

AGENDA
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039

October 24, 2018 – 7:00 P.M.

A. CLOSED SESSION

A closed session will not be held because there are no Closed Session items pending.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

Russ Jeffries – President	Linda G. McIntyre – General Manager
Tony Leonardini – Vice President	Mike Rodriquez – District Counsel
Vince Ferrante – Secretary	Tommy Razzeca – Assistant General Manager
Peggy Shirrel – Commissioner	Shay Shaw – Administrative Assistant
James Goulart - Commissioner	

C. PRESIDENT'S REMARKS

The President will use this opportunity to inform the public of issues affecting the District and other items of a general nature not otherwise provided for on this agenda.

D. PUBLIC COMMENTS

Members of the general public may address the Board of Harbor Commissioners regarding any item that is not on the Agenda. The President may limit the total amount of time of testimony.

E. CONSENT CALENDAR

1. Approval of the September 26, 2018 Regular Meeting Minutes.

F. SPECIAL PRESENTATIONS

- a. Ryan Jolly, CPA will present the District's Audited Financial Statement for the fiscal year ending June 30, 2018.
- b.. Presentation updating the status of the People's Moss Landing Water Desal Project.

G. FINANCIAL REPORT

2. Financial report month ending September 30, 2018.

H. MANAGERS' REPORTS

The General Manager & Assistant General Manager will make oral or written reports. The Board may take action as deemed necessary. The Managers may present additional reports but the Board may not take action on any item not on this Agenda.

4. Projects Status/Update
5. Community Relations; Requests/Issues
6. Summary of Permits Issued
7. Meeting Announcements
8. Liveaboard Report
9. Slip Income Report
10. Incident Report

I. COMMITTEE REPORTS

11. Finance Committee – Ferrante/Goulart
12. Elkhorn Slough Advisory Committee – Leonardini
13. Special Districts – Jeffries/Ferrante
14. Budget Committee – Leonardini/Shirrel
15. Liveaboard Committee – Goulart/Jeffries

16. Harbor Improvement Committee – Shirrel/Goulart
17. Real Property Committee I – Jeffries/Leonardini
18. Real Property Committee II – Ferrante/Shirrel
19. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

J. NEW BUSINESS

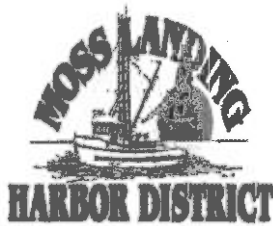
20. ITEM – Consider approving an Amendment to the Deep Water Desal, LLC Lease at the Cannery Building.
 - a. Staff report
 - b. Public Comment
 - c. Board discussion
 - d. Board action
21. ITEM – Consider authorizing the General Manager to execute a Grant of Easement and related documents to Monterey County relating to the Monterey Bay Sanctuary Scenic Trail.
 - a. Staff report
 - b. Public Comment
 - c. Board discussion
 - d. Board action
22. ITEM – Consider adopting Ordinance No. 204 relating to passenger vessel fees
 - a. Staff report
 - b. Public Comment
 - c. Board discussion
 - d. Board action

K. COMMISSIONERS COMMENTS AND CONCERNS

Commissioners may address items of concern at this time, and may request that items be placed on future agendas in accordance with the By-laws of the Board.

L. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for December 13, 2018 at 2:30 PM at the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. Individuals requiring special accommodations should contact the Assistant General Manager, Tommy Razzeca at Razzeca@mosslandingharbor.dst.ca.us or at 831.633.2461 no less than 72 hours prior to the meeting or if a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to Regular Meetings and 24 hours prior to Special Meetings and/or by contacting the District at 831.633.5417 or Mcintyre@mosslandingharbor.dst.ca.us or on the District's website at www.mosslandingharbor.dst.ca.us. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.



MINUTES
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039

September 26, 2018

A. CLOSED SESSION

A closed session was held immediately prior to the public open meeting to consider the following:

1. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: a. The Moss Landing Commercial Park; b. K-Dock leases, APN 133.241.0150; APN 133.231.12/13, and c. Martin-Mason Ground Lease

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

The open session was called to order at 7:12 pm. After the Pledge of Allegiance roll was called:

Commissioners Present:

Russ Jeffries – President
Tony Leonardini – Vice President
James Goulart – Commissioner

Commissioners Absent:

Vince Ferrante – Secretary, Peggy Shirrel – Commissioner

Staff Present:

Linda G. McIntyre – General Manager
Mike Rodriguez – District Counsel
Tommy Razzeca – Assistant General Manager
Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

President Jefferies announced that the Board met in closed session and no decisions were made; direction was given to District staff and the District Counsel.

D. PUBLIC COMMENTS

None.

E. CONSENT CALENDAR

1. Approval of the August 22, 2018 Regular Meeting Minutes. A Motion was made by Commissioner Leonardini, seconded by Commissioner Goulart to approve the August 22, 2018 Minutes. The Motion passed 3-0-2 on a roll call vote. (Commissioners Ferrante and Shirrel absent).
2. Approval of the September 12, 2018 special meeting minutes. a motion was made by Commissioner Leonardini seconded by Commissioner Goulart to approve the September 12, 2018 minutes. The motion passed 3-0-2 on a roll call vote (Commissioners Ferrante and Shirrel absent).

F. SPECIAL PRESENTATION

No representative was present to update the Board on the people's Desal project.

G. FINANCIAL REPORT

3. Financial report month ending August 30, 2018. GM McIntyre gave the highlights. A Motion was made by Commissioner Goulart, seconded by Commissioner Leonardini to accept the Financial Report. The Motion passed 3-0-2 on a roll-call vote. (Commissioners Ferrante and Shirrel absent).

H. MANAGER'S REPORTS

The General Manager & Assistant General Manager made the following reports:

4. Projects Status/Update –Written report/no questions
5. Community Relations; Requests/Issues – Written report/no questions
6. Summary of Permits Issued – Written report/no questions
7. Meeting Announcements – Written report/no questions
8. Live aboard Report –Written report/no questions
9. Slip Income Report – Written report/no questions
10. Incident Report – Written report/no questions

I. COMMITTEE REPORTS

11. Finance Committee – Ferrante/Goulart – No meeting
12. Elkhorn Slough Advisory Committee – Leonardini – No meeting
13. Special Districts – Jeffries/Ferrante – No meeting
14. Budget Committee – Leonardini/Shirrel – No meeting
15. Liveaboard Committee – Goulart/Jeffries – No meeting
16. Harbor Improvement Committee – Shirrel/Goulart – No meeting
17. Real Property Committee I – Jeffries/Leonardini – two meetings
18. Real Property Committee II – Ferrante/Shirrel- No meeting
19. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). President Jeffries attended an MLCP meeting regarding sea level rise. There will be no building or redevelopment on the coast if new MLCP goes into effect. Commissioner Leonardini also attended another MLCP meeting on the same topic of sea level rise. President Jeffries also attended a Utility Undergrounding meeting. The permits should be issued sometime between now and February 2019.

J. NEW BUSINESS

20. ITEM – Consider Adopting Amendment No.9 to the funding agreement between County of Monterey and various project applicants for the Moss Landing Community Plan update EIR
 - a. Staff report –GM McIntyre gave the report
 - b. Public Comment – Lynn Kent, Commodore EYC asked what the MLCP and EIR relate to in terms of area and President Jeffries explained North of Struve Road and South to Castroville Blvd.
 - c. Board discussion - none
 - d. Board action – A motion was made by Commissioner Goulart, seconded by Commissioner Leonardini to adopt Amendment No. 9 to the funding agreement between County of Monterey and various project applicants for the Moss Landing Community Plan EIR update. The motion passed 3-0-2 on a roll call vote. (Commissioners Ferrante and Shirrel absent).
21. ITEM – Consider directing District Counsel and General Manager to prepare extensions to the Moss Landing Green Commercial Park Leases.
 - a. Staff report – District Counsel Mike Rodriquez gave the report
 - b. Public Comment - none
 - c. Board discussion - none
 - d. Board action – A motion was made by Commissioner Goulart, seconded by Commissioner Leonardini to direct District Counsel and the General Manager to prepare 120 day extensions to the Moss Landing Green Commercial Park leases. The motion passed 3-0-2 on a roll call vote (Commissioners Ferrante and Shirrel absent).

22. ITEM – Consider adopting Resolution No. 18-14 and Ordinance No. 203 relating to MLHD's Conflict of Interest Code.

- a. Staff report – GM McIntyre gave the report
- b. Public Comment – none
- c. Board discussion - none
- d. Board action – A motion was made by Commissioner Leonardini, seconded by Commissioner Goulart to adopt Resolution No.18 -14 and Ordinance No. 203 relating to MLHD's Conflict of Interest Code. The motion passed 3-0-2 on a roll call vote. (Commissioners Ferrante and Shirrel absent).

23. ITEM – Consider adopting Resolution No. 18-15 canceling the November and December Board meetings and selecting a substitute date therefor.

- a. Staff report – GM McIntyre gave the report
- b. Public Comment - Rosemarie Bernard - Civil Grand Jury, suggested that evening meetings are better for public attendance. President Jeffries explained that it is a short meeting and GM McIntyre added that some people who are not available to attend our night meeting have an opportunity to attend the afternoon meeting once a year.
- c. Board discussion - none
- d. Board action – a motion was made by Commissioner Goulart, seconded by Commissioner Leonardini to adopt Resolution No.18-15 cancelling the November and December Board meetings and selecting December 13, 2018 as the substitute date therefor. The motion passed 3-0-2 (Commissioners Ferrante and Shirrel absent).

24. ITEM – Discussion regarding adopting an Ordinance charging a passenger vessel fee.

- a. Staff report –GM McIntyre gave the report
- b. Public Comment – Joe Mancino – Elkhorn Slough Safari requested an accounting of what needs to be done within the Harbor that was caused by his passengers and does not feel it's fair to charge him for the cost of dredging since he doesn't need dredging. Kate Spencer – Fast Raft, stated she has a small business but this affects her as well. She wanted to know what the plans are for the money; would it be set aside for improvements or uses only she and her customers make; commented on the restrooms needing renovating .
- c. Board discussion - none
- d. Board action – President Jeffries assigned the Ordinance charging passenger vessel fees to Real Property Committee Number 2 and staff will send a notice of a meeting to each vessel owner.

K. COMMISSIONERS COMMENTS AND CONCERNS

None.

L. ADJOURNMENT

The meeting was adjourned at 7:58 pm.

Respectfully submitted,

ATTEST:

Vincent Ferrante, Secretary
Board of Harbor Commissioners

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of September 30, 2018

	Sep 30, 18	Sep 30, 17	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1009 · Union - Operating	48,558	79,405	-30,847	-39%
1010 · Union - M.M.	3,812,302	3,981,552	-169,250	-4%
1011 · Union - Payroll	33,084	35,711	-2,627	-7%
1015 · 1st Capital Bank	1,548,538	1,545,690	2,848	0%
1016 · Pinnacle Bank Interest Account		22,922	-22,922	-100%
1018 · Union Bank- Trust Account	155,247	276,518	-121,271	-44%
1020 · Umpqua - Restricted	1,011,506	1,009,990	1,516	0%
Total Checking/Savings	6,609,735	6,952,288	-342,553	-5%
Accounts Receivable				
11290 · Leases				
1282 · NNN Receivable	73,848	52,500	21,348	41%
1291 · Monterey Bay Kayak		-1,496	1,496	100%
1296 · Sea Harvest	2,825		2,825	100%
Total 11290 · Leases	76,673	51,004	25,669	50%
1200 · Marina Receivables	107,928	87,231	20,697	24%
1201 · Marina - Allow for Bad Debt	-31,375	-35,298	3,923	11%
Total Accounts Receivable	153,226	102,937	50,289	49%
Other Current Assets				
1210 · Grants Receivable		573,712	-573,712	-100%
1271 · Prepaid Expenses				
1270 · Insurance	23,053	17,128	5,925	35%
Total 1271 · Prepaid Expenses	23,053	17,128	5,925	35%
Total Other Current Assets	23,053	590,840	-567,787	-96%
Total Current Assets	6,786,014	7,646,065	-860,051	-11%
Fixed Assets				
1650 · Construction in Progress	2,350,423	765,451	1,584,972	207%
1670 · Equipment	790,611	779,968	10,643	1%
1700 · Improvements				
1710 · NH Buildings & Improvements	7,871,280	7,868,580	2,700	
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,281,705	8,281,705		
1740 · SH Floating Docks	9,369,077	9,369,077		
Total 1700 · Improvements	26,678,955	26,676,255	2,700	

Moss Landing Harbor District
Balance Sheet
As of September 30, 2018

	Sep 30, 18	Sep 30, 17	\$ Change	% Change
1800 · Less - Depreciation				
1805 · Equipment	-774,898	-769,965	-4,933	-1%
1810 · NH Buildings & Improvements	-3,827,180	-3,572,615	-254,565	-7%
1820 · NH Floating Docks	-512,101	-500,412	-11,689	-2%
1825 · NH Offsite Improvements	-458,260	-439,470	-18,790	-4%
1830 · SH Buildings & Improvements	-6,045,381	-5,846,291	-199,090	-3%
1840 · SH Floating Docks	-5,704,039	-5,283,627	-420,412	-8%
Total 1800 · Less - Depreciation	-17,321,859	-16,412,380	-909,479	-6%
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	14,140,990	13,452,154	688,836	5%
Other Assets				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
Total Other Assets	7,589	7,589		
TOTAL ASSETS	20,934,593	21,105,808	-171,215	-1%

Moss Landing Harbor District
Balance Sheet
As of September 30, 2018

	Sep 30, 18	Sep 30, 17	\$ Change	% Change
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	121,181	50,903	70,278	138%
Total Accounts Payable	121,181	50,903	70,278	138%
Other Current Liabilities				
2013 · Accrued Expenses	106,021	33,811	72,210	214%
2020 · Accrued Salaries Payable	22,637		22,637	100%
2021 · Accrued Vacation	90,718	88,372	2,346	3%
2023 · Accrued Payroll Taxes	6,337		6,337	100%
2030 · Customer Deposits	304,652	299,779	4,873	2%
2050 · Employee 457 Payable	476		476	100%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	16,116	17,907	-1,791	-10%
Total 2051 · Note Interest Payable	16,116	17,907	-1,791	-10%
2080 · Prepaid Berth Fees	147,019	168,914	-21,895	-13%
2082 · MLCP Cost Reimb. Deposit	-26,213	92,795	-119,008	-128%
2086 · Prepaid Leases				
20861 · Duke	39,251	38,023	1,228	3%
20862 · MBARI	11,952	13,831	-1,879	-14%
Total 2086 · Prepaid Leases	51,203	51,854	-651	-1%
2087 · Lease Deposits	14,797	14,164	633	4%
Total Other Current Liabilities	733,763	767,596	-33,833	-4%
Total Current Liabilities	854,944	818,499	36,445	4%
Long Term Liabilities				
2605 · Umpqua Loan	3,298,374	3,677,571	-379,197	-10%
Total Long Term Liabilities	3,298,374	3,677,571	-379,197	-10%
Total Liabilities	4,153,318	4,496,070	-342,752	-8%
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	10,752,657	9,986,555	766,102	8%
Net Income	-427,614	166,951	-594,565	-356%
Total Equity	16,781,274	16,609,737	171,537	1%
TOTAL LIABILITIES & EQUITY	20,934,592	21,105,807	-171,215	-1%

Moss Landing Harbor District
Statement of Cash Flows
July 2018

	<u>Jul 18</u>
OPERATING ACTIVITIES	
Net Income	-179,237
Adjustments to reconcile Net Income	
to net cash provided by operations:	
11290 · Leases:1291 · Monterey Bay Kayak	4,620
1200 · Marina Receivables	1,422
1201 · Marina - Allow for Bad Debt	2,125
11290 · Leases:BioMineral Lease	2,192
11290 · Leases:1262 · Running Stream	871
11290 · Leases:1282 · NNN Receivable	-5,000
1271 · Prepaid Expenses:1270 · Insurance	-21,127
1800 · Less - Depreciation:1805 · Equipment	1,700
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	21,583
1800 · Less - Depreciation:1820 · NH Floating Docks	1,003
1800 · Less - Depreciation:1825 · NH Offsite Improvements	2,449
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	17,398
1800 · Less - Depreciation:1840 · SH Floating Docks	34,533
2010 · Accounts Payable	-545,715
2030 · Customer Deposits	-2,267
2086 · Prepaid Leases:20861 · Duke	-5,606
2086 · Prepaid Leases:20862 · MBARI	-2,312
2013 · Accrued Expenses	-11,315
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	8,284
2082 · MLCP Cost Relmb. Deposit	-1,020
Net cash provided by Operating Activities	<u>-675,419</u>
Net cash Increase for period	-675,419
Cash at beginning of period	7,436,394
Cash at end of period	<u><u>6,760,975</u></u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2018

	<u>Jul - Sep 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	412,830	423,678	-10,848	97%
4112 · Qtrly/Annual Discount	-384	-754	370	51%
4113 · Commercial Vessel Dscnt	-3,598	-3,000	-598	120%
4114 · Away (1 mnth) Dscnt	-223	-371	148	60%
4115 · Temporary Berthing	69,574	61,280	8,294	114%
4120 · Liveaboard Fees	32,000	29,250	2,750	109%
4130 · Transient Berthing	8,376	9,250	-874	91%
4140 · Non Operable Surcharge		150	-150	
4220 · Wait List	1,400	2,250	-850	62%
4260 · Towing - Intra Harbor	150		150	100%
4270 · Pumpouts		200	-200	
4280 · Late Fees	10,567	7,500	3,067	141%
4282 · Recovered Lien Costs		250	-250	
Total 4100 · Berthing Income	530,692	529,683	1,009	100%
4200 · Other Income - Operations				
4225 · Merchandise		50	-50	
4230 · SH Parking	38,155	40,000	-1,845	95%
4285 · Dog Fee	305	375	-70	81%
4290 · Misc	844	375	469	225%
Total 4200 · Other Income - Operations	39,304	40,800	-1,496	96%
4300 · Operating Grant Revenues				
Total 4000 · MARINA REVENUES	569,996	570,483	-487	100%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2018

Expense	Jul - Sep 18	Budget	\$ Over Budget	% of Budget
5200 · General & Administrative				
5100 · Advertising	225	2,000	-1,775	11%
5210 · Dues & Subscriptions	146	4,000	-3,854	4%
5220 · Office Supplies				
5223 · Administration	828	1,346	-518	62%
5225 · Operations	4,129	2,303	1,826	179%
Total 5220 · Office Supplies	4,957	3,649	1,308	136%
5230 · Postage & Equip Lease				
5232 · Meter Lease	129	132	-3	98%
5235 · Postage		322	-322	
Total 5230 · Postage & Equip Lease	129	454	-325	28%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	839	788	51	106%
Total 5240 · Copier Lease & Supplies	839	788	51	106%
5250 · Telephone & Communications				
5253 · Administration	2,896	2,385	511	121%
5255 · Operations	141	253	-112	56%
Total 5250 · Telephone & Communications	3,037	2,638	399	115%
5260 · Professional Services				
5262 · Accounting	9,186	12,333	-3,147	74%
5265 · Legal	9,268	25,000	-15,732	37%
5268 · Computer Consulting		323	-323	
5269 · Payroll Processing	752	736	16	102%
Total 5260 · Professional Services	19,206	38,392	-19,186	50%
5290 · Credit Card Fees	3,470	3,909	-439	89%
5921 · Internet Billing Service	506	438	68	116%
Total 5200 · General & Administrative	32,515	56,268	-23,753	58%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	68,819	78,389	-9,570	88%
5315 · Operations	36,835	36,745	90	100%
5318 · Maintenance	22,885	32,661	-9,776	70%
Total 5310 · Salaries	128,539	147,795	-19,256	87%
5330 · Payroll Taxes				
5333 · Administration	5,435	5,997	-562	91%
5335 · Operations	2,818	2,811	7	100%
5338 · Maintenance	1,751	2,498	-747	70%
Total 5330 · Payroll Taxes	10,004	11,306	-1,302	88%
5340 · Employee Benefits				
5342 · Vehicle Allowance		1,200	-1,200	
5343 · Administration	14,665	21,434	-6,769	68%
5345 · Operations	238		238	100%
5348 · Maintenance	7,294	14,744	-7,450	49%
Total 5340 · Employee Benefits	22,197	37,378	-15,181	59%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2018

	Jul - Sep 18	Budget	\$ Over Budget	% of Budget
5350 · Workers Compensation				
5353 · Administration	800	905	-105	88%
5355 · Operations	1,574	2,050	-476	77%
5358 · Maintenance	2,323	2,500	-177	93%
Total 5350 · Workers Compensation	<u>4,697</u>	<u>5,455</u>	<u>-758</u>	<u>86%</u>
5360 · Education & Training				
5363 · Administration	678		678	100%
Total 5360 · Education & Training	<u>678</u>	<u></u>	<u>678</u>	<u>100%</u>
Total 5300 · Personnel	<u>166,115</u>	<u>201,934</u>	<u>-35,819</u>	<u>82%</u>
5400 · Insurance				
5410 · Liability Insurance	31,078	31,450	-372	99%
Total 5400 · Insurance	<u>31,078</u>	<u>31,450</u>	<u>-372</u>	<u>99%</u>
5500 · Utilities				
5510 · Garbage	12,990	13,250	-260	98%
5520 · Gas and Electric	48,685	52,500	-3,815	93%
5530 · Water	7,361	8,000	-639	92%
5540 · Sewer	14,874	10,000	4,874	149%
Total 5500 · Utilities	<u>83,910</u>	<u>83,750</u>	<u>160</u>	<u>100%</u>
5600 · Operating Supplies				
5610 · Vehicles	1,788	2,325	-537	77%
5625 · Operations	6,002	5,175	827	116%
Total 5600 · Operating Supplies	<u>7,790</u>	<u>7,500</u>	<u>290</u>	<u>104%</u>
5700 · Depreciation	<u>117,999</u>	<u>118,125</u>	<u>-126</u>	<u>100%</u>
5800 · Repairs & Maintenance				
5810 · Vehicles		150	-150	
5830 · Equip Rental	775	1,865	-1,090	42%
5850 · Repair Materials	8,116	20,485	-12,369	40%
5860 · Outside Service Contracts	15,584	17,500	-1,916	89%
5870 · Derelict Disposal	14,120	10,000	4,120	141%
Total 5800 · Repairs & Maintenance	<u>38,595</u>	<u>50,000</u>	<u>-11,405</u>	<u>77%</u>
5900 · Financial Expenses				
5920 · Bank Service Charges	1,999	1,250	749	160%
5990 · Bad Debt	6,375	5,000	1,375	128%
Total 5900 · Financial Expenses	<u>8,374</u>	<u>6,250</u>	<u>2,124</u>	<u>134%</u>
Total · MARINA EXPENSES	<u>486,376</u>	<u>555,277</u>	<u>-68,901</u>	<u>88%</u>
Net Ordinary Income - Marina Operations	<u>83,620</u>	<u>15,206</u>	<u>68,414</u>	<u>550%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2018

	Jul - Sep 18	Budget	\$ Over Budget	% of Budget
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	16,817	16,817		100%
4053 · MBARI	6,937	6,937		100%
Total 4050 · Trust Lands Lease Revenue	<u>23,754</u>	<u>23,754</u>		<u>100%</u>
4500 · Leases				
4502 · Cannery Building				
4517 · Suite 2	8,037	8,037	0	100%
4504 · Suite 3	21,532	22,227	-695	97%
4511 · Suite 1 & 10	4,522	4,521	1	100%
4515 · Suite 4	21,495	21,495	0	100%
4518 · Suite 5	6,278	6,168	110	102%
4510 · Suite 6	6,576	6,576	0	100%
4503 · Suite 8	750	2,250	-1,500	33%
4520 · Suite 9	2,057		2,057	100%
4523 · Canery NNN	8,078	7,500	578	108%
Total 4502 · Cannery Building	<u>79,325</u>	<u>78,774</u>	<u>551</u>	<u>101%</u>
4530 · RV Lot	8,240	8,241	-1	100%
4540 · Martin & Mason				
4560 · North Harbor				
4562 · Sea Harvest	8,474	7,274	1,200	116%
4568 · Monterey Bay Kayaks	27,051	26,539	512	102%
Total 4560 · North Harbor	<u>35,525</u>	<u>33,813</u>	<u>1,712</u>	<u>105%</u>
Total 4500 · Leases	<u>123,090</u>	<u>120,828</u>	<u>2,262</u>	<u>102%</u>
4600 · District Property Taxes				
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	70,965	68,750	2,215	103%
4710 · Vending Activities				
4711 · Washer/Dryer	2,925	2,250	675	130%
4712 · Soda		250	-250	
Total 4710 · Vending Activities	<u>2,925</u>	<u>2,500</u>	<u>425</u>	<u>117%</u>
4720 · Dry Storage	15,144	16,000	-856	95%
4725 · North Harbor Use Fee	31,001	29,000	2,001	107%
4727 · Key Sales	1,831	1,950	-119	94%
4730 · NH Washdown	350	625	-275	56%
4735 · Camp/RV	200	1,400	-1,200	14%
4751 · Permits	1,139	2,500	-1,361	46%
4765 · Faxes, Copies & Postage	32	20	12	160%
Total 4700 · Other Revenues & Concessions	<u>123,587</u>	<u>122,745</u>	<u>842</u>	<u>101%</u>
4800 · Interest				
4841 · Union Bank Interest	44	63	-19	70%
4843 · First Capital Bank	534	375	159	142%
4846 · Umpqua Interest	382	375	7	102%
Total 4800 · Interest	<u>960</u>	<u>813</u>	<u>147</u>	<u>118%</u>
Total 4400 · LEASE AND OTHER INCOME	<u>271,391</u>	<u>268,140</u>	<u>3,251</u>	<u>101%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2018

	<u>Jul - Sep 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	24,852	24,852	0	100%
Total 7100 · Interest Expense	<u>24,852</u>	<u>24,852</u>	<u>0</u>	<u>100%</u>
7200 · Other Financial Expenses				
7221 · CSDA Dues				
7230 · LAFO Administrative Charges	6,160	6,411	-251	96%
Total 7200 · Other Financial Expenses	<u>6,160</u>	<u>6,411</u>	<u>-251</u>	<u>96%</u>
5700 · Depreciation	<u>117,999</u>	<u>118,125</u>	<u>-126</u>	<u>100%</u>
7300 · Commissioner Expenses				
7310 · Election Costs				
7320 · Monthly Stipend	4,700	3,250	1,450	145%
7321 · Employer Payroll Taxes	360	249	111	145%
7330 · Incurred Expenses	564	251	313	225%
Total 7300 · Commissioner Expenses	<u>5,624</u>	<u>3,750</u>	<u>1,874</u>	<u>150%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>154,635</u>	<u>153,138</u>	<u>1,497</u>	<u>101%</u>
Net Ordinary Income - Lease & Other Operations	<u>116,756</u>	<u>115,002</u>	<u>1,754</u>	<u>102%</u>
Net Ordinary Income - Combined Operations	<u>200,376</u>	<u>130,208</u>	<u>70,168</u>	<u>154%</u>
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	1,791	45,000	-43,209	4%
8201 · Reimbursable expenses	-1,911	-45,000	43,089	4%
Total 8001 · Cost Reimbursements	<u>-120</u>	<u></u>	<u>-120</u>	<u>100%</u>
Total Other Income	<u>-120</u>	<u></u>	<u>-120</u>	<u>100%</u>
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	62,872	10,000	52,872	629%
9053 · Dock Maintenance	8,089		8,089	100%
9309 · New NH Building	257,028	1,000,000	-742,972	26%
9310 · NH Hotel	85,736	330,000	-244,264	26%
9440 · NH Shoreline (North)	122,494			
9800 · Dock Replacement	91,650	100,000	-8,350	92%
Total 9000 · CAPITAL PROJECT EXPENSES	<u>627,869</u>	<u>1,440,000</u>	<u>-812,131</u>	<u>44%</u>
Total Other Expense	<u>627,869</u>	<u>1,440,000</u>	<u>-812,131</u>	<u>44%</u>
Net Other Income	<u>-627,989</u>	<u>-1,440,000</u>	<u>812,011</u>	<u>44%</u>
Net Income	<u>-427,613</u>	<u>-1,309,792</u>	<u>882,179</u>	<u>33%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through September 2018

	<u>Jul - Sep 18</u>	<u>Jul - Sep 17</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	412,830	418,692	-5,862	-1%
4112 · Qtrly/Annual Discount	-384	-831	447	54%
4113 · Commercial Vessel Dscnt	-3,598	-2,780	-818	-29%
4114 · Away (1 mnth) Dscnt	-223	-456	233	51%
4115 · Temporary Berthing	69,574	69,904	-330	-0%
4120 · Liveaboard Fees	32,000	30,380	1,620	5%
4130 · Transient Berthing	8,376	4,367	4,009	92%
4220 · Wait List	1,400	2,050	-650	-32%
4260 · Towing - Intra Harbor	150		150	100%
4270 · Pumpouts				
4280 · Late Fees	10,567	9,500	1,067	11%
4282 · Recovered Lien Costs		420	-420	-100%
Total 4100 · Berthing Income	<u>530,692</u>	<u>531,246</u>	<u>-554</u>	<u>-0%</u>
4200 · Other Income - Operations				
4225 · Merchandise		154	-154	-100%
4230 · SH Parking	38,155	56,647	-18,492	-33%
4285 · Dog Fee	305	390	-85	-22%
4290 · Misc	844	4,512	-3,668	-81%
Total 4200 · Other Income - Operations	<u>39,304</u>	<u>61,703</u>	<u>-22,399</u>	<u>-36%</u>
Total 4000 · MARINA REVENUES	<u>569,996</u>	<u>592,949</u>	<u>-22,953</u>	<u>-4%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through September 2018

	Jul - Sep 18	Jul - Sep 17	\$ Change	% Change
Expense				
5200 · General & Administrative				
5100 · Advertising	225	1,653	-1,428	-86%
5210 · Dues & Subscriptions	146	3,080	-2,934	-95%
5220 · Office Supplies				
5223 · Administration	828	1,103	-275	-25%
5225 · Operations	4,129	3,876	253	7%
Total 5220 · Office Supplies	4,957	4,979	-22	-0%
5230 · Postage & Equip Lease				
5232 · Meter Lease	129	129		
5235 · Postage		1,245	-1,245	-100%
Total 5230 · Postage & Equip Lease	129	1,374	-1,245	-91%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	839	967	-128	-13%
Total 5240 · Copier Lease & Supplies	839	967	-128	-13%
5250 · Telephone & Communications				
5253 · Administration	2,896	3,041	-145	-5%
5255 · Operations	141	212	-71	-33%
Total 5250 · Telephone & Communications	3,037	3,253	-216	-7%
5260 · Professional Services				
5262 · Accounting	9,186	10,223	-1,037	-10%
5265 · Legal	9,268	24,071	-14,803	-61%
5268 · Computer Consulting		340	-340	-100%
5269 · Payroll Processing	752	733	19	3%
Total 5260 · Professional Services	19,206	35,367	-16,161	-46%
5290 · Credit Card Fees	3,470	4,780	-1,310	-27%
5921 · Internet Billing Service	506	452	54	12%
Total 5200 · General & Administrative	32,515	55,905	-23,390	-42%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	68,819	51,394	17,425	34%
5315 · Operations	36,835	31,103	5,732	18%
5318 · Maintenance	22,885	21,305	1,580	7%
Total 5310 · Salaries	128,539	103,802	24,737	24%
5330 · Payroll Taxes				
5333 · Administration	5,435	4,075	1,360	33%
5335 · Operations	2,818	2,777	41	1%
5338 · Maintenance	1,751	1,589	162	10%
Total 5330 · Payroll Taxes	10,004	8,441	1,563	19%
5340 · Employee Benefits				
5343 · Administration	14,865	15,742	-1,077	-7%
5345 · Operations	238	3,968	-3,730	-94%
5348 · Maintenance	7,294	11,544	-4,250	-37%
Total 5340 · Employee Benefits	22,197	31,254	-9,057	-29%
5350 · Workers Compensation				

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through September 2018

	Jul - Sep 18	Jul - Sep 17	\$ Change	% Change
5353 · Administration	800	900	-100	-11%
5355 · Operations	1,574	1,761	-187	-11%
5358 · Maintenance	2,323	2,001	322	16%
Total 5350 · Workers Compensation	4,697	4,662	35	1%
5360 · Education & Training				
5363 · Administration	678		678	100%
Total 5360 · Education & Training	678		678	100%
Total 5300 · Personnel	166,115	148,159	17,956	12%
5400 · Insurance				
5410 · Liability Insurance	31,078	30,783	295	1%
Total 5400 · Insurance	31,078	30,783	295	1%
5500 · Utilities				
5510 · Garbage	12,990	13,023	-33	-0%
5520 · Gas and Electric	48,685	40,000	8,685	22%
5530 · Water	7,361	7,192	169	2%
5540 · Sewer	14,874	14,086	788	6%
Total 5500 · Utilities	83,910	74,301	9,609	13%
5600 · Operating Supplies				
5610 · Vehicles	1,788	1,903	-115	-6%
5625 · Operations	6,002	3,821	2,181	57%
Total 5600 · Operating Supplies	7,790	5,724	2,066	36%
5700 · Depreciation	117,999	117,999		
5800 · Repairs & Maintenance				
5830 · Equip Rental	775	848	-73	-9%
5850 · Repair Materials	8,116	11,973	-3,857	-32%
5860 · Outside Service Contracts	15,584	9,184	6,400	70%
5870 · Derelict Disposal	14,120	100	14,020	14,020%
Total 5800 · Repairs & Maintenance	38,595	22,105	16,490	75%
5900 · Financial Expenses				
5920 · Bank Service Charges	1,999	1,918	81	4%
5990 · Bad Debt	6,375	6,375		
Total 5900 · Financial Expenses	8,374	8,293	81	1%
Total · MARINA EXPENSES	486,376	463,269	23,107	5%
Net Ordinary Income - Marina Operations	83,620	129,680	-46,060	-36%

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through September 2018

	<u>Jul - Sep 18</u>	<u>Jul - Sep 17</u>	<u>\$ Change</u>	<u>% Change</u>
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	16,817	16,296	521	3%
4053 · MBARI	6,937	6,723	214	3%
Total 4050 · Trust Lands Lease Revenue	<u>23,754</u>	<u>23,019</u>	<u>735</u>	<u>3%</u>
4500 · Leases				
4502 · Cannery Building				
4517 · Suite 2	8,037	7,787	250	3%
4504 · Suite 3	21,532	21,532		
4511 · Suite 1 & 10	4,522	4,381	141	3%
4515 · Suite 4	21,495	20,824	671	3%
4518 · Suite 5	6,278	5,975	303	5%
4510 · Suite 6	6,576	6,371	205	3%
4503 · Suite 8	750	750		100%
4520 · Suite 9	2,057	2,057		100%
4523 · Canery NNN	8,078	8,431	-353	-4%
Total 4502 · Cannery Building	<u>79,325</u>	<u>75,301</u>	<u>4,024</u>	<u>5%</u>
4530 · RV Lot	8,240	7,983	257	3%
4560 · North Harbor				
4562 · Sea Harvest	8,474	10,456	-1,982	-19%
4568 · Monterey Bay Kayaks	27,051	4,487	22,564	503%
4572 · Pottery Planet		9,740	-9,740	-100%
Total 4560 · North Harbor	<u>35,525</u>	<u>24,683</u>	<u>10,842</u>	<u>44%</u>
Total 4500 · Leases	<u>123,090</u>	<u>107,967</u>	<u>15,123</u>	<u>14%</u>
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	70,965	72,283	-1,318	-2%
4710 · Vending Activities				
4711 · Washer/Dryer	2,925	3,076	-151	-5%
4712 · Soda		163	-163	-100%
Total 4710 · Vending Activities	<u>2,925</u>	<u>3,239</u>	<u>-314</u>	<u>-10%</u>
4720 · Dry Storage	15,144	16,568	-1,424	-9%
4725 · North Harbor Use Fee	31,001	29,127	1,874	6%
4727 · Key Sales	1,831	1,925	-94	-5%
4730 · NH Washdown	350	549	-199	-36%
4735 · Camp/RV	200	1,757	-1,557	-89%
4751 · Permits	1,139	1,500	-361	-24%
4765 · Faxes, Copies & Postage	32	5	27	540%
Total 4700 · Other Revenues & Concessions	<u>123,587</u>	<u>126,953</u>	<u>-3,366</u>	<u>-3%</u>
4800 · Interest				
4841 · Union Bank Interest	44	233	-189	-81%
4843 · First Capital Bank	534	770	-236	-31%
4846 · Umpqua Interest	382	382	0	0%
Total 4800 · Interest	<u>960</u>	<u>1,385</u>	<u>-425</u>	<u>-31%</u>
Total 4400 · LEASE AND OTHER INCOME	<u>271,391</u>	<u>259,324</u>	<u>12,067</u>	<u>5%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through September 2018

	<u>Jul - Sep 18</u>	<u>Jul - Sep 17</u>	<u>\$ Change</u>	<u>% Change</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	24,852	27,518	-2,666	-10%
Total 7100 · Interest Expense	<u>24,852</u>	<u>27,518</u>	<u>-2,666</u>	<u>-10%</u>
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	6,160	6,411	-251	-4%
Total 7200 · Other Financial Expenses	<u>6,160</u>	<u>6,411</u>	<u>-251</u>	<u>-4%</u>
5700 · Depreciation	117,999	117,999		
7300 · Commissioner Expenses				
7320 · Monthly Stipend	4,700	4,000	700	18%
7321 · Employer Payroll Taxes	360	306	54	18%
7330 · Incurred Expenses	564	505	59	12%
Total 7300 · Commissioner Expenses	<u>5,624</u>	<u>4,811</u>	<u>813</u>	<u>17%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>154,635</u>	<u>156,739</u>	<u>-2,104</u>	<u>-1%</u>
Net Ordinary Income	<u>116,756</u>	<u>102,585</u>	<u>14,171</u>	<u>14%</u>
Net Ordinary Income	<u>200,376</u>	<u>232,265</u>	<u>-31,889</u>	<u>-14%</u>
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	1,791	52,342	-50,551	-97%
8201 · Reimbursable expenses	-1,911	-4,094	2,183	53%
Total 8001 · Cost Reimbursements	<u>-120</u>	<u>48,248</u>	<u>-48,368</u>	<u>-100%</u>
Total Other Income	<u>-120</u>	<u>48,248</u>	<u>-48,368</u>	<u>-100%</u>
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	62,872	38,446	24,426	64%
9053 · Dock Maintenance	8,089	1,893	6,196	327%
9309 · New NH Building	257,028	24,721	232,307	940%
9310 · NH Hotel	85,736	2,500	83,236	3,329%
9430 · NH Restoration		39,798	-39,798	-100%
9440 · NH Shoreline (North)	122,494		122,494	100%
9800 · Dock Replacement	91,650	6,204	85,446	1,377%
Total 9000 · CAPITAL PROJECT EXPENSES	<u>627,869</u>	<u>113,562</u>	<u>514,307</u>	<u>453%</u>
Total Other Expense	<u>627,869</u>	<u>113,562</u>	<u>514,307</u>	<u>453%</u>
Net Other Income	<u>-627,989</u>	<u>-65,314</u>	<u>-562,675</u>	<u>-861%</u>
Net Income	<u><u>-427,613</u></u>	<u><u>166,951</u></u>	<u><u>-594,564</u></u>	<u><u>-356%</u></u>

Moss Landing Harbor District
A/P Aging Summary
As of September 30, 2018

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Ambient Air	0.00	0.00	987.06	0.00	0.00	987.06
AT&T	168.11	0.00	0.00	0.00	0.00	168.11
Auto Care LifeSaver Towing	2,068.00	0.00	0.00	0.00	0.00	2,068.00
Bayside Oil, Inc.	295.00	0.00	0.00	0.00	0.00	295.00
Blue Shield of California	0.00	-115.73	0.00	0.00	0.00	-115.73
Byte Technology	37.50	0.00	0.00	0.00	0.00	37.50
CalPERS	0.00	-3,907.19	0.00	0.00	0.00	-3,907.19
Cintas	489.76	0.00	0.00	0.00	0.00	489.76
David Purcell	279.00	0.00	0.00	0.00	0.00	279.00
Don Chapin	0.00	87,890.51	0.00	0.00	0.00	87,890.51
Eric Tynan	480.00	0.00	0.00	0.00	0.00	480.00
Konica Minolta Premier Finance	0.00	-266.73	0.00	0.00	0.00	-266.73
Linda G. McIntyre	0.00	-400.00	0.00	0.00	0.00	-400.00
Marlo Iglesias	480.00	0.00	0.00	0.00	0.00	480.00
Pajaro/Sunny Mesa C.S.D.	0.00	2,200.72	0.00	0.00	0.00	2,200.72
PG&E	0.00	-20,000.00	0.00	0.00	0.00	-20,000.00
Premium Assignment Corporation	0.00	-12,820.13	0.00	0.00	0.00	-12,820.13
Rabobank	527.90	0.00	0.00	0.00	0.00	527.90
Redshift	0.00	-136.85	0.00	0.00	0.00	-136.85
Sealaska Engineering & Applied Sciences	0.00	58,637.21	0.00	0.00	0.00	58,637.21
Social Vocational Services, Inc.	0.00	-1,073.57	0.00	0.00	0.00	-1,073.57
U.S. Bank	561.70	0.00	0.00	0.00	0.00	561.70
VALIC	2,996.17	0.00	0.00	0.00	0.00	2,996.17
Veritiv Operating Company	1,905.24	0.00	0.00	0.00	0.00	1,905.24
Vision Sevice Plan	0.00	-102.78	0.00	0.00	0.00	-102.78
TOTAL	<u><u>10,288.38</u></u>	<u><u>109,905.46</u></u>	<u><u>987.06</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>121,180.90</u></u>

Moss Landing Harbor District

Warrant Listing

As of September 30, 2018

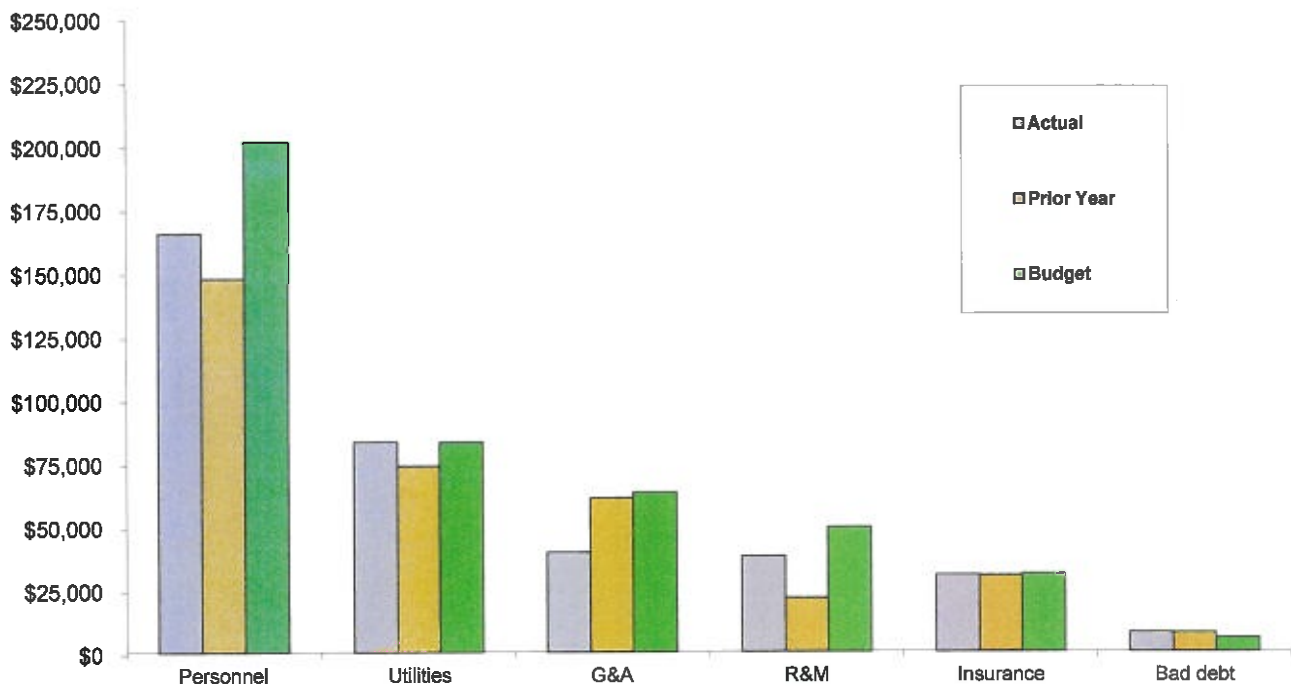
Type	Date	Num	Name	Amount
1009 - Union - Operating				
Bill Pmt -Check	09/11/2018	18301	A.L. Lease	-633.42
Bill Pmt -Check	09/11/2018	18302	Airgas	-84.59
Bill Pmt -Check	09/11/2018	18303	Ambient Air	-880.00
Bill Pmt -Check	09/11/2018	18304	Aspen Enviornmental Group	-770.63
Bill Pmt -Check	09/11/2018	18305	AT&T	-184.17
Bill Pmt -Check	09/11/2018	18306	Auto Care LifeSaver Towing	-1,504.00
Bill Pmt -Check	09/11/2018	18307	Baitall, Inc.	-781.20
Bill Pmt -Check	09/11/2018	18308	Blue Shield of California	-115.73
Bill Pmt -Check	09/11/2018	18309	Byte Technology	-37.50
Bill Pmt -Check	09/11/2018	18310	California Special Districts Association	-525.00
Bill Pmt -Check	09/11/2018	18311	CalPERS	-3,907.19
Bill Pmt -Check	09/11/2018	18312	Carmel Marina Corporation	-975.72
Bill Pmt -Check	09/11/2018	18313	Casper Van Der Schoot	-580.00
Bill Pmt -Check	09/11/2018	18314	Cintas	-494.35
Bill Pmt -Check	09/11/2018	18315	Damm Good Water	-66.95
Bill Pmt -Check	09/11/2018	18316	Dennis Garmany-	-118.10
Bill Pmt -Check	09/11/2018	18317	Jason Williams	-510.00
Bill Pmt -Check	09/11/2018	18318	Kevin Antos	-833.00
Bill Pmt -Check	09/11/2018	18319	Konica Minolta Premier Finance	-266.73
Bill Pmt -Check	09/11/2018	18320	Linda G. McIntyre	-400.00
Bill Pmt -Check	09/11/2018	18321	Moises Oliveira and Mark Hoffseth	-348.00
Bill Pmt -Check	09/11/2018	18322	Monterey Signs	-322.29
Bill Pmt -Check	09/11/2018	18323	PG&E	-20,000.00
Bill Pmt -Check	09/11/2018	18324	Premium Assignment Corporation	-12,820.13
Bill Pmt -Check	09/11/2018	18325	Rabobank	-194.98
Bill Pmt -Check	09/11/2018	18326	Redshift	-136.85
Bill Pmt -Check	09/11/2018	18327	Revel Enviornmental Manufacturing , Inc.	-468.00
Bill Pmt -Check	09/11/2018	18328	SDRMA	-2,192.45
Bill Pmt -Check	09/11/2018	18329	Sea Engineering, Inc.	-2,745.64
Bill Pmt -Check	09/11/2018	18330	Sealaska Engineering & Applied Sciences	-4,234.75
Bill Pmt -Check	09/11/2018	18331	Social Vocational Services, Inc.	-1,073.57
Bill Pmt -Check	09/11/2018	18332	Sunrise Express	-48.75
Bill Pmt -Check	09/11/2018	18333	Tom's Septic Construction	-524.00
Bill Pmt -Check	09/11/2018	18334	U.S. Bank	-1,153.97
Bill Pmt -Check	09/11/2018	18335	Valero Marketing and Supply Company	-158.09
Bill Pmt -Check	09/11/2018	18336	VALIC	-2,996.17
Bill Pmt -Check	09/11/2018	18337	Veritiv Operating Company	-977.28
Bill Pmt -Check	09/11/2018	18338	Verizon Wireless	-141.27
Bill Pmt -Check	09/11/2018	18339	Vision Sevice Plan	-102.78
Bill Pmt -Check	09/11/2018	18340	West Marine Pro	-13.63
Bill Pmt -Check	09/11/2018	18341	Carmel Marina Corporation	-2,824.76
Bill Pmt -Check	09/11/2018	18342	Rabobank	-479.60
Bill Pmt -Check	09/11/2018	18343	Carmel Marina Corporation	-678.00
Bill Pmt -Check	09/24/2018	18344	AT&T	-236.43

Moss Landing Harbor District Warrant Listing

As of September 30, 2018

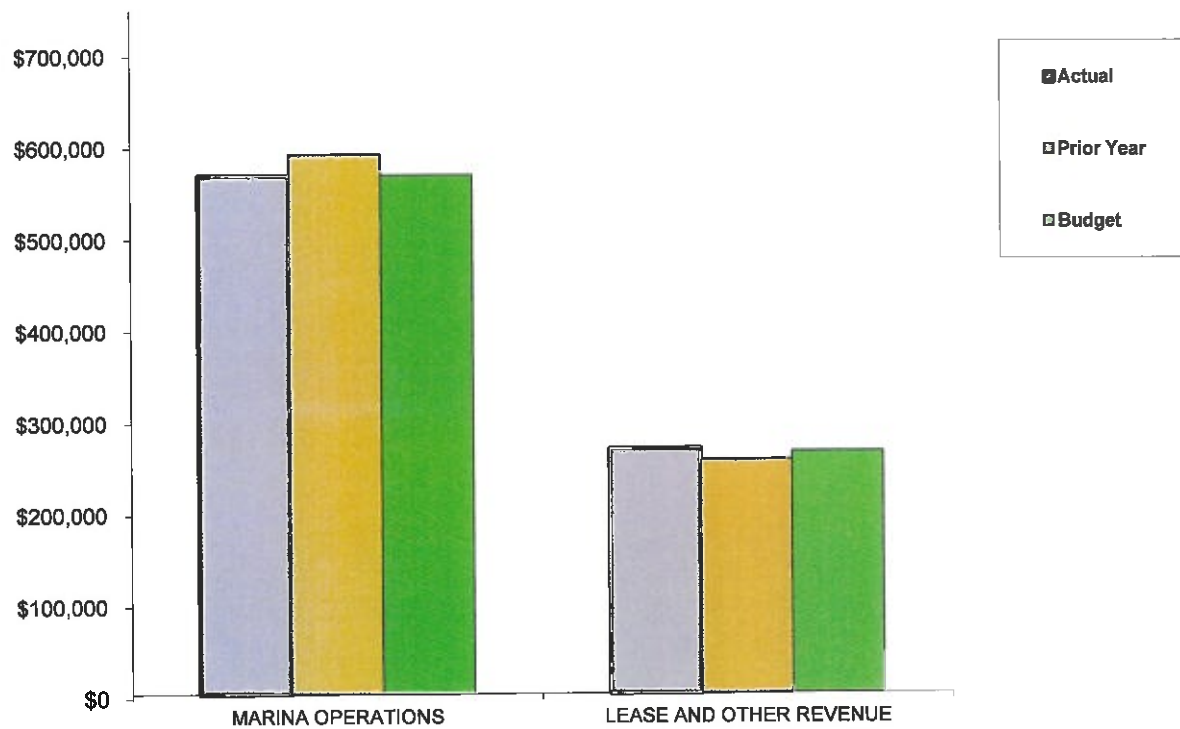
Type	Date	Num	Name	Amount
Bill Pmt -Check	09/24/2018	18345	Byte Technology	-37.50
Bill Pmt -Check	09/24/2018	18346	Despard Marine Services	-100.00
Bill Pmt -Check	09/24/2018	18347	Dilbeck & Sons, Inc.	-166,381.43
Bill Pmt -Check	09/24/2018	18348	Henderson Marine Supply	0.00
Bill Pmt -Check	09/24/2018	18349	Jarvis, Fay, Doporto & Gibson, LLP	-5,440.00
Bill Pmt -Check	09/24/2018	18350	Justin Bradbury	-56.25
Bill Pmt -Check	09/24/2018	18351	Marine Alliances Consulting	-127.50
Bill Pmt -Check	09/24/2018	18352	MBS Business Systems	-156.18
Bill Pmt -Check	09/24/2018	18353	Pajaro/Sunny Mesa C.S.D.	-2,282.80
Bill Pmt -Check	09/24/2018	18354	Ramon David	-394.40
Bill Pmt -Check	09/24/2018	18355	Randazzo Enterprises Inc.	-14,020.00
Bill Pmt -Check	09/24/2018	18356	Sea Engineering, Inc.	-1,885.32
Bill Pmt -Check	09/24/2018	18357	Wald, Ruhnke & Dost Architects, LP	-31,386.99
Bill Pmt -Check	09/24/2018	18358	WASH	-202.08
Bill Pmt -Check	09/24/2018	18359	Wendy L. Cumming, CPA	-3,857.00
Bill Pmt -Check	09/24/2018	18360	AT&T	-513.22
Bill Pmt -Check	09/28/2018	18361	Henderson Marine Supply	-823.75
Check	09/30/2018			-323.28
Total 1009 - Union - Operating				-296,527.37
TOTAL				-296,527.37

Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
September 30, 2018



****Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
September 30, 2018**





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GENERAL MANAGER
HARBORMASTER
Linda G. McIntyre, Esq

ASSISTANT GENERAL MANAGER
Tommy Razzeca

STAFF REPORT

Tommy Razzeca, Assistant General Manager

ITEM NUMBER 4 – PROJECT STATUS **BOARD MEETING OF OCTOBER 24, 2018**

1. Dredge project: We received the long-awaited USFW biological opinion which does not object to harbor dredging with conditions. The District will be required to pay for a sea otter monitor as well as a tidewater goby certified monitor throughout the dredge project. Tidewater gobies are no more than 2 inches long and are natives of brackish water, but a juvenile and some larvae were found in the Moro Cojo Slough presumably migrating over when the tide gates under Moss Landing Road were broken in the open position. Our consultant is aiming for the November CCC meeting Agenda to receive CCC approval. At this time it appears that the EPA will likely accept the PCB and DDT bioaccumulation results indicating that the sediment concentrations will not prevent approval for ocean disposal at the SF-12 site. Once we receive approval from the various agencies, staff and our consultant will begin to produce and publish bid documents so we can move forward with awarding a dredge contract and schedule the dredge event. As of now the dredge event is on track to begin sometime in the fall.
2. North Harbor Building project: Structural Steel has caused the biggest delay thus far, however hurdles were overcome and steel installation is taking place and wood framing will continue for months to come. The project has experienced noticeable progress over the last month and staff expects the progress to continue moving forward until completion.
3. North Harbor Inn Project: The County Permit Fee has been paid and the project is now in the permit review stage by various County agencies.
5. Fisherman's Dorm Project: Currently on hold.



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Assistant General manager
Tommy Razzeca

STAFF REPORT

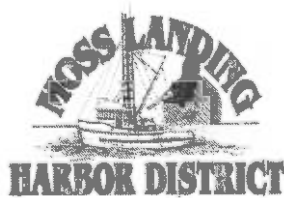
ITEM NUMBER 5 – COMMUNITY RELATIONS, REQUESTS, ISSUES BOARD MEETING OF OCTOBER 24, 2018

1. The U.S. Coast Guard and Coast Guard Auxiliary personnel will be conducting dockside exams and safety spot-checks on November 6, 7 and 8 at commercial fishing ports from Monterey to Crescent City, prior to the opening of the Dungeness crab season. "Operation Safe Crab" is an outreach initiative to reduce the loss of lives and fishing vessels in the West Coast crab fleet. California's crab season typically begins on November 15th for the Central coast (Avila-Morro Bay to the mouth of the Russian River) and December 1st for the Northern coast (Russian River to the Oregon border).

2. Over the past 8 years Assistant GM Tommy Razzeca has removed and demolished approximately 40 vessels that were abandoned and most were at risk of sinking. The District faces \$20,000 to \$50,000 in expenses if one of these vessels sinks in deeper water, not to mention USCG and environmental agency involvement. Therefore they are placed in unrentable slips in shallow water near the edge of the parking lot while steps are taken to follow legal procedures, which can be quite time consuming. They are unattractive but putting up with unsightly vessels is worth avoiding the hazards, risk and expense of one of these vessels sinking. These vessels are not occupying slips that can be rented so the District is not losing income from their occupancy. Another 4 vessels cleared the legal hurdles and were removed in the last several weeks.

3. GM McIntyre was honored at the California Association of Harbor Masters and Port Captains annual training conference to be named State Harbor Master of the Year by her peers for "epitomizing the position of harbor master through her extraordinary efforts, actions and deeds". Assistant General Manager/Assistant Harbor Master Tommy Razzeca accepted the award on behalf of GM McIntyre, who was not present at the conference. GM McIntyre also received State Harbor Master of the Year in 2008.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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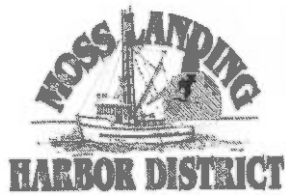
GENERAL MANAGER
HARBORMASTER
Linda G. McIntyre, Esq.

ASSISTANT GENERAL MANAGER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 6 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF OCTOBER 24, 2018

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2018	Current	Facilities Use	1/01/2019
Monterey Bay Hydrobikes	2/4/2018	Current	Facilities Use	2/4/2019
Blue Ocean Whale Watch	2/8/2018	Current	Facilities Use	2/8/2019
Whisper Charters	2/28/2018	Current	Facilities Use	2/28/2019
Kahuna Sportfishing	3/17/2018	Current	Facilities Use	3/17/2019
REI Outdoor School	3/24/2018	Current	Facilities Use	3/24/2019
Fast Raft	3/28/2018	Current	Facilities Use	3/28/2019
MBARI-Otter Studies	4/1/2018	Current	Facilities Use	4/1/2019
Stap-Marine Life Studies	4/15/2018	Expired	Non-Renewed	4/15/2019
Venture Quest Kayaking	5/16/2018	Current	Facilities Use	5/16/2019
Kayak Connection	5/18/2018	Current	Facilities Use	5/18/2019
Secret Harbor Charters	5/24/2018	Pending	Facilities Use	5/24/2019
Sanctuary Cruises	6/7/2018	Current	Facilities Use	6/7/2019
Sea Goddess Whale Watching-Tours	6/10/2018	Current	Facilities Use	6/10/2019
Sea Goddess Whale Watching-Souvenirs	6/10/2018	Current	Peddlers	6/10/2019
MBARI-Slough Test Moorings	6/27/2018	Current	Facilities Use	6/27/2019
Elkhorn Slough Safari - Souvenirs	10/19/2017	Pending	Facilities Use	10/19/2018
Elkhorn Slough Safari - Tours	10/19/2017	Pending	Pending	10/19/2018
Blue Water Ventures	10/31/2017	Current	Facilities Use	10/31/2018
Wild Fish-Vicki Crow	11/20/2017	Current	Peddlers	11/20/2018



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Assistant General Manager
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 7 – MEETING ANNOUNCEMENTS BOARD MEETING OF OCTOBER 24, 2018

Moss Landing Community Plan Update Community Meetings – Moss Landing Marine Labs

DATE	TIME	TOPICS
October 30th	6PM-8PM	Land Use
November 13th	6PM-8PM	Wastewater
December 4th	6PM-8PM	Water and Public Utilities
January 8th	6PM-8PM	Additional Community Meeting
January 24th	6PM-8PM	Additional Community Meeting

For more information regarding the Moss Landing Community Plan Update, please visit the website
<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma/planning/ordinances-plans-under-development/moss-landing-community-plan>

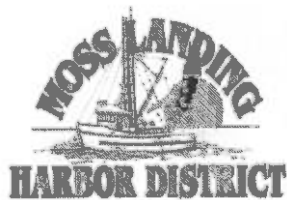
Monterey County Fish and Game Advisory Commission – Meetings are on the 2nd Tuesday of even months. <http://www.co.monterey.ca.us/bcandc/fishgame.html>

Moss Landing Chamber of Commerce Meetings – Second Monday of each month, Moss Landing Harbor District Board Room, 9 a.m.

“Strut your Mutt” event to benefit Peace of Mind Dog Rescue at the Haute Enchilada Cafe & Social Club on October 28, 2018 12:30 to 3:00 - \$25

Salmon & Trout Project – Annual Albacore Feed - SATURDAY, NOVEMBER 10, 2018
No host cocktails 6:00–7:00 - Dinner 7:00 At the Recreation Center
11261 Crane Street • Castroville, California
Dinner Tickets \$20 (kids 12 and under \$10) • Tickets available at the door

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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HARBORMASTER

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Assistant General Manager

Tommy Razzeca

STAFF REPORT

ITEM NUMBER 8 - LIVEABOARD REPORT BOARD MEETING OF OCTOBER 24, 2018

Pursuant to Ordinance Code §6.110 D) 1), attached is the report containing the names of all permitted liveaboard vessels and all persons living aboard. The permits for these liveaboards have automatically renewed through the last day of this month. As of this writing, there is no (0) revocation actions pending.

Name

1. Anderson, T.
2. Brenta T.
3. Bohigian, D.
4. Burns, P.
5. Byrnes, K.
6. Callahan, T.
7. Cayuela, R.
8. Michael, McVay
9. Clark, N.
10. Cloer, J./Ajuria M.
11. Chambers, B.
12. Comendant, T.
13. Clark D.
14. Degnan, P.
15. Powers, P
16. Elwell, G.
17. Faneuf, C. Mary Sibert
18. Felicano, J.
19. Graham, D.
20. Harrington, H.
21. Ho, R.
22. Heatley, J.
23. Jerred, D.
24. Groom D
25. Jones, H.
26. Jones, T.
27. Johnson, J. /LaFever M.
28. Kampas, B.

Vessel

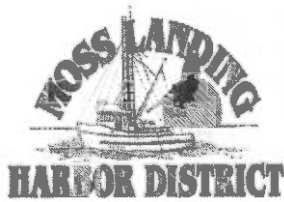
Lanikai CF 4134N
Teri Leigh 936915
Finesse, CF 3764 ET
Trafamadore, CF 9430 GL
Grand Slam, CF 4540 FE
Deb on Air, CF 3174 HA
Rachel Angelet, CF 6969 UB
Gaviota, CF 4863 FP
China Cloud, ON 999772
Laurie, CF 2688 EX
Pyxis, ON 984193
Mariah, CF 9747 GR
Seaside Escape CF 4356 HW
No Name, CF 8344 GT
No Name, CF 0333 EU
Pearl, ON 557575
Ghost Ryder ON 1048498
Takara, CF 3767 AS
Shelter Dog, ON 593068
Isle of View, ON 997142
Carolynn Ann CF 5796 FG
Darla Jean, CF 2303 UN
Westwind, CF8564 GM
Phoenix, CF 5084 GJ
Laetare, CF 5495 YB
Sanity, CF 5249 SC
Aztlan, ON 281903
Tee-Time CF 5670 UY

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29. Knudson L./Knudson A.
30. Malone, RJ
31. Larke, R.
32. Burnett
33. Maris, T.
34. Guggenheim, Charles
35. Nieman J.
36. Niswonger, R.
37. Nunes, D.
38. Otis, T.
39. Guzman, Francisco
40. PENDING APPLICATION
41. Velaquez A/ Velaquez R
42. Raaphorst, D./Raaphorst M.
43. Reins, D.
44. Rotger, M.
45. Roulet, J.
46. Piro, Daniel
47. Krone, Michael
48. Stegmann, R.
49. Stark, H.
50. Baugh, R.
51. Thomas, B.
52. Tufts, M.
53. Aaron Sumner
54. Wolinski, Peter
55. Waters, J./Waters, M.
56. *Thomas Samuelson*
57. *Herrick Andrews*
58. Kim Richardson
59. Tony Brenta
60. Bowler, J

Spellbound, ON 082155
Francis w, CF 2017 UZ
Rhiannon, CF 8551 CA
Zinful CF5419 JG
Nimble, CF 3730 KB
Comfiance, ON 971499.
Inia, ON 1074183
Illusion, CF 0836 TA
Auroora, ON 676686
Blue Moon, CF 1886 GT
Rosie II CF 7754 GG
 PENDING APPLICATION
Lorraine CF 0533 JL
Spirit, ON 664971
Second Paradise, ON 912484
Raven, ON 241650
Double Eagle, ON 519846
Gulf Star CF 6082 GL
No Name CF 4219 HE
Wild Goose, ON 589319
Outta Here, CF 8370 EA
Yada Yada, CF 7881 GZ
Coho, CF 9974 KK
Enchantress, CF 0878 SX
Bellisima CF 4668 FV
Ramona, ON 1114657
No Name CF 5670 GD
Moonstone CF 5122 GX
Sea Free ON 613387
Sophie CF 0533 JL
Teri Leigh ON 936915
Myrtle Mae, CF 3187 FN

Total Number Vessels: 59
 Total Number Persons: 66
 Pending Applications -1-



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Linda G. McIntyre, Esq.

STAFF REPORT

ITEM NUMBER 9 - SLIP INCOME REPORT BOARD MEETING OF OCTOBER 24, 2018

Slip Rates 2018/2019 per linear foot:

Assigned: \$7.90/ft./month
Temporary: \$11.80/ft./month
Transient: \$1.25/ft./day

INCOME

September 2018

\$157,233

September 2017

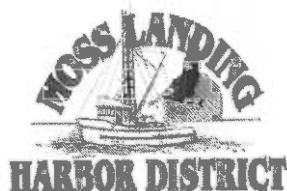
\$158,833

September 2018 Budget

\$163,361

For the month, slip income is below budget by \$6,278, due primarily to lower than anticipated assigned berthing revenue. Slip income is lower than prior year by \$1,600 due to lower assigned berthing revenue. Things should pick up with Crab season starting in November and should even out by the end of the fiscal year.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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Tommy Razzeca

STAFF REPORT

Tommy Razzeca, Assistant General Manager

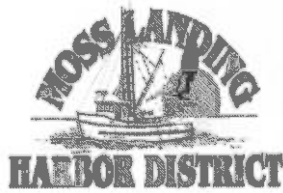
ITEM 10 - INCIDENT REPORT
BOARD MEETING OF October 24, 2018

9/20 Staff received a report of a vessel on the beach near the south jetty. Staff responded to the area and found no vessel on or near the beach. It was later discovered that a vessel had become disabled but was able to contact vessel assist and was towed to the boat yard before making it to the beach.

10/16/18 Staff received a report of a domestic disturbance on F Dock. Staff responded and found Sheriff's deputies already on scene. Deputies ultimately took one individual into custody for being in position of illegal narcotic related paraphernalia.

No further incidents as of 10/17/18

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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STAFF REPORT

ITEM NUMBER 20 – AMENDMENT TO DEEP WATER DESAL, LLC LEASE BOARD MEETING OF OCTOBER 24, 2018

Deep Water Desal, LLC (DWD) has an existing Lease for approximately 1366 sf at the Santa Cruz Cannery Building. They have been good tenants since 2011. The Lease expires January 1, 2019. DWD requested that the Lease be amended to extend the termination date to January 1, 2021.

The terms of the Lease would remain the same, including an annual COLA increase in rent based on CPI.

The Tenants are also interested in leasing additional space in the Cannery Building should the same become available (the space is currently under lease to another tenant).

Staff recommends the Board authorize the General Manager to execute an Amendment to the existing Lease extending the expiration date to January 1, 2021.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

LEASE AMENDMENT

This Lease Amendment, hereinafter referred to as "Amendment" is made and entered into at Monterey County, California effective December 31, 2018, for reference purposes only, by and between MOSS LANDING HARBOR DISTRICT, a Political Subdivision of the State of California, hereinafter referred to as "Lessor" and DEEP WATER DESAL, LLC hereinafter referred to as "Lessee".

Recitals

A. Lessor and Lessee entered into a certain Lease Agreement ("Lease") dated April 1, 2011, with a term of ONE year.

B. Lessee requested that the term of the Lease be modified from a ONE-year term with a FIVE-year option to renew to a ONE-year term with a ONE-year option to renew. At its March 28, 2012 Regular Board Meeting, Lessor's Board of Harbor Commissioners approved the additional term as requested and directed that the Lease be amended to reflect this change.

C. In January of 2013, Lessee requested that the lease be terminated and a new lease agreement reducing the size of the leased space be entered into. The new lease was for a period of ONE year with an option to renew for an additional ONE year period and was approved by the Board of Harbor Commissioners at the January 16, 2013 Special Board Meeting and became effective January 1, 2013.

C. In December 2014 Lessee requested that the option to renew term of the new Lease be increased from an option to renew for a ONE-year term to an option to renew for a TWO-year term effective with the renewal date of January 1, 2015 and expiring January 1, 2017. At its January 28, 2015 Regular Board meeting, the Board of Harbor Commissioners approved the extension of the option period to two years expiring January 1, 2017.

D. In October 2016 Lessee requested that the option to renew term of the Lease be increased from an option to renew for a TWO year term expiring January 1, 2017 to an option to renew for an additional TWO year term expiring January 1, 2019. Lessee also requested approval of an assignment of the Lease to DEEP WATER DESAL LLC with the same principals and same guarantors as the existing Lease. At its November 3, 2016 Special Board meeting, the Board of Harbor Commissioners approved the EXTENSION OF

THE LEASE TERM TO EXPIRE **JANUARY 1, 2019** and approved the Assignment of the Lease to DEEP WATER DESAL LLC with the same principals and same guarantors as the existing Lease.

E. . In October 2018 Lessee requested that the option to renew term of the Lease be increased from an option to renew for a ONE-year term to an option to renew for a TWO-year term effective with the renewal date of January 1, 2019 and expiring January 1, 2021. At its October 24, 2018 Regular Board meeting, the Board of Harbor Commissioners approved the extension of the option period to two years expiring January 1, 2021.

NOW THEREFORE THE PARTIES hereto agree as follows:

1. Paragraph 6 of the Lease is hereby amended to state "Lessee shall have ONE additional option to extend the term of the lease for a period of TWO (2) years with the exercise of the option beginning the day after the expiration of the initial option period.....". The parties acknowledge that the execution of this Amendment constitutes exercise of the aforementioned option period.

2. Except as specifically set forth herein, the terms, covenants, limitations, provisions, restrictions, agreements, rights, remedies, and conditions contained in the Lease Agreement are incorporated herein and made a part hereof and shall remain in full force and effect and be binding upon the parties.

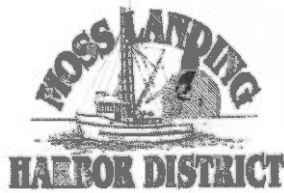
Effective December 31, 2018. Executed in Monterey County, California.

Lessor, Moss Landing Harbor District

Lessee, Deep Water Desal, LLC

By: _____
Linda G. McIntyre, General Manager

By: _____
Brent Constantz, Individually
And as an Officer of DWD, LLC.
Title: _____



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EXECUTIVE
GENERAL MANAGER

HARBORMASTER
Linda G. McIntyre, Esq.

STAFF REPORT

ITEM NUMBER 21 – CONSIDER APPROVING GRANT OF EASEMENT TO COUNTY IN CONNECTION WITH MBSST PROJECT BOARD MEETING OF OCTOBER 24, 2018

The Monterey Bay Sanctuary Scenic Trail (MBSST) has been in the works for many years, perhaps ten. The proposed route would take the trail across the Elkhorn Slough Bridge from North Harbor to South Harbor and continue through the CalTrans right-of-way and the adjacent Moss Landing Green Commercial Park trees on the ridgeline above the Moro Cojo Slough.

A very small piece (1,808 sf) of upland property on the southwest side of the Elkhorn Slough Bridge belongs to the Harbor District. Some years ago we were asked to grant an easement to the County for trail construction and other trail-related purposes. Inasmuch as the property is landlocked to the east and abuts the Moro Cojo Slough on the west, we had no plans for development of that property and expressed a willingness to make that contribution to the MBSST trail project.

Granting the easement does not necessarily mean giving up all rights to the property; if we found the need to drive a pile to anchor a floating dock or make similar uses of the property, assuming it is zoned for our intended use, the parties could negotiate the use of the property and remediation at our expense. Conversely, the County would have the right to attempt to exercise eminent domain to acquire all right, title and interest to the property if we did not wish to grant the easement they have requested.

We have expressed support for the trail in the past and have been involved in many planning meetings over the years. Having North Harbor and South Harbor connected by a pedestrian trail would be beneficial to Harbor visitors and users as well as our slipholders and staff.

District Counsel has reviewed the documents and has made some recommended minor changes which have been conveyed to the drafter of the documents. Provided we receive cooperation in modifying the documents to our satisfaction, staff recommends the Board authorize the General Manager to execute the Agreement for Grant of Easement in Real Property for the Monterey Bay Sanctuary Scenic Trail Project and the Permanent Easement Deed for Trail, Utility and Maintenance.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

RESOLUTION NO. 18-16

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT APPROVING GRANT OF EASEMENT TO MONTEREY COUNTY IN CONNECTION WITH THE MONTEREY BAY SANCTUARY SCENIC TRAIL

* * * * *

WHEREAS, the County of Monterey has been planning the establishment of a coastal scenic trail known as the Monterey Bay Sanctuary Scenic Trail (MBSST) for several years, and

WHEREAS, the County of Monterey needs property from a variety of entities and property owners, including the Harbor District, for the trail's path, and

WHEREAS, the District received an Easement Agreement and Grant of Easement from the County's Right of Way Agent for the District's Grant of Easement on 1,808 square feet of unused and undeveloped District property for the trail, and

WHEREAS, the General Manager and District Counsel reviewed the Agreement and the Grant of Easement and forwarded suggestions for changes to the County's Right of Way Agent.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Moss Landing Board of Harbor Commissioners that the General Manager is hereby authorized to execute an Agreement for Grant of Easement and a Grant of Easement Deed in substantially the form and content contained in the attached Agreement and Easement Deed subject to modification and final approval of the General Manager and District Counsel.

CERTIFICATION

Resolution 18-16 was duly passed and adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a regular meeting of the Board held on the 24th day of October, 2018, a quorum present and acting throughout, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST

Russ Jeffries, President
Board of Harbor Commissioner

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners

**AGREEMENT FOR GRANT OF EASEMENT IN REAL PROPERTY
FOR THE
MONTEREY BAY SANCTUARY SCENIC TRAIL PROJECT**

This Agreement For Grant of Easement In Real Property (Agreement) is between the County of Monterey, a political subdivision of the State of California (GRANTEE), and Moss Landing Harbor District, (GRANTOR).

The parties hereby agree as follows:

1. DONATION AND ACCEPTANCE OF PROPERTY:

GRANTOR agrees to grant to GRANTEE, and GRANTEE agrees to accept from GRANTOR, pursuant to the terms and conditions set forth in this Agreement, a permanent easement in real property as shown in Exhibit "A" – Legal Description (attached and incorporated by this reference) (the "Property"). The form of the Permanent Easement Deed as depicted in Exhibit 'B' (attached and incorporated by this reference).

2. CONSIDERATION FOR THIS AGREEMENT:

It is agreed that the Property conveyed by the document referenced in Paragraph 3 below is being granted without any monetary payment to GRANTEE by the GRANTOR. GRANTOR, having initiated this grant of a permanent easement in real property, has been informed of the right to compensation for the Property, and hereby waives such right to compensation.

Although the GRANTOR waives any right to compensation, GRANTOR and GRANTEE agree that consideration exists for this Agreement by virtue of the fact that the Project will benefit other real property of GRANTOR.

3. DELIVERY OF EASEMENT; COSTS:

A Permanent Easement Deed conveying the Property shall be executed and delivered by GRANTOR to GRANTEE.

GRANTEE shall pay all costs incurred in this transaction, including, but not limited to, document preparation fees, recording fees, and delivery charges.

4. POSSESSION:

GRANTOR agrees that GRANTEE and its authorized agents and contractors may enter upon the Property described herein for purposes of performing activities related to and incidental to the construction of the Project. It is agreed that such possession and use of the Property by GRANTEE shall commence at the time of recordation.

5. USE AND RESPONSIBILITY:

GRANTEE or its assignee is responsible with the maintenance and repair activities of any improvements constructed by GRANTEE within the easement, including the intended bike and pedestrian path.

6. USE AND RECONSTRUCTION OF GRANTOR'S ADJOINING PROPERTY:

GRANTEE and its authorized agents and contractor(s) are hereby granted permission to enter onto GRANTOR's adjoining property which is not part of the property being donated, if necessary, to facilitate construction activities, and includes use for ingress and egress and all other activities incidental to the construction of the project.

7. LEASE WARRANTY:

GRANTOR warrants there are no oral or written leases on any portion of the Property exceeding a period of one month.

8. SEVERABILITY:

If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall continue in full force and effect.

9. GOVERNING LAW:

This Agreement shall be governed by and construed in accordance with the laws of the State of California. Venue of any action concerning this Agreement shall be in the Superior Court of Monterey County.

10. PUBLIC PURPOSE:

GRANTEE requires the Property for the Project. GRANTEE has the right to acquire the Property through the exercise of its power of eminent domain and has so notified GRANTOR.

11. EXECUTION OF AGREEMENT; INTEGRATED AGREEMENT; WAIVER OF FURTHER CLAIMS BY GRANTOR; BINDING ON HEIRS, ETC.:

This Agreement shall first be executed by GRANTOR and shall be valid only when executed by GRANTEE.

This Agreement constitutes the complete understanding of the parties hereto regarding the subject matter to which it pertains. It supersedes any prior oral or written agreements. Amendments hereto shall be in writing, signed by both parties.

Once the Permanent Easement Deed to the Property is accepted by GRANTEE, GRANTEE shall have no further obligation to GRANTOR regarding the Property, including compensation therefore or severance damages to the remainder of GRANTOR's property, if any, or on account

of the location, grade or construction of the Project.

ALL AGREEMENTS FOR THE PERMANENT EASEMENT ARE CONTINGENT UPON THE APPROVAL OF THE COUNTY OF MONTEREY.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year written below.

GRANTORS

Moss Landing Harbor District

BY: _____
Linda G. McIntyre
General Manager/Harbor Master
Moss Landing Harbor District

Date: _____

GRANTEE

County of Monterey

BY: _____
Neville Pereira
Interim RMA Deputy Director of
Public Works, Parks and Facilities

Date: _____

APPROVED AS TO FORM:
County Counsel

By: _____
Robert M. Shaw
Deputy County Counsel

Date: _____

EXHIBIT A
LEGAL DESCRIPTIONS

EXHIBIT 'A'**EASEMENT FOR BIKE PATH
LEGAL DESCRIPTION**

Being a portion of property situated in projected Section 18, Township 13 South, Range 2 East, Mount Diablo Baseline and Meridian, in the Rancho Bolsa Nueva y Moro Cojo, in Monterey County, California, more particularly described as followed:

An easement for Bike Path purposes within the right-of-way of Moss Landing Harbor District and more particularly described as followed:

BEGINNING at the northwest corner of Parcel B, as depicted in that certain Parcel Map entitled "Parcel Map PLN 970371" filed on June 22, 1998 in Volume 20 of Parcel Maps, Page 64, Monterey County Records, also being on the westerly right-of-way line of California State Highway No. 1; thence from the **POINT OF BEGINNING**, along the westerly line of said Parcel B, South 19°49'10" West, a distance of 145.56 feet;

Thence leaving said westerly line of Parcel B and entering into said lands of Moss Landing Harbor District, the following three (3) arcs, courses and distances:

1. North 09°07'04" East, a distance of 83.96 feet to a point on a 115.00 foot radius tangent curve;
2. along the arc of said curve to the right, an arc distance of 44.93 feet, through a central angle of 22°23'11" to a point on a 85.00 foot radius reverse curve;
3. along the arc of said curve to the left, an arc distance of 44.31 feet, through a central angle of 29°52'04" to a point on a 3460.19 foot radius non-tangent curve and on said westerly right-of-way line;

Thence from a radial line which bears North 74°37'23" East, along the arc of said curve and said westerly right-of-way line to the right, an arc distance of 30.88 feet, through a central angle of 00°30'41" to the **POINT OF BEGINNING**.

Containing 1,808 square feet or 0.04 acres, more or less.

See Exhibit "A-1", plat to accompany description, attached hereto and made a part hereof.

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 4, NAD 83, as measured between Caltrans monument designated "TOWILL 18" and Caltrans monument designated "PM-97.22". Said bearing is North 00° 25' 12" West. Distances shown are ground based.

August 1, 2014

END OF DESCRIPTION

Michael E. Long P.L.S. 6815
Expires September 30, 2014.

Date: 8/1/14



PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT A-1PLAT TO ACCOMPANY
DESCRIPTION**BIKE TRAIL EASEMENT
WITHIN THE LANDS OF
MOSS LANDING HARBOR DISTRICT
COUNTY OF MONTEREY
STATE OF CALIFORNIA****MOSS LANDING
HARBOR DISTRICT
RIGHT-OF-WAY**

8/11/14

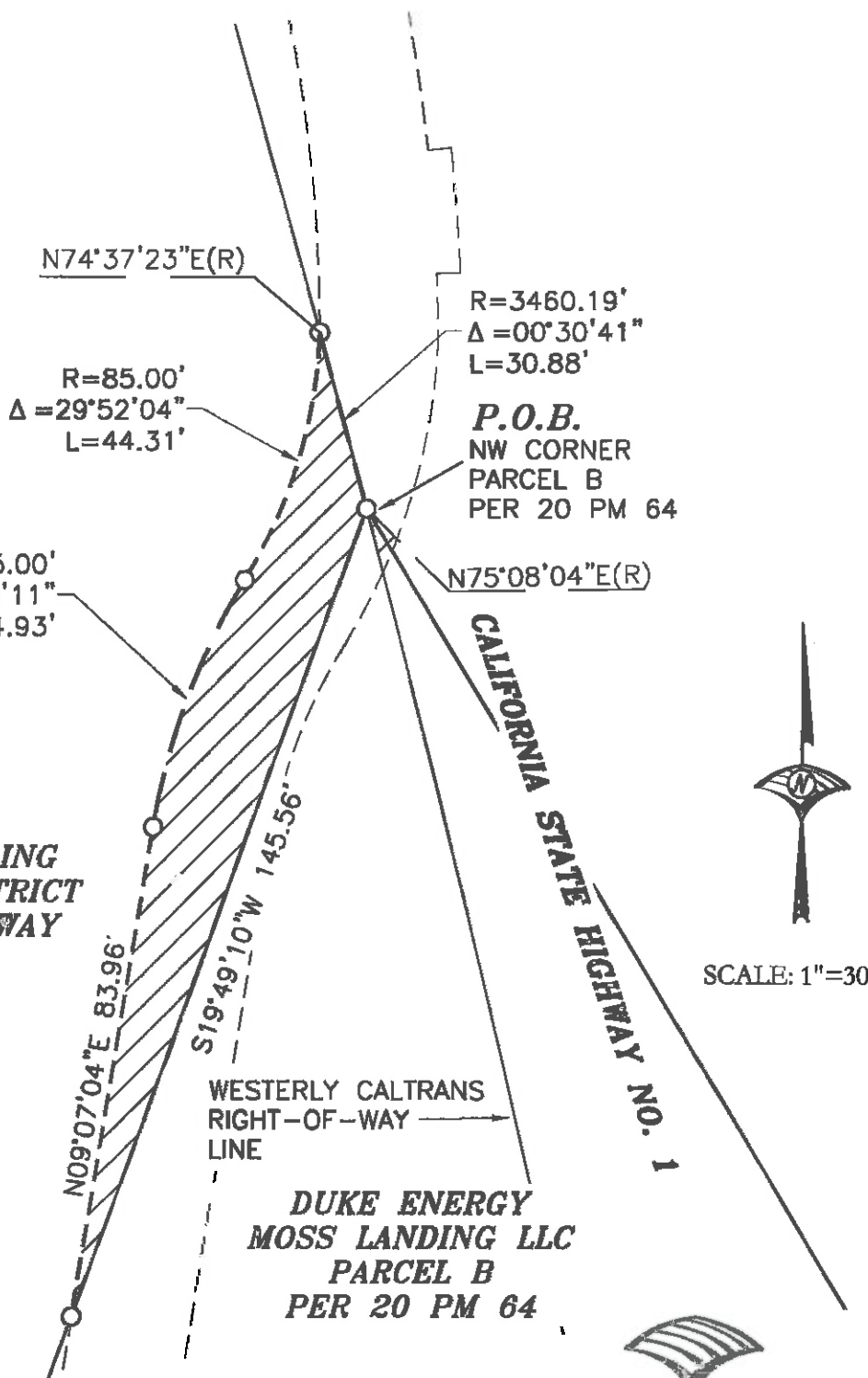
SEE DESCRIPTION FOR
COURSE INFORMATION**DUKE ENERGY
MOSS LANDING LLC
PARCEL B
PER 20 PM 64****WOOD RODGERS**
DEVELOPING INNOVATIVE DESIGN SOLUTIONS3301 C St, Bldg. 100-B Tel 916.341.7750
Sacramento, CA 95816 Fax 916.341.7797
AUGUST 1, 2014 8091.010 SHEET 1 OF 1

EXHIBIT B
PERMANENT EASEMENT DEED

RECORDING requested by:
County of Monterey

When recorded, return to:
County of Monterey
RMA - Public Works
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Space above this line for Recorder's use

No recording fee required; this document is exempt from fee pursuant to Sections 6103 and 27383 of the California Government Code. This deed is exempt from tax pursuant to Section 11922 of the California Revenue and Taxation Code.

Monterey Bay Sanctuary Scenic Trail Project
Portion of APN: A Parcel of State of California Land

PERMANENT EASEMENT DEED
for
Trail, Utility and Maintenance

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Moss Landing Harbor District**, hereby **GRANTS** to the **County of Monterey, a political subdivision of the State of California**, a Permanent Easement for public trail, public utility and maintenance purposes and all other incidentals thereto, for on, over, under and across the certain real property in the County of Monterey, State of California, described and depicted in Exhibit A attached hereto and incorporated herein by this reference.

Dated: _____

Linda G. McIntyre
General Manager/Harbor Master
Moss Landing Harbor District



BOARD OF COMMISSIONERS
Russ Jeffries
Tony Leonardini
Vincent Ferrante
Margaret "Peggy" Shirrel, Ph.D.
James R. Goulart

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



EXECUTIVE
GENERAL MANAGER

HARBORMASTER
Linda G. McIntyre, Esq.

STAFF REPORT

ITEM NUMBER 22 – ORDINANCE 204 – VESSEL PASSENGER FEE BOARD MEETING OF OCTOBER 24, 2018

At the August Board meeting a Commissioner raised the issue of implementation of a passenger vessel fee. Subsequently staff prepared a report and draft Ordinance and included it on the September Board meeting Agenda. Two passenger vessel Permittees attended and made comments. The issue was assigned to Real Property Committee II, which held a public meeting on October 11, 2018 after inviting all passenger vessel permit holders to attend.

Three permittees attended the October 11 meeting and made a variety of comments relating to the condition of the Harbor facilities, whether these fees would go directly into improving the infrastructure they and their customers use, if implemented would the fees go up in the future, other harbors do marketing for their passenger vessel permittees, if we put in retail shops it would help. I did clarify that this is akin to "rent" and should not be confused with reimbursement for costs the District incurs for passenger's use of District amenities and utilities, and that the District is allowed to charge appropriately for the use of its property. We also pointed out that our harbor is the only one in the State that we know of that does not currently charge a fee for passenger vessel use.

Staff shared its belief that the simplest and fairest formula is to charge \$110 one time annually times the vessel's passenger capacity. Thus a vessel with a capacity of 20 passengers would pay $\$110.00 \times 20 = \$2,200$ once per year. After initial prorata payment, they can pay future years when renewing their Facilities Use Permit or, if they prefer, they can pay it monthly with their slip fee payment. As expected, the attendees expressed a desire for a lower fee.

Some Permittees mentioned that although their vessel capacity as approved by the Coast Guard is a certain number, they seldom if ever go out at full capacity so didn't think charging based on the USCG capacity was fair. We pointed out that the number of trips per day or per week, as well as the number of passengers they chose to take out at a time is not up to the Harbor; it is entirely up to the Permittee how they wish to run their business. The Coast Guard capacity designation is merely a benchmark to have a basis for calculating a fair charge. Nevertheless staff does recommend that the fee be set at \$100 per passenger capacity rather than \$110.

Attached is Ordinance No. 204 which staff recommends the Board adopt.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ORDINANCE NO. 204

AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT AMENDING CHAPTER 20 – “FEES AND CHARGES” OF THE MOSS LANDING HARBOR DISTRICT ORDINANCE CODE BY THE ADDITION OF A PASSENGER VESSEL FEE

WHEREAS, for several years, the District has discussed the possibility of imposing a fee on the District's passenger vessel Permittees related to their use of District property and facilities; and

WHEREAS, Staff research indicates that the Moss Landing Harbor District is one of the few, if not the only harbor district in the State that is not charging a passenger fee; and

WHEREAS, after reviewing a variety of means by which a passenger fee could be calculated, Staff has determined that the fee should be set on the basis of an established rate multiplied by a given vessel's passenger capacity (e.g \$110 x passenger capacity); and

WHEREAS, the proposed passenger vessel fee, which will be codified in Chapter 20 of the Moss Landing Harbor District Ordinance Code, will be easy for both vessel owners and the District to determine, requiring only a simple annual calculation based on the US Coast Guard Vessel Inspection Certificate for each vessel, and can be paid annually either in a lump sum or in prorated monthly payments; and

WHEREAS, the proposed passenger vessel fee was discussed at open and duly noticed District Budget Committee meetings, and then formally agendized for discussion at a duly noticed regular meeting of the District's Board of Commissioners on September 26, 2018, at which the Board took public comment and thereafter directed the matter to the District's Real Property Committee II for further analysis; and

WHEREAS, the Real Property Committee II held a public meeting on October 11, 2018, after extending invitations to all passenger vessel permit holders to attend. After receipt of public input, the Committee has recommended adoption of the new passenger vessel fee, but at a reduced rate from \$110 to \$100 per passenger; and

WHEREAS, Staff and District Board believe that the proposed fee, which is comparable to or lower than fees charged by other harbor districts in the State, is reasonable, fair and equitable in nature; and

WHEREAS, the District has the power to impose fees, charges and rates via its police power pursuant to Cal. Const. art. XI Section 7; and

WHEREAS, the proposed passenger vessel fee is not a tax, but is a charge imposed for the entrance and/or use of the District's property per Cal. Const. art. XIII C Section 1(e) (4), and as such, is exempt from the voter approval requirements established in Article XIII by Proposition 26; and

WHEREAS, in addition to the forgoing passenger vessel fee, staff proposes to amend the Chapter 20 Fee Schedule to clarify the Permit Application and Permit Issuance fees as shown on Exhibit A attached hereto.

THEREFORE, BE IT ORDAINED by the Board of Harbor Commissioners of the Moss Landing Harbor District as follows:

Section 1. All of the recitals set forth above are found to be true and correct to the best of the Board's knowledge and by this reference, are adopted herein in their entirety as findings.

Section 2. Chapter 20 of the Moss Landing Harbor District Ordinance Code, titled "Fees and Charges," is hereby amended in the manner set forth in Exhibit "A," attached hereto and by this reference incorporated herein. Although Exhibit A is set forth in the underline-strikeout format for ease of reference with respect to the changes made to the Code, the final version of the same shall be incorporated into the Code with struck-out items deleted and underlining removed.

This Ordinance was introduced and adopted at a regular meeting of the Moss Landing Harbor District Board of Harbor Commissioners on October 24 , 2018 to become effective January 1, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Russ Jeffries, President
Board of Harbor Commissioners

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners

Table 20.100 - District Fee ScheduleRevised Effective January 1, 2019 July 1, 2018

The fees and charges for services established by the Board under Section 20.100 of the Moss Landing Harbor District Ordinance Code for (A) berth rental fees, (B) District permits, and (C) services and equipment, are set forth below:

A) **Berth rental fees.** Berth rental fees for assigned, temporary, and transient berths, and for mooring in designated locations, are in the amounts set forth. Exceptions to assigned berth fees may be granted by the Board when the Board determines that conditions may warrant the suspension of the assigned berth charge or assessing a different charge against the government of the United States, or of any other nation, or otherwise is in the interest of public welfare.

1) **Assigned Berth Permit Fees** - Calculated on a monthly basis of \$7.90/foot. All vessels holding an assigned berth permit will be billed on the basis of vessel length over-all, or berth length, whichever is the greater for the berth to which the vessel is assigned. This is irrespective of the actual berth held by the vessel. Persons having an Assigned Berth shall be entitled to the following discounts:

a) **Annual Payment Discount** - A discount of 3% off the regular fee for payment of one year in advance. All such annual fees are due on October 1st of each year.

Should an assigned berth permit be issued subsequent to October 1st of any year, and the permittee wishes to pay the slip fee annually, a discount of 3% off the regular fee will be applied for the remaining months thru the following September 30th.

Existing annual assigned berth permittees will be entitled to a 3% discount until all annual accounts expire on September 30th, 2008.

In the event the berthing permit is terminated prematurely the berthing fee shall be recalculated without the advance payment discount prior to issuing of any refund. This discount may not be taken in addition to the Quarterly Payment Discount.

b) **Quarterly Payment Discount** - A discount of 3% off the regular fee for payment of 3 months in advance. In the event the berthing permit is terminated prematurely the berthing fee shall be recalculated without advance payment discount prior to issuing of any refund. This discount may not be taken in addition to the Annual Payment Discount.

c) **Commercial Vessel Discount** - A discount of \$.50/foot for commercial vessels defined as follows provided the owner's account is paid current:

(i) **Commercial Fishing Vessel** - A vessel currently licensed by the California Department of Fish and Game for commercial fishing, and currently documented by the United States Coast Guard as a fishing vessel or licensed by a state, and having landing receipts dated not more than one year prior to the date of application for commercial discount. Application for commercial discount shall be made under penalty of perjury on forms provided by the District.

(ii) The \$5,000 landing receipt requirement is suspended during any closure of any given fishery for which the assigned slipholder has a valid permit and on which the slipholder has relied in the past to meet the provisions of this section. The suspension is valid until the fishery reopens, the slipholder allows the fishing permit to lapse, or for a period of two years, whichever first occurs. Nothing contained herein shall prohibit the District from discontinuing or reducing the discount at any time.

EXHIBIT A, ORDINANCE 204

- (iii) Notwithstanding the foregoing, unless the vessel provides \$5,000 worth of landing receipts, no persons will be allowed to stay on board the vessel without a liveaboard permit applied for and issued in accordance with §6.110.
 - (iv) Commercial Passenger Vessel - A vessel currently documented by the United States Coast Guard for the carriage of passengers or licensed by a state, and having proof of commercial service in the form of receipts or IRS Form 1040, Schedule C or other such proof acceptable to the Harbormaster, and whose owner holds a current Facilities Use Permit issued by the Moss Landing Harbor District permitting the commercial use of the vessel in or from Moss Landing Harbor. Application for commercial discount shall be made under penalty of perjury on forms provided by the District.
 - (v) Other Commercial Vessel - A vessel currently documented by the United States Coast Guard or licensed by a state, and having proof of commercial status acceptable to the Harbormaster, and whose owner holds a current Facilities Use Permit issued by the Moss Landing Harbor District permitting the commercial use of the vessel in or from Moss Landing Harbor. Application for commercial discount shall be made under penalty of perjury on forms provided by the District.
- d) Offloading Commercial Vessel Discount – a discounted berth fee of 50¢/foot per day will be charged to commercial vessels that are not subject to an existing berthing agreement with Moss Landing Harbor that offload fish in an established commercial fish offloading facility in the Harbor, subject to providing a landing receipt for such service to the Harbor upon check-in. Such discounted fee shall be in effect for a maximum of 48 hours. Thereafter, the vessel shall be subject to standard berthing fees established by the District's fee schedule.
- e) Traveling Vessel Discount - A discount of \$1.00/foot for each full calendar month that the vessel is away from Moss Landing Harbor. This discount may only be taken if the owner or operator of the vessel notifies the harbor office on or before the 1st day of the month that the vessel will be absent for the month following.
Except as otherwise provided for in this section the definition of "Commercial Vessel" contained in Section 2.200 remains in effect.
- 2) Temporary Berth Permit Fees - Calculated on a monthly basis of \$11.80/foot. All vessels holding a temporary berth permit will be billed on the basis of the berth size appropriate to the length of their vessel over-all. Fees apply whether vessel is side-tied, end-tied, in a berth or rafted. Fees apply whether or not vessel has access to utilities. Persons having a temporary berth shall be entitled to the following discount:
- a) Quarterly Payment Discount - A discount of 3% off the regular fee for payment of 3 months in advance. In the event the berthing permit is terminated prematurely the berthing fee shall be recalculated without advance payment discount prior to issuing of any refund.
- 3) Transient Berth Permit Fees - Calculated on a daily basis of \$1.25/foot. All vessels holding a transient berth permit will be billed on the basis of boat length over-all. Fees apply whether vessel is side-tied, end-tied, in a berth or rafted. Fees apply whether or not vessel has access to utilities. The minimum daily fee shall be \$10.00. No discounts.
- 4) Multi-Hull Permit Fees – Unless occupying only a single berth, catamaran type vessels shall pay 150% of the applicable berthing fees for a vessel of its length, or length of its berth, as applicable and trimaran type vessels shall pay 200% of the applicable berthing fee for a vessel of its length, or length of its berth, as applicable.
- 5) In addition to berth rental fees specified above all Assigned Berth Permittees vessels utilizing District owned or operated facilities shall be charged an AMENITY FEE in the amount of \$53.00

EXHIBIT A, ORDINANCE 204

per month. The AMENITY FEE shall be billed on a monthly basis only without adjustment. Failure to pay in accordance with your berthing agreement will result in disconnection of power to your vessel.

6) Liveaboard Fee: Liveaboards, as defined by §6.110 shall pay a fee of \$150.00 per person per month.

7) Pet Fee: Any berther or regular visitor of the Harbor District or regular visitor of a berther who brings a pet onto District property shall pay a monthly fee of \$5.00 per pet.

B) **District permits.** Permit application fees and permit fees are in the amounts set forth below. Applications for construction permits, rental business permits, short-term facilities use permit, and special activities use permits shall be accompanied by the CEQA review deposit described in paragraph C of this Table 20.100.

Permit	Application Fee	Permit Fee
Construction Permit	Actual cost to District. Payable per application form. CEQA review fee is also required.	None. Lease or License may be required as condition of permit.
Access/Use Permit Trailered Vessels, Includes 12 hours Parking		Daily Permit - \$17.00 per In and Out. Annual Permit - \$160.00 per calendar year. Vessels – Launch Only; \$11.00
Access/Use Permit PWC and Kayaks only; Includes 12 hours Parking		\$11.00 per day (Vehicle + a PWC/Kayak) \$140.00 per calendar year. Additional PWC/ Kayak – Launch Access Only; \$6.00 Annual Launch Access Only - \$62.00
Parking Permit Assigned vessel receives one "free" Assigned Parking Permit unless owner has Handicap Placard or sticker which is automatically free.	None	Temporary and Transient Vessels and other persons having business in the Harbor or any additional liveaboard - \$100.00 per month. Daily Parking \$8.00; \$15.00/24 hrs. Boat Trailer Parking overnight in certain areas as designated by General Manager - \$10.00
Living Aboard Permit Required By All Assigned Vessels With One or More Persons Living Aboard Except Commercial Fishing Vessels, Transient Vessels	\$250.00 – One time application processing fee	\$150.00 per person per month.
Recreational Vehicle Park (Only available through District if commercial RV Park is full)	None.	Self-contained vehicles only on unimproved site. \$50.00 per night. Failure to pay will result in removal of vehicle at owner's expense.
Amenity Fee		\$53.00 per month

EXHIBIT A, ORDINANCE 204

Peddling Permit – Goods or Services with Principal Place of Business Being off Site.	\$250.00 application fee per year	\$250.00 Permit Prep Fee Per year
Facilities Use Permit	\$250.00 application fee per year plus appropriate CEQA review fee if use is not exempt from CEQA.	\$250.00 Permit Prep fee per year. Lease or license may be required as a condition of permit. In addition, Annual Passenger Vessel Fees: \$100 per passenger capacity of vessel (i.e., 20 passenger capacity X \$100 = \$2000)
Special Activities Use Permit	\$250.00 application fee plus appropriate CEQA review fee if use is not exempt from CEQA.	\$250.00 Permit Prep Fee per Permit
Pet Permit		\$5.00 per month per pet.

- C) District services and equipment.** Persons utilizing the below-described District services and equipment shall pay the fee shown below. Persons utilizing other District services required by this Code shall pay the amount of expenses actually incurred by the District to provide the service. Examples include but are not limited to the expense under Section 6.120.B.2 of a surveyor to determine a vessel unseaworthy, the District's costs and expenses under Section 14.150.C for refuse removal. Use of District equipment shall be in the discretion of the General Manager and persons utilizing such equipment will be required to execute a written waiver of liability in advance of such use.

Service/Equipment	Fee
Pass-through credit card transaction fee	\$7.00 per transaction added to all payments made to District using Master Charge or Visa.
Appeal to the Board (Sec. 24.100)	\$25.00 filing fee
Berth Exchange Between Two Assigned Berth Holders (Sections 6.024 and 6.026)	\$25.00 processing fee for berth exchange between two assigned berth holders to be split between applicants.
Berth Rental Security Deposit (assigned berth) (Section 6.022.B.1.a.)	\$500.00
Assigned Slip and Liveaboard Waiting List (Sec. 6.050.C.1 and (E)) The \$75 assigned slip wait list application fee shall be waived in the event slips in the size category being applied for are available immediately. Notwithstanding the foregoing fee waiver, the applicant will be required to complete the wait list application for administrative and documentary tracking purposes.	\$75.00 waiting list fee payable annually in January. An assigned vessel that intends to be away for one year or greater may give up its berth and be assigned to the highest position on the waiting list by payment of an annual fee equal to one month's berthing fee in advance and without discount. In the case of multiple vessels utilizing this provision Section 6.050(B) shall apply.
CEQA Review - Sections 20.240 and 22.220	\$75.00 deposit for project application subject to review by General Manager. \$500 deposit for project application subject to review by Board. Additional fees in amount actually incurred by the District for consultant, studies,

EXHIBIT A, ORDINANCE 204

Service/Equipment	Fee
	public notices, etc. (See Section 20.240.)
Copies of Code Amendments – Section 1.200(B)(9)	\$1.00 for first page, \$0.15 for each additional page. Fees waived for official distribution copies per Ordinance Code.
Copies of Public Records – Section 20.210	\$1.00 for first page, \$0.15 for each additional page. Must complete request. Fees may be waived for official copies.
Dry Storage Space Rental – Section 12.300	<p>Palletized or Unitized storage of materials or gear.</p> <p>. Loose gear or materials must be secured on pallets and stacked not more than 8 feet high. Vehicles including boats on trailers; current registration required. Inoperable vehicle registration or immobile vehicles not allowed.</p> <p>10' X 20' = \$85.00 10' X 30' = \$95.00 10' X 40' = \$ 105.00</p>
Small Barge	\$115.00 per hour or fraction thereof for equipment and 1 employee, 1 hour minimum.
Skiff	\$150.00 per hour or fraction thereof for equipment and 1 employee, 1 hour minimum.
Forklift	\$75.00 per hour or fraction thereof including 1 employee, 1 hour minimum.
Truck	\$200.00 per hour or fraction thereof for equipment and 2 employees, 1 hour minimum.
Floating Barge/Crane (Requires skiff at separate skiff fee)	\$200.00 per hour or fraction thereof for equipment and 2 employees (skiff separate), 1 hour minimum.
Miscellaneous Equipment	As determined by the General Manager.
Pumpout	\$200.00 per hour or fraction thereof for 1 pump and 1 employee; \$100.00 per hour or fraction thereof for each additional pump with employee, 1 hour minimum.
Refloating of Sunken Vessel	The greater of \$800 or actual costs.
Towing Outside the Harbor (for non-emergency in Elkhorn Slough)	\$250.00 per hour or fraction thereof for one boat and two employees. Time begins when boat leaves berth. Time ends when boat returns to berth. 2 hour minimum.
Towing Within the Harbor	\$150.00 one way - includes 1 boat and two employees. \$100.00 per hour for each additional boat with employee, 1 hour minimum.
District Vehicle	\$75.00 per hour or fraction thereof for vehicle and 1 employee, 1 hour minimum.
District Personnel	\$70.00 per hour or fraction thereof per employee during normal business hours; \$100.00 per overtime hour or fraction thereof per employee, 1 hour minimum.
Phone Installation	\$90.00 flat fee (installation only, any repairs refer above to

EXHIBIT A, ORDINANCE 204

Service/Equipment	Fee
	District personnel for hourly rate)
Inoperable Vessel Mooring Surcharge - Sec. 6.120.C	\$175.00 per month until the vessel is made operable, or is removed from the Harbor, pro-rated for periods less than 1 month. Surcharge begins at the expiration of the 30-day period.
Key Issuance	<p>Metal keys - \$25.00 per key deposit. Deposit will be forfeited if key not returned within 60 days of departure.</p> <p>Magnetic keys - \$10 per key purchase price. District may repurchase in its discretion in an amount based on condition.</p> <p>Magnetic key fobs - \$12 per fob purchase price. District may repurchase in its discretion in an amount based on condition.</p>
Returned Check, Non-Sufficient Funds	\$25.00 per check.
Late Payment Handling Charge - Section 20.010(C)(2)	\$30.00 per occurrence on balances of \$90.00 or more.
Mailed Notices - Chapter 24.200 A) 2) a) (ii)	\$5.00 per individual notice; Fees waived for official distribution required by Brown Act, or to other agencies, or committee members.