Some significant progress has been made, including the completion of the Zoning Ordinance update, but the other objectives are unknown or stalled. We recommend that the objectives be stated in more measurable terms and reflect the urgency of this matter.

4. Climate Action: (1) Participate with other cities in SLO County to support climate action planning efforts, (2) educate Council on the technical terms around climate action to support policy advocacy and the identification of critical next steps for Morro Bay, and (3) consider opportunities to reduce reliance on carbon producing energy sources.

- ☑ **Action 4.1:** Pursue funding to complete Climate Action Plan update.
- ☑ **Action 4.2:** Pursue electric vehicle charging station funding.
- ☑ **Action 4.3** Initiate implementation of SB 1383 (organic waste for residents and businesses).

- ✔ **Action 4.4** Promote Central Coast Community Energy (3CE) New Construction Electrification Program and include in planning materials and on website.
- ✔ **Action 4.5** Create city webpage with links to energy efficient websites.
- ✔ **Action 4.6** Elevate “Climate Crisis” to “Climate Emergency” by way of resolution and seek funding to move forward in this area.
- ✔ **Action 4.7** Implement 3CE Reach Code Incentive Program [for] electrification of new residential construction with the adoption of 2022 Building Code in January 2023.

Chamber Recommendation: Mobile source emissions (car exhaust) is the greatest contributor to Greenhouse Gas Emissions and climate change. Second to that is the production of methane from solid waste disposal sites. Although the reduction of Greenhouse Gas Emissions is stated as a fundamental precept of the GP/LCP update (the highest-level policy), the EIR and Circulation Technical Report indicate that the City GP/LCP update will make the jobs-housing balance substantially worse, going from 0.66 jobs/house to 2.77 jobs per house. The GP/LCP is planning to add thousands more planned jobs but only 881 housing units. We assert that the GP/LCP has exaggerated and unrealistic growth projections for non-residential development.

Many of the objectives in this area have been addressed in the 2022 Building Code, and will be further addressed in the 2025 Building Code update that is now being worked on by the California Energy Commission. Full electrification of new residential construction is expected to be a requirement (with limited exception) by 2025, whether the City does anything or not. We recommend that the City let the 2025 Building Code, and the CalGreen Code, run their respective update course and NOT spend staff time on a special “Reach Code”.

5. Community Health: (1) Create plan to address immediate need for increasing COVID vaccination rates with an emphasis towards target populations with inequitable access or education. (2) Educate Council and staff about Diversity, Equity, and Inclusion (DEI) and engage in a community conversation.

- ✔ **Action 5.1:** Provide education to City Council and staff about DEI issues.
- ✔ **Action 5.2:** Support SLO County Public Health communication efforts to vaccinate members of the Morro Bay community, particularly underrepresented communities.
- ✔ **Action 5.3** Inform the County process to update the 10-year plan on homelessness.
- ✔ **Action 5.4** Explore opportunities to support County efforts to address homeless issues on the North Coast.
- ✔ **Action 5.5** Support Filipino-American group (FANHS) rededication event of their historic monument at Coleman Beach.
- ✔ **Action 5.6** Review opportunity for Boys and Girls Club to offer enrichment activities for

teens in the Estero Bay region.

- ⊖ **Action 5.7** Provide community information and resources regarding access to mental health resources to address behavioral health or mental health crises: substance abuse issues, depressive illnesses and exacerbation of previously controlled mental health issues.

Chamber Recommendation:

Business Community Goals and Objectives

Importance Sorted by Survey Results

Which of the Following Items Are Important to me and my Business?	Dot Exercise (3 dots per Person)	Online "Important" or "Absolutely Critical" (2023)	Total	
Respondents	100	45		Subject Area Items
Seeing my tax dollars invested in tangible improvements	8	43	51	Infrastructure
Equitable enforcement of ordinances and policies	1	42	43	Economic Development
Improved sanitation on city sidewalks near my place of business	3	42	45	Sanitation and Maintenance
Improved Safety and decorative lighting	1	41	42	Infrastructure
Improved/Clearer Checklists for Permit Applications	0	38	38	Economic Development
More year-round customers	6	37	43	Economic Development
Improved Circulation from Atascadero Road to Embarcadero	4	36	40	Circulation
Faster/clearer permit processing	0	36	36	Economic Development
Clearer/improved business license application and renewal	10	34	44	Economic Development
More housing for me and my employees	13	33	46	Housing
Incentive programs to invest in economic development		32	32	Economic Development
Incentive programs that lower my water usage and cost during drought		31	31	Infrastructure
Outdoor signage and displays for my business		29	29	Economic Development
Safer, and more, bike lanes		26	26	Circulation
Electric vehicle charging stations	2	20	22	Circulation
Improved Pedestrian Walkways on Waterfront	3		3	Circulation

Attachment 1
Priority Rating per Online Survey Results

Waterfront pedestrian improvements	3		3	Circulation
Public Transportation (Trolley)	0		0	Circulation
Implement Market Place Project ("Branigans/Distasio's) Site	8		8	Economic Development
Better paying, head of household jobs beyond the hourly employee.	3		3	Economic Development
Homeless	18		18	Housing
Parking on Embarcadero	4		4	Circulation
Public restroom in Downtown	11		11	Sanitation and Maintenance
Proactive tree maintenance and replacement	2		2	Sanitation and Maintenance

Business Community Goals and Objectives				
Importance Sorted by Squeaky Wheel Event				
Which of the Following Items Are Important to me and my Business?	Dot Exercise (3 Dots/Person)	Online "Important" or "Absolutely Critical" (2023)	Total	
Respondents	100	45		Subject Area Items
Homeless	18		18	Housing
More housing for me and my employees	13	33	46	Housing
Public restroom in Downtown	11		11	Sanitation and Maintenance
Clearer/improved business license application and renewal	10	34	44	Economic Development
Seeing my tax dollars invested in tangible improvements	8	43	51	Infrastructure
Implement Market Place Project ("Branigans/Distasio's) Site	8		8	Economic Development
More year-round customers	6	37	43	Economic Development
Improved Circulation from Atascadero Road to Embarcadero	4	36	40	Circulation
Parking on Embarcadero	4		4	Circulation
Improved sanitation on city sidewalks near my place of business	3	42	45	Sanitation and Maintenance
Improved Pedestrian Walkways on Waterfront	3		3	Circulation
Waterfront pedestrian improvements	3		3	Circulation
Better paying, head of household jobs beyond the hourly employee.	3		3	Economic Development
Electric vehicle charging stations	2	20	22	Circulation
Proactive tree maintenance and replacement	2		2	Sanitation and Maintenance
Equitable enforcement of ordinances and policies	1	42	43	Economic Development
Improved Safety and decorative lighting	1	41	42	Infrastructure

Attachment 2
Priority Rating per Squeaky Wheel

Improved/Clearer Checklists for Permit Applications	0	38	38	Economic Development
Faster/clearer permit processing	0	36	36	Economic Development
Public Transportation (Trolley)	0		0	Circulation
Incentive programs to invest in economic development		32	32	Economic Development
Incentive programs that lower my water usage and cost during drought		31	31	Infrastructure
Outdoor signage and displays for my business		29	29	Economic Development
Safer, and more, bike lanes		26	26	Circulation