



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

JANUARY 22, 2020 - 7:00 P.M.

A. CLOSED SESSION

A closed session will be held immediately prior to the public open meeting, **and will begin at 5:00 p.m.** The public open meeting will begin at 7:00 p.m., or as soon thereafter as the Closed Session is concluded, and any action taken during the Closed Session will be reported out at that time.

1. Meet pursuant to Government Code §54957(b) (1) to conduct routine performance evaluation of the General Manager/Harbormaster.
2. Meet and confer with legal counsel pursuant to Government Code Section 54956.9(a) - consideration of initiating litigation.
3. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: a. The Moss Landing Commercial Park; b. Moss Landing Marine Storage, c. North Harbor Restaurant negotiations with various parties.

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

Russ Jeffries – President
Tony Leonardini – Vice President
Vince Ferrante – Secretary
James Goulart - Commissioner
Liz Soto - Commissioner

Tom Razzeca –General Manager
Mike Rodriguez – District Counsel
Shay Shaw– Administrative Assistant

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 on particular issues and for each individual speaker.

E. ELECTION OF OFFICERS

4. ITEM – Nominations and election of the 2020 Officers for the Board of Harbor Commissioners. The General Manager will conduct the Election of Officers.

F. 2020 COMMITTEE APPOINTMENTS

5. ITEM - The President will appoint members of the Board to the various Harbor District committees:

- a. Elkhorn Slough Advisory Committee
- b. Liveaboard Committee
- c. Harbor Improvement Committee
- d. Real Property Committee I
- e. Real Property Committee II

- f. Special Districts/LAFCO
- g. Personnel Committee
- h. Finance Committee
- i. Ad Hoc Budget Committee

G. CONSENT CALENDAR

- 6. Approval of the December 11, 2019 Special Meeting Minutes.

H. FINANCIAL REPORT

- 7. Financial report month ending December 31, 2019.

I. MANAGER'S REPORTS

The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary. The Manager may present additional reports; however, the Board may not take action on any such item not on this Agenda.

- 8. Projects Status/Update
- 9. Summary of Permits Issued
- 10. Meeting Announcements
- 11. Assigned Liveboard Report
- 12. Slip Income Report
- 13. Incident Report

J. COMMITTEE REPORTS

- 14. Finance Committee – Ferrante/Goulart
- 15. Elkhorn Slough Advisory Committee – Leonardini
- 16. Special Districts – Jeffries/Ferrante
- 17. Liveboard Committee – Jeffries/ Goulart
- 18. Harbor Improvement Committee – Goulart
- 19. Real Property Committee I – Jeffries/Leonardini
- 20. Real Property Committee II – Ferrante
- 21. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB1234 requirements). Such reports may be oral or written.

K. NORTH HARBOR BUILDING UPDATE

- 22. Alison Goss of Mahoney & Associates will provide an update and answer questions regarding the listing of the Districts new North Harbor Building.

L. NEW BUSINESS

- 23 - ITEM. Consider adopting Ordinance No. 207 "An Ordinance of the Board of Harbor Commissioners of the Moss Landing Harbor District Amending Section 26.300 - "Construction Permit" of Chapter 23 - "Permit Requirements and Procedures" of the Moss Landing Harbor District Ordinance Code."
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action

M. 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.

N. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for February 26, 2020 at 7:00 PM at the offices of the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, and CA 95039. Individuals who require special accommodations are requested to contact the Administrative Assistant Shay Shaw by emailing Shaw@mosslandingharbor.dst.ca.us or by calling 831.633.2461 no less than 72 hours prior to the meeting or in the case of 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 may be obtained by logging onto the District's website at www.mosslandingharbor.dst.ca.us or by contacting the District at 831.633.5417. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.



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

December 11, 2019

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. North Harbor Restaurant negotiations with various parties; b. Moss Landing Storage.

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

The open session was called to order at 3:30 pm. After the Pledge of Allegiance roll was called:

Commissioners Present:

Russ Jeffries – President
Tony Leonardini – Vice President
Vince Ferrante – Secretary
James Goulart – Commissioner

Commissioners Absent:

Liz Soto – Commissioner

Staff Present:

Tommy Razzeca – General Manager
Mike Rodriguez – District Counsel
Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

The President announced that the Board met in Closed Session and no decisions were made; direction was given to the General Manager and District Counsel.

D. PUBLIC COMMENTS

None.

E. CONSENT CALENDAR

1. Approval of the October 23, 2019 Regular Meeting Minutes. A motion was made by Commissioner Goulart, seconded by Commissioner Ferrante, to approve the October 23, 2019 Regular Meeting Minutes. The motion passes 4 ayes, 1 absence (Commissioner Soto was absent.)

F. SPECIAL PRESENTATION OF ANNUAL AUDITED FINANCIAL STATEMENT

2. Ryan Jolley of the firm Bryant L. Jolley CPA's presented the highlights of the FYE June 30, 2019 audited financial statement with a brief summary. Mr. Jolley stated that no deficiencies or material weaknesses were found during the audit and that the Districts books and Records were found to be in accordance with generally accepted accounting principles.

G. FINANCIAL REPORT

3. Financial report month ending October 31, 2019. GM Razzeca gave the highlights. A motion was made by Commissioner Ferrante, seconded by Commissioner Leonardini to accept the Financial Report. The motion passed 4 ayes, 1 absence (Commissioner Soto was absent.)

H. MANAGERS' REPORTS

The 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 – written report/ no questions

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

5. Summary of Permits Issued – written report/ no questions
6. Meeting Announcements – written report/ no questions
7. Liveaboard Report – written report/ no questions
8. Slip Income Report – written report/ no questions
9. Incident Report – written report/ no questions

I. COMMITTEE REPORTS

10. Finance Committee – Ferrante/Goulart – nothing to report
11. Elkhorn Slough Advisory Committee – Leonardini – nothing to report
12. Special Districts – Jeffries/Ferrante – nothing to report
13. Budget Committee – Leonardini – nothing to report
14. Liveaboard Committee – Goulart/Jeffries – nothing to report
15. Harbor Improvement Committee – Goulart – nothing to report
16. Real Property Committee I – Jeffries/Leonardini – nothing to report
17. Real Property Committee II – Ferrante – nothing to report
18. 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

19. ITEM – Consider adopting Resolution 19-15 confirming completion of the North Harbor Building shell construction.
 - a. Staff report – GM Razzeca gave the report
 - b. Public Comment – none
 - c. Board discussion – President Jeffries asked if there was a check off list for completed tasks. GM Razzeca responded that a punch list of items had been compiled and completed by the contractor. Commissioner Goulart asked questions related to final inspection of the building. Gm Razzeca responded that we are awaiting Monterey County to sign off on our Storm water agreement and complete final inspection. Gm Razzeca also noted that the Notice of Completion would not be filed and that the contract retention amount would not be paid until after the final inspection had been satisfactorily completed.
 - d. Board action – A motion was made by Commissioner Ferrante, Seconded by Commissioner Leonardini to adopt Resolution 19-15 confirming completion of the North Harbor Building shell construction. The motion passed unanimously on a roll-call vote.
20. ITEM – Consider and provide direction on infill activity in the Elkhorn Slough.
 - a. Staff report – GM Razzeca gave the report
 - b. Public Comment – none
 - c. Board discussion – a discussion was had related to infill and restoration activities that have taken place in the Elkhorn Slough and the possibility of unintended adverse affects on the Harbor.
 - d. Board action – none
21. ITEM – Consider adopting Resolution 19-17 authorizing agreements with Sealaska
 - a. Staff report – GM Razzeca gave the report
 - b. Public Comment – none
 - c. Board discussion – Commissioner Leonardini asked if we had an extension date to complete dredging. GM Razzeca responded that we have and date extension until January 15th 2020.
 - d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to authorize the General Manager to enter into an agreement/task order with Sealaska for management of the Cal OES/FEMA aspect of the 2019 Dredge Project, and to authorize the General Manager to enter into an agreement/task order with Sealaska for beach replenishment professional services as needed related to the 2019 Dredge Project. All agreements, or a single master agreement with task orders, will be subject to prior approval of District Counsel and the General Manager and will be in total combined amount not to exceed \$37,000. The motion passed unanimously on a roll-call vote.

K. COMMISSIONERS COMMENTS AND CONCERNS

None.

L. ADJOURNMENT

The meeting Adjourned at 4:50pm

Respectfully submitted,

ATTEST:

Vince Ferrante, Secretary
Board of Harbor Commissioners

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of December 31, 2019

	<u>Dec 31, 19</u>	<u>Dec 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1009 · Union - Operating	2,355,820	58,393	2,297,427	3,934%
1010 · Union - M.M.	8,361	3,616,192	-3,607,831	-100%
1011 · Union - Payroll	31,745	32,790	-1,045	-3%
1015 · 1st Capital Bank	1,552,675	1,549,573	3,102	0%
1018 · Union Bank- Trust Account	837,013	303,778	533,235	176%
1020 · Umpqua - Restricted	1,015,630	1,011,889	3,741	0%
Total Checking/Savings	5,801,744	6,573,115	-771,371	-12%
Accounts Receivable				
11290 · Leases				
1282 · NNN Receivable	117,871	66,392	51,479	78%
Total 11290 · Leases	117,871	66,392	51,479	78%
1200 · Marina Receivables	135,298	127,561	7,737	6%
1201 · Marina - Allow for Bad Debt	-37,750	-37,750		
Total Accounts Receivable	215,419	156,203	59,216	38%
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	24,492	25,943	-1,451	-6%
1280 · Other	7,496	20,000	-12,504	-63%
Total 1271 · Prepaid Expenses	31,988	45,943	-13,955	-30%
Total Other Current Assets	31,988	45,943	-13,955	-30%
Total Current Assets	6,049,151	6,775,261	-726,110	-11%
Fixed Assets				
1650 · Construction in Progress	4,554,742	2,350,423	2,204,319	94%
1670 · Equipment	453,356	823,611	-370,255	-45%
1700 · Improvements				
1710 · NH Buildings & Improvements	7,157,639	7,871,280	-713,641	-9%
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,160,807	8,281,705	-120,898	-1%
1740 · SH Floating Docks	9,457,184	9,460,727	-3,543	
Total 1700 · Improvements	25,932,523	26,770,605	-838,082	-3%
1800 · Less - Depreciation				
1805 · Equipment	-419,403	-779,998	360,595	46%
1810 · NH Buildings & Improvements	-3,514,754	-3,891,929	377,175	10%
1820 · NH Floating Docks	-526,797	-515,110	-11,687	-2%
1825 · NH Offsite Improvements	-484,396	-465,606	-18,790	-4%
1830 · SH Buildings & Improvements	-6,131,124	-6,097,576	-33,548	-1%
1840 · SH Floating Docks	-6,217,493	-5,807,638	-409,855	-7%
Total 1800 · Less - Depreciation	-17,293,967	-17,557,857	263,890	2%
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	15,289,514	14,029,642	1,259,872	9%

Moss Landing Harbor District
Balance Sheet
As of December 31, 2019

	<u>Dec 31, 19</u>	<u>Dec 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
Other Assets				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
Total Other Assets	<u>7,589</u>	<u>7,589</u>		
TOTAL ASSETS	<u><u>21,346,254</u></u>	<u><u>20,812,492</u></u>	<u><u>533,762</u></u>	<u><u>3%</u></u>

Moss Landing Harbor District
Balance Sheet
As of December 31, 2019

	<u>Dec 31, 19</u>	<u>Dec 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	-297,663	222,633	-520,296	-234%
Total Accounts Payable	<u>-297,663</u>	<u>222,633</u>	<u>-520,296</u>	<u>-234%</u>
Other Current Liabilities				
2013 · Accrued Expenses		106,021	-106,021	-100%
2020 · Accrued Salaries Payable	11,138	7,150	3,988	56%
2021 · Accrued Vacation	21,810	90,718	-68,908	-76%
2023 · Accrued Payroll Taxes	957	561	396	71%
2030 · Customer Deposits	316,345	305,850	10,495	3%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	38,588	40,968	-2,380	-6%
Total 2051 · Note Interest Payable	<u>38,588</u>	<u>40,968</u>	<u>-2,380</u>	<u>-6%</u>
2080 · Prepaid Berth Fees	155,816	144,127	11,689	8%
2082 · MLCP Cost Reimb. Deposit	81,329	1,379	79,950	5,798%
2086 · Prepaid Leases				
20861 · Duke	24,385	22,434	1,951	9%
20862 · MBARI	4,857	5,015	-158	-3%
Total 2086 · Prepaid Leases	<u>29,242</u>	<u>27,449</u>	<u>1,793</u>	<u>7%</u>
2087 · Lease Deposits	18,236	17,047	1,189	7%
Total Other Current Liabilities	<u>673,461</u>	<u>741,270</u>	<u>-67,809</u>	<u>-9%</u>
Total Current Liabilities	<u>375,798</u>	<u>963,903</u>	<u>-588,105</u>	<u>-61%</u>
Long Term Liabilities				
2605 · Umpqua Loan	2,908,858	3,298,374	-389,516	-12%
Total Long Term Liabilities	<u>2,908,858</u>	<u>3,298,374</u>	<u>-389,516</u>	<u>-12%</u>
Total Liabilities	<u>3,284,656</u>	<u>4,262,277</u>	<u>-977,621</u>	<u>-23%</u>
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	11,690,585	10,752,657	937,928	9%
Net Income	-85,216	-658,673	573,457	87%
Total Equity	<u>18,061,600</u>	<u>16,550,215</u>	<u>1,511,385</u>	<u>9%</u>
TOTAL LIABILITIES & EQUITY	<u><u>21,346,256</u></u>	<u><u>20,812,492</u></u>	<u><u>533,764</u></u>	<u><u>3%</u></u>

Moss Landing Harbor District
Statement of Cash Flows
July through December 2019

Jul - Dec 19

OPERATING ACTIVITIES

Net Income	-85,216
Adjustments to reconcile Net Income	
to net cash provided by operations:	
1200 · Marina Receivables	-7,891
1201 · Marina - Allow for Bad Debt	12,750
11290 · Leases:1282 · NNN Receivable	-23,465
11290 · Leases:1284 · Local Bounty	1,230
1271 · Prepaid Expenses:1270 · Insurance	-24,492
1271 · Prepaid Expenses:1280 · Other	90,565
1800 · Less - Depreciation:1805 · Equipment	10,201
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	129,497
1800 · Less - Depreciation:1820 · NH Floating Docks	6,018
1800 · Less - Depreciation:1825 · NH Offsite Improvements	14,691
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	104,389
1800 · Less - Depreciation:1840 · SH Floating Docks	207,200
2010 · Accounts Payable	-593,734
2020 · Accrued Salaries Payable	2,558
2023 · Accrued Payroll Taxes	396
2030 · Customer Deposits	604
2080 · Prepaid Berth Fees	3,239
2086 · Prepaid Leases:20861 · Duke	-33,853
2086 · Prepaid Leases:20862 · MBARI	-13,874
2087 · Lease Deposits	1,190
2013 · Accrued Expenses	-164,770
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-582
2082 · MLCP Cost Reimb. Deposit	81,329

Net cash provided by Operating Activities -282,020

FINANCING ACTIVITIES

2605 · Umpqua Loan	-389,516
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Net cash provided by Financing Activities -389,516

Net cash increase for period -671,536

Cash at beginning of period 6,473,280

Cash at end of period 5,801,744

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through December 2019

	<u>Jul - Dec 19</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	829,332	874,170	-44,838	95%
4112 · Qtrly/Annual Discount	-647	-1,125	478	58%
4113 · Commercial Vessel Dscnt	-6,130	-6,000	-130	102%
4114 · Away (1 mnth) Dscnt	-742	-1,125	383	66%
4115 · Temporary Berthing	122,524	126,198	-3,674	97%
4120 · Liveaboard Fees	64,488	60,450	4,038	107%
4130 · Transient Berthing	20,634	16,100	4,534	128%
4220 · Wait List	2,350	4,500	-2,150	52%
4260 · Towing - Intra Harbor	150	300	-150	50%
4270 · Pumpouts	1,050	400	650	263%
4280 · Late Fees	17,300	15,000	2,300	115%
4282 · Recovered Lien Costs	340	600	-260	57%
Total 4100 · Berthing Income	<u>1,050,649</u>	<u>1,089,468</u>	<u>-38,819</u>	<u>96%</u>
4200 · Other Income - Operations				
4225 · Merchandise	222	200	22	111%
4230 · SH Parking	71,712	69,600	2,112	103%
4285 · Dog Fee	705	330	375	214%
4290 · Misc	526	835	-309	63%
Total 4200 · Other Income - Operations	<u>73,165</u>	<u>70,965</u>	<u>2,200</u>	<u>103%</u>
Total 4000 · MARINA REVENUES	<u>1,123,814</u>	<u>1,160,433</u>	<u>-36,619</u>	<u>97%</u>

Moss Landing Harbor District Profit & Loss Budget vs. Actual July through December 2019

Expense	Jul - Dec 19	Budget	\$ Over Budget	% of Budget
5200 · General & Administrative				
5100 · Advertising	2,372	3,000	-628	79%
5210 · Dues & Subscriptions	4,735	2,000	2,735	237%
5220 · Office Supplies				
5223 · Administration	3,251	1,961	1,290	166%
5225 · Operations	3,364	5,808	-2,444	58%
Total 5220 · Office Supplies	<u>6,615</u>	<u>7,769</u>	<u>-1,154</u>	<u>85%</u>
5230 · Postage & Equip Lease				
5232 · Meter Lease	416	261	155	159%
5235 · Postage	179	290	-111	62%
Total 5230 · Postage & Equip Lease	<u>595</u>	<u>551</u>	<u>44</u>	<u>108%</u>
5240 · Copier Lease & Supplies				
5242 · Copier Lease	1,604	1,841	-237	87%
Total 5240 · Copier Lease & Supplies	<u>1,604</u>	<u>1,841</u>	<u>-237</u>	<u>87%</u>
5250 · Telephone & Communications				
5253 · Administration	6,859	6,045	814	113%
5255 · Operations	679	696	-17	98%
Total 5250 · Telephone & Communications	<u>7,538</u>	<u>6,741</u>	<u>797</u>	<u>112%</u>
5260 · Professional Services				
5262 · Accounting	20,017	22,000	-1,983	91%
5263 · Audlt fees	16,500	18,000	-1,500	92%
5265 · Legal	25,450	50,000	-24,550	51%
5268 · Computer Consulting	1,240	171	1,069	725%
5269 · Payroll Processing	1,802	1,851	-49	97%
Total 5260 · Professional Services	<u>65,009</u>	<u>92,022</u>	<u>-27,013</u>	<u>71%</u>
5290 · Credit Card Fees	9,611	7,895	1,716	122%
5921 · Internet Billing Service	1,563	1,339	224	117%
Total 5200 · General & Administrative	<u>99,642</u>	<u>123,158</u>	<u>-23,516</u>	<u>81%</u>
5300 · Personnel				
5310 · Salaries				
5313 · Administration	70,868	101,744	-30,876	70%
5315 · Operations	94,753	79,353	15,400	119%
5318 · Maintenance	77,109	74,224	2,885	104%
Total 5310 · Salaries	<u>242,730</u>	<u>255,321</u>	<u>-12,591</u>	<u>95%</u>
5330 · Payroll Taxes				
5333 · Administration	5,271	7,784	-2,513	68%
5335 · Operations	7,249	6,147	1,102	118%
5338 · Maintenance	6,025	5,678	347	106%
Total 5330 · Payroll Taxes	<u>18,545</u>	<u>19,609</u>	<u>-1,064</u>	<u>95%</u>
5340 · Employee Benefits				
5342 · Vehicle Allowance				
5343 · Administration	22,174	18,216	3,958	122%
5345 · Operations	2,896			
5348 · Maintenance	26,025	30,249	-4,224	86%
Total 5340 · Employee Benefits	<u>51,095</u>	<u>48,465</u>	<u>2,630</u>	<u>105%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through December 2019

	<u>Jul - Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5350 · Workers Compensation				
5353 · Administration	1,800	1,175	625	153%
5355 · Operations	3,129	4,325	-1,196	72%
5358 · Maintenance	4,002	10,277	-6,275	39%
Total 5350 · Workers Compensation	<u>8,931</u>	<u>15,777</u>	<u>-6,846</u>	<u>57%</u>
5360 · Education & Training				
5363 · Administration	920	2,000	-1,080	46%
Total 5360 · Education & Training	<u>920</u>	<u>2,000</u>	<u>-1,080</u>	<u>46%</u>
Total 5300 · Personnel	<u>322,221</u>	<u>341,172</u>	<u>-18,951</u>	<u>94%</u>
5400 · Insurance				
5410 · Liability Insurance	61,818	65,800	-3,982	94%
Total 5400 · Insurance	<u>61,818</u>	<u>65,800</u>	<u>-3,982</u>	<u>94%</u>
5500 · Utilities				
5510 · Garbage	54,585	26,500	28,085	206%
5520 · Gas and Electric	120,000	120,000		100%
5530 · Water	20,716	16,000	4,716	129%
5540 · Sewer	20,781	20,000	781	104%
Total 5500 · Utilities	<u>216,082</u>	<u>182,500</u>	<u>33,582</u>	<u>118%</u>
5600 · Operating Supplies				
5610 · Vehicles	3,975	5,000	-1,025	80%
5625 · Operations	10,801	10,000	801	108%
Total 5600 · Operating Supplies	<u>14,776</u>	<u>15,000</u>	<u>-224</u>	<u>99%</u>
5700 · Depreciation	235,998	236,250	-252	100%
5800 · Repairs & Maintenance				
5810 · Vehicles	1,444	201	1,243	718%
5830 · Equip Rental	2,717	2,692	25	101%
5850 · Repair Materials	29,167	42,107	-12,940	69%
5860 · Outside Service Contracts	23,247	35,000	-11,753	66%
5870 · Derelict Disposal	17,322	30,000	-12,678	58%
Total 5800 · Repairs & Maintenance	<u>73,897</u>	<u>110,000</u>	<u>-36,103</u>	<u>67%</u>
5900 · Financial Expenses				
5920 · Bank Service Charges				
5990 · Bad Debt	12,750	12,500	250	102%
Total 5900 · Financial Expenses	<u>12,750</u>	<u>12,500</u>	<u>250</u>	<u>102%</u>
Total · MARINA EXPENSES	<u>1,037,184</u>	<u>1,086,380</u>	<u>-49,196</u>	<u>95%</u>
Net Ordinary Income - Marina Operations	<u>86,630</u>	<u>74,053</u>	<u>12,577</u>	<u>117%</u>

Moss Landing Harbor District Profit & Loss Budget vs. Actual July through December 2019

	Jul - Dec 19	Budget	\$ Over Budget	% of Budget
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	33,853	34,957	-1,104	97%
4053 · MBARI	13,874	14,419	-545	96%
Total 4050 · Trust Lands Lease Revenue	47,727	49,376	-1,649	97%
4500 · Leases				
4502 · Cannery Building				
4517 · Suite 2	16,697	16,698	-1	100%
4504 · Suite 3	53,867	46,170	7,697	117%
4511 · Suite 1 & 10	9,394	9,390	4	100%
4515 · Suite 4	44,653	44,652	1	100%
4518 · Suite 5	13,404	12,810	594	105%
4510 · Suite 6	13,236	13,662	-426	97%
4503 · Suite 8	4,635	4,674	-39	99%
4520 · Suite 9	2,848	4,274	-1,426	67%
4523 · Canery NNN	17,806	20,000	-2,194	89%
Total 4502 · Cannery Building	176,540	172,330	4,210	102%
4530 · RV Lot	17,118	17,118	0	100%
4560 · North Harbor				
4562 · Sea Harvest	17,604	19,000	-1,396	93%
4568 · Monterey Bay Kayaks	31,864	20,000	11,864	159%
Total 4560 · North Harbor	49,468	39,000	10,468	127%
Total 4500 · Leases	243,126	228,448	14,678	106%
4600 · District Property Taxes	177,621	100,000	77,621	178%
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	139,022	137,800	1,222	101%
4126 · Passenger Vessel Fees	19,586	12,500	7,086	157%
4710 · Vending Activities				
4711 · Washer/Dryer	3,752	4,875	-1,123	77%
4712 · Soda	133	125	8	106%
Total 4710 · Vending Activities	3,885	5,000	-1,115	78%
4720 · Dry Storage	30,922	32,500	-1,578	95%
4725 · North Harbor Use Fee	66,426	38,700	27,726	172%
4727 · Key Sales	1,983	4,000	-2,017	50%
4730 · NH Washdown	717	1,250	-533	57%
4735 · Camp/RV	550	2,000	-1,450	28%
4740 · Equipment Rental		125	-125	
4751 · Permits	614	2,500	-1,886	25%
4765 · Faxes, Copies & Postage	55	30	25	183%
4770 · Surplus Auction/Sales		10	-10	
Total 4700 · Other Revenues & Concessions	263,760	236,415	27,345	112%
4800 · Interest				
4841 · Union Bank Interest	72	125	-53	58%
4843 · First Capital Bank	1,582	750	832	211%
4846 · Umpqua Interest	1,919	750	1,169	256%
Total 4800 · Interest	3,573	1,625	1,948	220%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through December 2019

	Jul - Dec 19	Budget	\$ Over Budget	% of Budget
Total 4400 · LEASE AND OTHER INCOME	735,807	615,864	119,943	119%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	46,420	44,227	2,193	105%
Total 7100 · Interest Expense	46,420	44,227	2,193	105%
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	6,357	6,411	-54	99%
Total 7200 · Other Financial Expenses	6,357	6,411	-54	99%
5700 · Depreciation	235,998	236,250	-252	100%
7300 · Commissioner Expenses				
7320 · Monthly Stipend	9,400	6,500	2,900	145%
7321 · Employer Payroll Taxes	719	500	219	144%
7330 · Incurred Expenses	2,319	500	1,819	464%
Total 7300 · Commissioner Expenses	12,438	7,500	4,938	166%
Total 7000 · LEASE AND OTHER EXPENSES	301,213	294,388	6,825	102%
Net Ordinary Income - Lease & Other Operations	434,594	321,476	113,118	135%
Net Ordinary Income - Combined Operations	521,224	395,529	125,695	132%
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	18,672		18,672	100%
8201 · Reimbursable expenses	-18,671		-18,671	100%
Total 8001 · Cost Reimbursements	1		1	100%
Total Other Income	1		1	100%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	319,953	275,000	44,953	116%
9051 · Sewer Lift Station		50,000	-50,000	
9053 · Dock Maintenance		5,000	-5,000	
9054 · Sea Lion Deterrent Fencing		15,000	-15,000	
9060 · NH Berthers Parking/Paving		50,000	-50,000	
9150 · Cannery		100,000	-100,000	
9250 · Security Camera		10,000	-10,000	
9305 · Piling Replacement Proj. - Dist		125,000	-125,000	
9309 · New NH Building	300,398	600,000	-299,602	50%
9310 · NH Hotel		75,000	-75,000	
9440 · NH Shoreline (North)	-13,910			
9470 · NH Visitor Dock		200,000	-200,000	
9565 · Miscellaneous Capital Projects		50,000	-50,000	
9750 · Office Computers		25,000	-25,000	
9800 · Dock Replacement		100,000	-100,000	
Total 9000 · CAPITAL PROJECT EXPENSES	606,441	1,680,000	-1,073,559	36%
Total Other Expense	606,441	1,680,000	-1,073,559	36%
Net Other Income	-606,440	-1,680,000	1,073,560	36%
Net Income	-85,216	-1,284,471	1,199,255	7%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through December 2019

	<u>Jul - Dec 19</u>	<u>Jul - Dec 18</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	829,332	821,362	7,970	1%
4112 · Qtrly/Annual Discount	-647	-677	30	4%
4113 · Commercial Vessel Dscnt	-6,130	-7,071	941	13%
4114 · Away (1 mnth) Dscnt	-742	-732	-10	-1%
4115 · Temporary Berthing	122,524	133,316	-10,792	-8%
4120 · Liveaboard Fees	64,488	60,200	4,288	7%
4130 · Transient Berthing	20,634	17,271	3,363	19%
4220 · Wait List	2,350	2,725	-375	-14%
4260 · Towing - Intra Harbor	150	300	-150	-50%
4270 · Pumpouts	1,050		1,050	100%
4280 · Late Fees	17,300	19,807	-2,507	-13%
4282 · Recovered Lien Costs	340	1,445	-1,105	-76%
Total 4100 · Berthing Income	<u>1,050,649</u>	<u>1,047,946</u>	<u>2,703</u>	<u>0%</u>
4200 · Other Income - Operations				
4225 · Merchandise	222	41	181	441%
4230 · SH Parking	71,712	61,595	10,117	16%
4285 · Dog Fee	705	643	62	10%
4290 · Misc	526	825	-299	-36%
Total 4200 · Other Income - Operations	<u>73,165</u>	<u>63,104</u>	<u>10,061</u>	<u>16%</u>
Total 4000 · MARINA REVENUES	<u>1,123,814</u>	<u>1,111,050</u>	<u>12,764</u>	<u>1%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through December 2019

Expense	Jul - Dec 19	Jul - Dec 18	\$ Change	% Change
5200 · General & Administrative				
5100 · Advertising	2,372	1,694	678	40%
5210 · Dues & Subscriptions	4,735	2,208	2,527	114%
5220 · Office Supplies				
5223 · Administration	3,251	1,748	1,503	86%
5225 · Operations	3,364	7,198	-3,834	-53%
Total 5220 · Office Supplies	6,615	8,946	-2,331	-26%
5230 · Postage & Equip Lease				
5232 · Meter Lease	416	259	157	61%
5235 · Postage	179		179	100%
Total 5230 · Postage & Equip Lease	595	259	336	130%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	1,604	1,795	-191	-11%
Total 5240 · Copier Lease & Supplies	1,604	1,795	-191	-11%
5250 · Telephone & Communications				
5253 · Administration	6,859	6,067	792	13%
5255 · Operations	679	425	254	60%
Total 5250 · Telephone & Communications	7,538	6,492	1,046	16%
5260 · Professional Services				
5262 · Accounting	20,017	19,336	681	4%
5263 · Audit fees	16,500	15,500	1,000	6%
5265 · Legal	25,450	31,693	-6,243	-20%
5268 · Computer Consulting	1,240		1,240	100%
5269 · Payroll Processing	1,802	1,638	164	10%
Total 5260 · Professional Services	65,009	68,167	-3,158	-5%
5290 · Credit Card Fees	9,611	7,910	1,701	22%
5921 · Internet Billing Service	1,563	1,037	526	51%
Total 5200 · General & Administrative	99,642	98,508	1,134	1%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	70,868	135,020	-64,152	-48%
5315 · Operations	94,753	70,014	24,739	35%
5318 · Maintenance	77,109	55,498	21,611	39%
Total 5310 · Salaries	242,730	260,532	-17,802	-7%
5330 · Payroll Taxes				
5333 · Administration	5,271	8,436	-3,165	-38%
5335 · Operations	7,249	5,356	1,893	35%
5338 · Maintenance	6,025	4,246	1,779	42%
Total 5330 · Payroll Taxes	18,545	18,038	507	3%
5340 · Employee Benefits				
5343 · Administration	22,174	30,148	-7,974	-26%
5345 · Operations	2,896	707	2,189	310%
5348 · Maintenance	26,025	18,323	7,702	42%
Total 5340 · Employee Benefits	51,095	49,178	1,917	4%
5350 · Workers Compensation				

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through December 2019

	Jul - Dec 19	Jul - Dec 18	\$ Change	% Change
5353 · Administration	1,800	1,700	100	6%
5355 · Operations	3,129	3,335	-206	-6%
5358 · Maintenance	4,002	4,324	-322	-7%
Total 5350 · Workers Compensation	8,931	9,359	-428	-5%
5360 · Education & Training				
5363 · Administration	920	1,225	-305	-25%
Total 5360 · Education & Training	920	1,225	-305	-25%
Total 5300 · Personnel	322,221	338,332	-16,111	-5%
5400 · Insurance				
5410 · Liability Insurance	61,818	62,964	-1,146	-2%
Total 5400 · Insurance	61,818	62,964	-1,146	-2%
5500 · Utilities				
5510 · Garbage	54,585	27,740	26,845	97%
5520 · Gas and Electric	120,000	88,685	31,315	35%
5530 · Water	20,716	15,630	5,086	33%
5540 · Sewer	20,781	45,535	-24,754	-54%
Total 5500 · Utilities	216,082	177,590	38,492	22%
5600 · Operating Supplies				
5610 · Vehicles	3,975	6,485	-2,510	-39%
5625 · Operations	10,801	9,913	888	9%
Total 5600 · Operating Supplies	14,776	16,398	-1,622	-10%
5700 · Depreciation	235,998	235,998		
5800 · Repairs & Maintenance				
5810 · Vehicles	1,444		1,444	100%
5830 · Equip Rental	2,717	1,736	981	57%
5850 · Repair Materials	29,167	22,448	6,719	30%
5860 · Outside Service Contracts	23,247	24,314	-1,067	-4%
5870 · Derelict Disposal	17,322	14,256	3,066	22%
Total 5800 · Repairs & Maintenance	73,897	62,754	11,143	18%
5900 · Financial Expenses				
5920 · Bank Service Charges		3,743	-3,743	-100%
5990 · Bad Debt	12,750	12,750		
Total 5900 · Financial Expenses	12,750	16,493	-3,743	-23%
Total · MARINA EXPENSES	1,037,184	1,009,037	28,147	3%
Net Ordinary Income - Marina Operations	86,630	102,013	-15,383	-15%

Moss Landing Harbor District Profit & Loss Budget vs. Actual July through December 2019

	Jul - Dec 19	Jul - Dec 18	\$ Change	% Change
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	33,853	33,635	218	1%
4053 · MBARI	13,874	13,874		
Total 4050 · Trust Lands Lease Revenue	<u>47,727</u>	<u>47,509</u>	218	0%
4500 · Leases				
4502 · Cannery Building				
4517 · Suite 2	16,697	16,075	622	4%
4504 · Suite 3	53,867	43,065	10,802	25%
4511 · Suite 1 & 10	9,394	9,044	350	4%
4515 · Suite 4	44,653	42,989	1,664	4%
4518 · Suite 5	13,404	12,555	849	7%
4510 · Suite 6	13,236	13,153	83	1%
4503 · Suite 8	4,635	7,500	-2,865	-38%
4520 · Suite 9	2,848	4,115	-1,267	-31%
4523 · Canary NNN	17,806	14,480	3,326	23%
Total 4502 · Cannery Building	<u>176,540</u>	<u>162,976</u>	13,564	8%
4530 · RV Lot	17,118	16,481	637	4%
4560 · North Harbor				
4562 · Sea Harvest	17,604	16,948	656	4%
4568 · Monterey Bay Kayaks	31,864	31,538	326	1%
Total 4560 · North Harbor	<u>49,468</u>	<u>48,486</u>	982	2%
Total 4500 · Leases	<u>243,126</u>	<u>227,943</u>	15,183	7%
4600 · District Property Taxes	177,621	167,656	9,965	6%
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	139,022	140,605	-1,583	-1%
4126 · Passenger Vessel Fees	19,586		19,586	100%
4710 · Vending Activities				
4711 · Washer/Dryer	3,752	5,389	-1,637	-30%
4712 · Soda	133		133	100%
Total 4710 · Vending Activities	<u>3,885</u>	<u>5,389</u>	-1,504	-28%
4720 · Dry Storage	30,922	29,195	1,727	6%
4725 · North Harbor Use Fee	66,426	51,790	14,636	28%
4727 · Key Sales	1,983	3,235	-1,252	-39%
4730 · NH Washdown	717	642	75	12%
4735 · Camp/RV	550	200	350	175%
4740 · Equipment Rental				
4751 · Permits	614	2,896	-2,282	-79%
4765 · Faxes, Copies & Postage	55	32	23	72%
Total 4700 · Other Revenues & Concessions	<u>263,760</u>	<u>233,984</u>	29,776	13%
4800 · Interest				
4841 · Union Bank Interest	72	209	-137	-66%
4843 · First Capital Bank	1,582	1,570	12	1%
4846 · Umpqua Interest	1,919	765	1,154	151%
Total 4800 · Interest	<u>3,573</u>	<u>2,544</u>	1,029	40%
Total 4400 · LEASE AND OTHER INCOME	<u>735,807</u>	<u>679,636</u>	56,171	8%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through December 2019

	Jul - Dec 19	Jul - Dec 18	\$ Change	% Change
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	46,420	49,704	-3,284	-7%
Total 7100 · Interest Expense	<u>46,420</u>	<u>49,704</u>	<u>-3,284</u>	<u>-7%</u>
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	6,357	6,160	197	3%
Total 7200 · Other Financial Expenses	<u>6,357</u>	<u>6,160</u>	<u>197</u>	<u>3%</u>
5700 · Depreciation	235,998	235,998		
7300 · Commissioner Expenses				
7320 · Monthly Stipend	9,400	7,500	1,900	25%
7321 · Employer Payroll Taxes	719	574	145	25%
7330 · Incurred Expenses	2,319	2,196	123	6%
Total 7300 · Commissioner Expenses	<u>12,438</u>	<u>10,270</u>	<u>2,168</u>	<u>21%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>301,213</u>	<u>302,132</u>	<u>-919</u>	<u>0%</u>
Net Ordinary Income - Lease & Other Operations	<u>434,594</u>	<u>377,504</u>	<u>57,090</u>	<u>15%</u>
Net Ordinary Income - Combined Operations	<u>521,224</u>	<u>479,517</u>	<u>41,707</u>	<u>9%</u>
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	18,672	132,467	-113,795	-86%
8201 · Reimbursable expenses	-18,671	-3,591	-15,080	-420%
Total 8001 · Cost Reimbursements	<u>1</u>	<u>128,876</u>	<u>-128,875</u>	<u>-100%</u>
Total Other Income	<u>1</u>	<u>128,876</u>	<u>-128,875</u>	<u>-100%</u>
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	319,953	165,995	153,958	93%
9053 · Dock Maintenance		9,476	-9,476	-100%
9309 · New NH Building	300,398	898,705	-598,307	-67%
9310 · NH Hotel		70,398	-70,398	-100%
9440 · NH Shoreline (North)	-13,910	122,494	-136,404	-111%
Total 9000 · CAPITAL PROJECT EXPENSES	<u>606,441</u>	<u>1,267,068</u>	<u>-660,627</u>	<u>-52%</u>
Total Other Expense	<u>606,441</u>	<u>1,267,068</u>	<u>-660,627</u>	<u>-52%</u>
Net Other Income	<u>-606,440</u>	<u>-1,138,192</u>	<u>531,752</u>	<u>47%</u>
Net Income	<u><u>-85,216</u></u>	<u><u>-658,675</u></u>	<u><u>573,459</u></u>	<u><u>87%</u></u>

Moss Landing Harbor District
A/P Aging Summary
As of December 31, 2019

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Allied Administrators for Delta Dental	0.00	-402.14	0.00	0.00	0.00	-402.14
Ambient Air	0.00	1,315.83	0.00	0.00	0.00	1,315.83
Aspen Enviornmental Group	0.00	7,675.50	0.00	0.00	0.00	7,675.50
AT&T	224.24	0.00	0.00	0.00	0.00	224.24
Blue Shield of California	0.00	-357.20	0.00	0.00	0.00	-357.20
CAHM & PC	0.00	-300.00	0.00	0.00	0.00	-300.00
CalPERS	0.00	-5,074.48	-5,074.48	0.00	0.00	-10,148.96
Carmel Marina Corporation	1,030.25	0.00	0.00	0.00	0.00	1,030.25
Cintas	561.77	0.00	0.00	0.00	0.00	561.77
CSDA	0.00	0.00	0.00	-7,077.00	0.00	-7,077.00
IPFS Corporation	0.00	-13,332.32	0.00	0.00	0.00	-13,332.32
MBS Business Systems	1,102.20	0.00	0.00	0.00	0.00	1,102.20
Pacific Coast Congress	0.00	-265.00	0.00	0.00	0.00	-265.00
Pacific Dredge and Construction, LLC	0.00	-267,364.18	0.00	0.00	0.00	-267,364.18
Pajaro Valley Lock Shop	14.06	0.00	0.00	0.00	0.00	14.06
Pajaro/Sunny Mesa C.S.D.	2,877.98	0.00	0.00	0.00	0.00	2,877.98
PG&E	0.00	-20,000.00	0.00	0.00	0.00	-20,000.00
Pitney Bowes Global Financial Svc LLC	157.55	0.00	0.00	0.00	0.00	157.55
Rabobank	1,012.46	0.00	0.00	0.00	0.00	1,012.46
Redshift	0.00	-136.85	0.00	0.00	0.00	-136.85
Ryan Schell	275.80	0.00	0.00	0.00	0.00	275.80
Santa Cruz Compost Company, Inc.	204.69	0.00	0.00	0.00	0.00	204.69
Sea Engineering, Inc.	0.00	1,348.00	0.00	0.00	0.00	1,348.00
Social Vocational Services, Inc.	0.00	-1,073.57	0.00	0.00	0.00	-1,073.57
SWRCB	1,949.00	0.00	0.00	0.00	0.00	1,949.00
Tommy Razzerca	0.00	-300.00	0.00	0.00	0.00	-300.00
U.S. Bank	1,888.23	0.00	0.00	0.00	0.00	1,888.23
VALIC	1,489.81	0.00	0.00	0.00	0.00	1,489.81
Verizon Wireless	117.08	0.00	0.00	0.00	0.00	117.08
Vision Sevice Plan	0.00	-150.33	0.00	0.00	0.00	-150.33
TOTAL	<u>12,905.12</u>	<u>-298,416.74</u>	<u>-5,074.48</u>	<u>-7,077.00</u>	<u>0.00</u>	<u>-297,663.10</u>

Moss Landing Harbor District Warrant Listing

November 1 to December 31, 2019

Type	Date	Num	Name	Amount
1009 - Union - Operating				
Bill Pmt -Check	11/01/2019	20663	California Public Employees' Retire. Syst	-300.00
Check	11/01/2019	2836	Ferrante, Vincent	-340.02
Check	11/01/2019	2837	Goulart, James	-177.32
Check	11/01/2019	2838	Jeffries, Russell	-452.13
Check	11/01/2019	2839	Tony Leonardini	-365.40
Check	11/01/2019	2840	Neal Norris	-690.01
Check	11/01/2019	2841	William Allen	-645.68
Check	11/01/2019	2842	Dennis Dixon	-64.37
Check	11/06/2019		NPC Merchant Pymt Proc	-2,042.28
Bill Pmt -Check	11/13/2019	20664	Allied Administrators for Delta Dental	-402.14
Bill Pmt -Check	11/13/2019	20665	AT&T	-225.68
Bill Pmt -Check	11/13/2019	20666	Big Creek Lumber	-474.59
Bill Pmt -Check	11/13/2019	20667	Blue Shield of California	-357.20
Bill Pmt -Check	11/13/2019	20668	Bryant Jolley	-16,500.00
Bill Pmt -Check	11/13/2019	20669	Byte Technology	-213.00
Bill Pmt -Check	11/13/2019	20670	Californian, The	-151.54
Bill Pmt -Check	11/13/2019	20671	CalPERS	-5,074.48
Bill Pmt -Check	11/13/2019	20672	Carmel Marina Corporation	-1,026.11
Bill Pmt -Check	11/13/2019	20673	Castroville "ACE" Hardware	-79.66
Bill Pmt -Check	11/13/2019	20674	Central Coast Systems, Inc.	-105.00
Bill Pmt -Check	11/13/2019	20675	Charles Enders	-500.00
Bill Pmt -Check	11/13/2019	20676	Cintas	-656.31
Bill Pmt -Check	11/13/2019	20677	DMV/Lien Sale Section	-32.00
Bill Pmt -Check	11/13/2019	20678	Dock Boxes	-2,745.25
Bill Pmt -Check	11/13/2019	20679	EDD	-126.00
Bill Pmt -Check	11/13/2019	20680	IPFS Corporation	-13,332.32
Bill Pmt -Check	11/13/2019	20681	Jordon Freeman	-500.00
Bill Pmt -Check	11/13/2019	20682	Larry Coday	-610.00
Bill Pmt -Check	11/13/2019	20683	Marc J. Del Piero	-1,250.00
Bill Pmt -Check	11/13/2019	20684	Monterey Signs	-589.95
Bill Pmt -Check	11/13/2019	20685	Pacific Dredge and Construction, LLC	-318,001.65
Bill Pmt -Check	11/13/2019	20686	Pajaro/Sunny Mesa C.S.D.	-2,492.01
Bill Pmt -Check	11/13/2019	20687	PG&E	-20,000.00
Bill Pmt -Check	11/13/2019	20688	Rabobank	-293.12
Bill Pmt -Check	11/13/2019	20689	Redshift	-136.85
Bill Pmt -Check	11/13/2019	20690	Social Vocational Services, Inc.	-1,073.57
Bill Pmt -Check	11/13/2019	20691	Sunrise Express	-51.19
Bill Pmt -Check	11/13/2019	20692	Tommy Razzerca	-300.00
Bill Pmt -Check	11/13/2019	20693	Valero Marketing and Supply Company	-648.37
Bill Pmt -Check	11/13/2019	20694	VALIC	-1,489.81
Bill Pmt -Check	11/13/2019	20695	Verizon Wireless	-117.89
Bill Pmt -Check	11/13/2019	20696	Vision Sevice Plan	-150.33
Bill Pmt -Check	11/13/2019	20697	WASH	-202.08
Bill Pmt -Check	11/13/2019	20698	Carmel Marina Corporation	-4,036.05

Moss Landing Harbor District Warrant Listing

November 1 to December 31, 2019

Type	Date	Num	Name	Amount
Bill Pmt -Check	11/13/2019	20699	Rabobank	-289.47
Bill Pmt -Check	11/13/2019	20700	Carmel Marina Corporation	-2,274.32
Bill Pmt -Check	11/13/2019	20701	Rabobank	-503.89
Bill Pmt -Check	11/13/2019	20702	Carmel Marina Corporation	-261.16
Bill Pmt -Check	11/13/2019	20703	Carmel Marina Corporation	-1,304.96
Bill Pmt -Check	11/13/2019	20704	Sunrise Express	-51.19
Check	11/14/2019		Payroll Partners	-136.63
Check	11/15/2019	2843	Ferrante, Vincent	-340.02
Check	11/15/2019	2844	Goulart, James	-177.32
Check	11/15/2019	2845	Jeffries, Russell	-452.13
Check	11/15/2019	2846	Tony Leonardini	-365.40
Check	11/15/2019	2847	Neal Norris	-689.99
Check	11/15/2019	2848	William Allen	-645.69
Check	11/15/2019	2849	Dennis Dixon	-89.12
Bill Pmt -Check	11/26/2019	20705	Andrew Schultz	-550.00
Bill Pmt -Check	11/26/2019	20706	Aspen Enviommental Group	-7,365.83
Bill Pmt -Check	11/26/2019	20707	AT&T	-567.99
Bill Pmt -Check	11/26/2019	20708	Austin Burnett	-525.00
Bill Pmt -Check	11/26/2019	20709	CalPERS	-5,074.48
Bill Pmt -Check	11/26/2019	20710	Corralitos Electric	-100.00
Bill Pmt -Check	11/26/2019	20711	Dilbeck & Sons, Inc.	-178,855.00
Bill Pmt -Check	11/26/2019	20712	Henderson Marine Supply	-1,072.66
Bill Pmt -Check	11/26/2019	20713	Home Depot	-1,537.31
Bill Pmt -Check	11/26/2019	20714	Imre Kabai	-525.00
Bill Pmt -Check	11/26/2019	20715	Jarvis, Fay, & Gibson, LLP	-6,630.00
Bill Pmt -Check	11/26/2019	20716	Sea Engineering, Inc.	-1,615.00
Bill Pmt -Check	11/26/2019	20717	Stephen Cooper	-389.50
Bill Pmt -Check	11/26/2019	20718	Taylor Smallwood	-380.50
Bill Pmt -Check	11/26/2019	20719	Veritiv Operating Company	-1,570.12
Bill Pmt -Check	11/26/2019	20720	Wald, Ruhnke & Dost Architects, LP	-6,135.00
Bill Pmt -Check	11/26/2019	20721	Wendy L. Cumming, CPA	-2,987.00
Bill Pmt -Check	11/26/2019	20722	AT&T	-373.44
Check	11/27/2019		Payroll Partners	-125.33
Check	12/04/2019	2852	William Allen	-645.68
Bill Pmt -Check	12/05/2019	20723	Allied Administrators for Delta Dental	-402.14
Bill Pmt -Check	12/05/2019	20724	Ambient Air	-1,279.03
Bill Pmt -Check	12/05/2019	20725	AT&T	-224.24
Bill Pmt -Check	12/05/2019	20726	Big Creek Lumber	-2,036.20
Bill Pmt -Check	12/05/2019	20727	Blue Shield of California	-357.20
Bill Pmt -Check	12/05/2019	20728	Carmel Marina Corporation	-2,609.92
Bill Pmt -Check	12/05/2019	20729	Dilbeck & Sons, Inc.	-124,183.44
Bill Pmt -Check	12/05/2019	20730	Haro, Kasunich and Assoc. Inc.	-502.00
Bill Pmt -Check	12/05/2019	20731	IPFS Corporation	-13,332.32
Bill Pmt -Check	12/05/2019	20732	Johnson Electronics, Inc.	-120.00
Bill Pmt -Check	12/05/2019	20733	Keith Rodfield	-500.00

Moss Landing Harbor District Warrant Listing

November 1 to December 31, 2019

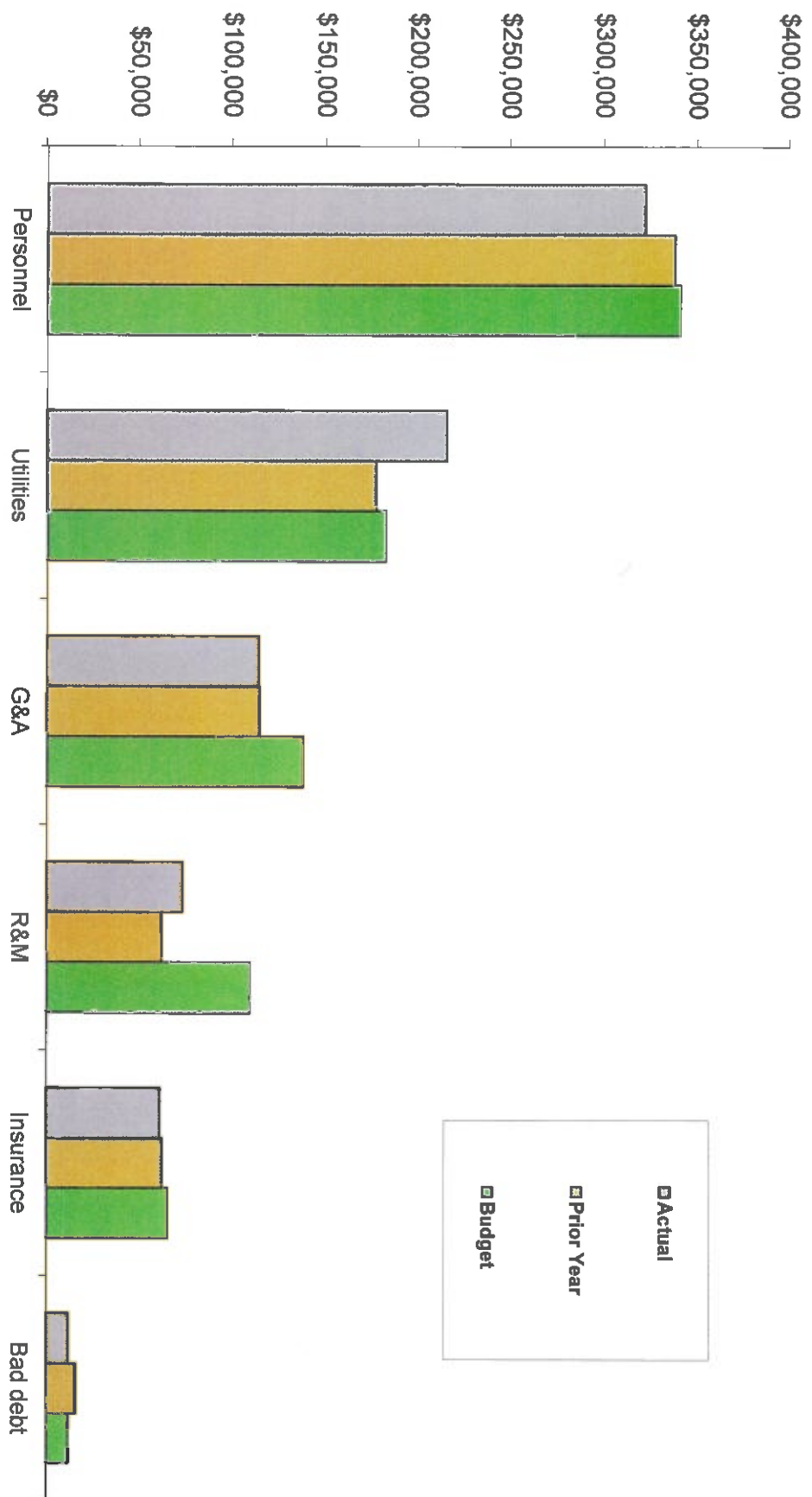
Type	Date	Num	Name	Amount
Bill Pmt -Check	12/05/2019	20734	Monterey Bay Diving	-9,758.00
Bill Pmt -Check	12/05/2019	20735	Monterey One Water	-1,452.31
Bill Pmt -Check	12/05/2019	20736	MP Express	-80.89
Bill Pmt -Check	12/05/2019	20737	Pajaro/Sunny Mesa C.S.D.	-2,872.80
Bill Pmt -Check	12/05/2019	20738	PG&E	-20,000.00
Bill Pmt -Check	12/05/2019	20739	Rabobank	-503.89
Bill Pmt -Check	12/05/2019	20740	Redshift	-136.85
Bill Pmt -Check	12/05/2019	20741	Social Vocational Services, Inc.	-1,073.57
Bill Pmt -Check	12/05/2019	20742	Sunrise Express	-51.19
Bill Pmt -Check	12/05/2019	20743	Tommy Razzerca	-300.00
Bill Pmt -Check	12/05/2019	20744	U.S. Bank	-1,586.95
Bill Pmt -Check	12/05/2019	20745	VALIC	-1,489.81
Bill Pmt -Check	12/05/2019	20746	Vision Sevice Plan	-150.33
Bill Pmt -Check	12/05/2019	20747	Carmel Marina Corporation	-522.32
Bill Pmt -Check	12/05/2019	20748	Rabobank	-293.12
Bill Pmt -Check	12/05/2019	20749	Carmel Marina Corporation	-8,272.10
Bill Pmt -Check	12/05/2019	20750	Rabobank	-293.12
Bill Pmt -Check	12/05/2019	20751	Carmel Marina Corporation	-4,111.11
Check	12/05/2019		NPC Merchant Pymt Proc	-2,512.87
Bill Pmt -Check	12/06/2019	20752	Lund's Fisheries	-35,237.58
Check	12/12/2019		Payroll Partners	-163.13
Check	12/13/2019	2853	Neal Norris	-722.18
Check	12/13/2019	2854	William Allen	-778.15
Check	12/13/2019	2855	Dennis Dixon	-59.41
Bill Pmt -Check	12/23/2019	20753	A&C Engraving & Signs	-113.58
Bill Pmt -Check	12/23/2019	20754	AT&T	-577.99
Bill Pmt -Check	12/23/2019	20755	Bobrick	-2,185.79
Bill Pmt -Check	12/23/2019	20756	Byte Technology	-200.00
Bill Pmt -Check	12/23/2019	20757	CAHM & PC	-300.00
Bill Pmt -Check	12/23/2019	20758	CalPERS	-5,074.48
Bill Pmt -Check	12/23/2019	20759	Carmel Marina Corporation	-492.39
Bill Pmt -Check	12/23/2019	20760	Carrot-Top Industries, Inc.	-82.01
Bill Pmt -Check	12/23/2019	20761	Castroville Auto Parts, Inc.	-78.11
Bill Pmt -Check	12/23/2019	20762	Cintas	-441.03
Bill Pmt -Check	12/23/2019	20763	Damm Good Water	-188.50
Bill Pmt -Check	12/23/2019	20764	Frank Belleci	-638.72
Bill Pmt -Check	12/23/2019	20765	Home Depot	-509.59
Bill Pmt -Check	12/23/2019	20766	Jarvis, Fay, & Gibson, LLP	-2,650.00
Bill Pmt -Check	12/23/2019	20767	Kathy Pearson	-525.00
Bill Pmt -Check	12/23/2019	20768	Lopez & Sons Tree Service & Landscaping	-3,500.00
Bill Pmt -Check	12/23/2019	20769	Monterey One Water	-4,994.15
Bill Pmt -Check	12/23/2019	20770	Pacific Coast Congress	-265.00
Bill Pmt -Check	12/23/2019	20771	Pacific Dredge and Construction, LLC	-267,364.18
Bill Pmt -Check	12/23/2019	20772	State Steel Company	-477.38
Bill Pmt -Check	12/23/2019	20773	Valero Marketing and Supply Company	-221.62

Moss Landing Harbor District Warrant Listing

November 1 to December 31, 2019

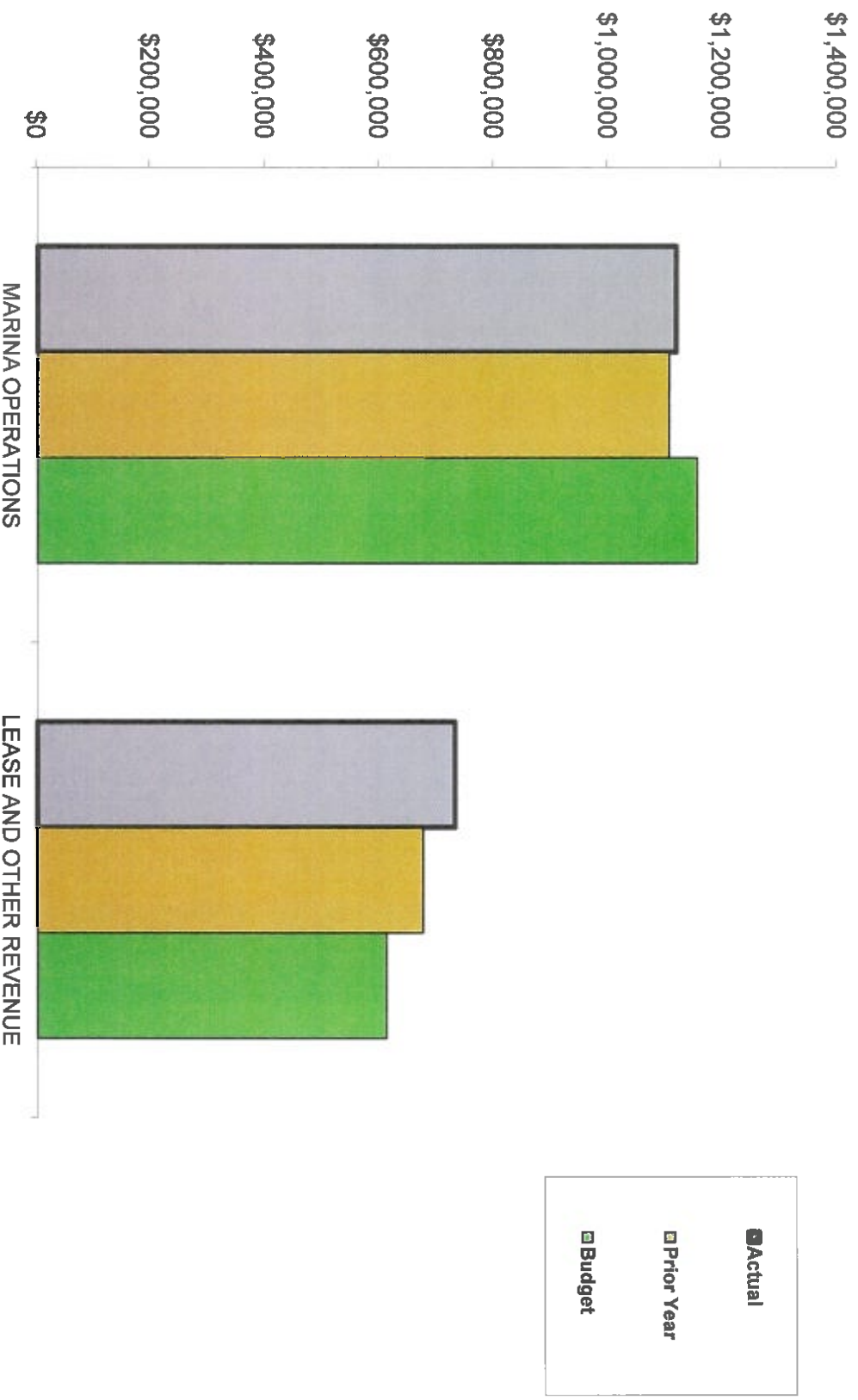
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	12/23/2019	20774	Veritiv Operating Company	-1,687.76
Bill Pmt -Check	12/23/2019	20775	Verizon Wireless	-117.89
Bill Pmt -Check	12/23/2019	20776	Wald, Ruhnke & Dost Architects, LP	-5,288.47
Bill Pmt -Check	12/23/2019	20777	WASH	-202.08
Bill Pmt -Check	12/23/2019	20778	Wendy L. Cumming, CPA	-2,465.00
Bill Pmt -Check	12/23/2019	20779	West Marine Pro	-948.11
Bill Pmt -Check	12/23/2019	20780	AT&T	-383.44
Bill Pmt -Check	12/23/2019	20781	MBS Business Systems	-252.16
Check	12/26/2019		Payroll Partners	-133.60
Check	12/27/2019	2856	Ferrante, Vincent	-177.32
Check	12/27/2019	2857	Goulart, James	-177.32
Check	12/27/2019	2858	Jeffries, Russell	-452.13
Check	12/27/2019	2859	Tony Leonardini	-274.05
Check	12/27/2019	2860	Neal Norris	-690.01
Check	12/27/2019	2861	William Allen	-645.69
Total 1009 · Union - Operating				-1,166,370.21
TOTAL				-1,166,370.21

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
December 31, 2019**

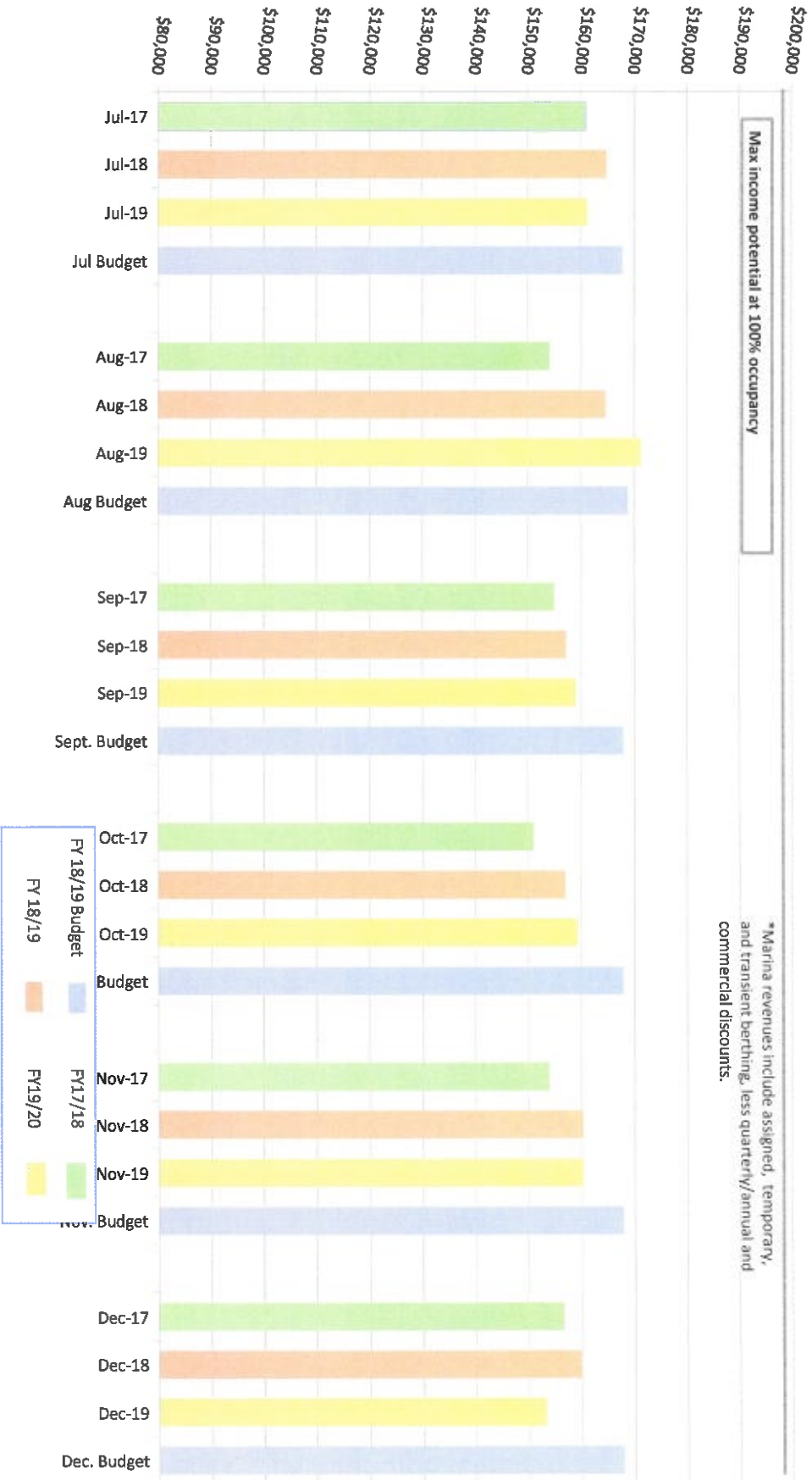


****Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
December 31, 2019**



Moss Landing Harbor District Marina Revenue* (Berthing) - 3 Year Comparison





BOARD OF HARBOR COMMISSIONERS

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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 08 – PROJECT STATUS
BOARD MEETING JANUARY 22, 2020

1. Dredge Project: Dredging in the Harbor completed on the evening of January 15 with the expiration of our Army Corps of Engineers (ACOE) permit. Final grading at the beach replenishment sites, cleanup and demobilization of equipment is expected to continue for another week or so and complete on or about January 24th. The post dredge surveys are scheduled to begin on Friday January 17 and are expected to take approximately 3 days or so to complete, the data from these surveys is needed before staff can report out the total amount of material dredged and the total cost of the project. If this information becomes available before the MLHD Board meeting on January 22 the General Manager will provide an update during the meeting. The project was not completed in its entirety before the expiration of the permit but at this time staff believes that enough dredging was completed to satisfy the Harbor Districts needs moving forward.

The Harbor is still in need of Federal Channel dredging which is completed by the Army Corps of Engineers. The General Manager has been in contact with ACOE regularly over the past several months regarding the Moss Landing Federal Channel needs and currently the ACOE is completing preliminary surveys and data collection needed before dredging can take place. At this time It seems likely that Federal Channel dredging in Moss Landing will take place in 2020 so long as the funds needed are included in the upcoming Federal budget.

2. North Harbor Building Project: The North Harbor Building Construction has been completed and the District and our Contractor are currently awaiting County of Monterey to sign off on our storm water agreement and complete final inspection before issuing a notice of completion. The original bided price of construction was 3,558,605.00 and the total completed price of construction came in at 3,577,097.00, an increase from the bid price of \$18,492 related to change orders for unforeseen work which needed to be completed during the course of the project. With construction now complete District staff will be switching focus to the search for building occupants for which our broker Mahoney & Associates continues to manage the listing of the building. Alison Goss of Mahoney and Associates will be at the January 22, 2020 Board meeting to provide an update and answer questions related to the building listing.

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3. North Harbor Inn Project: Because the building plan shows the Inn on 3 separate District owned parcels, Monterey County has required that the District submit a General Development Plan and complete a lot line adjustment. The District has received a title report from Chicago Title and Monterey County Surveyors are currently completing the survey necessary to meet the county requirements. Currently we are awaiting direction and information from County of Monterey who according to our consultant may require an additional traffic study before the project can move forward. Once staff and our consultant receive new information from the County an update will be provided to the Board regarding the projects status.

4. Damaged piles at B178 and Maintenance dock replacement Project: The District has been in the permitting process for a damaged pile in need of replacement at B178 for a number of months. The permitting process was almost complete when our dredge contractor's crew lost steering on a vessel and ran into the District's Maintenance dock causing damage to another pile. Staff and our consultant are currently working with the permitting agencies to add the new damaged pile at our maintenance dock so that both piles can be repaired under the same permit. Staff expects that the permit will be issued soon and is hopeful that the work on both piles will be put out to bid and completed before this summer.



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GENERAL MANAGER
 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 09 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF JANUARY 22, 2020

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2020	Current	Facilities Use	01/01/21
Blue Ocean Whale Watch	2/18/2019	Current	Facilities Use	2/18/2020
Whisper Charters	2/28/2019	Current	Facilities Use	2/28/2020
Kahuna Sportfishing	3/17/2019	Current	Facilities Use	3/17/2020
REI Outdoor School	3/24/2019	Current	Facilities Use	3/24/2020
Fast Raft	3/28/2019	Current	Facilities Use	3/28/2020
MBARI-Otter Studies	4/1/2019	Current	Facilities Use	4/1/2020
Monterey Bay Hydrobikes	4/13/2019	Current	Facilities Use	4/13/2020
Venture Quest Kayaking	6/30/2019	Current	Facilities Use	6/30/2020
Kayak Connection	6/30/2019	Current	Facilities Use	6/30/2020
Sanctuary Cruises	6/30/2019	Current	Facilities Use	6/30/2020
Sea Goddess Whale Watching-Tours	6/30/2019	Current	Facilities Use	6/30/2020
Sea Goddess Whale Watching-Souvenirs	6/30/2019	Current	Peddlers	6/30/2020
MBARI-Slough Test Moorings	6/30/2019	Current	Facilities Use	6/30/2020
Elkhorn Slough Safari - Souvenirs	10/19/2019	Current	Facilities Use	10/19/2020
Elkhorn Slough Safari - Tours	10/19/2019	Current	Peddlers	10/19/2020
Blue Water Ventures	10/31/2019	Current	Facilities Use	10/31/2020
Wild Fish-Vicki Crow	11/20/2019	Current	Peddlers	11/20/20



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STAFF REPORT

ITEM NUMBER 10 – MEETING ANNOUNCEMENTS
BOARD MEETING OF JANUARY 22, 2020

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 Wednesday of each month, Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2020 - <https://montereybay.noaa.gov>

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

**ITEM NUMBER 11 - LIVEBOARD REPORT
BOARD MEETING OF JANUARY 22, 2020**

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

<u>Name</u>	<u>Vessel</u>
1. Slaymaker P.	<i>Stepping Stone CF 1101 TY</i>
2. Jones, L	<i>Intrepid CF 0292 VE</i>
3. Bohigian, D.	<i>Breezing Up, ON 559013</i>
4. Burns, P.	<i>Tralfamadore, CF 9430 GL</i>
5. Byrnes, K.	<i>Grand Slam, CF 4540 FE</i>
6. Callahan, T.	<i>Deb on Air, CF 3174 HA</i>
7. Cayuela, R.	<i>Rachel Angelet, CF 6969 UB</i>
8. Michael, McVay	<i>Gaviota, CF 4863 FP</i>
9. Clark, N.	<i>Ma Kai, CF 1100 ET</i>
10. Cloer, J./Ajuria M.	<i>Laurie, CF 2688 EX</i>
11. Chambers, B.	<i>Pyxis, ON 984193</i>
12. Chaney, Don	<i>Windswept, ON 1094268</i>
13. Clark D.	<i>Seaside Escape CF 4356 HW</i>
14. Degnan, P.	<i>No Name, CF 8344 GT</i>
15. Jimmy Page	<i>Lanitra, CF 7346 SH</i>
16. Elwell, G.	<i>Pearl, ON 557575</i>
17. Faneuf, C.	<i>Ghost Ryder ON 1048498</i>
18. Felicano, J.	<i>Takara, CF 3767 AS</i>
19. Potter, D.	<i>Danu CF 4085 GC</i>
20. Harrington, H.	<i>Isle of View, ON 997142</i>
21. Sanchez, F	<i>Valkryia ON97418</i>
22. Clifford, Lance	<i>Sandpiper, CF 6280 EU</i>
23. Jerred, D.	<i>Westwind, CF8564 GM</i>
24. Groom D	<i>Phoenix, CF 5084 GJ</i>
25. Jones, H.	<i>Laetare, CF 5495 YB</i>
26. Jones, T.	<i>Sanity, CF 5249 SC</i>

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27. Kennedy C. Lahman D.
28. Ayres, Lloyd
29. Knudson L/Knudson A.
30. Malone, RJ
31. Marsee, E, Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D.
35. Nieman J
36. Niswonger, R.
37. Nunes, D.
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. Velaquez F
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Roulet, J.
46. Piro, Daniel
47. Derouin, E
48. Stegmann, R.
49. Stark, H.
50. Baugh, R.
51. Thomas, B.
52. Tufts, M.
53. Sumner, Aaron
54. Wolinski, Peter/Duerkson, E
55. Waters, J.
56. Samuelson, T.
57. Herrick Andrews,
58. Kim Richardson
59. Cook, B
60. Bowler, J

Aztlan, ON 281903
Gaviota, CF 4656 GG
Spellbound, ON 082155
Francis w, CF 2017 UZ
Tolly Craft CF 9521 HT
Zinful CF5419 JG
Nimble, CF 3730 KB
Damn Baby CF 9442 EX
Inia, ON 1074183
Illusion, CF 0836 TA
Auroora, ON 676686
Blue Moon, CF 1886 GT
La Wanda CF 5014 FR
Bull Dog ON 1219673
Lorraine CF 0533 JL
Spirit, ON 664971
Second Paradise, ON 912484
Raven, ON 241650
Double Eagle, ON 519846
Gulf Star CF 6082 GL
Sweet Liberty ON 1052175
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
Outrageous CF 8917 TB
Myrtle Mae, CF 3187 FN

Total Number Vessels: 60
 Total Number Persons: 65
 Pending Applications -0-



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 HARBOR MASTER

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STAFF REPORT

ITEM NUMBER 12 - SLIP INCOME REPORT
 BOARD MEETING OF JANUARY 22, 2020

Slip Rates 2019/2020 per linear foot:

Assigned: \$8.15/ft./month
 Temporary: \$12.15/ft./month
 Transient: \$1.25/ft./day

INCOME

December 2019

\$156,274

December 2018

\$159,905

December 2019 Budget

\$167,853

For the month, slip income is below budget by \$11,579, due a combination of lower than budgeted assigned and temporary berthing revenue. Our dredging project has played a part in the lower than anticipated slip income over the past few months, District staff has not taken new vessels into the Harbor because open slip spaces are needed during the project to accommodate the shuffling of vessels to make room for the dredge to work.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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STAFF REPORT

ITEM NUMBER 13 – INCIDENT REPORT
BOARD MEETING OF JANUARY 22, 2020

12/16/19. A tenant from North Harbor reported damage to his vessel, lines and sails had been cut by an unknown person. Staff has taken a report and advised that the tenant also file a report with the MCSO.

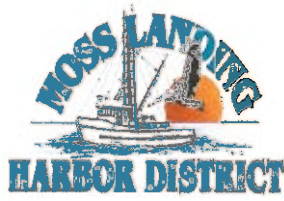
12/23/19. Our dredging contractor had a mechanical failure on one of their work vessels which caused the vessel to run into our maintenance dock causing damage to a pile. Staff is working with our contractor to ensure necessary repairs are completed as soon as possible.

1/2/20. A tenant on B dock reported a porthole having possibly been shot by a pellet causing some damage. Staff has taken a report and has also advised that the tenant file a report with the MCSO.

1/3/20. Our dredging contractor Pacific Dredge experienced failure of a hydraulic hose while dredging. The hose failure resulted in an estimated 20 gallons of non toxic mineral oil to discharge into the North Harbor. The contractor notified staff immediately and we responded to the area to assist with containment and cleanup efforts. Pacific Dredge filed a report with the National Response Center and Monterey County Health and California Department of Fish and Wildlife responded to the area. Cleanup efforts continued throughout the night and into the following morning until all signs of the mineral oil had dissipated.

No Further Incidents to report as of January 13, 2020

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



BOARD OF HARBOR COMMISSIONERS
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GENERAL MANAGER
HARBOR MASTER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 23 - CONSIDER AND ADOPT "ORDINANCE NO. 407 OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT AMENDING SECTION 26.300 "CONSTRUCTION PERMIT" OF CHAPTER 26 "PERMIT REQUIREMENTS AND PROCEDURES" OF THE MOSS LANDING HARBOR DISTRICT ORDINANCE CODE" BOARD MEETING OF JANUARY 22, 2020

By way of enabling legislation adopted in 1947, the State of California granted the Moss Landing Harbor District all right, title and interest in certain lands, salt marshes, tidelands, submerged lands, and swamps and overflowed lands, more specifically described as "The Old Salinas River channel from the northerly extremity to its mouth southernly to the existing county road across said channel south of the existing bridge at Moss Landing; the Pacific Ocean opposite said portion of the Old Salinas River with its northerly and southerly boundaries drawn due west; Bennett Slough, Elkhorn Slough and Moro Cojo Slough between the Old Salinas River and the easterly extremities of title action therein." Such property is to be held in trust by the District for the uses, purposes and conditions established in the enabling legislation, including but not limited to the establishment of a harbor and improvements and the promotion and accommodation of commerce and navigation. Lands and waters granted to the District were enhanced by an additional grant of tidelands and submerged lands 2000 feet seaward of the District in 1967.

While in the past the District has only had the need to oversee and permit projects related to construction activities for structures on public lands, including submerged waters, or repair activities conducted in public waters, the District has become aware of a number of recent infill and restoration projects that have been undertaken on, in or under District trust lands and water without District permitting. These projects have been purportedly authorized by other entities claiming some jurisdiction over such lands and waters and have proceeded without District review, approval, or consultation. The District believes that such projects have the potential to adversely impact the District's State-mandated duties and responsibilities to District trust lands and waters. Moreover, the District believes it possible that one or more of said projects may have resulted in impeded navigation and increased dredging costs and efforts in the District's harbor.

In response to these circumstances, the District is now proposing to amend the language in Ordinance Code Section 26.300 to make it clear that a construction permit from the District is required for construction or repair projects, including infill and restoration projects, performed in, upon or under lands, marshes, tidelands and submerged lands, including the Bennett, Elkhorn and Moro Cojo sloughs, held in trust
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by the District. The District believes that this amendment is necessary in order for the District to exercise its duty to protect the use of the lands and waters held in District trust, and hopes that this effort will lead to a constructive, cooperative and productive relationship with those entities wishing to conduct remediation projects within the District.

Staff is requesting that the Board consider and then adopt Ordinance No. 407.

ORDINANCE NO. 407

AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT AMENDING SECTION 26.300 "CONSTRUCTION PERMIT" OF CHAPTER 26 "PERMIT REQUIREMENTS AND PROCEDURES" OF THE MOSS LANDING HARBOR DISTRICT ORDINANCE CODE

WHEREAS, the District is proposing to amend Chapter 26 – "Permit Requirements and Procedures" of the Moss Landing Harbor District Ordinance Code through the modification of the verbiage noted below to Section 23.300, clarifying the scope of projects subject to the District's construction permit requirements; and

WHEREAS, historically, the District has only had a need to oversee and permit projects related to construction activities for structures on public lands, including submerged property, or within public waters, or repair activities conducted in public waters, falling under the District's jurisdiction pursuant to the State's 1947 grant in trust to the District of lands, submerged lands and waters (Chapter 1190- Fifty Seventh Session) and the 1967 amendment to said grant that resulted in the District holding additional tidelands and submerged lands north and south of the Salinas River boundaries and 2000 feet seaward; and

WHEREAS, notwithstanding the District's authority and responsibility for such trust lands and waters, the District has been made aware of a number of infill and restoration projects on and within said trust lands and waters that have been approved by other governmental agencies and that have proceeded without District review, approval, or consultation; and

WHEREAS, the District believes that such projects have the potential to adversely impact the District's State-mandated duty to promote, accommodate and facilitate public commerce and navigation, and that in fact, the District believes it may have already been harmed by runoff from one or more of said projects that resulted in impeded navigation and increased dredging costs and efforts in the District's harbor; and

WHEREAS, the District now desires to amend the language in Ordinance Code Section 26.300 to make it clear that a construction permit from the District is required for construction or repair projects, including infill and restoration projects, performed in, upon or under the lands, marshes tidelands and submerged lands, including the Bennett, Elkhorn and Moro Cojo sloughs, held in trust by the District; and

WHEREAS, the District Board of Harbor Commissioners considered and gave their input regarding proposed Ordinance No. 407 at a noticed public meeting on January 22, 2020.

THEREFORE, BE IT ORDAINED by the Board of Harbor Commissioners of the Moss Landing Harbor District that Section 26.300- "Construction Permit" of Chapter 26 titled "Permit Requirements and Procedures" of the Moss Landing District Ordinance Code is hereby amended as follows:

26.300 Construction Permit

A Construction Permit shall be obtained prior to commencing construction in, upon or under any of the lands, marshes, tidelands, and submerged lands, including but not limited to lands within the Bennett Slough, Elkhorn Slough and Moro Cojo Slough, held in trust by the District ~~within the Harbor~~. The permit shall be obtained by filing an application as provided

by Section 26.020. For purposes of this section, “construction” shall include, but not be limited to, work to construct or repair structures affixed to real property and submerged lands, repair work conducted in waters under District jurisdiction, and infill and restoration projects conducted on, in or staged from lands and waters under District jurisdiction.

- A) **Review of application.** Applications to construct or repair structures affixed to real property, including submerged lands, and infill and restoration projects, shall be reviewed by the Board at a public meeting. Examples include, but are not limited to, the installation or repair of pipelines, pilings and seawalls, and wetlands infill and restoration projects. Applications to construct or repair hulls and other structures not affixed to real property shall be reviewed by the General Manager. The General Manager’s decision is appealable to the Board in accordance with Sections 24.100 and 24.200.
- B) **Permit conditions.** Construction permits shall be conditioned in a manner to enforce the Resources Protection standards established in Chapter 18, to ensure that the use of public trust lands and waters is not significantly impeded either on a temporary basis during construction activities or on a permanent basis after construction has been completed, to ensure that the use of public trust lands and waters are not conveyed ~~given-away~~ without appropriate compensation to the public, and to protect the ongoing right of fishing and navigation held by the people of the State of California:
- 1) **Construction affixed to public trust lands in District waters.** Permits to construct structures on public trust lands shall be conditioned on a lease or agreement between the applicant, the State Lands Commission, and/or the Harbor District for the affected area. The permit shall be conditioned on the permittee posting a bond to ensure removal of the construction. The bond shall be of a type and in an amount approved by the General Manager.
 - 2) **Pipeline discharge.** To the extent pipelines are likely to contaminate the Harbor in a manner not otherwise regulated by State or federal agencies, the permit shall be conditioned on the permittee paying the reasonable cost to clean-up the contamination, as determined by the Board.
 - 3) **Chapter 18.** Compliance with the Resources Protection Standards of Chapter 18 is a condition of a Construction Permit.
 - 4) **Mitigation measures.** Mitigation measures recommended by the negative declaration or final EIR (if any) for the Construction Permit shall be a condition of the permit, unless otherwise specified.
 - 5) **Expiration date.** Construction permits may be conditioned to expire on a specific date, determined by the Board or General manager as applicable.
 - 6) **Other.** Any other restrictions, conditions or limitations that the Board or General Manager may find necessary.

...

F) **Exceptions.** At the General Manager’s discretion, applications to construct, repair, or establish structures may be exempted from the requirement for a construction permit provided the construction is (1) exempt from CEQA, (2) located on lands for which no lease or franchise is required from the State Lands Commission, (3) has no potential whatsoever to interfere with commerce, navigation or fishing, either during the construction period or as a result of the proposed construction activity, (4) is not affixed to structures affixed to land, located in, under, or above District waters, and (5) has no potential whatsoever to adversely affect the physical environment. Examples include the minor alteration of existing structures or replacement of existing structures on lands owned or leased by the applicant, minor trenching and backfilling on lands owned or leased by the applicant where the surface will be restored and where it is determined that such work will have no negative impact on adjacent lands or waterways, and the placement on dry land of temporary use items such as tents or mobile food units in connection with activities at Kirby Park. The General Manager’s decision to exempt the construction from the requirement for a construction permit shall not be final until reported to the Board at the next available meeting. The decision may be appealed by any aggrieved person in accordance with Section 24.100 and 24.200, or appealed by a majority vote of the Board at the meeting of where it is reported, in which case it shall be set for hearing at a special meeting of the Board, or at the next regularly-scheduled meeting.

Although the above amendment is set forth in the strikethrough/underlined 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 underlining and the strikethrough font will be removed.

This Ordinance was introduced and adopted at a regular meeting of the Moss Landing Harbor District Board of Harbor Commissioners on January 22, 2020 to become effective immediately, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Russ Jeffries, President
Board of Harbor Commissioners

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners