



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

May 28, 2025 – 7:00 P.M.

Moss Landing Harbor District is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/88263606053?pwd=tURyFM5Bkd229RgWN3gJPzJVsrGbFK.1>

Meeting ID: 882 6360 6053

Passcode: 707518

One tap mobile

+16699006833,,88263606053#,,,,*707518# US (San Jose)

+16694449171,,88263606053#,,,,*707518# US

A. CLOSED SESSION

A Closed Session will be held immediately prior to the public open meeting, and will begin at **6:30 p.m.** to consider the following items. 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. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park- licenses and easements. Negotiating parties: General Manager and District Counsel.
2. Confer with real property negotiators regarding pending land use matters in reference to APN 133251009000 pursuant to Government Code Section 54956.8.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

Roll Call

Russ Jeffries – President

Vince Ferrante- Vice President

James Goulart – Secretary

Liz Soto - Commissioner

Albert Lomeli – Commissioner

Tommy 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.

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E. CONSENT CALENDAR

1. Approval of April 23, 2025 Meeting Minutes

F. FINANCIAL REPORT

2. Financial report month ending April 30, 2025

G. 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.

3. Projects Status/Update
4. Summary of Permits Issued
5. Meeting Announcements
6. Assigned Liveboard Report
7. Slip Income Report
8. Incident Report

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart
10. Elkhorn Slough Advisory Committee – Lomeli
11. Special Districts – Jeffries/Ferrante
12. Liveboard Committee – Soto/Lomeli
13. Harbor Improvement Committee – Soto/Lomeli
14. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative)
15. Real Property Committee II – Goulart/Soto
16. Personnel Committee – Jeffries/Goulart
17. Ad Hoc Budget Committee – Goulart/Soto
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.

I. NEW BUSINESS

19. PUBLIC HEARING AND FIXING THE FINAL BUDGET FY 25/26.

- a. Staff report
- b. Public comment
- c. Board discussion
- d. Board Action

20. CONSIDER ADOPTING ORDINANCE 216 AMENDING THE DISTRICT'S FEE SCHEDULE.

- a. Staff report
- b. Public comment
- c. Board discussion
- d. Board Action

21. CONSIDER MBARI CONSTRUCTION PERMIT APPROVAL.

- a. Staff report
- b. Public comment
- c. Board discussion
- d. Board Action

22. CONSIDER ADOPTING RESOLUTION 25-02 AWARDING A CONTRACT FOR THE 2025 MAINTENANCE DREDGING PROJECT.

- a. Staff report
- b. Public comment
- c. Board discussion
- d. Board Action

23. CONSIDER THE DISRTICT'S INSURANCE PROPOSAL AND FINANCING OPTION.

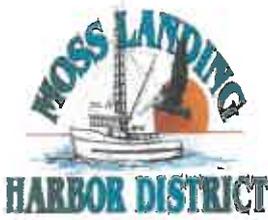
- a. Staff report
- b. Public comment
- c. Board discussion
- d. Board Action

J. 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.

K. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for June 25, 2025 at the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. Individuals requiring special accommodations should contact Administrative Assistant, Shay Shaw at Shaw@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 Razzeca@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

April 23, 2025

Moss Landing Harbro District is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/88000323377?pwd=nhlsqgh37MICjCni8VAdb9ZbodNymo.1>

Meeting ID: 880 0032 3377

Passcode: 057029

One tap mobile

+16699006833,,88000323377#,,,,*057029# US (San Jose)

+16694449171,,88000323377#,,,,*057029# US

A. CLOSED SESSION

Prior to going into closed session, the Board added an item to the closed session agenda pursuant to Government Code Section 54954.2(b) upon a unanimous finding that the matter arose after the agenda was posted and that the matter required immediate attention. Thereafter, the closed session was held immediately prior to the public open meeting to consider the following:

1. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park- licenses and easements. Negotiating parties: General Manager and District Counsel.
2. Confer with real property negotiators regarding pending land use matters in reference to APN 133251009000 pursuant to Government Code Section 54956.8.
3. Confer with real property negotiators regarding pending land use matters in reference to APN 133-181-001-000 pursuant to Government Code Section 54956.8. Discussion includes purchase and potential terms of payment of real property.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

President Jeffries called the meeting to order at 7:01 pm. After the Pledge of Allegiance, roll was called.

Commissioners Present:

Russ Jeffries – President
Vince Ferrante- Vice President
James Goulart – Secretary
Liz Soto - Commissioner
Albert Lomeli – Commissioner

Staff Present:

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

C. PRESIDENT'S REMARKS

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

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D. PUBLIC COMMENTS

Bruce Thomas suggested to the Board that it would be a good idea to find a way to bring the liveboards together by having an indoor meeting area for interaction and start a garden in a designated area that the Board and General Manager would approve. Caroline Chaperone said that the Harbor has changed tremendously. Liza Schmidt asked the Board if they knew the best way she could clean her vessel after the Battery plant fire and does the Harbor have a plan of action in place for cleanup. President Jeffries suggested she contact Monterey County and Vistra Corp. with her questions related to the fire. President Jeffries also suggested contacting Senator John Laird as the Harbor District has no regulatory authority over the neighboring Battery Plant property. Liza then asked the Board about a comment letter the District submitted regarding the Moss Landing Community Plan and if it is specific to the Vistra Battery Fire. General Manager Razzeca told her the letter was not related to the Battery Fire and that if interested she can submit comments and concerns directly to Monterey County regarding the Moss Landing Community Plan update.

E. SPECIAL PRESENTATION

Melissa Mahoney of the Monterey Bay Fisheries Trust and her associate Hannah Ditty addressed the Board and provided information related to the groundbreaking initiative called The Future of Blue and their efforts and plans for continuing support of the commercial fishing industry in the in the Monterey Bay. Commissioner Ferrante said that he is in support of the initiative because he and members of his family were commercial fishermen in the Monterey Bay and he supports efforts to get the commercial fishing industry back on track. Commissioner Goulart asked if there was any economic funding they would need from the Harbor District and Melissa said no we do not need finances at this time we are only seeking a letter of support.

F. CONSENT CALENDAR

1. Approval of March 26, 2025 Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to approve the March 26, 2025 Meeting Minutes. The motion passed 3-2. Commissioner Soto and Commissioner Lomeli abstained.

G. FINANCIAL REPORT

2. Financial report month ending March 31, 2025. GM Razzeca gave the report. A motion was made by Commissioner Soto, seconded by Commissioner Lomeli to accept the financial report. The motion passed unanimously on a roll-call vote.

H. 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.

3. Projects Status/Update– nothing to report
4. Summary of Permits Issued – nothing to report
5. Meeting Announcements – nothing to report
6. Assigned Liveaboard Report – nothing to report
7. Slip Income Report – nothing to report
8. Incident Report– nothing to report

I. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart – written report/no questions
10. Elkhorn Slough Advisory Committee – Lomeli – written report/no questions
11. Special Districts – Jeffries/Ferrante – Commissioner Jeffries and Commissioner Ferrante attended a Special District meeting and reported on events that took place.
12. Liveaboard Committee – Soto/Lomeli – written report/no questions
13. Harbor Improvement Committee – Soto/Lomeli – written report/no questions
14. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative) – written report/no questions

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

15. Real Property Committee II – Goulart/Soto – written report/no questions
16. Personnel Committee – Jeffries/Goulart – written report/no questions
17. Ad Hoc Budget Committee – Goulart/Soto – no report at this time. Adoption of the Preliminary budget is one the agenda as Item 21.
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. Commissioner Ferrante attended a CSDA meeting in Sacramento and reported on the events that took place.

J. NEW BUSINESS

19. ITEM - CONSIDER DIRECTING GENERAL MANAGER RAZZECA TO PREPARE A LETTER OF SUPPORT RELATED TO THE FUTURE OF BLUE INITIATIVE OF BEHALF OF MLHD

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion - None
- d. Board Action – A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to direct the General Manager to prepare a letter of support related to the Blue Initiative on behalf of the MLHD. The motion passed unanimously on a roll-call vote.

20. ITEM – CONSIDER APPROVAL OF QUOTE REGARDING WINDOW REPLACEMENT AND RAIN GUTTER REMOVAL AT THE NEW MLHD NORTH HARBOR BUILDING

- a. Staff report – GM Razzeca gave the report
- b. Public comment - None
- c. Board discussion – The project is not to exceed 125K and Commissioner Ferrante said that it will provide the future tenant with a better view. President Jeffries said that he agrees that we need to ensure that the task is completed right the first time and with an open design it is more appealing with a view overlooking Monterey Bay.
- d. Board Action - A motion was made by Commissioner Soto, seconded by Commissioner Goulart to approve the quote regarding window replacement and rain gutter removal at the new MLHD North Harbor Building. The motion passed unanimously on a roll-call vote

21. ITEM – ADOPTING PREMINILARY BUDGET FY 25/26

- a. Staff report – GM Razzeca gave the report
- b. Public comment – Liza Schmidt inquired about the amenity fees and General Manager Razzeca responded by informing Liza that the amenity fee was only increasing by \$2.80 per month.
- c. Board discussion – Commissioner Goulart said that he wanted to thank Tommy and Wendy for their help with the budget. Commissioner Soto said that everything was by CPI increase and working to keep the Harbor afloat and she also wanted to thank Wendy and Tommy for all of their help.
- d. Board Action – A motion was made by Commissioner Goulart, seconded by Commissioner Soto to adopt the Preliminary Budget FY 25/26. The motion passed unanimously on a roll-call vote.

K. COMMISSIONERS COMMENTS AND CONCERNS

None.

L. ADJOURNMENT

President Jeffries adjourned the meeting at 8:10 pm.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

Respectfully submitted,

James Goulart, Secretary
Board of Harbor Commissioners

ATTEST:

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of April 30, 2025

	<u>Apr 30, 25</u>	<u>Apr 30, 24</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1022 · SCCB Trust Account	4,049,776	3,988,887	60,889	2%
1001 · SCCB Operating Account	2,856,090	4,974,817	-2,118,727	-43%
1015 · SCCB MM Bank	1,917,003	1,907,443	9,560	1%
1020 · Umpqua - Restricted	1,017,441	1,017,323	118	
1032 · SCCB Bank (CalMarine)	52,025		52,025	100%
Total Checking/Savings	<u>9,892,835</u>	<u>11,888,970</u>	<u>-1,996,135</u>	<u>-17%</u>
Accounts Receivable				
1250 · Lease Receivable	3,357,776	3,830,715	-472,939	-12%
1120 · Leases				
1282 · NNN Receivable	120,028	107,293	12,735	12%
1291 · Monterey Bay Kayak % Rent	21,692	1,873	19,819	1,058%
1120 · Leases - Other		6,943	-6,943	-100%
Total 1120 · Leases	<u>141,720</u>	<u>116,109</u>	<u>25,611</u>	<u>22%</u>
1200 · Marina Receivables	171,800	198,123	-26,323	-13%
1201 · Marina - Allow for Bad Debt	-56,667	-53,500	-3,167	-6%
Total Accounts Receivable	<u>3,614,629</u>	<u>4,091,447</u>	<u>-476,818</u>	<u>-12%</u>
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	86,107	70,423	15,684	22%
1271 · Prepaid Expenses - Other		7,952	-7,952	-100%
Total 1271 · Prepaid Expenses	<u>86,107</u>	<u>78,375</u>	<u>7,732</u>	<u>10%</u>
Total Other Current Assets	<u>86,107</u>	<u>78,375</u>	<u>7,732</u>	<u>10%</u>
Total Current Assets	<u>13,593,571</u>	<u>16,058,792</u>	<u>-2,465,221</u>	<u>-15%</u>
Fixed Assets				
1650 · Construction in Progress	6,633,101	5,035,449	1,597,652	32%
1670 · Equipment	567,669	567,669		
1700 · Improvements				
1710 · NH Buildings & Improvements	7,016,717	7,016,717		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,530,155	8,525,224	4,931	0%
1740 · SH Floating Docks	10,034,681	9,917,343	117,338	1%
Total 1700 · Improvements	<u>26,738,446</u>	<u>26,616,177</u>	<u>122,269</u>	<u>0%</u>

Moss Landing Harbor District
Balance Sheet
As of April 30, 2025

	<u>Apr 30, 25</u>	<u>Apr 30, 24</u>	<u>\$ Change</u>	<u>% Change</u>
1800 · Less - Depreciation				
1805 · Equipment	-522,083	-500,019	-22,064	-4%
1810 · NH Buildings & Improvements	-5,124,720	-4,889,189	-235,531	-5%
1820 · NH Floating Docks	-524,674	-524,674		
1825 · NH Offsite Improvements	-578,654	-559,864	-18,790	-3%
1830 · SH Buildings & Improvements	-6,710,855	-6,579,576	-131,279	-2%
1840 · SH Floating Docks	-8,248,667	-7,865,048	-383,619	-5%
Total 1800 · Less - Depreciation	<u>-21,709,653</u>	<u>-20,918,370</u>	<u>-791,283</u>	<u>-4%</u>
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	<u>13,872,423</u>	<u>12,943,785</u>	<u>928,638</u>	<u>7%</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>27,473,583</u></u>	<u><u>29,010,166</u></u>	<u><u>-1,536,583</u></u>	<u><u>-5%</u></u>

Moss Landing Harbor District
Balance Sheet
As of April 30, 2025

	<u>Apr 30, 25</u>	<u>Apr 30, 24</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	31,054	445,726	-414,672	-93%
Total Accounts Payable	<u>31,054</u>	<u>445,726</u>	<u>-414,672</u>	<u>-93%</u>
Other Current Liabilities				
2013 · Accrued Expenses	76,804		76,804	100%
2020 · Accrued Salaries Payable	12,233	12,233		
2021 · Accrued Vacation	35,419	32,165	3,254	10%
2023 · Accrued Payroll Taxes	474	474		
2030 · Customer Deposits	363,214	367,670	-4,456	-1%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	12,095	15,782	-3,687	-23%
Total 2051 · Note Interest Payable	<u>12,095</u>	<u>15,782</u>	<u>-3,687</u>	<u>-23%</u>
2080 · Prepaid Berth Fees	176,967	183,271	-6,304	-3%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2087 · Lease Deposits	56,343	19,625	36,718	187%
Total Other Current Liabilities	<u>748,549</u>	<u>646,220</u>	<u>102,329</u>	<u>16%</u>
Total Current Liabilities	<u>779,603</u>	<u>1,091,946</u>	<u>-312,343</u>	<u>-29%</u>
Long Term Liabilities				
2200 · Deferred RTU Lease Revenue	3,317,567	3,838,100	-520,533	-14%
2605 · Umpqua Loan	1,365,359	1,614,535	-249,176	-15%
Total Long Term Liabilities	<u>4,682,926</u>	<u>5,452,635</u>	<u>-769,709</u>	<u>-14%</u>
Total Liabilities	<u>5,462,529</u>	<u>6,544,581</u>	<u>-1,082,052</u>	<u>-17%</u>
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	17,380,227	16,199,373	1,180,854	7%
Net Income	-1,825,404	-190,019	-1,635,385	-861%
Total Equity	<u>22,011,054</u>	<u>22,465,585</u>	<u>-454,531</u>	<u>-2%</u>
TOTAL LIABILITIES & EQUITY	<u><u>27,473,583</u></u>	<u><u>29,010,166</u></u>	<u><u>-1,536,583</u></u>	<u><u>-5%</u></u>

Moss Landing Harbor District
Statement of Cash Flows
July 2024 through April 2025

Jul '24 - Apr 25

OPERATING ACTIVITIES	
Net Income	-1,825,404
Adjustments to reconcile Net Income	
to net cash provided by operations:	
1120 · Leases:1291 · Monterey Bay Kayak % Rent	-846
1120 · Leases:1230 · Sea Harvest	10,049
1200 · Marina Receivables	-13,793
1201 · Marina - Allow for Bad Debt	26,667
1250 · Lease Receivable	523,296
1120 · Leases:1282 · NNN Receivable	-5,997
1271 · Prepaid Expenses	113,953
1271 · Prepaid Expenses:1270 · Insurance	-86,107
1210 · Grants Receivable	74,237
1221 · Taxes Receivable	24,947
1800 · Less - Depreciation:1805 · Equipment	16,000
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	809,000
1800 · Less - Depreciation:1825 · NH Offsite Improvements	15,000
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	90,000
1800 · Less - Depreciation:1840 · SH Floating Docks	320,000
2010 · Accounts Payable	-475,383
2020 · Accrued Salaries Payable	-22,455
2023 · Accrued Payroll Taxes	-2,155
2030 · Customer Deposits	-4,863
2080 · Prepaid Berth Fees	-10,005
2087 · Lease Deposits	36,718
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-7,078
Net cash provided by Operating Activities	<u>-394,219</u>
FINANCING ACTIVITIES	
2200 · Deferred RTU Lease Revenue	-479,237
2605 · Umpqua Loan	-249,176
Net cash provided by Financing Activities	<u>-728,413</u>
Net cash increase for period	-1,122,632
Cash at beginning of period	11,015,465
Cash at end of period	<u><u>9,892,833</u></u>

Moss Landing Harbor District
A/P Aging Summary
As of April 30, 2025

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
A.L. Lease	32.66					32.66
Allied Administrators for Delta Dental		-253.42				-253.42
Auto Care Towing	4,620.00					4,620.00
Bayside Oil, Inc.	382.50					382.50
Big Creek Lumber	740.35					740.35
CalPERS		-9,688.80				-9,688.80
Castroville "ACE" Hardware	325.37					325.37
Central Coast Systems, Inc.	330.00					330.00
Cintas	894.52					894.52
Corralitos Electric	445.00					445.00
Doctors on Duty	145.00					145.00
Employ America	1,053.68					1,053.68
Employment Development Dept.		3,184.00				3,184.00
Fidelity Investments	323.64					323.64
Gregory Gragg	1,844.00					1,844.00
Haley & Aldrich, Inc.		14,219.00				14,219.00
Justo Medina	600.00					600.00
Mechanics Bank	1,336.80					1,336.80
Michael McCann	550.00					550.00
Monterey Peninsula Sheet Metal & Heating		1,460.00				1,460.00
Monterey Sanitary Supply	1,863.34					1,863.34
Pajaro/Sunny Mesa C.S.D.	4,651.55					4,651.55
PG&E		-32,000.00				-32,000.00
Razzolink, Inc.		-136.85				-136.85
Revel Enviornmental Manufacturing , Inc.	877.80					877.80
Sea Engineering, Inc.	22,819.25					22,819.25
U.S. Bank	4,120.97					4,120.97
U.S. Bank - Office Equipment Finance Svc		-271.21				-271.21
Uline		693.05				693.05
Valero Marketing and Supply Company		-750.00				-750.00
VALIC	2,655.74					2,655.74
Verizon Wireless	176.57					176.57
Vision Sevice Plan		-85.96				-85.96
Wald, Ruhnke & Dost Architects, LP		2,776.31				2,776.31
Wendy L. Cumming, CPA		1,000.00				1,000.00
West Marine Pro	118.86					118.86
TOTAL	<u>50,907.60</u>	<u>-19,853.88</u>	<u> </u>	<u> </u>	<u> </u>	<u>31,053.72</u>

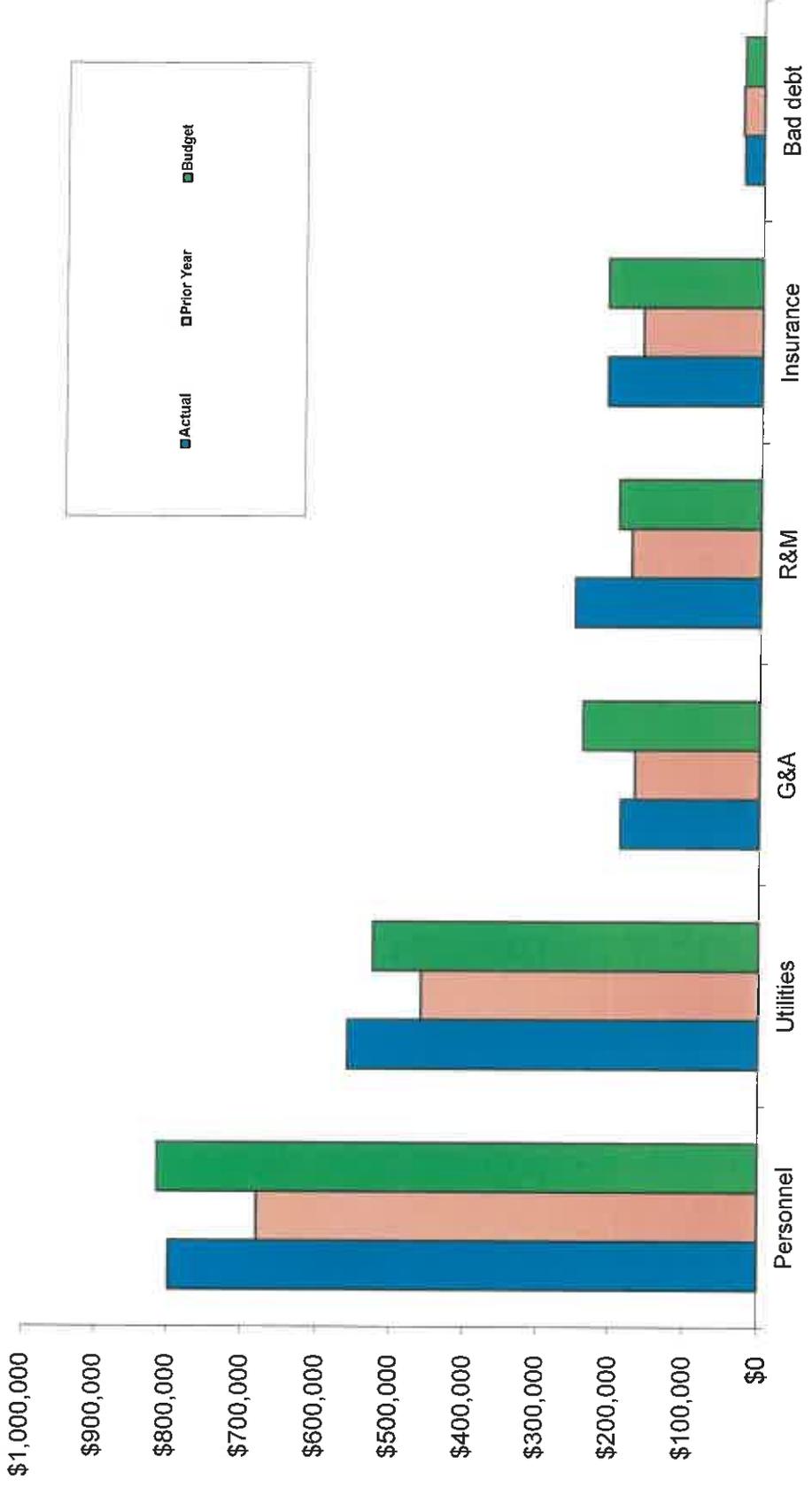
**Moss Landing Harbor District
Warrant Listing
As of April 30, 2025**

Type	Date	Num	Name	Amount
1001 - SCCB Operating Account				
Check	04/01/2025	ATM	AFCO Direct	-28,622.29
Check	04/03/2025		MS	-478.00
Check	04/07/2025	ATM	NPC Merchant Pymt Proc	-2,306.36
Bill Pmt -Check	04/09/2025	21396	Allied Administrators for Delta Dental	-253.42
Bill Pmt -Check	04/09/2025	21397	Audrey Bennett	-575.00
Bill Pmt -Check	04/09/2025	21398	Auto Care Towing	-5,628.00
Bill Pmt -Check	04/09/2025	21399	Big Creek Lumber	-1,065.59
Bill Pmt -Check	04/09/2025	21400	California Landscape & Tree Pros, Inc.	-15,000.00
Bill Pmt -Check	04/09/2025	21401	CalPERS	-9,688.80
Bill Pmt -Check	04/09/2025	21402	Carmel Marina Corporation	-1,411.57
Bill Pmt -Check	04/09/2025	21403	Castroville "ACE" Hardware	-416.15
Bill Pmt -Check	04/09/2025	21404	Cintas	-1,046.19
Bill Pmt -Check	04/09/2025	21405	CSU Stanislaus-	-140.33
Bill Pmt -Check	04/09/2025	21406	Despard Marine Services	-250.00
Bill Pmt -Check	04/09/2025	21407	Employ America	-1,053.68
Bill Pmt -Check	04/09/2025	21408	Fidelity Investments	-364.42
Bill Pmt -Check	04/09/2025	21409	Haley & Aldrich, Inc.	-18,350.00
Bill Pmt -Check	04/09/2025	21410	Internal Revenue Service	-188.42
Bill Pmt -Check	04/09/2025	21411	John Uinsky	0.00
Bill Pmt -Check	04/09/2025	21412	Mechanics Bank	0.00
Bill Pmt -Check	04/09/2025	21413	Monterey One Water	-6,426.82
Bill Pmt -Check	04/09/2025	21414	Pajaro Valley Lock Shop	-588.15
Bill Pmt -Check	04/09/2025	21415	Pajaro/Sunny Mesa C.S.D.	-3,308.43
Bill Pmt -Check	04/09/2025	21416	PG&E	-32,000.00
Bill Pmt -Check	04/09/2025	21417	Pitney Bowes Global Financial Svc LLC	-205.17
Bill Pmt -Check	04/09/2025	21418	Razzolink, Inc.	-136.85
Bill Pmt -Check	04/09/2025	21419	Sea Engineering, Inc.	-5,939.00
Bill Pmt -Check	04/09/2025	21420	Streamline	-328.00
Bill Pmt -Check	04/09/2025	21421	TK Elevator	-809.05
Bill Pmt -Check	04/09/2025	21422	Tommy Razzeca	-350.00
Bill Pmt -Check	04/09/2025	21423	TowBoatU.S. Santa Cruz	-14,800.00
Bill Pmt -Check	04/09/2025	21424	U.S. Bank	-2,009.43
Bill Pmt -Check	04/09/2025	21425	U.S. Bank - Office Equipment Finance Svc	-271.21
Bill Pmt -Check	04/09/2025	21426	Valero Marketing and Supply Company	-750.00
Bill Pmt -Check	04/09/2025	21427	VALIC	-2,655.74
Bill Pmt -Check	04/09/2025	21430	Vision Sevice Plan	-85.96
Bill Pmt -Check	04/09/2025	21431	West Marine Pro	-1,473.88
Bill Pmt -Check	04/09/2025	21432	Carmel Marina Corporation	-7,101.20
Bill Pmt -Check	04/09/2025	21433	Mechanics Bank	-331.20
Bill Pmt -Check	04/09/2025	21434	Carmel Marina Corporation	-1,908.99
Bill Pmt -Check	04/09/2025	21435	Mechanics Bank	-660.00
Bill Pmt -Check	04/09/2025	21436	Mechanics Bank	-384.00

**Moss Landing Harbor District
Warrant Listing
As of April 30, 2025**

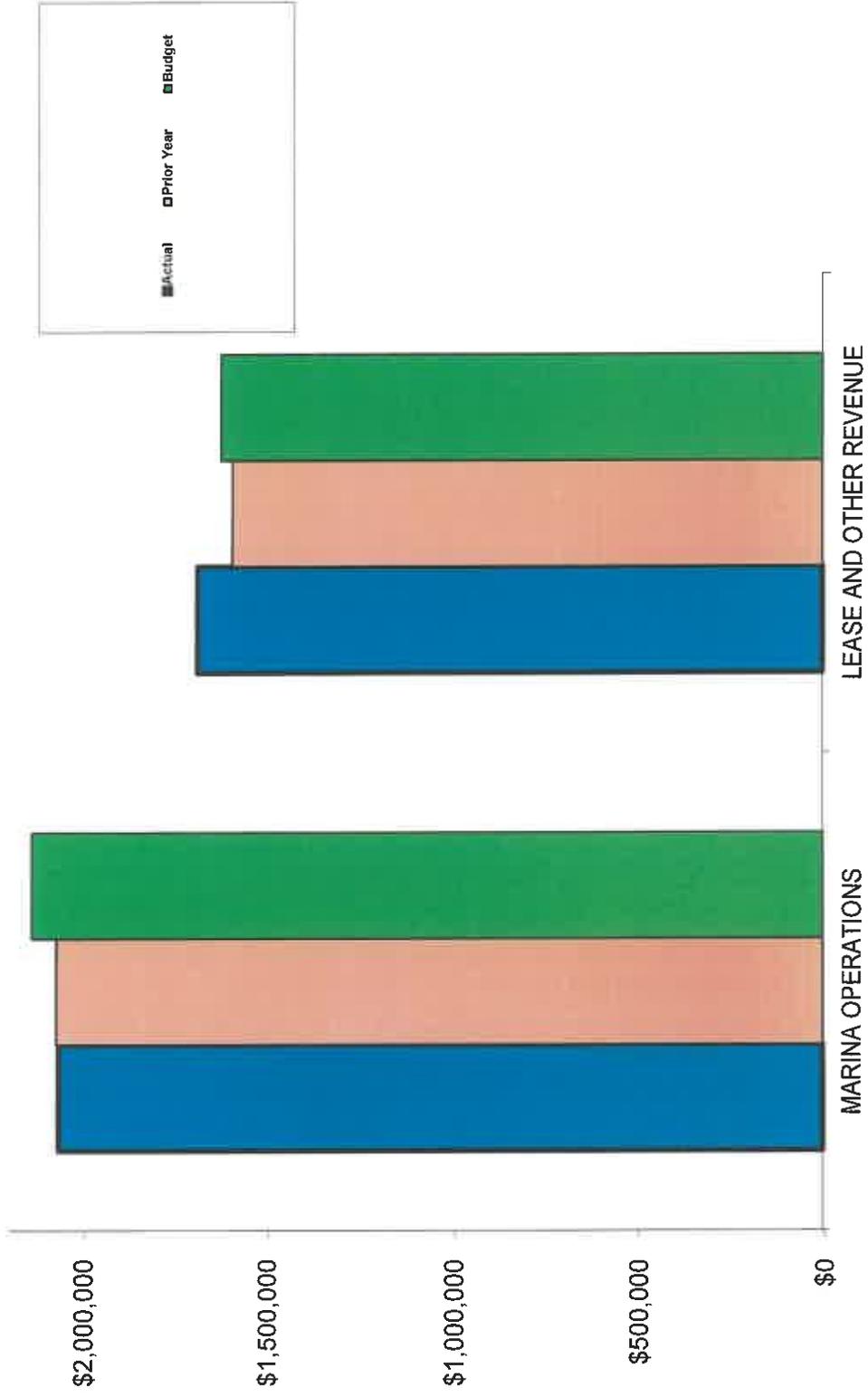
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	04/09/2025	21437	Carmel Marina Corporation	-240.95
Check	04/10/2025		Payroll Partners	-222.88
Check	04/11/2025	4251	Ferrante, Vincent	-328.93
Check	04/11/2025	4252	Goulart, James	-227.50
Check	04/11/2025	4253	Jeffries, Russell	-341.81
Check	04/11/2025	4254	Neal Norris	-1,190.77
Check	04/11/2025	4255	Sadie O'Reagan	-1,441.68
Check	04/14/2025		MS	-700.00
Bill Pmt -Check	04/22/2025	21436	AFCO Direct	0.00
Bill Pmt -Check	04/22/2025	21437	AT&T	-1,525.85
Bill Pmt -Check	04/22/2025	21438	Castroville Plumbing & Heating	-1,055.00
Bill Pmt -Check	04/22/2025	21439	Dilbeck & Sons, Inc.	-221,075.01
Bill Pmt -Check	04/22/2025	21440	Doctors on Duty	-145.00
Bill Pmt -Check	04/22/2025	21441	Home Depot	-1,350.88
Bill Pmt -Check	04/22/2025	21442	Jarvis Fay, LLP	-2,920.00
Bill Pmt -Check	04/22/2025	21443	JD's Plumbing, Inc.	-1,885.00
Bill Pmt -Check	04/22/2025	21444	John Vinsky	-500.00
Bill Pmt -Check	04/22/2025	21445	Pajaro Valley Lock Shop	-346.81
Bill Pmt -Check	04/22/2025	21446	PG&E	-330.36
Bill Pmt -Check	04/22/2025	21447	Sea Engineering, Inc.	-3,800.00
Bill Pmt -Check	04/22/2025	21448	State Steel Company	-515.91
Bill Pmt -Check	04/22/2025	21449	Verizon Wireless	-112.97
Bill Pmt -Check	04/22/2025	21450	WASH	-234.12
Bill Pmt -Check	04/22/2025	21451	Wendy L. Cumming, CPA	-2,630.00
Bill Pmt -Check	04/23/2025	21452	Sea Engineering, Inc.	-11,980.00
Check	04/24/2025		Payroll Partners	-179.99
Check	04/25/2025	4256	Neal Norris	-1,190.77
Check	04/25/2025	4257	Sadie O'Reagan	-1,441.68
Total 1001 - SCCB Operating Account				-427,275.17
TOTAL				-427,275.17

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
April 30, 2025**

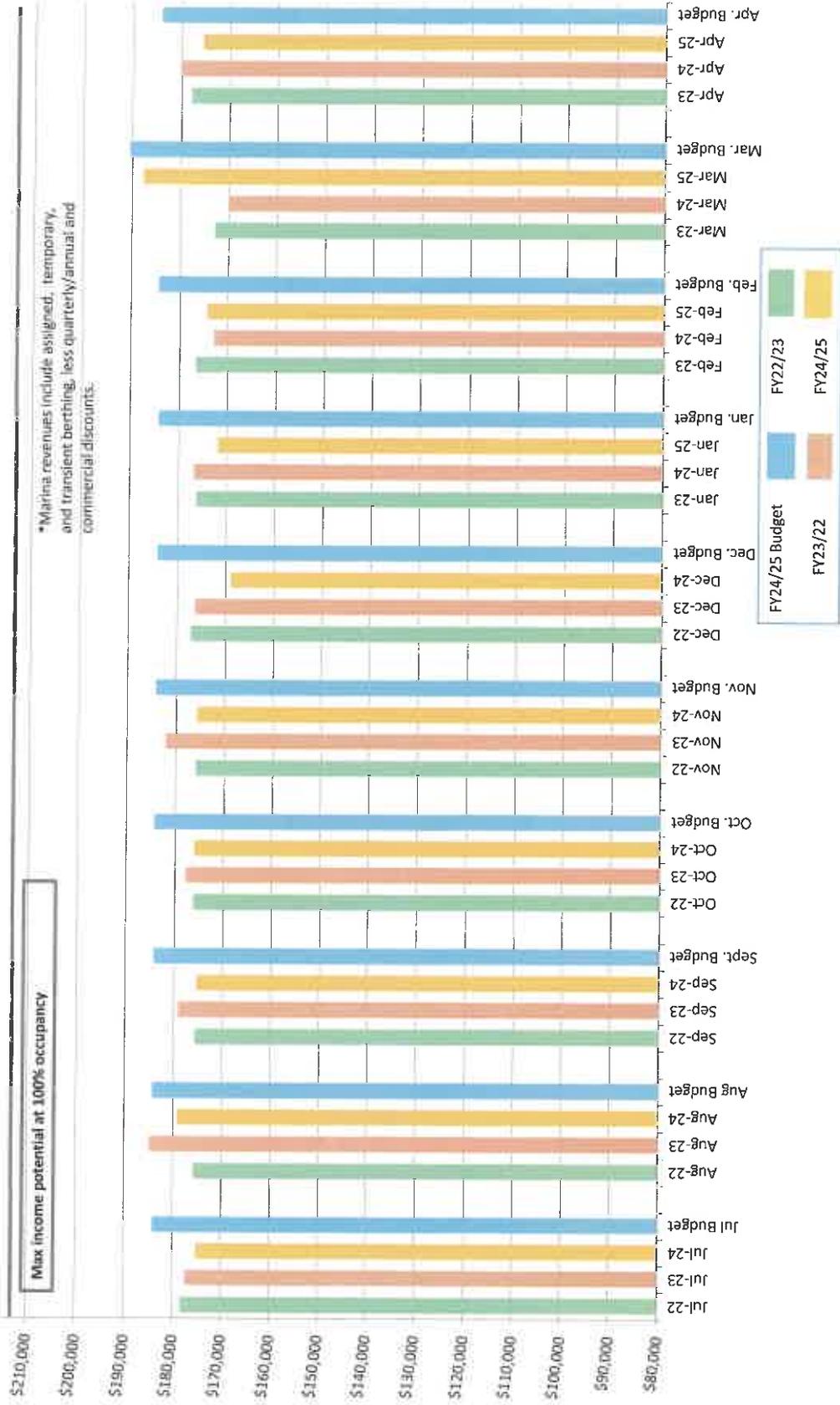


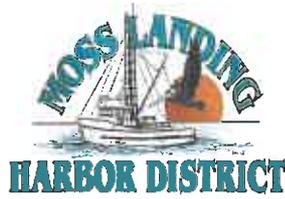
**** Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
April 30, 2025**



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





BOARD OF HARBOR COMMISSIONERS

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Vincent Ferrante
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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

**ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING May 28, 2025**

1. North Harbor Building: This project is 99% complete. Completion of the project was held up as we tried to get a dedicated phone line installed by AT&T without success, staff has since moved away from AT&T and is now using a cellular service provider for the elevator phone line and monitoring. Additionally, staff awaits final pricing and installation of windows in the upstairs water side of the building along with gutter guards. Staff is hopeful that the project will be complete before July 1, 2025.

2. North Harbor Inn Project: This project remains on hold while the District explores options with the property.

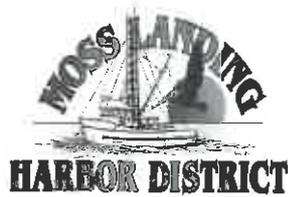
3. Harbor Infrastructure Improvement Project: Resulting from the tsunami that took place on January 15, 2022, staff discovered that the District has sustained damage to piles, docks, shoreline and navigation channels in the Harbor. The District's consultant, Sea Engineering, has been working with the multiple permitting agencies for over a year to obtain the required permits, but the recent addition of the North Harbor Bank Failure and Dock Access Project has delayed the issuance of permits. Unfortunately, we were unable to secure the California Department of Fish and Wildlife permit needed to complete this project during the winter months and the project will now be delayed until the window that allows for these projects to be completed opens back up during Summer of 2025. Staff is hopeful that we will have all permits in hand and have the project out for public bid June of 2025, construction is expected to be underway this summer.

4. North Harbor Bank Failure and Dock Access Repair Project: During the Month of September staff noticed that the large concrete abutment attached to the bank at our access point to the North Harbor docks had slid forward causing concern. Staff asked our Structural Engineering Consultant to complete an inspection of the area and provide information back to the District regarding the safety and stability of the dock access area. Our District Consultant informed the General Manager that the bank had failed and that the concrete abutment would likely continue to move until repair/replacement could take place. In the interest of tenant and public safety, the access area to the North Harbor Docks has since been closed off and District maintenance staff has installed a

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

temporary access to the area from the northern most launch ramp (aka old launch ramp) in the Districts North Harbor Parking lot. A repair to the bank and abutment for this area was already anticipated to take place during the Infrastructure Improvement listed above, however, with the most recent failure/damage in this area will require a more extensive project before the access point can be reopened. Staff is hopeful that we will have all permits in hand and have the project out for public bid in May or June of 2025, construction is expected to be underway this summer in conjunction with the previously listed Harbor Infrastructure Improvement Project.

5. Harbor Maintenance Dredging and FEMA Project: A bid opening was held for the project on Friday May 23, 2025 and only 1 bid was received. The bid came in well over the estimated or anticipated price of the project and was therefore rejected administratively by the General Manager. Staff is in the process of preparing another notice inviting bids for the project and will be putting the project back out for public bid. Staff plans to hold the bid opening prior to the June Meeting of the Board and hopefully will have an acceptable bid for Board approval and contractor selection on the agenda during the meeting on June 25, 2025. The project is anticipated to take place during this summer/fall.



BOARD OF COMMISSIONERS
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 Liz Soto
 Albert Lomeli

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GENERAL MANAGER
 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF MAY 28, 2025

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2025	Current	Facilities Use	01/01/2026
Blue Ocean Whale Watch	2/18/2025	Current	Facilities Use	2/18/2026
SRI International	2/18/2025	Current	Facilities Use	2/18/2026
Whisper Charters	2/28/2025	Current	Facilities Use	2/28/2026
Fast Raft	3/28/2025	Current	Facilities Use	3/28/2026
Monterey Eco Tours	4/16/2025	Current	Facilities Use	4/16/2026
Oceanic Expeditions	4/21/2025	Current	Facilities Use	4/21/2026
Venture Quest Kayaking	6/12/2024	Current	Facilities Use	6/12/2025
Monterey Bay Hydrobikes	6/12/2024	Current	Facilities Use	6/12/2025
Reel Nasty Sportfishing	6/12/2024	Current	Facilities Use	6/12/2025
Last Meal Sportfishing	6/12/2024	Current	Facilities Use	6/12/2025
Kayak Connection	6/30/2024	Current	Facilities Use	6/30/2025
Sanctuary Cruises	6/30/2024	Current	Facilities Use	6/30/2025
Sea Goddess Whale Watching-Tours	6/30/2024	Current	Facilities Use	6/30/2025
MBARI-Slough Test Moorings	6/30/2024	Current	Facilities Use	6/30/2025
Slater Moore Photography	07/07/2024	Current	Facilities Use	07/07/2025
Elkhorn Slough Safari - Tours	10/19/2024	Current	Facilities Use	10/19/2025
Blue Water Ventures	10/31/2024	Current	Facilities Use	10/31/2025
Wild Fish-Vicki Crow	11/30/2024	Current	Peddlers	11/30/2025

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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GENERAL MANAGER
HARBORMASTER
Tommy Razzeca

STAFF REPORT

**ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING OF MAY 28, 2025**

Moss Landing Chamber of Commerce Meetings – All meetings are done by E-mail until further notice but will eventually resume on the 2nd Thursday of each month in Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2025 - <https://montereybay.noaa.gov>

August 15th – *Hybrid (Virtual & In-Person) Meeting*
Monterey Bay Aquarium Research Institute Conference Room, Moss Landing

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



BOARD OF COMMISSIONERS

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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 06 - LIVEBOARD REPORT
BOARD MEETING OF MAY 28, 2025

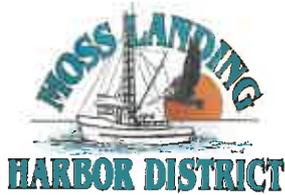
Pursuant to Ordinance Code §6.110 D) 1), attached is the report containing the names of all permitted live aboard vessels and all persons living aboard. The permits for these live boards have automatically renewed through the last day of this month. As of this writing, there are no (0) revocation actions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

<u>Name</u>	<u>Vessel</u>
1. Hartman, Guenter	Taku, CF 7913 KL
2. Jones, L	Intrepid CF 0292 VE
3. Matsunaga, F	Mon Rochelle CF 8424 FB
4. Burns, P.	Trafamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Danh, S	Isle Of View ON 997142
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojourn, on 1067078
10 Franks, V	Jolly Rover CF 9069 EW
11. Chambers, B.	Pyxis, ON 984193
12. Flatguard, J	Black Jack, CF 2133 JA
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Gressley, A	La Muchacha CF 7833 SC
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Buford, C	No Name, CF 9215 EF
19. Potter, D.	Danu CF 4085 GC
20. Listle, A	Tekin ON 616325
21. Glovin, D/ Glovin, K	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, S	Shaka, ON 699611
23 Johnston, Bill	Heart Of Gold, CF 7590 EP
24. Groom D	Phoenix, CF 5084 GJ

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

- | | |
|------------------------------------|----------------------------|
| 25. Jones, H. | Laetare, CF 5495 YB |
| 26. Jones, T. | Sanity, CF 5249 SC |
| 27. Kennedy C. | Aztlan, ON 281903 |
| 28. Ayres, Lloyd | Gaviota, CF 4656 GG |
| 29. Varier, G | Athena CF 1523 FF |
| 30. Malone, RJ | Francis W, CF 2017 UZ |
| 31. Lynch, C | Tolly Craft CF 9521 HT |
| 32. Burnett, Gary | Zinful CF5419 JG |
| 33. Maris, T. | Nimble, CF 3730 KB |
| 34. Robinson, D/ Robinson, L | Damn Baby CF 9442 EX |
| 35. Nieman J | Inia, ON 1074183 |
| 36 Niswonger, R. | Illusion, CF 0836 TA |
| 37. Cain, C | Sails Call, CF 7291 TG |
| 38. Otis, T. | Blue Moon, CF 1886 GT |
| 39. Paul, J | La Wanda CF 5014 FR |
| 40. Schlegelmilch, William | Bull Dog ON 1219673 |
| 41. Bartley, H | Skylarke, CF 8589 TB |
| 42. Raaphorst, D. | Spirit, ON 664971 |
| 43. Reins, D. | Second Paradise, ON 912484 |
| 44. Rotger, M. | Raven, ON 241650 |
| 45. Dyer, B | Star of Light ON 1056334 |
| 46. Piro, Daniel | Gulf Star CF 6082 GL |
| 47. Barry,C/Barry,R | Jersey Devil CF 7645 SC |
| 48 Conrad, J. | Finnaly Us ON 931706 |
| 49. Silveira, P | Quiet times, CF 2067 GC |
| 50. Salisbury, J. | Oceanid, CF 4210 GA |
| 51. Thomas, B. | Coho, CF 9974 KK |
| 52. Tufts, M. | Enchantress, CF 0878 SX |
| 53. Mc Dermont, J | Ferdelance CF 7837 JF |
| 54. Wolinski, Peter | Muffin, ON 1148169 |
| 55. Hudkins, Leah / Steven Hudkins | Wild Goose ON589319 |
| 56. Samuelson, T. | Moonstone CF 5122 GX |
| 57. Vinsky, J | Rosie CF 2797 GC |
| 58. Riberal, Y/ Eric Duekerson | Boss Lady, ON 556296 |
| 59. Schwontes, N/ Mosolov, A | Luna Sea, ON 1138367 |
| 60. Chaperon, C/ J Wood | Kali Kat CF 7790 SH |

Total Number Vessels: 60
Total Number Persons: 67
Pending Applications -0-



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 Liz Soto
 Albert Lomeli

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GENERAL MANAGER/HARBOR MASTER
 Tom Razzeca

STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT
 BOARD MEETING OF MAY 28, 2025

Slip Rates 2024/2025 per linear foot:

Assigned: \$9.70/ft./month
 Temporary: \$14.48/ft./month
 Transient: \$1.25/ft./day

INCOME

<u>April 2025</u>	<u>April 2024</u>	<u>April 2025 Budget</u>
\$175,579	\$180,251	\$184,133

For the month, slip income is lower than budget by \$8k. The lower than budget amount is attributed to primarily lower temporary berthing revenue Slip income is lower than the prior year by \$4k, due to lower temporary berthing revenue.



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STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT
BOARD MEETING OF MAY 28, 2025

April 20, 2025 Tenant on I dock fell off his boat into the water. He swam to the dock and pulled himself out scrapping up his arm. He came to the office to get back in and cleaned his arm off in the restroom. Tenant was asked if he needed medical attention but he refused.

April 23, 2025 Harbor Staff received numerous calls and complaints regarding loud music coming from a vessel on A-dock. Staff called owner of vessel and was given permission to enter vessel and turn off music no persons were onboard the vessel.

May 16, 2025 Night Staff spoke to three men on B-dock who where intoxicated. Day shift called the owner of the vessel and warned him if it happened again it could result in the revocation of his slip and permanent removal from Moss Landing Harbor.

May 18, 2025 Night Staff observed two men with backpacks on paddle boards in the b-dock area. Staff made contact and they paddled away heading towards the North Harbor where they went ashore and disappeared.

No further incidents as of May 20, 2025



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GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 19 – PUBLIC HEARING AND FIXING FINAL BUDGET BOARD MEETING OF MAY 28, 2025

After the Board adopts a Preliminary Budget, Harbors & Navigation Code § 6093 requires the publication of a notice that the Preliminary Budget has been adopted, specifying a date not less than 30 days from the publication of the notice for the purpose of fixing the Final Budget.

The Preliminary Budget was adopted at the April 23, 2025 regular meeting, and a Notice of Adoption was published in a newspaper of general circulation on April 26, 2024 according to Code requirements. As of the writing of this report, no written comments were received during the public review period and no requests were made for copies of the Preliminary Budget.

Commissioner Goulart is the Chairman of the Ad Hoc Budget Committee and Commissioner Soto is Vice-chair, and they may wish to make additional comments to the Board on behalf of that Committee.

The Board should conduct a public hearing, consider making any changes, and then fix the final budget for the fiscal year 2025-2026.

Once adopted, the General Manager will provide a copy of the final budget to the Monterey County Board of Supervisors no later than August 1, 2025 in accordance with Harbors and Navigation Code §6093.3.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ITEM 19 – PUBLIC HEARING AND FIXING OF THE FINAL BUDGET
REGULAR MEETING 05/28/2025

Advertising Payment Receipt

Bay Area News Group • AdTaxi • Digital First Media

The Mercury News • Daily News • Silicon Valley Community Newspapers
East Bay Times • East Bay Community Newspapers • Hills Newspapers
Oakland Tribune • The Daily Review • The Argus
Milpitas Post • Berryessa Sun
Marin Independent Journal

Northern California Community Newspapers

Monterey County Herald • Santa Cruz Sentinel • La Ganga Especial
Vacaville Reporter • Vallejo Times-Herald • Woodland Daily Democrat
Lake County Record-Bee • Penny Saver • The Ukiah Daily Journal • Hometown Shopper
Chico Enterprise-Record • Oroville Mercury-Register • Paradise Post • Red Bluff Daily News
The Willits News • Fort Bragg Advocate-News • The Mendocino Beacon
Eureka Times-Standard • Tri-City Weekly • Redwood Times

Account Number: 3795682

Customer: MOSS LANDING HARBOR DISTRICT
7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

Phone: 831-633-5417

Transaction Date: 4/24/2025

Transaction Type: Payment

Payment Amount: 147.99

Payment Method: Credit Card

Credit Card Number: *****0482

Expiration Date: 12/28/2027

Reference Number: 078237

Charge to: North CNP

Order Number: 0006893068

Credit to Transaction Number: P1158821

Invoice Text:

Invoice Notes:

Please note: if you pay by bank card, your card statement will show "CAL NEWSPAPER ADV" or "CALIFORNIA NEWSPAPER ADVERTISING SERVICES", depending on the type of card used.

Date printed: Thursday, April 24, 2025

3570924

C:\Program Files\NEWSCYCLE Solutions\AdBase Services\Website\764287\Fs122-457-907-ec64c1f84d28_BANG_Payment_Recap.rpt r.BF331-04/07/15



**MONTEREY
HERALD**
*Serving
Monterey
County*

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(831) 726-4382

MOSS LANDING HARBOR DISTRICT
Account No. 3795682
7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

Legal No. 0006893068
Notice of Adoption of Preliminary Budget for FY 2025-2026

Ordered by: shaw@mosslandingharbor.dst.ca.us

PROOF OF PUBLICATION
STATE OF CALIFORNIA
County of Monterey

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Herald, a newspaper of general circulation, printed and published daily and Sunday in the City of Monterey, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than 6 point), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

04/28/25

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed on 04/28/2025 at Monterey, California.

Antonio Rogue

Signature

This space is reserved for the County Clerk's Filing Stamp

**NOTICE OF ADOPTION OF
PRELIMINARY BUDGET**

Moss Landing Harbor District
NOTICE IS HEREBY GIVEN that on April 23, 2025, at a regular meeting duly noticed and called, the Board of Harbor Commissioners of the Moss Landing Harbor District adopted a Preliminary Budget for the District for the Fiscal Year 2025-2026. A copy of the preliminary Budget is available at the offices of the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing CA 95039, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, excluding certain holidays. Written comments will be received during the public review period from April 28, 2025 through May 28, 2025.

On May 28, 2025 at 7:00 p.m. at the Moss Landing Harbor District Office, 7881 Sandholdt Road, Moss Landing CA 95039, the Board of Harbor Commissioners will meet at a duly noticed regular meeting for the purpose of fixing the Final Budget; and any taxpayer may appear and be heard regarding the increase, decrease, or omission of any item in the budget or for the inclusion of additional items.

Tommy Razzeca, General Manager ; razzeca@mosslandingharbor.dst.ca.us
Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing CA 95039.
Phone 831/633-5417

MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2026									
	A	B	C	D	E	F	G	H	
	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	FYE 6/30/25	Budget FYE 6/30/25	Budget FYE 6/30/26	CPI = 2.08%
Revenues	23.79%	21.30%	21.94%	21.81%	21.56%	21.38%	21.50%	21.50%	
	8.15/ft	8.40/ft	8.55/ft	9.02/ft	9.44/ft	9.70/ft	9.70/ft	9.90/ft	
Marina Revenues	1,644,944	1,750,735	1,767,672	1,867,815	1,961,114	1,980,000	2,016,624	2,058,204	Vacancy Rate based on 22070 LF
1 Assigned Berthing	38,852	285,457	274,643	223,482	161,454	15,000	200,000	150,000	Prior year \$9.70, with CPI \$9.90
2 Temporary Berthing	(1,890)	(3,326)	(4,637)	(5,754)	(4,070)	(3,000)	(3,000)	(3,000)	15.15/ft no amenity fee (Prior year 14.78/ft)(added CPI)
3 Transient Berthing	(12,574)	(12,123)	(12,130)	(12,417)	(12,512)	(12,000)	(12,750)	(12,750)	1.26/ft (Prior year 1.25/ft.)
4 Qtrly/Annual Discount	128,558	128,895	135,210	139,795	152,170	170,000	160,000	160,000	3% quarterly/ annual
5 Commercial Discount	900	600	650	150	1,811	2,000	600	800	less \$0.50/ft. 41 berth holders avg. 30 ft. boats
6 Liveboard Fees	1,850	1,600	600	1,200	2,270	1,200	1,000	1,400	\$200 for each person (Prior year \$190)(Added \$10) *
7 Intra-Harbor Towing									\$200 per occurrence
8 Pump outs									\$175 per month
9 Non-Op Surcharge									\$100 filling fee/\$300 application fee liveboard
10 Assigned Slip/LA App. Fee	1,790	200	100	700	1,000	250	2,000	500	
11 Recovered Lien Costs	24,540	33,510	31,556	35,550	39,671	37,000	40,000	40,000	\$35 dollar charge per month (Prior year \$30), on balances over \$140 pest du
12 Late Fees	2,084,341	2,218,244	2,214,580	2,270,067	2,335,257	2,311,450	2,426,974	2,417,154	
13 Total Marina Revenues	28,961	29,058	29,749	30,793	33,123	33,123	33,123	33,891	Paid annually w/CPI (Expires 4/39)
14 Trust Lands Lease Revenue	1,378	1,421	1,449	1,453	1,563	1,563	1,563	1,598	Paid annually w/CPI (Expires 2/31)
15 MBARI - Dock	69,070	72,437	73,927	72,038	73,883	77,488	77,488	78,286	Paid annually w/CPI (Expires 3/66)
16 MBARI-MARS Cable	99,409	102,916	105,125	104,284	108,569	112,174	112,174	113,775	
17 Vistra									
18 Total Trust Lands Lease Revenue	93,555	95,270	99,149	103,677	107,505	110,257	110,257	120,301	\$9,282.45 mo. (ML Seafood Lund's, Prev. Sea Harvest) (Expires 5/30)
19 Leases	91,368	93,283	95,952	100,266	103,968	106,630	106,630	116,342	\$8,977.04/mo. (Cal Marine) (Expires 5/30)
20 Cannery Suites - (3)	18,788	22,331	19,803	22,540	29,118	29,863	29,863	32,584	\$2,514.17/mo. (Local County) (Expires 9/37)
21 - (4)	33,736	34,863	35,855	37,492	38,876	39,872	39,872	43,504	\$3,356.76/mo. (Deyerte) (Expires 8/31)
22 - (1&10)		19,439	38,055	48,252	38,393	53,936	53,936	42,963	\$3,315.04 (Lusamerica) (Expires 8/30)
23 - (2)		11,077	6,871						\$965.21 (Running Stream) (Month to Month)(Expired)
24 - (5 A&B, 4B)		15,863	10,456	8,251					\$1,391.07 (Local County)(Expires 7/22) w/ (1) 1-yr options (Expired)
25 - (5A)		21,884	10,740						\$1,244.00 (Deep Water Desal)(Expires 2/23) w/ (1) 1-yr option (Expired)
26 - (5B)		9,734	17,155						\$2,084.70/mo. Upstairs Inside (Miller Marine Solutions)(Exp. 4/27)
27 - (6A, B &D)		8,225	9,175	22,730	24,144	24,762	24,762	27,018	\$888.76/mo. (Veridian Advisors) (Month to month)(Expired)
28 - (7 A&B, 4A)		9,363	9,644	9,813	9,946	10,200	10,200	10,838	\$912.41/mo. (Verizon) Roof top and under stairs (3/23)
29 - (9)		20,878	67,981	40,000	37,956	40,000	40,000	40,000	Utility reimbursement per lease
30 - (8)		35,750	36,716	39,452	65,050	42,038	42,038	60,868	\$3,639.16 base + % rent (Expires 8/30)
32 Cannery NNN		44,572	103,093	64,988	42,302	60,561	60,561	63,589	\$1,966.72/mo, plus percentage rent (Month to month)
33 Deyerte/Pacific House		24,562	28,481	26,911	27,798	33,328	33,328	44,602	\$7,879.88, or 24% of gross, whichever is greater (Exp. 10/24)(Expired)
35 MIB Kayak		34,764	35,525	36,417	38,364	40,879	40,879	44,602	\$3,441.62/mo. (Reynolds Resort) No less than 3% in lease agmt. (Expires 9/3
36 Martin/Mason		480,532	618,556	568,032	591,879	603,163	603,164	602,607	
37 RV Lot									
38 Total Lease Revenue									
39 Revenues - Other	277,938	345,847	354,156	370,919	409,034	460,000	451,000	473,000	\$92.80 for all assign. vessels in harbor (prior year \$90.00)
40 Amenities Fee - Slip holders	28,946	-	12,748	27,978	31,145	28,000	30,000	30,000	\$100 per multiplied by vessel capacity due annually.
41 Passenger Vessel Fees	60,557	58,209	62,541	60,796	52,595	45,000	60,000	45,000	10'X20'/\$126, 10'X30'/\$136, 10'X40'/\$145
42 Dry Storage (2)-Gear & Trailer								128,706	4'X10'/\$100, 8'X10'/\$140, 10'X10'/\$245
43 Storage Unit Facility									

MOSS LANDING HARBOR DISTRICT		A	B	C	D	E	F	G	H
BUDGET FYE 6/30/2026		FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	Projected FYE 6/30/25	Budget FYE 6/30/25	Budget FYE 6/30/26
44	Near Shore Storage	-	-	-	-	-	-	-	-
45	North Harbor Use Fee	112,693	195,085	224,038	153,645	159,776	155,000	185,000	180,000
46	NH Boat Wash	1,076	551	731	150	-	-	200	200
47	SH Parking	84,330	92,313	121,557	103,827	124,860	170,000	140,000	140,000
48	Camping/RV	650	643	2,182	52	378	85	1,500	1,500
49	Equipment Rental	-	118	285	2,303	1,735	3,000	50	50
50	Facilities Use Permits	4,920	8,082	10,906	8,362	6,947	5,750	6,500	7,500
51	Vending (Soda/Laundry)	8,123	6,577	10,340	7,179	6,710	4,500	8,000	7,000
52	Merchandise - Clothing, etc.	222	42	-	-	-	-	-	-
53	Key Sales, Copies, Bid Packages, etc.	4,617	1,708	5,546	9,016	5,501	4,000	5,000	5,000
54	Citations	-	6,052	6,759	1,370	3,935	1,200	4,500	4,500
55	Government Grants	-	-	-	-	-	41,139	1,000,000	1,000,000
56	Misc. Charge/Pet fee	1,531	3,840	1,130	2,756	1,047	1,000	1,500	1,500
57	Surplus Sale & Misc., insurance reimb.	-	-	7,972	-	2,185	2,000	100	100
58	Total Other Revenue	585,603	718,867	820,891	748,353	805,848	920,674	1,893,350	2,024,056
59	TOTAL REVENUES	3,249,885	3,658,583	3,708,628	3,677,184	3,841,553	3,947,461	5,035,662	5,157,592
60	Expenses								
61	Media/Publications/Advertising	7,192	5,175	10,341	1,770	2,689	3,300	6,500	6,500
62	General & Administrative	68,835	87,888	68,930	65,080	65,978	95,950	80,000	90,000
63	Accountant	38,179	37,751	37,918	46,200	45,459	43,000	42,000	43,000
64	Auditor	16,500	16,500	17,000	17,250	18,000	18,750	20,000	20,000
65	Attorney	52,770	43,909	36,512	41,789	42,521	29,000	100,000	100,000
66	Personnel	639,705	711,931	691,082	796,964	841,464	960,000	976,000	1,140,650
67	Insurance & Bonding	163,307	189,644	172,180	179,500	229,196	250,000	250,000	270,000
68	PG&E	281,088	275,064	298,555	313,710	330,512	360,000	350,000	360,000
69	Sewer	39,865	43,196	47,623	52,453	57,249	45,000	60,000	60,000
70	Water	38,097	36,922	38,757	47,736	47,879	65,000	55,000	60,000
71	Trash	98,269	114,138	119,225	135,645	155,240	145,000	165,000	165,000
72	Maintenance & Repairs	68,002	50,810	25,382	46,953	75,618	80,000	80,000	85,000
73	Operating Supplies	32,109	33,480	25,858	31,821	29,830	30,000	35,000	35,000
74	Outside Service Contracts	74,325	76,522	110,546	162,273	148,726	105,000	100,000	130,000
75	Bad Debt (berthing revenue)	29,531	34,872	30,102	20,577	25,797	32,000	32,000	32,000
76	Commissioner Expenses	14,588	18,343	17,896	16,776	14,959	14,000	25,000	25,000
77	Comm Election	-	-	-	350,145	-	-	750,000	-
78	Derelict Disposal	34,666	40,690	42,161	38,264	46,536	75,000	50,000	60,000
79	LAFCO	6,357	5,425	5,393	5,868	6,466	6,332	7,000	7,000
80	CSDA	7,077	7,253	7,615	8,186	8,187	9,073	8,200	9,100
81	County EIR	-	-	-	-	-	-	-	-
82	Dredging	1,483,856	-	18,305	24,906	261,401	230,000	3,000,000	3,000,000
83	Depreciation	772,652	757,058	761,784	777,285	791,283	1,500,000	1,500,000	1,500,000
84	Total Expenses	3,966,970	2,586,571	2,583,165	3,183,151	3,244,590	4,096,405	7,691,700	7,198,250

MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2026									
	A	B	C	D	E	F	G	H	
	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	Projected FYE 6/30/25	Budget FYE 6/30/25	Budget FYE 6/30/26	CPI = 2.08%
85	(717,085)	1,072,012	1,125,463	494,033	596,963	(148,944)	(2,656,038)	(2,040,658)	
86									
87	3,131	3,111	9,983	8,882	14,500	9,600	9,600	9,600	.50% on \$1.91M
88	2,815	508	102	102	102	100	100	100	.05% on \$1.02M
89	-	-	-	48,644	55,000	60,000	60,000	55,000	1.34% on \$4.03M
90	296	285	387	-	-	-	-	-	
91	20,553	5,686	-	-	-	-	-	-	Nader Agha per reimbursement agreement
92	325,922	348,780	373,362	402,733	430,900	400,000	375,000	375,000	
93	352,717	358,370	383,834	460,361	500,502	469,700	444,700	439,700	
94									
95									
96									
97	83,776	72,449	62,540	53,663	46,591	42,463	42,463	35,270	Note interest 2.85%
98	20,553	5,686	-	-	-	-	-	-	Aspen Environmental
99	800	800	800	800	800	800	800	800	Insurance policy, financed through AFCO
100	105,129	78,935	63,340	54,463	47,391	43,263	43,263	36,070	
101									
102	(469,497)	1,351,447	1,445,957	899,931	1,050,074	277,493	(2,254,601)	(1,637,028)	
103									
104									
105	-	12,101	-	-	-	-	-	-	Subject to quote
106	-	-	9,617	-	-	-	-	-	
107	-	-	-	-	-	-	-	-	
108	-	126,562	-	-	-	-	175,000	350,000	\$12K each; pile only, tsunami damage repair
109	-	-	-	-	-	30,000	-	-	Lumber, material, electrical, floats and contractors
110	306,397	-	-	-	428,766	-	1,050,000	1,700,000	Concrete and electrical
111	-	-	16,830	134,877	1,597,652	3,500,000	1,450,000	100,000	Dock infrastructure/improvements
112	-	-	-	-	-	-	-	-	New North Harbor Building, including lighting
113	-	76,718	-	-	-	-	-	-	Repair/replacement
114	-	28,081	-	-	-	-	100,000	100,000	
115	-	-	-	-	-	-	40,000	40,000	
116	-	-	-	-	-	-	-	-	2 at NH, 1 at SH
117	-	-	-	-	-	-	-	-	Through permitting
118	-	-	-	-	-	-	-	-	Through permitting
119	-	-	-	-	-	-	40,000	40,000	Roof and drywall
120	-	-	298,707	181,229	-	-	-	-	1 replaced, 3 left to replace
121	-	12,473	17,240	25,324	39,093	60,000	60,000	100,000	Example: Painting, siding, restroom improvements, etc.
122	-	-	19,253	90,458	-	-	-	-	
123									
124	306,397	151,136	466,446	431,888	2,065,511	3,590,000	2,915,000	2,430,000	
125									
126	662,710		329,034						For dredging - 2017 Atmospheric River Storms
127									

MOSS LANDING HARBOR DISTRICT									
	A	B	C	D	E	F	G	H	
BUDGET FYE 6/30/2026									
	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	Projected FYE 6/30/25	Budget FYE 6/30/25	Budget FYE 6/30/26	CPI = 2.08%
128 General Funds	306,397	151,136	466,446	431,888	2,065,511	3,590,000	2,920,000	2,430,000	
129 Total Capital Contributions	969,107	151,136	795,480	431,888	2,065,511	3,590,000	2,920,000	2,430,000	All other capital projects funded by General funds
130 Capital Projects Budget									
131									
132 Loan Payments	(389,516)	(400,107)	(344,871)	(306,504)	(242,841)	(249,176)	(249,176)	(255,629)	Principal Payment (Unpaid balance \$1,614,635 Int. rate 2.85%)
133 Loan - UMPQUA	(389,516)	(400,107)	(344,871)	(306,504)	(242,841)	(249,176)	(249,176)	(255,629)	
134 Total Loan Payments									
135									
136 Cash Flow Reconciliation									
137 Add: Net Income (Loss)	(469,497)	1,351,447	1,445,957	899,931	1,050,074	277,493	(2,254,601)	(1,637,028)	
138 Add: Depreciation	772,652	757,058	761,784	777,285	791,283	1,500,000	1,500,000	1,500,000	
139 Plus: Loan Payments	(389,516)	(400,107)	(344,871)	(306,504)	(242,841)	(249,176)	(249,176)	(255,629)	
140 Net Increase (decrease) in Cash	(86,361)	1,708,398	1,862,870	1,370,712	1,598,516	1,528,317	(1,003,777)	(392,657)	
141									
142 Reserved Funds Allocation									
143 Capital Projects to be Funded	(306,397)	(151,136)	(466,446)	(431,888)	(2,065,511)	(3,590,000)	(2,920,000)	(2,430,000)	All other capital projects funded by General funds
144 Plus Net increase (decrease) in Cash	(86,361)	1,708,398	1,862,870	1,370,712	1,598,516	1,528,317	(1,003,777)	(392,657)	
145									
146 From General Funds	(392,758)	1,557,262	1,396,424	938,824	466,995	2,061,663	3,923,777	2,822,657	Extra funds needed for capital project funds



BOARD OF COMMISSIONERS
Russell Jeffries
Tony Leonardini
Vincent Ferrante
James Goulart
Liz Soto

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
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GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 20 – CONSIDER ADOPTING ORDINANCE 216 AMENDING THE DISTRICT'S FEE SCHEDULE
BOARD MEETING OF MAY 28, 2025

When the Board fixes the final budget an Ordinance modifying the fee schedule must be adopted to coincide with the fees approved in the Budget. Attached is Ordinance No. 216 reflecting the new fee schedule.

Highlights of the fees that have been changed, largely by COLA based on a CPI of 2.08% are as follows:

Assigned slip fees increased from \$9.70 to **\$9.90** per foot per month.

Temporary slip fees increased from \$14.48 to **\$15.15** per foot per month.

Transient slip fees remained **\$1.25** per foot per day.

Assigned-vessel pass-through Amenities fee increases from \$90.00 to **\$92.80** monthly resulting from high utility cost over the last fiscal year largely associated with increased provider fees.

Dry storage has increased **\$5** per space to **\$125, \$135, \$145** depending on size.

Staff recommends that the Board adopt Ordinance No. 216 amending the District's Fee Schedule to reflect the new fees included in the 2025 - 2026 budget.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ITEM 20– CONSIDER ORDINANCE 216 AMENDING THE DISTRICT FEE SCHEDULE
05/28/2025 REGULAR MEETING

ORDINANCE NO. 216

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

WHEREAS, District is proposing to amend Chapter 20 - “Fees and Charges” of the Moss Landing Harbor District Ordinance Code through the modification, elimination and addition of certain fees and charges;

WHEREAS, District has held open and noticed budget committee meetings allowing input on the proposed changes prior to the proposed date of adoption of this Ordinance and has received comments from Board Members.

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

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 meeting of the Moss Landing Harbor District Board of Harbor Commissioners on May 28, 2025, to become effective July 1, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Russ Jeffries, President
Board of Harbor Commissioners

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Table 20.100 - District Fee Schedule
Revised July 1, 2024

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 ~~\$9.70~~\$9.90/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, 2024.

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 211

- (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 ~~\$14.48~~ \$15.15/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.

EXHIBIT A ORDINANCE 211

- 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 ~~\$90.00~~ \$92.80 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 \$200.00 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 - \$23.00 \$25.00 per In and Out. Annual Permit - \$230 \$250.00 per calendar year. Vessels – Launch Only; \$17.00 \$19.00
Access/Use Permit PWC and Kayaks only; Includes 12 hours Parking		\$18.00 \$20.00 per day (Vehicle + a PWC/Kayak) \$180.00 \$200.00 per calendar year. Additional PWC/ Kayak –Launch Access Only; \$12.00 \$14.00 Annual Launch Access Only - \$115.00 \$120.00
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 parking for any additional liveaboard - \$100.00 per month. Daily Parking \$14.00 \$15.00; \$20.00 \$21.00/24 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	\$200.00 per person per month.
Recreational Vehicle Park (Only available through District if commercial RV	None.	Self-contained vehicles only on unimproved site. \$50.00 \$75.00 per night. Failure to pay will result in removal of vehicle at owner’s expense.

EXHIBIT A ORDINANCE 211

Park is full)		
Amenity Fee		\$90.00 \$92.80 per month
Facilities Use Permit, including Peddlers with Principal Place of Business offsite	\$250.00 application fee \$50 annual renewal Fee if no changes plus appropriate CEQA review fee if use is not exempt from CEQA.	\$250.00 per year issuance fee. Lease or license may be required as a condition of permit.
Special Activities Use Permit	\$250.00 application fee plus appropriate CEQA review fee if use is not exempt from CEQA.	\$250.00 issuance fee
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	3.5% 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 Liveboard Waiting List per §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 required 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.
	\$75.00 deposit for project application subject to review by

EXHIBIT A ORDINANCE 211

Service/Equipment	Fee
CEQA Review - Sections 20.240 and 22.220	General Manager. \$500 deposit for project application subject to review by Board. Additional fees in amount actually incurred by the District for consultant, studies, public notices, etc. (See Section 20.240.)
Copies of Code Amendments – §1.200(B)(9) & and Copies of Public Records – §20.210	\$1.00 for first page, \$0.15 for each additional page. Fees waived for official distribution copies per Ordinance Code.
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' = \$120.00\$125.00 10' X 30' = \$130.00\$135.00 10' X 40' = \$140.00\$145.00</p>
Dry Storage Space – North Harbor	<p>Boats on trailers only; current registration required</p> <p>10' X 20' = \$160.00\$180.00 10' X 30' = \$180.00\$200.00 10' X 40' = \$200.00\$220.00</p>
MLHD Storage Facility	<p>10' X 10' = \$240.00\$245.00 8' X 10' = \$135.00\$145.00 4' X 10' = \$95.00 \$100.00</p> <p>Security Deposit equal to one month's rent per unit</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.

EXHIBIT A ORDINANCE 211

Service/Equipment	Fee
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 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	Metal keys - \$25.00 per key deposit. Deposit will be forfeited if key not returned within 60 days of departure. Magnetic keys - \$10 per key purchase price. District may repurchase in its discretion in an amount based on condition. Magnetic key fobs - \$12 per fob purchase price. District may repurchase in its discretion in an amount based on condition.
Returned Check, Non-Sufficient Funds	\$25.00 per check.
Late Payment Handling Charge - Section 20.010(C)(2)	\$35.00 per occurrence on balances of \$140.00 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.



BOARD OF COMMISSIONERS
Russell Jeffries
Vincent Ferrante
James Goulart
Liz Soto
Albert Lomeli

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 21– CONSIDER APPROVING THE ISSUANCE OF A MBARI
CONSTRUCTION PERMIT
BOARD MEETING OF MAY 28, 2025

MBARI has submitted the attached construction permit application to MLHD for removal of the condemned commercial dock formally known as the Rodgers Bay Fresh Dock, and repairs to their existing research dock with the driving of a new pile and added gangway.

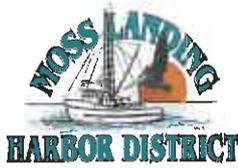
Attached to the Construction Permit Application is the required COI, aerial map showing the project locations, detailed project description, Biological Resource Evaluation of the project, project plans and a notice from the California Coastal Commission waiving the requirements of a Coastal Development Permit and CEQA.

Staff recommends that the Board review the attached documents and approve the issuance of a MLHD Construction Permit to MBARI for this project. Staff also recommends that a MLHD issued permit contains a special condition requiring that the MBARI project not interfere with the Dredging projects that will be conducted by both Army Corps of Engineers and MLHD this summer.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ITEM 21 – CONSIDER APPROVING THE ISSUANCE OF A MBARI CONSTRUCTION PERMIT

REGULAR MEETING 05/28/2025



Moss Landing Harbor District
 7881 Sandholdt Road
 Moss Landing, CA 95039
 (831) 633-5417, Fax (831) 633-4537

CONSTRUCTION PERMIT APPLICATION

Section I - Applicant Information

Name of Project	MBARI Dock Improvements
Name of Organization	Monterey Bay Aquarium Research Institute
Mailing Address	7700 Sandholdt Rd
City, State, Zip Code	Moss Landing, CA 95039
Telephone Number	(831) 775-1700

Section II - Permittee Information

Name of Contact	Kaya Johnson / MBARI
Mailing Address	7700 Sandholdt Rd
City, State, Zip Code	Moss Landing, CA 95039
Telephone Number	(831) 775-1902
Fax Number	
E-Mail Address	kjohnson@mbari.org

Section III – Facilities Information

Duration of Project: Phase 1	
<p>Specific Description of Activity: Provide a narrative including general description of project, ownership, future maintenance plans, etc, and a graphic description of the interior and/or exterior elements of the project including square footage and (if applicable) any work areas, restroom facilities, storage, public access, landscaping, etc.</p>	<p>Repair of the existing MBARI research dock, installation of a new mooring dolphin, and removal of a commercial dock.</p> <p>The research dock repair includes installation of galvanic pile jackets on 37 concrete piles (20-inch) and replacement of 51 wood fender piles with HDPE piles (12-inch). A new mooring dolphin (10x10 ft) supported by four steel pipe piles (20-inch) will be installed to stabilize moored vessels at the research dock. A catwalk will be installed connecting the new mooring dolphin to the existing dock.</p>
Site Plan Attached	An existing 4,808 sf commercial dock including 79 wood piles (12-inch) will be completely removed. Piles will be removed by vibratory and direct pull extraction from a crane mounted

	to a barge. Pile installation will primarily be done using vibratory hammer. See attached Dock Plans and project description.
Specific Details: Facilities to be Used, e.g. District Waters, Docks, Parking Lot, Staging Areas. If staging area is on District property, a separate Lease Agreement is required pertaining exclusively to staging.	Work will be done from a barge with the construction staging area on the land adjacent to the commercial dock.
Specific Location of Activity:	7641 Sandholdt Rd. See attached Location Map
Other Details: such as Operating Hours, Type of Equipment to be Used, Materials, Outside Contractors, etc.	Construction will be carried out by Power Engineering Construction. Typical operating hours will be 7am-3:30pm. A crane barge and material barge will be used, along with a small tug/large work boat, and a surface supplied air dive spread. New fender piles will be plastic/composite, and mooring dolphin will have steel piles with a reinforced concrete cap. No subcontractors are anticipated.
Number of Vessels and/or Vehicles, etc. used during construction.	Two barges (crane and material), and 25'3" work boat. Hauling will be done via truck. (45 hauling trips will be required)
Emergency Contact Information (other than primary organization and contact person)	Basilio Martinez basilio@mbari.org (831) 775 1731

Section IV - Fees

MLHD Ordinance Code §20.100B	
CEQA Review (Ord. Code §20.240)	Exempt under CEQA Guidelines §15300-15333 Class 1 Existing Facilities/Class 3 New Construction or Conversion of Small Structures

I hereby certify that the information contained above is true and accurate to the best of my knowledge. I further certify that I will faithfully comply with all Conditions of any Permit that may be issued that are required by the District and that I will assure that the permitted use is carried out in full compliance with all applicable statutes, regulations, and rules including Ordinances of the District, and any other entity that may have jurisdiction over the use or the site.

APPLICANT:



Signature

6 February 2025

Date

Director of Marine Operations - MBARI
Title

General Conditions

The following information is provided for informational purposes only. Some of the following conditions may not apply to a particular permit or additional conditions may be imposed before issuance of a permit. The Moss Landing Harbor District Board of Commissioners must review at a Public Hearing and authorize the General Manager to issue the permit sought in this Application. If the Application is complete, all efforts will be made to agendize the permit application for public hearing at the next scheduled Board meeting.

- Permittee is required to remove all garbage, trash, litter and debris associated with its use of facility.
- Permittee shall remove from within the District boundaries any instruments, pipes, flags, and any other materials that may have been placed purposefully or accidentally pursuant to this Permit upon the earlier of the expiration of the permit, request by MLHD, or completion of the project for which this Permit was issued. The placement of any instrument, pipe, flag or other item by Permittee within the District's boundaries is conditioned, among other things, upon Permittee placing on the item using weather-proof, fade-proof and indelible writing material the contact information for Permittee, the date of placement of the item, and the expiration date of the permit under which the item was placed within the District's boundaries, all in legible lettering. Permittee is to monitor such item(s) to ensure that the identifying information is legible at all times. Any items not so identified will be subject to immediate removal by MLHD.
- Permittee shall provide District with emergency contact instructions associated with permitted use. Permittee shall provide a list of persons and organizations to contact in an emergency, along with the method of contact, including after-hour contact information.
- ***Permittee shall provide District with a Certificate of Insurance providing evidence of comprehensive liability and property damage coverage in the amount of two million dollars (\$2,000,000) for each accident/incident and one million dollars (\$1,000,000) in the aggregate. The Certificate shall name the Moss Landing Harbor District, its elected officials, officers, agents and employees as additional insured. The underlying policy shall remain in full force***

during the entire term of the use of District facilities. The District shall be notified at least 10 days prior to the policy being cancelled.

- Permittee to embark/disembark all participants/passengers/construction materials from a location determined by Harbormaster. Permittee shall obey all instructions of District or law enforcement personnel. Permittee is not allowed to land anywhere other than at authorized locations.
- Permittee shall comply with all rules and regulations applicable to its activity as well as all conditions of all permits issued therefor, including, but not limited to, the Ordinances of the Moss Landing Harbor District, and shall obtain all licenses and permits required by its activity including, but not limited to, a Permit issued by the Moss Landing Harbor District.
- Neither permittee nor permittees' activities shall interfere or obstruct navigation of vessels in any waters under the Districts' jurisdiction.
- Neither permittee nor permittees' activities shall interfere with the Districts' dredging, pile driving, other construction activities, or use of its property.
- Permittee shall not contact or approach marine mammals except as permitted by appropriate governing agencies.
- Permit valid only so long as licenses and permits issued by any governing agency, including but not limited to the United States Coast Guard, California Division of Boating and Waterways, if applicable, California Coastal Commission, Monterey County Resource Management Agency, RWQCB, NOAA and the Moss Landing Harbor District remain current and in force.
- Permittee shall provide the District with copies of any of the following that apply to permittee's activity:
 - 1) USCG license as Operator of Uninspected Passenger Vessel or higher.
 - 2) USCG Certificate of Inspection.
 - 3) Monterey County Health Permit
 - 4) California Coastal Commission Permit
 - 5) Monterey County Resource Management Agency Permit
 - 6) RWQCB Permit
 - 7) NOAA Permit
 - 8) Any other licenses/permits associated with the activity.
- Permittee waives any and all claims for accident, injury, damage, theft or loss of any kind whatsoever arising out of or relating to the use of the facilities or grounds of the harbor against the Moss Landing Harbor District and its officers, commissioners, elected officials, agents or employees.
- Permittee shall hold the Moss Landing Harbor District and its officers, commissioners, elected officials, agents and employees harmless, indemnify and defend the same from any and all damages arising out of activities undertaken pursuant to this permit.

Special Conditions:

During the course of the described work, Permittee is required to employ all BMP's necessary to protect the Harbor lands and waters from debris, as established by permits obtained from other agencies/entities with jurisdiction over said work, including but not limited to:

AGENCY CUSTOMER ID: _____
LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY Willis Towers Watson Northeast, Inc.		NAMED INSURED Monterey Bay Aquarium Research Institute 7700 Sandholdt Road Moss Landing, CA 95039	
POLICY NUMBER See Page 1		EFFECTIVE DATE: See Page 1	
CARRIER See Page 1	NAIC CODE See Page 1		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Moss Landing Harbor District, its elected officials, officers, agents and employees are included as Additional Insureds as respects to General Liability.

February 5, 2025

Tommy Razzeca
Moss Landing Harbor District
7881 Sanholdt Road
Moss Landing, CA 95039

Subject: Monterey Bay Aquarium Research Institute Dock Facilities Improvement Project

Dear Mr. Razzeca:

The Monterey Bay Aquarium Research Institute (MBARI) submits the following information in support of the enclosed application related to improvements proposed to MBARI docking facilities located in Moss Landing Harbor. The project includes the removal of the existing deteriorated commercial dock and improvements to the existing research dock including repair of existing dock piles, replacement of existing fender piles and the installation of a new dolphin mooring. An exhibit depicting the project site and components is attached.

Commercial Dock Removal

The commercial dock would be completely removed including seventy-nine 12-inch piles and 4,808.47 of dock area. The commercial dock is not proposed to be replaced at this time. The proposed removal of the commercial dock will result in a reduction of 62.145 square feet of soft bottom impacts and 4,808.47 of overwater shading. Staging will occur from the landside, and as dock components are removed, they will be transported by barge to the staging area. This work is anticipated to take 1 ½ months. The Commercial Dock Plan depicting the commercial dock is attached.

Research Dock Repair

The proposed repair to the existing research dock includes repair to thirty-seven 20-inch prestressed concrete dock piles via diver installation of galvanic pile jackets around each pile above the mudline and will not impact the soft bottom. This work is anticipated to take 2 months.

In addition to the dock piles that will be repaired in place, fifty-one existing 12-inch wooden fender piles will be removed and replaced with fifty-one new 13.125-inch diameter plastic fender piles. Piles will be removed using vibratory extraction and new piles will be installed by vibratory hammer. Staging will occur from the landside in the area of the commercial dock. As dock piles are removed, they will be transported by barge to the staging area and the new piles will be brought to the dock. The proposed work will take approximately 4-5 weeks.

The project proposes to install a new dolphin mooring and gangway for the purpose of providing necessary stability and support for moored vessels. The dolphin mooring includes installation of four 20-inch steel pipes primarily via vibratory hammer to support the new dolphin and gangway. A barge will be utilized to transport pipes and stage the drill rig. The proposed dolphin mooring will consist of a 10-foot-wide by 10-foot-long concrete block with a 25-foot by 3-foot aluminum

catwalk connecting the dolphin mooring to the research dock. The gangway will be assembled on land prior to installation by crane. This work is anticipated to take approximately 6 weeks.

The proposed repair and improvement of the research dock will result in an increase of 197.6 sf of overwater coverage associated with the installation of the dolphin mooring and 16.6 sf of soft bottom impacts (fill) associated with replacement of deteriorated fender piles and new dolphin piles. The construction time including the dock repair and the installation of the dolphin pier will be 5 weeks. Total construction duration is anticipated to be 5 to 6 months including mobilization and demobilization. Additional details are provided on the attached MBARI Dock Repair Plan.

Special Status Species and Critical Habitat

The site was surveyed by a biologist from WRA, Inc on April 2, 2024. While no special status species were observed during the site visit, it is documented that 14 special status species have the potential to occur within the area, of which, the Harbor Seal and California Sea Lion which are known to be present at the site and Southern Sea Otters and South-Central California Coast Steelhead which have the potential to occur at the site. However, the remaining special status species are unlikely to occur at the site due to the following reasons:

- Vegetation communities (e.g., tidal or freshwater marsh, grassland, oak woodlands, old growth coniferous forest, riparian woodland/forest) that provide nesting and/or foraging resources necessary support the special-status wildlife species are not present in the Study Area
- Structures or vegetation (e.g., caves, old-growth trees) necessary to provide nesting or cover habitat to support the special-status wildlife species are not present in the Study Area
- Host plants necessary to provide larval and nectar resources required for the completion of life cycles for specific special-status insects are not present in the Study Area
- The Study Area is outside the special-status wildlife species' local documented range, or specifically nesting range (generally applies to birds)
- The Study Area is separated from suitable habitats by roads with high traffic volume and is embedded within a developed setting that does not contain suitable habitat.

Standard and project specific Best Management Practices (BMPs) will be employed during the project, as described on the attached BMP sheet. During all in-water work, a siltation curtain and a noise curtain will be utilized, and a full biological resource evaluation including proposed avoidance and minimization measures are provided in the attached Biological Resources Evaluation.

Resource Agency Permitting

Resource permitting applications are underway with United States Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and California State Water Resources Control Board (Water Boards).

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT WAIVER

Date: April 25, 2025

To: All Interested Parties

From: Kevin Kahn, Central Coast District Manager
Breylen Ammen, Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 3-25-0221-W
Applicant: Monterey Bay Aquarium Research Institute (MBARI)

Proposed Development

Installation of a 10-foot wide by 10-foot long concrete platform (mooring dolphin) supported by four new steel piles and connected to the MBARI research vessel dock by a 25-foot long by 3-foot wide aluminum catwalk; replacement of 51 wooden fender piles with plastic and steel fender piles and installation of 47 galvanic pile jackets on existing concrete piers at the existing research vessel dock; and removal of a derelict wooden commercial dock (the Hovden dock). All work is located within the Moss Landing Harbor in the Moss Landing area of unincorporated Monterey County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed project is located within the Moss Landing Harbor, which provides important and heavily used berthing space for commercial, recreational, and marine research vessels. MBARI, which serves as the Monterey Bay Aquarium's marine research arm, has its headquarters in the Harbor and docks several of its ships and other marine research equipment there. The proposed project would improve the MBARI research vessel dock to accommodate their new state-of-the-art flagship research vessel (*R/V David Packard*).¹ The configuration of the existing dock² can only safely accommodate a 135-foot-long vessel, while *R/V David Packard* is 164 feet long; the new mooring dolphin will extend the effective length of the dock to accommodate the extra vessel length and will be accessed from the main dock via a new aluminum gangway. This configuration will replace the design previously approved by the Commission (see CDP amendment 3-87-285-A3³), which simply extended the dock.

¹ See <https://www.mbari.org/our-work/ships/r-v-david-packard/>.

² As permitted by CDP 3-87-285 as amended.

³ 3-87-285-A3 also allowed for the demolition of an adjacent pier, which was completed; however, the dock extension it authorized was never constructed.

CDP 3-25-0221-W (MBARI Dock Improvements)

Compared to the previously approved configuration, the proposed mooring dolphin and gangway would reduce the overall size of the dock. The project thus would facilitate this important and high Coastal Act priority marine research use within an already developed harbor space.

The proposed project also includes the removal of the Hovden dock, an unused derelict wooden commercial dock, portions of which are at imminent risk of collapsing into the harbor. Several small wooden buildings located on the dock would also be removed. Portions of the dock, including wooden crossbeams and a portion of at least one wooden pile, have already broken off into harbor waters. Further deterioration or collapse of the dock could impact water quality and pose a navigational hazard to boat traffic in the harbor. Removal of the dock includes the removal of 79 treated wooden piles, thus reducing risk to water quality and reducing fill in coastal waters. As such, overall, the project would result in a reduction of physical development in the harbor and the shading of coastal waters.

The project also includes a series of construction best management practices to protect the sensitive marine environment, including in terms of potential noise impacts during pile driving activities. These include on-site biological monitoring during construction activities, buffers to protect marine mammals from noise associated with pile driving, and required work stoppage for any marine mammals spotted within these buffers. Bubble and turbidity curtains would help to minimize noise impacts on marine mammals and sediment loads in harbor waters. The project also includes the Commission's typical water quality best management practices for in-water work, including the prevention of spills and general good housekeeping of the site at all times. Eelgrass surveys of the project area show that none is present.

In sum, the project as described above⁴ will support MBARI's marine research by enabling the safe docking of MBARI's new research vessel and will remove a deteriorating wooden dock that currently poses a potential threat to water quality and navigational safety. Work will be done in a manner that will not have any significant adverse impacts on the marine environment. The project can therefore be found consistent with the Coastal Act.

California Environmental Quality Act (CEQA)

The Commission's review, analysis, and decision-making process for CDPs and CDP amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(c)). Accordingly, in fulfilling that review, this report has discussed the

⁴ Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is what is subject to the waiver's authorization. What that means is that if the project is actually undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver, and instead constitutes unpermitted development and a Coastal Act violation. Thus, the Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described herein is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

CDP 3-25-0221-W (MBARI Dock Improvements)

relevant coastal resource issues with the proposal and has concluded that approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA.

Accordingly, it is unnecessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, May 8, 2025, at the hybrid virtual and in-person meeting at the Oceano Hotel in Half Moon Bay. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Breylen Ammen (Breylen.Ammen@coastal.ca.gov) in the Central Coast District office.



December 11, 2024

Attn: Shawna Schaffner
7642 Sandholdt Road
Moss Landing, California, 95039

Subject: Monterey Bay Aquatic Research Institute Pier Maintenance Biological Resources Evaluation

Dear Ms. Schaffner,

The purpose of this letter report is for WRA, Inc. (WRA) to communicate the results of a biological resource evaluation and informal aquatic resources delineation of waters of the U.S. at 7642 Sandholdt Road in Moss Landing, Monterey County, California (Figure 1, Attachment A) for the Monterey Bay Aquarium Research Institute (MBARI) for the MBARI Pier Maintenance Project (Project). The proposed Project involves the removal and replacement of decaying wooden fender piles with [type of replacement piles] and the installation of a new dolphin and gangway system to accommodate research vessel berthing. This letter describes the proposed Project and analyzes potential effects on special-status species and critical habitats found in the Project vicinity.

1.0 PROJECT DESCRIPTION

1.1 Project Location

The Project is located at the MBARI in Moss Landing, an unincorporated community located 18 miles north of the City of Monterey in Monterey County, California (Figure 1, Attachment A). The proposed Project is located in the Moss Landing Harbor; the Moss Landing Harbor is within the northern-most portion of the Old Salinas River, approximately one-half mile south of the mouth of Elkhorn Slough (Project Area; Figure 1, Attachment A). The Old Salinas River Estuary (CCA #40) and the Elkhorn Slough Estuary (CCA #39) are designated as Critical Coastal Areas due to the presence of pollution from agricultural run-off in the watershed (California Coastal Commission 2019). The Old Salinas River and Elkhorn Slough converge approximately one-half mile north of the MBARI and flow into Monterey Bay.

The Study Area analyzed in this letter report includes all areas within 150 feet of the existing pier that is primarily used for the berthing of research vessels belonging to the MBARI and includes part of the Assessor's Parcel Number (APN) 133-231-010-000.

1.2 Project Activities

The proposed Project includes a geotechnical field investigation, the replacement of decaying wooden fender piles, and the installation of a new gangway and dolphin for safer berthing of the



MBARI research vessel. The Project elements proposed for installation and removal are summarized in Table 1 (below).

Pile repair and replacement of decaying wooden fender piles. Thirty-seven 20-inch pre-stressed concrete piles will be repaired via installation of galvanic pile jackets around each pile. An additional fifty-one existing wooden fender piles will be replaced with fifty-one 16-inch diameter plastic fender piles. The existing piles will be removed via crane on the MBARI dock; no vibratory extraction is proposed for removal of the piles. The new piles will be installed by either a vibratory or impact hammer. The entire effort will take approximately two weeks including mobilization and de-mobilization and is anticipated to be done via a crane from the dock. During all in-water work, a siltation curtain and a noise curtain will be utilized. The pile replacement plan is included herein as Attachment B.

Dolphin and new gangway. Four precast prestressed concrete plies will be installed via vibratory or impacts hammers to support the new dolphin and gangway. The proposed dolphin is a 10-foot-wide by 10-foot-long concrete block and the gangway is a 25-foot-long by 3-foot-wide aluminum walkway. The gangway will be assembled on land and then placed in the water. This work is anticipated to take up to 3 weeks.

Table 1. Project Elements Proposed for Removal and Installation

PROJECT ELEMENT	DETAILS	QUANTITIES
EXISTING STRUCTURES TO BE REMOVED		
Fender Piles	Decaying wooden fender piles	51
EXISTING STRUCTURES TO BE REPAIRED		
Pier Support Piles	20' pre-stressed concrete piles with a galvanic pile jacket	37
PROPOSED STRUCTURE TO BE INSTALLED		
Fender Piles	16" diameter plastic piles	51
Batter Piles	20" x 5/8" thick steel pipe piles	4
Gangway	25' x 3' aluminum walkway	1
Dolphin	10' x 10' x 4' concrete platform/cap	1
Bollard	75-ton bollard	1



1.4 Construction Details

EQUIPMENT

The following equipment and machinery are anticipated to be used to implement the Project:

Table 2. Summary of Equipment and Machinery to be Used by the Project

EQUIPMENT TYPE	PURPOSE
Barge-mounted drill rig	Pile removal, repairs, and installation and dolphin installation.
Vibratory or impact hammer	Pile removal, repairs, and installation and dolphin installation.
Crane	Pile removal, repairs, and installation, dolphin installation, gangway installation.

ACCESS AND STAGING

The replacement pilings, new dolphin, and new gangway will all be pre-fabricated offsite, transported to site via Sandholt Road, and staged on the MBARI dock. To the maximum extent feasible, construction equipment, such as the crane, will be staged on the MBARI dock. When necessary, in-water work will be conducted from a barge anchored adjacent to the MBARI dock.

SCHEDULE

Project implementation is anticipated to commence in June 2025 and conclude by November 30, 2025. The removal and replacement of decaying wooden piles and concrete pile repairs is expected to take approximately two weeks. Installation of the new dolphin and gangway installation is expected to take approximately three weeks.

2.0 ASSESSMENT METHODS

On April 2, 2024, two WRA biologists visited the Study Area to map aquatic resources (including submerged aquatic vegetation [SAV]), and other land cover types; document plant and wildlife species present; and evaluate on-site habitat for the potential to support special-status species. The site visit was conducted during a suitable daytime low tide when conditions are best for assessing SAV, including eelgrass (*Zostera marina*) and Caulerpa (*Caulerpa* sp.).

Prior to the site visit, WRA biologists reviewed literature resources and performed database searches to assess the potential for sensitive land cover types and special-status species including the following:

- California Natural Diversity Database (CNDDDB; California Department of Fish and Wildlife [CDFW] 2024);
- California Native Plant Society (CNPS) Rare Plant Inventory (RPI; CNPS 2024)
- EcoAtlas (San Francisco Estuary Institute [SFEI] 2024);
- National Wetland Inventory (NWI; U.S. Fish and Wildlife Service [USFWS] 2024);
- USFWS Information for Planning and Consultation (USFWS 2024);



- Essential Fish Habitat (EFH) Mapper (National Marine Fisheries Service [NMFS] 2024);
- Critical Habitat Mapper (NMFS 2024a);
- Elkhorn Slough Lifeform Map (NOAA 2020).

2.1 Land Cover Types

During the site visit, WRA evaluated the species composition and area occupied by distinct aquatic vegetation communities, aquatic features, and other land cover types. Mapping of these classifications utilized a combination of aerial imagery and ground surveys.

The Study Area was reviewed for the presence of wetlands and other aquatic resources according to the methods described in the *Corps Manual* (Environmental Laboratory 1987), the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West* (Corps 2008), and *A Field Guide to the Identification of the Ordinary High Water Mark in the Arid West Region of the Western United States* (Lichvar and McColley 2008). Aquatic communities which are mapped in the NMFS EFH Mapper (NMFS 2024b) or otherwise meet criteria for designation as EFH are indicated as such in the community descriptions provided below in Section 2.2.2.

2.2 Aquatic Resources

The site visit included an evaluated the presence of waters of the U.S., including wetlands potentially subject to U.S. Army Corps of Engineers (Corps) jurisdiction under Section 404 of the Clean Water Act (CWA) and areas potentially subject to Section 10 of the Rivers and Harbors Act (RHA). Because the Study Area consists of existing harbor infrastructure with a mixture of armored shoreline and breakwaters, conditions necessary to support wetlands are not present. Therefore, methods to delineate tidal waters were used to map waters of the U.S.

In tidal areas, the upper extent of the Corps Section 404 jurisdiction is mapped as the high tide line (HTL). The HTL was delineated based on the highest predicted tide from the nearest tide station combined with observed field indicators. The Corps jurisdiction under Section 10 was delineated at mean high water (MHW) using tidal data.

2.3 Special-Status Species

2.3.1 General Assessment

Endangered and Threatened Plants, Fish, and Wildlife. Specific species of plants, fish, and wildlife species are designated as threatened or endangered by the federal Endangered Species Act (ESA) and the California Endangered Species Act (CESA). All marine mammals also receive special protections under the federal Marine Mammal Protection Act (MMPA). Specific protections and permitting mechanisms for these species differ under each of these acts; a species' designation under one law does not automatically provide protection under the other.

Potential occurrences of special-status species in the Study Area were evaluated by first determining which special-status species occur in the vicinity through a literature and database review. The presence of suitable habitat for special-status species was evaluated during the site visit based on physical and biological conditions of the site as well as the professional expertise of the investigating biologists.



2.3.2 Critical Habitat and Essential Fish Habitat

Critical Habitat. The ESA also provides for designation of critical habitat, which are specific geographic areas containing physical or biological features “essential to the conservation of the species.” Protections afforded to designated critical habitat apply only to actions that are funded, permitted, or carried out by federal agencies. Critical habitat designations do not affect activities by private landowners if there is no other federal agency involvement.

Essential Fish Habitat. The Magnuson-Stevens Fishery Conservation and Management Act (as amended by the Sustainable Fisheries Act) provides for conservation and management of fishery resources in the U.S., administered by NMFS. This Act establishes a national program intended to prevent overfishing, rebuild overfished stocks, ensure conservation, and facilitate long-term protection through the establishment of designated Essential Fish Habitat (EFH).

EFH consists of aquatic areas that contain habitat essential to the long-term survival and health of fisheries, which may include the water column, certain bottom types, vegetation (e.g., eelgrass (*Zostera* spp.)), or complex structures such as oyster beds. Any federal agency that authorizes, funds, or undertakes action that may adversely affect EFH is required to consult with NMFS.

Because eelgrass is considered EFH and is known to occur within Elkhorn Slough, WRA’s site assessment included qualitative presence/absence survey for eelgrass following methods recommended in the 2014 NMFS California Eelgrass Mitigation Policy (CEMP).

The presence/absence eelgrass survey was conducted via kayak and involved visual observations paired with multibeam sonar and an underwater camera. A Secchi disk was used to assess turbidity levels throughout the site to determine water column visibility. If present, eelgrass beds were mapped using a hand-held GPS unit with sub-meter accuracy.

2.4 Invasive Species

WRA also surveyed the Study Area for signs of *Caulerpa* spp., a type of algae (seaweed) that is native to tropical regions but can be highly invasive elsewhere. In California, two species of *Caulerpa* have invaded Bays and estuaries, where the algae can smother native species, such as eelgrass. The first *Caulerpa* infestation in California was discovered in 2000 in Southern California’s Agua Hedionda Lagoon and Huntington Harbor and was composed of the species *Caulerpa taxifolia*. These two infestations were deemed completely eradicated in 2006. However, a new invasive species of *Caulerpa*, *Caulerpa prolifera*, was discovered in Newport Bay’s China Cove and San Diego’s Coronado Cayes in 2023. Eradication efforts for both *C. prolifera* populations remain underway.

Of these *Caulerpa* occurrences, the now-eradicated population of *C. taxifolia* previously documented in Huntington Harbor is the closest known occurrence of *Caulerpa*, but is located over 200 miles south of the Study Area. Because the aquarium industry is believed to be the source of new *Caulerpa* introductions in California, new introductions remain possible throughout the state but are less likely to occur north of Point Conception where shoreline temperatures are generally cooler, making them less favorable for *Caulerpa* species.



The Caulerpa assessment used the same methods employed to assess the presence or absence of eelgrass described in Section 2.3, above.

3.0 RESULTS AND DISCUSSION

3.1 Land Cover Types and Aquatic Resources

WRA observed two land cover types within the Study Area: developed/landscaped and open water. Land cover types within the proposed Study Area are illustrated in Attachment A – Figure 2. The tidal open water land cover type is considered sensitive while the developed/landscaped land cover type is not considered sensitive. Additional information on each land cover type is provided below.

Table 3. Land Cover Types Observed within the Study Area

COMMUNITY/LAND COVERS	SENSITIVE STATUS	RARITY RANKING	ACRES WITHIN PROPOSED PROJECT AREA
TERRESTRIAL / COMMUNITY LAND COVER			
Developed	None	None	0.52*
AQUATIC RESOURCES			
Tidal Open Water	Yes	None	2.19*
TOTAL			2.33

**The portions of the existing pier structure that occur over tidal open water were included in both the developed and tidal open water land cover types. See Figure 2.*

Developed Area (no vegetation alliance). CDFW Rank: None. The proposed Study Area largely consists of developed infrastructure such as gangways, paved walkways, and roads associated with the MBARI dock and pier. Vegetation within the developed areas consists of maintained lawns and ornamental plantings. This community is not considered sensitive by Monterey County, CDFW, or any other regulatory entity.

Tidal Open Water (no vegetation alliance). CDFW Rank: None. This land cover type includes all tidal waters within the Study Area, including those shaded by existing overwater structures. Open water comprises the majority of the Study Area (2.19 acres/94% of the Study Area) and is mapped as all areas below the mean high water (MHW) elevation. Table 2, below, shows the elevations of the HTL and MHW based on National Oceanic and Atmospheric Administration (NOAA) tidal elevation data and highest predicted tide for the Moss Landing Ocean Pier, (NOAA Tide Station No. 9413616). Tidal open waters potentially support several habitat types for special-status species, discussed below, and are considered sensitive under the California Environmental Quality Act (CEQA).

Table 4. Tidal Benchmarks

TIDAL BENCHMARK	ELEVATION (MLLW DATUM)	POTENTIAL JURISDICTIONAL LIMIT
HTL	6.72 feet	CWA Section 404
MHW	4.5 feet	RHA Section 10



3.2 Special-Status Wildlife Species

No special-status wildlife species were observed in the Study Area by WRA biologists during the site visit on April 2, 2024. While none were observed, 26 special-status wildlife species have been documented to occur in the Watsonville East, Salinas, Prunedale, Watsonville West, Marina, Soquel, and Moss Landing USGS 7.5' Quadrangles (CDFW 2024). Of these species, fourteen are considered to have potential to occur within the Study Area; each of these species are listed in Table 4, below, and discussed in greater detail in the following sections. All other special-status species known to occur in the vicinity of the Study Area were determined to have little to no potential to occur due to one or more of the following reasons:

- Aquatic habitats necessary to support the special-status wildlife species (e.g., vernal pools, freshwater streams/rivers) are not present in the Study Area;
- Vegetation communities (e.g., tidal or freshwater marsh, grassland, oak woodlands, old growth coniferous forest, riparian woodland/forest) that provide nesting and/or foraging resources necessary support the special-status wildlife species are not present in the Study Area;
- Structures or vegetation (e.g., caves, old-growth trees) necessary to provide nesting or cover habitat to support the special-status wildlife species are not present in the Study Area;
- Host plants necessary to provide larval and nectar resources required for the completion of life cycles for specific special-status insects are not present in the Study Area;
- The Study Area is outside the special-status wildlife species' local documented range, or specifically nesting range (generally applies to birds); and
- The Study Area is separated from suitable habitats by roads with high traffic volume and is embedded within a developed setting that does not contain suitable habitat.

Table 5. Special-Status Wildlife Species with Potential to Occur within the Study Area

SCIENTIFIC NAME	COMMON NAME	CONSERVATION STATUS	POTENTIAL TO OCCUR
BIRDS			
<i>Charadrius alexandrinus nivosus</i>	Western Snowy Plover	Federal Threatened, CDFW Species of Special Concern	Unlikely to occur
<i>Rallus obsoletus</i>	California Ridgway's (Clapper) Rail	Federal Endangered, State Endangered	Unlikely to occur
<i>Athene cunicularia</i>	Burrowing owl	State Candidate, USFWS Bird of Conservation Concern	Unlikely to occur
REPTILES			
<i>Dermochelys coriacea</i>	Leatherback Sea Turtle	Federal Endangered	Unlikely to occur
<i>Lepidochelys olivacea</i>	Olive Ridley Sea Turtle	Federal Threatened	Unlikely to occur
<i>Caretta caretta</i>	Loggerhead Sea Turtle	Federal Threatened	Unlikely to occur
<i>Chelonia mydas</i>	Green Sea Turtle	Federal Threatened	Unlikely to occur
MARINE MAMMALS			
<i>Enhydra lutris</i>	Southern Sea Otters	Federal Threatened, MMPA	Moderate potential to occur



SCIENTIFIC NAME	COMMON NAME	CONSERVATION STATUS	POTENTIAL TO OCCUR
<i>Zalophus californianus</i>	California Sea Lion	MMPA	Present
<i>Phoca vitulina</i>	Harbor Seals	MMPA	Present
FISHES			
<i>Oncorhynchus mykiss</i>	South-Central California Coast Steelhead	Federal Threatened	Moderate potential to occur
<i>Eucyclogobius newberryi</i>	Tidewater Goby	Federal Endangered	Unlikely to occur
<i>Acipenser medirostris</i>	Green Sturgeon	Federal Threatened	Unlikely to occur
<i>Spirinchus thaleichthys</i>	Longfin Smelt	State Threatened, Federal Candidate	Unlikely to occur

3.2.1 Special-status Birds

The following special-status bird species are considered unlikely to occur within the Study Area: Western snowy plover (*Charadrius alexandrinus nivosus*; WSP), California Ridgway's (formerly Clapper) rail (*Rallus obsoletus*; CRR), and burrowing owl (*Athene cunicularia*; BUOW). Each of these species are discussed in greater detail below. No special-status species are considered to have moderate or greater potential to occur within the Study Area.

WESTERN SNOWY PLOVER

WSP are known to nesting along the shores, peninsulas, offshore islands, bays, estuaries, and rivers of the United States' Pacific Coast from March through September. The California Pacific coast resident population of WSP usually congregates on sand spits and dune-backed beaches and nest in flat, open sandy areas just in front of coastal foredunes.

The two nearest documented nesting and foraging sites for the resident WSP population are located approximately one mile north of the Study Area at Moss Landing State Beach and one mile south in Salinas River State Beach, respectively. In addition, WSP are known to forage in the intertidal mudflats and salt marsh habitats located 0.5 mile upstream in Elkhorn Slough.

While WSP is known to nest and forage near the Study Area, the Study Area lacks key habitat components necessary for WSP nesting and foraging such as beaches, sandy dunes, tidal marsh, and mudflats. The existing developed condition of the shoreline, including significant daily vessel traffic, further preclude WSP from using the Study Area for nesting or foraging. As such, WSP is considered **unlikely to occur** within the Study Area and the Project is expected to have **no effect** on the species.

CALIFORNIA RIDGWAY'S (CLAPPER) RAIL

CRR is the resident Ridgway's rail subspecies of northern and central California. Although formerly more widespread, it is currently restricted to the San Francisco Bay Estuary and Elkhorn Slough (USGS 2015). CRR occur only within salt and brackish marshes. CRR are known to nest and forage in the intertidal mudflats and salt marsh habitats located 2.6 miles upstream in Elkhorn Slough. No suitable tidal marsh or mudflat for this species is present within the Study Area; therefore, CRR is considered **unlikely to occur** in the Study Area.



BURROWING OWL

BUOW is considered a Bird of Conservation Concern by USFWS and a Species of Special Concern by CDFW. The burrowing owl occurs as a year-round resident and winter visitor in much of California's annual or perennial grassland, although human-modified areas such as agricultural lands and airports are also used (Poulin et al. 2020). This species is dependent on burrowing mammals to provide the burrows that are used for shelter and nesting; however, manmade substrates such as pipes or rip-rap may also be occupied in place of burrows. The rip-rap shoreline within the Study Area could potentially provide shelter to burrowing owls; however, the HTL within the Study Area extends above most of the shoreline rip-rap, leaving limited opportunities for BUOW nesting. In addition, the nearest CNDDDB occurrences of BUOW are located approximately 2.6 miles away in squirrel burrows along the edges of formerly cultivated fields. Given the Study Area's developed condition, the existing highly disturbed environment, and distant from previous sightings, BUOW are considered **unlikely to occur** in the Study Area.

NESTING BIRDS

The federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGF) protect active nests of both special status and common bird species. The nesting bird season is generally considered to be February 1 to August 30. Common bird species may nest within existing pier structures or nearby vegetation during the breeding season; therefore, nesting birds are considered to have **moderate potential to occur** within the Study Area and its immediate vicinity during the nesting season.

3.2.2 Special-Status Reptiles

Four species of sea turtle have the potential to occur in the coastal waters offshore of Moss Landing in Monterey Bay: Leatherback Sea Turtle (*Dermochelys coriacea*), Olive Ridley Sea Turtle (*Lepidochelys olivacea*), Loggerhead Sea Turtle (*Caretta caretta*), and Green Sea Turtle (*Chelonia mydas*). These highly migratory, pelagic sea turtle species do not nest in Monterey Bay or Northern California and are more common in the warmer waters of Southern California, south of Point Conception.

Of these four species, the leatherback sea turtle is the most common species to occur in Monterey Bay's coastal waters where it is known to forage on jellyfish in Monterey Bay during summer months (NMFS 2020b). However, due to the industrial nature of the Study Area, all four species of sea turtle are considered **unlikely to occur** within the Study Area and the Project is expected to have **no effect** on all four species.

3.2.3 Special-Status Marine Mammals

SOUTHERN SEA OTTERS

Southern Sea Otters (*Enhydra lutris*) are common in Elkhorn Slough; the greater Monterey Bay area supports an estimated 70% of the total population (Moffatt and Nichol 2008, Eby et al. 2021). In Elkhorn Slough, Sea Otters feed primarily on Washington clams (*Saxidomus nuttalli*), gaper clams (*Tresus nuttalli*), fat innkeeper worms (*Urechis caupo*), and crabs (*Cancer spp.*) located in the intertidal and shallow subtidal habitats within the Slough (Kieckhefer et al. 2004 cited in Moffatt and Nichol 2008). Sea otters are also known to use Parsons Slough as a pupping area (Moffatt and Nichol 2008) and haul out on the beaches at the margins and outboard of Moss Landing Harbor. According to MBARI scientists, sea otters are not regular visitors to the



portion of Moss Landing Harbor where this Project is located, likely due to the low availability of suitable foraging or resting habitats within and adjacent to the Study Area. The armored condition of the shoreline combined with regular maintenance dredging and substantial human activity relative to other nearby areas in Elkhorn Slough makes the Study Area a lower value habitat for southern sea otter. As such, southern sea otter is considered to have **moderate potential** to occur within the Study Area.

CALIFORNIA SEA LIONS AND HARBORS SEALS

California sea lions (*Zalophus californianus*) are found from Vancouver Island, British Columbia to the southern tip of Baja California in Mexico. They breed mainly on offshore islands, ranging from southern California's Channel Islands south to Mexico, although a few pups have been born on Año Nuevo and the Farallon Islands on the central Californian coast (The Marine Mammal Center [TMMC] 2018). Sandy beaches are preferred for haul out sites, although in California sea lions also haul out on marina docks as well as jetties and buoys (TMMC 2018).

Harbor seals (*Phoca vitulina*) are common, non-migratory pinnipeds inhabiting coastal and estuarine waters from Alaska to Baja California, Mexico. They are a year-round resident in the Monterey Bay area (McCarthy 2010). They haul out on rocks, reefs, and beaches, and feed in marine, estuarine, and occasionally fresh waters. Harbor seals use open water for feeding and traveling, and terrestrial substrates adjacent to water for hauling out (resting). A haul-out site is generally considered a rookery if there are pups present at the site. The sandy shores of Elkhorn Slough, approximately 0.5 mile from the Study Area, become rookery sites annually from February through June (McCarthy 2010).

Several California sea lions and harbor seals were observed in Moss Landing Harbor during the site visit. While the existing pier within the Study Area is equipped with electric fences to prevent marine mammals from hauling out on pier infrastructure, both California sea lions and harbor seals are considered **present** within the Study Area.

3.2.4 Special-status Fish Species

Four special-status fish species have potential to occur within the Study Area: South-Central California Coast (SCCC) Distinct Population Segment of steelhead (*Oncorhynchus mykiss*), Tidewater goby (*Eucyclogobius newberryi*), Green Sturgeon (*Acipenser medirostris*), and Longfin Smelt (*Spirinchus thaleichthys*).

SOUTH-CENTRAL CALIFORNIA COAST STEELHEAD

The South-Central California Coast (SCCC) DPS of steelhead (*Oncorhynchus mykiss*) encompasses all steelhead populations in watersheds from the Pajaro River (at the boundary between Santa Cruz and Monterey Counties) south to Arroyo Grande Creek (San Luis Obispo County), which includes Elkhorn Slough. In addition, portions of Elkhorn Slough are considered Critical Habitat for this species. The Project's potential to affect critical habitat is discussed in further detail below.

Although no SCCC steelhead spawning habitat is present within the Study Area, migrating adults and sub-adults may pass through and occasionally enter the Study Area. Smolts and sub-adults may also be present within the Study Area, where they could forage and use the harbor areas as



rearing habitat on their way to the open ocean. Therefore, SCCC steelhead is considered to have **moderate potential** to occur within the Study Area.

TIDEWATER GOBY

Tidewater goby (*Eucyclogobius newberryi*) is found within estuaries, marshes, lagoons, and streams along the California coast ranging from Del Norte to San Diego County (Lafferty et al. 1999, USFWS 2005). Water depth and velocity are strong indicators of a habitat's capacity to support this species (Chamberlain 2006). The tidewater goby is generally found in waters less than one meter in depth and within areas of little to no current. Unique among fishes of the Pacific coast, this primarily annual species prefers waters with low salinity in coastal estuaries but can tolerate periods of high salinity. They feed along the bottom, preferring clean, shallow, slow-moving waters. They can tolerate a wide range of abiotic conditions. Substrate and vegetation composition varies among occupied habitats; however, spawning generally occurs in unvegetated areas with sand or slightly coarser material (Swenson 1999). Spawning can occur virtually year-round, with peak spawning typically occurring in the spring and a smaller peak in late summer/early fall (Lafferty et al. 1999, Swenson 1999).

While the Study Area contains waters that are less than one meter in depth, the site is regularly dredged to an average depth of three to five meters. In addition, the high salinity and tidal flow of these waters exceed the conditions that are preferred by this species. Therefore, tidewater goby is considered **unlikely to occur** within the Study Area.

GREEN STURGEON

Green sturgeon (*Acipenser medirostris*) are large, long lived, anadromous fish with limited distribution in California. Considered the most marine of the sturgeon, their life in freshwater is considered fairly limited. Spawning within California is restricted to only a few major rivers, with the Sacramento River marking the southern extent of reproduction. Juveniles spend up to three years in fresh water and will move into the estuary of the natal rivers to grow and feed prior to dispersing in the ocean. Both juveniles and adults are benthic feeders and may occasionally take small fish.

Green sturgeon are occasionally caught in Monterey Bay and adults have been documented to occur within the Elkhorn Slough; however, encounters with this species south of the San Francisco Bay are rare. Therefore, green sturgeon is considered **unlikely to occur** within the Study Area.

LONGFIN SMELT

Longfin Smelt (*Spirinchus thaleichthys*) is a pelagic, estuarine fish that ranges from Monterey Bay northward to Hinchinbrook Island, Prince William Sound Alaska. As this species matures in the fall, adults found throughout the San Francisco Bay migrate to brackish or freshwater in Suisun Bay, Montezuma Slough, and the lower reaches of the Sacramento and San Joaquin Rivers. Spawning is believed to take place in freshwater. This species tends to be abundant near freshwater outflow, where higher-quality nursery habitat occurs, and potential feeding opportunities are greater. The Study Area and its vicinity are not known to support longfin smelt spawning. Individuals collected within the coastal waters of Monterey Bay are likely individuals from the San Francisco Bay-Delta population that are pushed southward by offshore currents. Therefore, longfin smelt is considered **unlikely to occur** within the Study Area.



3.3 Critical Habitat and Essential Fish Habitat

3.3.1 Critical Habitat

No Critical Habitat is documented within the Study Area. However, critical habitat for some species is present near the Study Area. Species with critical habitat designated near the Study Area are detailed in Table 5, below.

Table 6. Critical Habitat Designated Near the Study Area

SPECIES AND POPULATION	LOCATION OF NEAREST CRITICAL HABITAT
Western Snowy Plover, Pacific Coast Population	Moss Landing State Beach, Salinas River State Beach, portions of Elkhorn Slough
Leatherback Sea Turtle	Coastal waters of Monterey Bay.
Steelhead, South-Central California Coast DPS	Tembladero Slough, approximately 0.5 mile from the Study Area.
Tidewater Goby	Critical Habitat present approximately 0.5 mile north of the Study Area in Bennett Slough and the Salinas River.
Green Sturgeon, Southern Distinct Population Segment	Coastal waters of Monterey Bay.

3.3.2 Essential Fish Habitat

A review of the background literature revealed that the Study Area is located within EFH for two fisheries management plans: Coastal Pelagic and Groundfish.

COASTAL PELAGIC FISHERIES MANAGEMENT PLAN

The Coastal Pelagic Fisheries Management Plan (PFMC 2022) is designed to protect habitat for over migratory pelagic species such as Pacific sardine (*Sardinops sagax*), Pacific mackerel (*Scomber japonicus*), northern anchovy (*Engraulis mordax*), market squid (*Doryteuthis opalescens*), jack mackerel (*Trachurus symmetricus*) and various species of krill or euphausiids. The Coastal Pelagic Species FMP defines EFH for all four finfish and market squid as being all marine and estuarine waters from the shoreline along the coasts of California, Oregon, and Washington offshore to the limits of the Exclusive Economic Zone (EEZ) and above the thermocline where sea surface temperatures range between 10°C to 26°C (PFMC 2019). For all species of krill, EFH is defined by the FMP as being the length of the U.S. West Coast from the shoreline to the 1,000-fathom isobath and to a depth of 400 meters.

PACIFIC COAST GROUND FISH FISHERIES MANAGEMENT PLAN

The Pacific Coast Groundfish Fisheries Management Plan (PFMC 2022a) is designed to protect habitat for approximately 80 species of fish, including various species of flatfish, rockfish, groundfish, and several species of sharks and skates. EFH for Pacific Coast Groundfish is defined as all waters and substrate below the mean higher high water level (MHHW) or the upriver extent of saltwater intrusion, defined as upstream and landward to where ocean-derived salts measure <0.5 ppt during the period of average annual flow. The Pacific Coast Groundfish FMP also includes areas designated as Habitat Areas of Particular Concern (HAPCs), which includes canopy kelps, seagrasses, and rocky reefs.



EELGRASS

Eelgrass is a HAPCs for the Pacific Coast Groundfish FMP. Prior to the 1940's, eelgrass was abundant in the Old Salina River, including in the vicinity of the Study Area. However, development of the Moss Landing Harbor and alterations to the mouth of Elkhorn Slough have led to a decrease in suitable habitat for eelgrass in and around the Moss Landing Harbor (NOAA 2010). Recent surveys map the nearest eelgrass to the Study Area approximately 0.75 miles northeast in Elkhorn Slough, directly east of the CA Highway 1 bridge (Dierssen et al. 2019, NOAA 2020a).

WRA's site assessment included a presence/absence survey for eelgrass as described above. During WRA's survey, no evidence of eelgrass beds was observed within the Study Area or its immediate vicinity. In addition, most of the Study Area consists of depths beyond the range in which eelgrass is known to grow. Because eelgrass has no recent history in the Study Area and was not detected during WRA's survey, eelgrass is considered absent from the Study Area.

3.4 Invasive Species

During the site visit, WRA biologists did not find evidence of the presence of invasive algae species (i.e. *Caulerpa* spp.) in the Study Area; therefore, *Caulerpa* is considered absent from the Study Area.

4.0 POTENTIAL PROJECT IMPACTS AND AVOIDANCE AND MINIMIZATION MEASURES

4.1 Potential Project Impacts

4.1.1 General In-Water Construction Impacts

Some potential proposed Project impacts to special-status species from in-water work are applicable to all aquatic special-status species. This section reviews these impacts. Subsequent sections review potential impacts that apply differentially to special-status fish, birds, and marine mammals.

SPILLS AND DEBRIS

In-water construction would require the use of specialized mechanical equipment including vibratory or impact pile driving hammers, and cranes. These larger pieces of equipment require generators or compressors to run equipment, which use a variety of petroleum and plant-based fuels or lubricants. If spilled, these fuels and lubricants can be toxic to aquatic ecosystems. Similarly, debris from construction or demolition of in-water structures may itself be contaminated with toxic lubricants or preservatives. Introduction of such materials could cause degradation to the aquatic environment, including special-status fish and marine mammals.

PILE-DRIVING TURBIDITY

In-water work necessary to implement the proposed Project, such as pile removal and pile installation, is expected to mobilize sediments which may contribute to increased water turbidity. Turbidity from pile removal and driving is likely to be limited to a small area



(approximately 150 to 200 feet of each pile) and typically dissipates within one hour or is swept away and diluted by tidal exchange (USFWS 2013). Studies of turbidity in San Francisco Bay showed that turbidity may spread up to 600 feet from the point of disturbance but diminishes to background levels within one tidal cycle for singular events (Corps 2015). The actual distance suspended sediment caused by the proposed Project would move is dependent upon multiple factors (i.e., tide, river outflows, wind condition, etc.). Turbidity caused by the proposed Project may result in areas becoming temporarily unsuitable for fish.

4.1.2 Underwater Noise

Pile driving produces underwater noise, which manifests as pressure waves in the aquatic environment. The louder the noise, the more pressure is present in the waves. High pressure sound waves in the aquatic environment can result in damage to fishes' internal organs. NMFS has established thresholds based upon the size of the fishes under consideration for the onset of physical injury and adverse behavioral effects. Those thresholds, measured in decibels (dB), are listed below in Table 5 (NMFS 2018).

Table 5. NMFS Threshold Criteria for Fish

EFFECT	METRIC	FISH MASS (GRAMS)	THRESHOLD
Onset of physical injury	Peak pressure	N/A	206 dB (re: 1 μ Pa)
	Accumulated SEL	≥ 2 g	187 dB (re: 1 μ Pa ² ·sec)
		< 2 g	183 dB (re: 1 μ Pa ² ·sec)
Adverse behavioral effects	RMS	N/A	150 dB (re: 1 μ Pa)

Similar to fish, marine mammals can be injured if sounds produced by construction-related activities surpass certain thresholds. Injury to marine mammals from noise relates primarily to hearing damage or loss, and the thresholds for injury differ from those established for fish. The NMFS thresholds for Post-Traumatic Stress (PTS) onset of pinnipeds vary by group and by the type of sound (peak vs cumulative; impulsive vs non-impulsive). The values established by NMFS for injury to marine mammals from pile driving are provided in Table 6 below (NMFS 2024c). Sea otters, which are under the jurisdiction of USFWS, do not have established threshold criteria. However, studies have found that in sea otters, underwater hearing is less sensitive than that of other amphibious marine carnivores, such as seals and carnivores (Ghoul and Reichmuth 2016). As such, the established thresholds for seals and sea lions are used herein as a proxy for sea otters.



Table 7. NMFS Threshold Criteria for Marine Mammals

MARINE MAMMAL HEARING GROUP	AUD INJ Onset Criteria (Received Level)*	
	IMPULSIVE (IMPACT PILE DRIVING)	NON-IMPULSIVE (VIBRATORY PILE DRIVING)
UNDERWATER		
Low-Frequency (LF) Cetaceans (e.g. baleen whales)	222 dB Peak 183 dB SEL _{cum}	197 dB SEL _{cum}
High-Frequency (HF) Cetaceans (e.g. dolphins)	230 dB Peak 193 dB SEL _{cum}	201 dB SEL _{cum}
Very High-Frequency (VHF) Cetaceans (e.g. porpoises)	202 dB Peak 159 dB SEL _{cum}	181 dB SEL _{cum}
Phocid Pinnipeds (PW) (e.g. harbor seals)	223 dB Peak 183 dB SEL _{cum}	195 dB SEL _{cum}
Otariid Pinnipeds (OW) (e.g. sea lions)	230 dB Peak 185 dB SEL _{cum}	199 dB SEL _{cum}
IN-AIR		
Phocid Pinnipeds (PA) (e.g. harbor seals)	232 dB Peak 203 dB SEL _{cum}	154 dB SEL _{cum}
Otariid Pinnipeds (OA) (e.g. sea lions)	232 dB Peak 203 dB SEL _{cum}	177 dB SEL _{cum}
*Peak sound pressure level has a reference value of 1 μPa (underwater) and 20 μPa (in air), and weighted cumulative sound exposure level has a reference value of 1 $\mu\text{Pa}^2\text{s}$ (underwater) and 20 $\mu\text{Pa}^2\text{s}$ (in air).		

To determine if pile driving has the potential to surpass these thresholds, NMFS has developed a calculator which allows biologists to model the distance at which thresholds for pinnipeds and other marine wildlife may be met or exceeded (NMFS 2024c). The calculations require reference data which are presented below in Table 7. The results of the calculations are presented in Attachment C.

DRIVING METHOD	PILE TYPE	PILE SIZE (INCHES)	SOUND PRESSURE LEVEL (dB at 10 meters)						REFERENCE DATA
			UNATTENUATED			ATTENUATED ^a			
			PEAK	RMS	SEL				
Impact	Plastic ⁺	13	177	162	153	172	157	148	SR 37 fender repair, Napa, CA. Caltrans 2020.
Impact	Steel pipe pile	20	208	187	176	203	182	171	Wastewater Treatment Plant Utility Crossing, Stockton, CA. Caltrans 2020.
Vibratory	Steel pipe pile*	24	181	153	N/A	176	148	N/A	Prichard Lake Pumping Station, Sacramento, CA. Caltrans 2020.

DRIVING METHOD	PILE TYPE	PILE SIZE (INCHES)	SOUND PRESSURE LEVEL (dB at 10 meters)			REFERENCE DATA
			UNATTENUATED		ATTENUATED ^a	
			PEAK	RMS	SEL	
^a Attenuated condition assumes minimum 5-dB lower sound. [†] No reference sound measurements for impact pile driving of plastic piles of similar size to those included in the proposed Project could be located; therefore, modeling utilized a 13-inch plastic pile as a proxy. [*] No reference sound measurements for vibratory pile driving of steel pipe piles of similar size to those included in the proposed Project could be located; therefore, modeling utilized a 24-inch steel pipe pile as a proxy.						

As shown above, larger steel piles create louder sounds during driving, especially when being driven with an impact hammer; therefore the 20 inch steel piles are the most critical piles to assess and to minimize for to ensure the Project effects are accounted for and minimized sufficiently.

Marine animals may be subject to slightly elevated underwater sound pressure levels if they pass through or near the Project Area during pile driving activities. As presented in the pile driving calculations provided in Attachment C, the impact hammer driving distance for steel piles is substantially higher than vibratory driving distances. Attenuation during pile driving further reduces these distances. Similarly, distances at which fish are affected by impact pile driving are substantially lower when attenuation is used. As such, if the Project were to drive piles with an impact hammer and no attenuation was used, effects could extend substantially further, causing disruptions to fish and mammal behavior. Therefore, avoidance and minimization measures are proposed below in Section 4.2 to avoid and minimize impacts to fish and mammals.

4.2 Avoidance and Minimization Measures

The recommended measures to avoid and minimize potential impacts to fish species, marine mammals, and birds are described below.

4.2.1 Avoidance and Minimization Measures for General In-Water Construction

A proposed Project-specific environmental awareness training for construction personnel should be conducted by a qualified biologist before commencement of construction activities and as needed when new personnel begin work on the proposed Project. The training would inform all construction personnel about the presence of sensitive habitat types; potential for occurrence of special-status fish and wildlife species; the need to avoid damage to suitable habitat and species harm, injury, or mortality; measures to avoid and minimize impacts to species and associated habitats; the conditions of relevant regulatory permits, and the possible penalties for not complying with these requirements.

WORK WINDOW

All in-water work, including dredging, pile driving, and similar activities which require placing materials below the water's surface, shall be completed between June 1 and November 30 when SCCC steelhead are unlikely to occur within the Study Area. Work may occur above the water year-round, including use of necessary in-water support vessels, so long as spill prevention measures are employed as described below. This in-water work window may be modified and



extended if regulatory agencies determine during the permitting process that work outside of this window may occur without significant risk to fish.

In addition, should work be initiated during the nesting season (February 1 to August 31), a pre-construction nesting bird survey shall be conducted by a qualified biologist no more than 14 days prior to the start of construction activities. The survey shall cover all areas within 500 feet of planned construction activities. If any active nests are detected, the nests will be protected through the establishment of a protective buffer zone. The size of the buffer zone shall be determined by a qualified biologist based on the species of nesting bird, location, and stage of the nest.

SPILLS AND DEBRIS

A spill prevention and control plan should be developed and implemented for the proposed Project. This plan should, at minimum, include the following parameters to reduce potential effects from spills to less than significant levels:

- Identification of any hazardous materials used by the proposed Project.
- Storage locations and procedures for such materials.
- Spill prevention practices as well as BMPs employed for various activities.
- Requirements to inspect equipment daily such that it is maintained free of leaks.
- Spill kit location, cleanup, and notification procedures.

The proposed Project shall employ debris, dust, and garbage control measures to ensure disturbances to any upland areas and overwater work does not result in significant increases in turbidity or the placement of debris within tidal waters. Debris containment should be used to corral any debris which accidentally falls into waters during pile removal. Debris should be retrieved immediately and not be allowed to drift away from the worksite.

4.2.2 Avoidance and Minimization of Underwater Noise

During pile driving activities, the following additional measures shall be employed:

- A marine mammal monitor shall be present to observe and document marine mammal presence.
- No vibratory pile driving shall occur within 7.5 meters of any marine mammal.
- No impact pile driving shall occur within
 - 271 meters of any low-frequency cetaceans (e.g. baleen whales);
 - 34.5 meters for high-frequency cetaceans (e.g. dolphins);
 - 420 meters of very high-frequency cetaceans (e.g. porpoises);
 - 240.5 meters for phocid pinnipeds (e.g. harbor seals) and sea otters;¹ or
 - 89.7 meters for otariid pinnipeds (e.g. sea lions).
- A bubble curtain shall be deployed around the in-water work area during all pile installation.
- Pile driving activities shall use a slow start (gradually increasing energy and frequency) at the start of pile driving each day or after a cessation of driving for more than 1 hour.

¹ As stated in Section 4.1.2, because NMFS does not provide thresholds for sea otters, phocid pinnipeds and otariid pinnipeds are used herein as a proxy. In this case, the phocid pinniped buffer distance is recommended because it is the more conservative of the two buffer distances.



5.0 EFFECTS ANALYSIS

5.1 Special-Status Birds

Given the absence of suitable habitat and the distance to known nesting and foraging sites, the project activities are expected to have **no effect** on Ridgway's rail or burrowing owls. Due to the distance from nesting areas and the relatively high baseline noise levels from industrial activity in the area, project activities are **not likely to adversely affect** western snowy plovers. With implementation of pre-construction surveys and protective nest buffers, impacts from project activities are expected to have **less than significant impacts** on nesting birds.

5.2 Special-Status Reptiles

Because the four species of sea turtles discussed above (Section 3.2.2) are unlikely to occur in the Study Area or its vicinity, project activities are expected to have **no effect on special-status reptiles**.

5.3 Special-Status Fish

Based on the data provided in Attachment C, the use of an impact hammer on 14-inch diameter piles as part of the Project would result in SPL and SEL that are well below the thresholds for barotrauma to fish. The installation of piles at the MBARI project site are above NMFS established standards for behavioral response by fish species. However, the project only proposes installation of nine piles, which is expected to occur over the course of up to five working days. Based on this short duration and implementation of the work window described above, implementation of the Project **may affect, but is not likely to adversely affect** SCCC steelhead. Because green sturgeon may occur year-round, but rarely occur within the Study Area, implementation of the Project **may affect, but is unlikely to adversely affect** green sturgeon. Due to the marine nature of the site, implementation of the Project is expected to have **no effect** on tidewater goby and longfin smelt.

5.4 Marine Mammals

Although marine mammals may be subject to elevated underwater pressure if they enter the Project Area, evidence shows that most marine mammals tend to avoid loud noises and will likely move away from the Project Area during the short duration of the Project work (Richardson et al., 1995). Furthermore, implementation of the avoidance and minimization measures detailed above will ensure potential impacts to marine mammals are minimized. Therefore, implementation of the Project **may affect, but is not likely to adversely affect** marine mammal species.

5.5 Critical Habitat

The Study Area does not contain any Critical Habitat; therefore, Project activities will have **no effect on Critical Habitat** for any of the species listed above in Section 3.4.1.

5.6 Essential Fish Habitat

Any direct effects to individual species governed by FMPs are anticipated to be minimized by the avoidance and minimization measures recommended in Section 4.2, above. The Project is not



expected to impact local production of primary and secondary food sources, water quality, of any HAPCs. Therefore, the Project is Not Likely to Destroy or Adversely Modify EFH.

6.0 CONCLUSION AND RECOMMENDED DETERMINATIONS OF EFFECT

In summary, with implementation of the recommended avoidance and minimization measures provided in Section 4.2, above, WRA recommends the following determinations for federal-listed species with potential to occur within the Study Area:

- Western snowy plover – **May Affect, Not Likely to Adversely Affect**
- California Ridgway's rail – **No Effect**
- Leatherback sea turtle – **No Effect**
- Olive Ridley sea turtle – **No Effect**
- Loggerhead sea turtle – **No Effect**
- Green sea turtle – **No Effect**
- South-Central California Coast steelhead – **May Affect, Not Likely to Adversely Affect**
- Tidewater goby – **No Effect**
- Green sturgeon – **May Affect, Not Likely to Adversely Affect**
- Longfin smelt – **No Effect**
- Marine mammals – **May Affect, Not Likely to Adversely Affect**

In addition, WRA recommends a determination of **no effect** on Critical Habitat and a determination of **Not Likely to Adversely Destroy or Modify** for EFH.

Should you have any questions or comments on this letter report, please contact me at liz.allen@wra-ca.com.

Sincerely,



Liz Allen
Regulatory Permitting Specialist / Marine Biologist

Attachments:

- Attachment A. Figures
- Attachment B. Project Plans
- Attachment C. Pile Driving Calculations
- Attachment D. References



Attachment A. Figures



Path: L:\Acad 2000 Files\20000\20027_3\GIS\ArcMap\20027_3_Base.aprx Layout Name:Fig1_Location

Sources: National Geographic, WRA | Prepared By: njander, 6/27/2024

Figure 1. Study Area Regional Location Map

MBARI Research Dock Project
Moss Landing, Monterey County, California





Figure 2. Landcover Types within Study Area

Attachment B. Project Plans

Attachment C. Pile Driving Calculations

IMPACT PILE DRIVING

VERSION 1.2-Multi-Species: 2022

KEY

Use check boxes for Taxa present

LF Cet.

Fishes

MF Cet.

Wet Turbids

HF Cet.

User Provided Information *Default values are in bold, italics turquoise (can be changed by use Preset NMFS Provided Information (cannot be altered by user). NMFS thresholds/default weigh OUTPUT: Resultant Isoleth/range to effects (cannot be altered by user); Note: isopleths are pi Automatically Calculated Values Based on User Provided Information (only weighting adjustm*

STEP 1: GENERAL PROJECT INFORMATION

PROJECT TITLE and CONTACT	MBART Pier
PROJECT/SOURCE INFORMATION (size, material, number, pile strikes, etc.)	SR 37 fender repair, Napa River (Caltrans 2020)

Notes (Please include all assum

STEP 2: QUANTITATIVE PROJECT-SPECIFIC INFORMATION

		METRICS	
		SELss	RMS
Unattenuated Single strike level (dB) (see Proxy Level Tab for surrogate values; Copy, ONLY Paste Values (123), not formulas)	Peak 177	153	162

Attenuated Single strike level (dB)* (calculation done automatically)	177	153	162
Distance associated with single strike level/Measurement distance from pile (meters); Typically, 10-m but please double check data being used	10	10	10
Transmission loss constant (NMFS recommends: 15 if unknown)	15		
Number of piles per day (best estimate based on previous experience)	5	Attenuation assumed (e.g., bubble curtain) (enter positive number)	0
Number of strikes per pile (best estimate based on previous experience)	450	NMFS recommends 5 dB as default, if attenuation used	
Number of strikes per day	2250		
Cumulative SEL at measured distance	187		

RESULTANT ISOPLETHS†
(Range to Effects)

*Impulsive sounds have dual metric thresholds for injury (SEL_{cum} & PK).
Metric producing largest isopleth should be used.

FISHES		
	ONSET OF	PHYSICAL INJURY
	Peak (PK) Threshold (dB)	SEL _{cum} Threshold (dB)**
	Fish ≥ 2 g	Fish < 2 g
	206	183
Isopleths (meters)	0.1	15.8
Isopleth (feet)	0.4	51.9

**This calculation accounts for single strike SEL < 150 dB do not accumulate to cause injury (Effective Quiet)

NO SEA TURTLES

SEA TURTLES		
PTS ONSET		BEHAVIOR
Peak (PK) Threshold (dB)	SEL _{cum} Threshold (dB)	RMS Threshold (dB)
232	204	175
0.0	0.7	1.4
0.0	2.0	6.5

Isopleths (meters)

Isopleth (feet)

MARINE MAMMALS

MARINE MAMMALS		
PTS ONSET		PTS ONSET
LF Cetacean PTS Peak (PK) Threshold (dB)	MF Cetacean Peak (PK) Threshold (dB)	HF Cetacean PTS Peak (PK) Threshold (dB)
219	230	202
0.0	0.0	0.2
0.0	0.0	0.2
LF Cetacean PTS SEL _{cum} Threshold (dB)	MF Cetacean PTS SEL _{cum} Threshold (dB)	HF Cetacean PTS SEL _{cum} Threshold (dB)
183	185	155
17.1	0.6	20.4
0.0	2.0	0.0

Hearing Group

Isopleths (meters)

Isopleth (feet)

Isopleths (meters)

Isopleth (feet)

ALL MARINE MAMMALS

BEHAVIOR
RMS Threshold (dB)
160

NO LF CET.

NO MF CET.

NO HF CET.

Marine Mammals
Low-frequency (LF)
Mid-frequency (MF)
toothed whales, beaked whales, dolphins
High-frequency (HF)

Isopleths (meters)	13.6
Isopleth (feet)	44.8

porpoises, *Kogia*, liver
Lagenorhynchus craterellus
 Phocid pinnipeds (P)
 Otariid pinnipeds (C)

NO PHOCIDS

NO OTARIIDS

WEIGHTING FUNCTION CALCULATIONS (Sea Turtles and Marine Mammals Only)

Weighting Function Parameters	Low-Frequency Cetaceans	Mid-Frequency Cetaceans	High-Frequency Cetaceans
a	1	1.6	1.8
b	2	2	2
f ₁	0.2	8.8	12
f ₂	19	110	140
C	0.13	1.2	1.36
Adjustment (-dB)†	-0.01	-19.74	-26.87

$$W(f) = C + 10 \log_{10} \left\{ \frac{(f/f_1)^{2a}}{[1 + (f/f_1)^2]^a [1 + (f/f_2)^2]^b} \right\}$$

- Phocid
- Otariid

⚡ *if project-specific information is available).*

Weighting value are in bold red, represented in meters and feet

Weight (-dB) can be altered by user, Row 67, if spectrum is available)

Options)

WEIGHTING (WFA in kHz)	
Effective Quiet (Fish Only)	Sea Turtle Default WFA (kHz)
	Marine Mammal Default WFA (kHz)

150	0.16	2
-----	------	---

WFA: Weighting Factor Adjustment

BEHAVIOR
RMS Threshold (dB)
150
63.1
307.6

PW Pinniped PTS Peak (PK)		OW Pinniped PTS Peak (PK)	
Threshold (dB)		Threshold (dB)	
218		232	
0.0		0.0	
0.1		0.1	
PW Pinniped PTS SEL _{cum}		OW Pinniped PTS SEL _{cum}	
Threshold (dB)		Threshold (dB)	
185		203	
9.2		0.7	
20.1		1.5	

Animal Hearing Group
cetaceans: baleen whales
) cetaceans: dolphins,
d whales, bottlenose whales
?) cetaceans: true

dolphins, cephalorhynchid,
& *L. australis*

W) true seals

W) sea lions and fur seals

Phocid Pinnipeds	Otariid Pinnipeds	Sea Turtles
1	2	1.4
2	2	2
1.9	0.94	0.077
30	25	0.44
0.75	0.64	2.35
-2.08	-1.15	0.00

Vibratory Pile Driving

Use check boxes for Taxa present

Fishes

VERSION 1.2-Multi-Species: 2022

LF Cet.

MF Cet.

KEY

User Provided Information *Default values are in bold, italics turn*

Preset NMFS Provided Information (cannot be altered by user). **I**

OUTPUT: Resultant Isopleth/Range to Effects (cannot be altered)

Automatically Calculated Values Based on User Provided Inform

STEP 1: GENERAL PROJECT INFORMATION

PROJECT TITLE and CONTACT	Example title
PROJECT/SOURCE INFORMATION (size, material, number, duration to drive pile, etc.)	

STEP 2: QUANTITATIVE PROJECT-SPECIFIC INFORMATION

	METRIC	WEIGHTING
1 sec SEL = RMS	RMS (NOT Peak)	
Unattenuated Sound Pressure Level (dB) (see Proxy Level Tab for surrogate values; Copy, ONLY Paste Values (123), not formulas)	150	Sea Turtle Default WFA (kHz)
Attenuated Sound Pressure Level (dB)* (calculation done automatically)	150	0.15
Distance associated with sound pressure level measurement/Measurement distance from pile (meters); Typically, 10-m but please double check data being used	10	
Transmission loss constant (NMFS recommends: 15 if unknown)	15	

Number of piles per day (best estimate based on previous experience)	5	Attenuation (e.g., bubble curtain) (enter positive number)
Duration to drive a single pile (minutes) (best estimate based on previous experience)	120	
Duration of Sound Production within a day (seconds)	36000	Cumulative SEL at measured distance (dB)
10 Log (duration of sound production)	45.56	

*If sound pressure level provided includes attenuation methods (e.g., bubble curtain), please note this in Project/Source Inform

RESULTANT ISOPLETHS (Range to Effects)

For vibratory pile driving, only behavioral thresholds exist for fishes

Fishes present

Isopleth (meters)

Isopleth (feet)

FISHES	
BEHAVIOR	
RMS Threshold (dB)	
150	
Isopleth (meters)	10.0
Isopleth (feet)	33.0

Sea Turtles present

Isopleth (meters)

Isopleth (feet)

SEA TURTLES	
PTS ONSET	BEHAVIOR
PTS SEL _{cum} Threshold (dB)	RMS Threshold (dB)
220	175
Isopleth (meters)	0.2
Isopleth (feet)	0.7

Hearing Group

Isopleth (meters)

Isopleth (feet)

MARINE MAMMALS	
LF Cetacean PTS SEL _{cum} Threshold (dB)	MF Cetacean PTS SEL _{cum} Threshold (dB)
199	198
Isopleth (meters)	0.5
Isopleth (feet)	1.7

ALL MARINE MAMMALS	BEHAVIOR
	RMS Threshold (dB)
	120
	Isopleth (meters)
	1,000.0
	Isopleth (feet)
	3,280.8

NO LF CET.
 NO MF CET.
 NO HF CET.
 Phocids present
 Otariids present

WEIGHTING FUNCTION CALCULATIONS

Weighting Function Parameters	Low-Frequency Cetaceans	Mid-Frequency Cetaceans
a	1	1.6
b	2	2
f ₁	0.2	8.8
f ₂	19	110
C	0.13	1.2
Adjustment (-dB)†	-0.05	-16.83

$$W(f) = C + 10 \log_{10} \left\{ \frac{(f/f_1)^{2a}}{[1 + (f/f_1)^2]^a [1 + (f/f_2)^2]^b} \right\}$$

Sea Turtles

Phocid

HF Cet.

Otariid

quise (can be changed by user if project-specific information is available).

VMFS thresholds/default weighting value are in bold red.

by user); Note: isopleths are presented in meters and **feet**

ation (only weighting adjustment (-dB) can be altered by user; Row 64, if spectrum is available)

Notes (please include all assumptions)

extra information

(WFA in kHz)

**Marine Mammal Default WFA
(kHz)**

2.5

0

195.56

ation in Step 1

PTS ONSET		
HF Cetacean PTS SEL _{cum} Threshold (dB)	PW Pinniped PTS SEL _{cum} Threshold (dB)	OW Pinniped PTS SEL _{cum} Threshold (dB)
173	201	219
8.7	3.6	0.2
35.4	11.7	0.6

Marine Mammal Hearing Group
Low-frequency (LF) cetaceans: baleen whales
Mid-frequency (MF) cetaceans: dolphins, toothed whales, beaked whales, bottlenose whales
High-frequency (HF) cetaceans: true porpoises, <i>Kogia</i> , river dolphins, cephalorhynchid, <i>Lagenorhynchus cruciger</i> & <i>L. australis</i>
Phocid pinnipeds (PW): true seals
Otariid pinnipeds (OW): sea lions and fur seals

High-Frequency Cetaceans	Phocid Pinnipeds	Otariid Pinnipeds	Sea Turtles
1.8	1	2	1.4
2	2	2	2
12	1.9	0.94	0.077
140	30	25	0.44
1.36	0.75	0.64	2.35
-23.50	-1.29	-0.60	0.00

IMPACT PILE DRIVING

VERSION 1.2-Multi-Species: 2022

KEY

Use check boxes for Taxa present

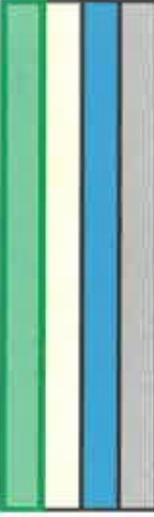
LF Cet.

Fishes

MF Cet.

Spine/Turtles

HF Cet.



User Provided Information *Default values are in bold, italics turquoise (can be changed by user)*
 Preset NMFS Provided Information (cannot be altered by user). **NMFS thresholds/default weight**
OUTPUT: Resultant isopleth/range to effects (cannot be altered by user); Note: isopleths are pi
 Automatically Calculated Values Based on User Provided Information (only weighting adjustm

STEP 1: GENERAL PROJECT INFORMATION

PROJECT TITLE and CONTACT	MBARI Pier
PROJECT/SOURCE INFORMATION (size, material, number, pile strikes, etc.)	18" Concrete Berkeley Marina, San Francisco Bay (Caltrans 2020)

Notes (Please include all assum



STEP 2: QUANTITATIVE PROJECT-SPECIFIC INFORMATION

METRICS

Unattenuated Single strike level (dB) (see Proxy Level Tab for surrogate values: Copy, ONLY Paste Values (123), not formulas)	Peak	SELss	RMS
	185	155	166

Attenuated Single strike level (dB)* (calculation done automatically)	185	155	166
Distance associated with single strike level/Measurement distance from pile (meters); Typically, 10-m but please double check data being used	10	10	10
Transmission loss constant (NMFS recommends: 15 if unknown)	15		
Number of piles per day (best estimate based on previous experience)	5	Attenuation assumed (e.g., bubble curtain) (enter positive number)	0
Number of strikes per pile (best estimate based on previous experience)	450	NMFS recommends 5 dB as default; if attenuation used	
Number of strikes per day	2250		
Cumulative SEL at measured distance	189		

RESULTANT ISOPLETHS[†]
(Range to Effects)

[†]Impulsive sounds have dual metric thresholds for injury (SEL_{cum} & PK). Metric producing largest isopleth should be used.

FISHES		
	ONSET OF	INJURY
	PHYSICAL	PHYSICAL
Peak (PK)		SEL _{cum} Threshold (dB)**
Threshold (dB)	Fish ≥ 2 g	Fish < 2 g
206	187	183
Isopleths (meters)	0.4	12.6
Isopleth (feet)	1.3	41.4
		21.5
		70.7

NO FISHES

Isopleths (meters)

Isopleth (feet)

**This calculation accounts for single strike SEL < 150 dB do not accumulate to cause injury (Effective Quiet)

NO SEA TURTLES

SEA TURTLES		
PTS ONSET		BEHAVIOR
Peak (PK) Threshold (dB)	SEL _{cum} Threshold (dB)	RMS Threshold (dB)
232	204	175
0.0	0.9	2.5
0.9	4.1	9.3

Isopleths (meters)

Isopleth (feet)

MARINE MAMMALS

MARINE MAMMALS		
LF Cetacean PTS Peak (PK) Threshold (dB)	MF Cetacean Peak (PK) Threshold (dB)	PTS ONSET HF Cetacean PTS Peak (PK) Threshold (dB)
219	230	202
0.1	0.0	0.7
0.3	4.0	3.4
LF Cetacean PTS SEL _{cum} Threshold (dB)	MF Cetacean PTS SEL _{cum} Threshold (dB)	HF Cetacean PTS SEL _{cum} Threshold (dB)
183	185	155
23.3	0.8	27.8
14.0	2.1	31.1

Hearing Group

Isopleths (meters)

Isopleth (feet)

Isopleths (meters)

Isopleth (feet)

ALL MARINE MAMMALS

BEHAVIOR
RMS Threshold (dB)
160

NO LF CET.

NO MF CET.

NO HF CET.

Marine Mammal
Low-frequency (LF)
Mid-frequency (MF) toothed whales, beaked whales
High-frequency (HF)

Isopleths (meters)	25.1
Isopleth (feet)	82.5

porpoises, *Kogia*, liver
Lagenorhynchus cracciger +
 Phocid pinnipeds (P)
 Otariid pinnipeds (C)

NO PHOCIDS
NO OTARIIDS

WEIGHTING FUNCTION CALCULATIONS (Sea Turtles and Marine Mammals Only)

Weighting Function Parameters	Low-Frequency Cetaceans	Mid-Frequency Cetaceans	High-Frequency Cetaceans
a	1	1.6	1.8
b	2	2	2
f ₁	0.2	8.8	12
f ₂	19	110	140
C	0.13	1.2	1.36
Adjustment (-dB)†	-0.01	-19.74	-26.87

$$W(f) = C + 10 \log_{10} \left\{ \frac{(f/f_1)^{2a}}{[1 + (f/f_1)^2]^a [1 + (f/f_2)^2]^b} \right\}$$

Phocid

Otariid

or if project-specific information is available).

Weighting values are in bold red. Represented in meters and feet

Weighting (-dB) can be altered by user, Row 67, if spectrum is available

Options)

WEIGHTING (WFA in kHz)	
Effective Quiet (Fish Only)	Marine Mammal Default WFA (kHz)
	Sea Turtle Default WFA (kHz)
	Marine Mammal Default WFA (kHz)

150	0.16	2
-----	------	---

WFA: Weighting Factor Adjustment

BEHAVIOR
RMS
Threshold (dB)
150
116.6
302.6

PW Pinniped PTS Peak (PK) Threshold (dB)	OW Pinniped PTS Peak (PK) Threshold (dB)	
218	232	
0.1	0.0	
0.2	0.5	
PW Pinniped PTS SEL _{cum} Threshold (dB)	OW Pinniped PTS SEL _{cum} Threshold (dB)	
185	203	
12.5	0.9	
00.0	3.0	

- Final Hearing Group**
- 1) cetaceans: baleen whales
 - 2) cetaceans: dolphins, d whales, bottlenose whales
 - 3) cetaceans: true

dolphins, cephalorhynchid,
& *L. australis*

(W): true seals

(W): sea lions and fur seals

Phocid Pinnipeds	Otarid Pinnipeds	Sea Turtles
1	2	1.4
2	2	2
1.9	0.94	0.077
30	25	0.44
0.75	0.64	2.35
-2.08	-1.15	0.00

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ATTACHMENT D. REFERENCES

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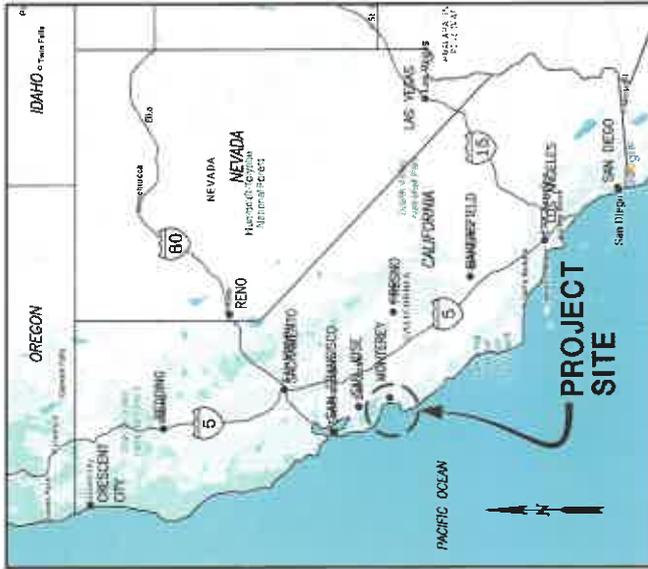
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MONTEREY BAY AQUARIUM RESEARCH INSTITUTE REPAIR AND UPGRADE OF MOSS LANDING DOCK



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SHEET NO.	SHEET DESCRIPTION	SHEET INDEX
1	LOCATION MAP, VICINITY MAP, AND SHEET INDEX	
2	ABBREVIATIONS AND SYMBOLS	
3	EROSION AND SEDIMENTATION CONTROL PLAN	
4	DEMOLITION PLAN	
5	BEST MANAGEMENT PRACTICES	
6	SITE IMPROVEMENT PLAN	
7	SITE IMPROVEMENT DETAILS	
8	PILE-JACKET DETAILS, O&W COVERAGE & SOFT BOTTOM IMPACT AREA	

CIVIL/STRUCTURAL ENGINEER:
 REID MIDDLETON
 CONTACT: WILLY AHN, P.E.
 728 134TH STREET SW, SUITE 200
 EVERETT, WA 98204
 (425) 741-3800

PROJECT SITE ADDRESSES
 MONTEREY BAY AQUARIUM RESEARCH INSTITUTE
 7700 SANDHOLT ROAD
 MOSS LANDING, CA 95039

PURPOSE: INSTALL NEW MOORING DOLPHIN AND REPLACE
 DETERIORATED FERRIER PILES

DATUM:

ADJACENT PROPERTY OWNERS:
 1. N/A

LOCATION MAP, VICINITY MAP, AND SHEET INDEX
MONTEREY BAY AQUARIUM RESEARCH INSTITUTE
REPAIR AND UPGRADE OF MOSS LANDING DOCK

ADDRESS: MONTEREY BAY AQUARIUM RESEARCH INSTITUTE
 7700 SANDHOLT ROAD
 MOSS LANDING, CA 95039

ReidMiddleton

IN: OLD SALINAS RIVER
 AT: MOSS LANDING
 COUNTY OF: MONTEREY
 APPLICATION BY: MONTEREY BAY AQUARIUM RESEARCH INSTITUTE
 SHEET 1 OF 8 DATE: MARCH 2025

728 134th Street SW · Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800

ABBREVIATIONS

ASHFO	AMERICAN ASSOCIATION OF STATE HIGHWAY OFFICIALS	CONT	CONTINUED/CONTINUOUS	FT	FEET/FOOT	MON	MONUMENT	SHDR	SHOULDER
AB	ANCHOR BOLT	CONTR	CONTRACTOR	FTG	FOOTING	MUTCD	MANUAL ON UNIFORM TR CONTROL DEVICES	SHT	SHEET
ABAND	ABANDONED	COORD	COORDINATE	G	GAS LINE	N	NORTH	SIM	SIMILAR
ABUT	ABUTMENT	CTR	CENTER, CENTERED	GAL	GALLON	NEG	NEGATIVE	SL	SPAN LENGTH, SECTION LINE
ACI	AMERICAN CONCRETE INSTITUTE	CULV	CULVERT	GALV	GALVANIZED	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC	SST	STAINLESS STEEL
ADDL	ADDITIONAL	CULV	CULVERT	GB	GRADE BREAK	NIC	NOT IN CONTRACT	SOG	SLAB ON GRADE
ADJ	ADJUST, ADJACENT	CY	CUBIC YARD	GE	GRATE ELEVATION	NOM	NOMINAL	SFC	SPACE, SPACED, SPACING
ASC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	DBL	DOUBLE	GEN	GENERAL	NTS	NOT TO SCALE	SQ	SQUARE
ALIGN	ALIGNMENT	DDCV	DOUBLE DETECTOR CHECK VALVE	GM	GAS METER	SS	SANITARY SEWER	SSMH	SANITARY SEWER MANHOLE
ALT	ALTERNATE	DEMO	DEMOLISH, DEMOLITION	GRD	GRADE	OC	OUTSIDE DIAMETER	ST	STATION
ANCH	ANCHOR	DEG	DEGREE	GRND	GROUND	OD	OUTSIDE DIAMETER	STD	STANDARD
AP	APPROXIMATELY	DET	DETAIL	GV	GAS VALVE	OHV	OVERHEAD TELEPHONE	STIFF	STIFFENER
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	DI	DIAPHRAGM	H	HEIGHT	OPP	OPPOSITE	STRIP	STRIP
ARCH	ARCHITECT, ARCHITECTURAL	DIA	DIAMETER	HDCP	HANDICAP	OT	OVERHEAD TELEPHONE	STIR	STIRRUP
ARV	AIR RELIEF VALVE	DIA	DIAMETER	HDS	HOT DIPPED GALV	P	PARALLEL	STL	STEEL
ASPH	ASPHALT	DIMP	DRILLED-IN CONCRETE	HK	HOOK	PC	PRECAST	STRUC	STRUCTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	DICA	ANCHOR	HORIZ	HORIZONTAL	PCF	FOUNDS PER CUBIC FOOT	SUPP	SUPPORT
AVE	AVENUE	DM	DIMENSION	HSE	HOUSE	PEN	PENETRATION	S/W	SYMMETRICAL SYMBOL
B	BLACK	DN	DOWN	HRT	HIGHWAY	PED	PERPENDICULAR	TAN	TANGENT
B	BLACK	DOWN	DOWN	IE	INSIDE DIAMETER	PI	POINT OF INTERSECTION	T&B	TOP & BOTTOM
BL	BLOCK, BLOCKING	DS	DOWN SPOUT	IF	INVERT ELEVATION	PL	PLATE	TBM	TEMPORARY BENCH MARK
BLDG	BUILDING	D/W	DRIVEWAY	IN	INCH/INCHES	POC	POINT OF CONNECTION	TD	TRENCH DRAIN
BLK	BLOCK, BLOCKING	DWG(S)	DRAWING(S)	INCL	INCLUDE	PROP	PROPERTY	TEL	TELEPHONE
BND	BOUNDARY	DWL	DOWEL	INFO	INFORMATION	PRV	PRES REDUCING VALVE	TEMP	TEMPORARY
BOC	BACK OF CURB	E	EAST	INST	INSTALL, INSTRUMENT	PS	PRESTRESS	THK	THICK, THICKNESS
BOW	BACK OF WALK	EA	EACH	INSUL	INSULATION	PSF	POUNDS PER SQUARE FOOT	THRU	THROUGH
BOL	BOLLARD	EF	EACH FACE	INT	INTERIOR, INTERMEDIATE	PSI	POUNDS PER SQUARE INCH	TMH	TELEPHONE MANHOLE
BM	BEAM, BENCH MARK	EHW	EXTREME HIGH WATER	INV	INVERT	PT	POINT OF TANGENT	TOC	TOP OF CURB
BRISF	BURLINGTON NORTHERN SANTA FE	EJ	ELEVATION	IP	IRON PIPE	FUD	PUBLIC UTILITY DISTRICT	TOE	CONEXE SLOPE BREAK
BOT	BOTTOM	ELB	ELBOW	JB	JUNCTION BOX	PVC	POLYVINYL CHLORIDE	TOPO	TOPOGRAPHY
BRG	BRIDGE	EMB	EMBANKMENT	J(S)	JOINT(S)	PMT	PAVEMENT	TOT	TOTAL
BRK	BEARING	EMBED	EMBEDMENT	K	KIP (1,000 LB)	P/C	PROPERTY LINE	TOW	TOP OF WALL
BRK	BREAK	ENGR	ENGINEER	KSI	KIPS PER SQUARE FOOT	P/S	PRESTRESSED	TP	TEST PIT
BTHW	BETWEEN CHANNEL	EDA	EDGE OF ASPHALT	KSF	KIPS PER SQUARE INCH	P/S	PRESTRESSED	TR	TRANSVERSE
C	CANTILEVER	ECC	EDGE OF CONCRETE	L	LENGTH, ANGLE	P/T	POST-TENSIONED	TRANS	TRANSVERSE
CAL	CANTILEVER	EDG	EDGE OF DIRT	LB	FOOT POUNDS	Q	QUANTITY	TR	TRANSVERSE
CANT	CANTILEVER	EDG	EDGE OF GRAVEL	LBS	POUNDS	QTY	QUANTITY	TUN	TUNNEL
CB	CATCH BASIN TYPE 1	EP	EDGE OF PAVEMENT	LF	LINEAL FOOT/FEET	R	RADIUS	TUN	TUNNEL
CB1	CATCH BASIN TYPE 1	EQ	EQUAL	LL	LIVE LOAD	RC	REINFC CONC	TV	TELEVISION
CB2	CATCH BASIN TYPE 2	EQUIP	EQUIPMENT	LONGIT	LONGITUDINAL	RD	ROOF DRAIN	TVST	TELEVISION
CF	CUBIC FEET	ETC	ETCETERA	LP	LOW POINT	RD	ROOF DRAIN	TYP	TYPICAL
CG	CURB & GUTTER	EW	EACH WAY	LSH	LONG SLOTTED HOLE	REF	REFERENCE	UHMW	ULTRA HIGH MOLECULAR WEIGHT
CGG	CENTER OF GRAVITY	EXC	EXCAVATION	LT	LEFT	RENF	REINFORCE(MENT)(ING)	UG	UNDERGROUND
CI	CAST IRON	EXIST	EXISTING	LUMIN	LUMINAIRE	REQD	REQUIRED	UP	UTILITY POLE
CP	CAST IN PLACE	EXP	EXPANSION	M	METER	RET	RETAINING	UPA	UTILITY POLE ANCHOR
CLF	CHAIN LINK FENCE	EXT	EXTERIOR, EXTENSION	MATL	MATERIAL	RETW	RETAINING WALL	UTIL	UTILITY
CL	CLEARANCE, CLEAR	EVT	EVERETT	MAX	MAXIMUM	RMC	RIGID METAL CD	V	VARIES
CLR	CLEARANCE, CLEAR	FIN	FOUNDATION	MB	MAILBOX	RR	RAILROAD	V	VARIES
CMP	CORRUGATED METAL PIPE	FLG	FLANGE	MECH	MECHANICAL	RT	RIGHT	VERT	VERTICAL
CHU	CONC MASONRY UNIT	FF	FINISH FLOOR	MFR(S)	MANUFACTURER(S)	R/W	RIGHT OF WAY	VLT	VAULT
CNTY	COUNTY	FG	FINISH GRADE	MH	MANHOLE	S	SOUTH, SLOPE	W	WIDTH, WATER LINE
CO	CLEAN OUT	FH	FIRE HYDRANT	MHW	MEAN HIGH WATER	SB	SOIL BORING	W/	WITH
COL	COLUMN	FIN	FINISH, FINISHED	MIC	MEAN HIGHER HIGH WATER	SD	SCHEDULE	WD	WOOD
COM	COMMON	FLR	FLOOR	MIN	MINIMUM	SDM	STORM DRAIN	WHSE	WAREHOUSE
CONC	CONCRETE	FM	FORCE MAIN	MIS	MISCELLANEOUS	SH	SPOT EL / SOUTH EAST	WM	WATER METER, WATERMAIN
CONN	CONNECT, CONNECTION	FNC	FENCE	MJC	MECHANICAL JOINT	SEC	SECOND	WP	WORK POINT
CONST	CONSTRUCT, CONSTRUCTION	FOC	FACE OF CURB	MLV	MEAN LOWER LOW WATER	SECT	SECTION	WV	WATER VALVE
		FOW	FACE OF WALL	W/L	WATER LOWER LOW WATER	SERV	SERVICE	WV	WATER VALVE
					MONUMENT LINE	SHLD	SHIELDED	YD	YARD DRAIN

REID MIDDLETON
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IN: OLD SALINAS RIVER
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 COUNTY OF: MONTEREY
 APPLICATION BY: MONTEREY BAY AQUARIUM RESEARCH INSTITUTE
 SHEET 2 OF 8 DATE: MARCH 2025

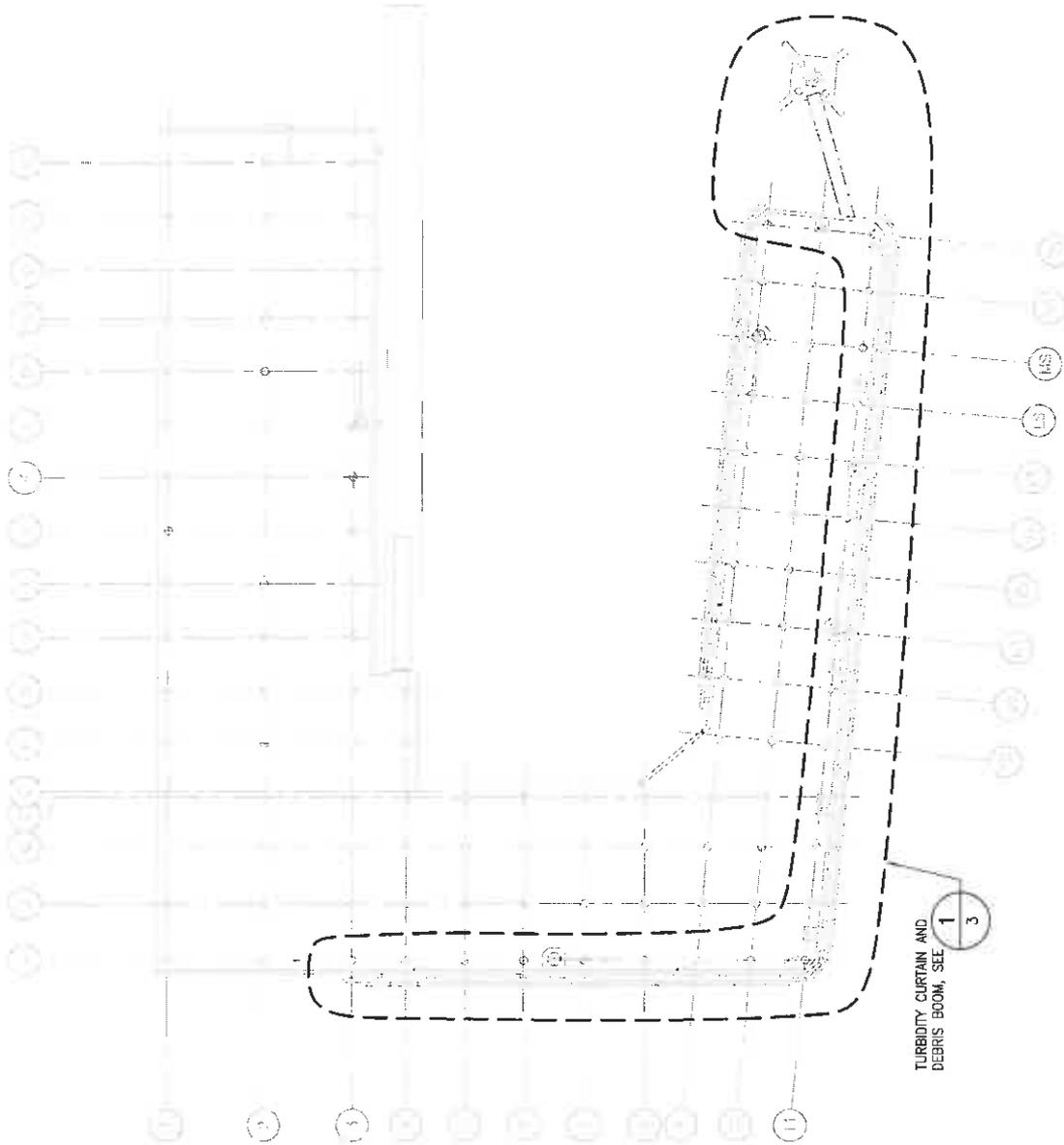
ABBREVIATIONS AND SYMBOLS
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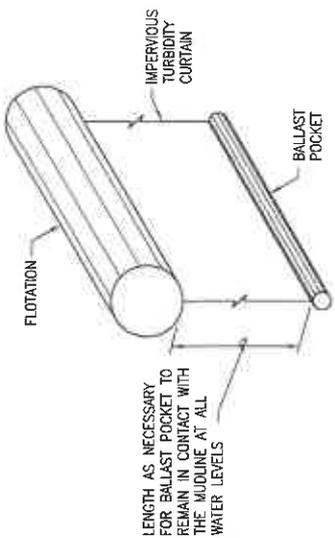
PURPOSE: INSTALL NEW MOORING DOLPHIN AND REPLACE DETERIORATED FENDER PILES

DATUM:
 ADJACENT PROPERTY OWNERS:
 1. N/A





EROSION AND SEDIMENTATION CONTROL PLAN
SCALE: 1" = 40'



1
3
TURBIDITY CURTAIN AND DEBRIS BOOM
NOT TO SCALE

PURPOSE: INSTALL NEW MOORING DOLPHIN AND REPLACE DETERIORATED FENDER PILES

DATUM:
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1. N/A

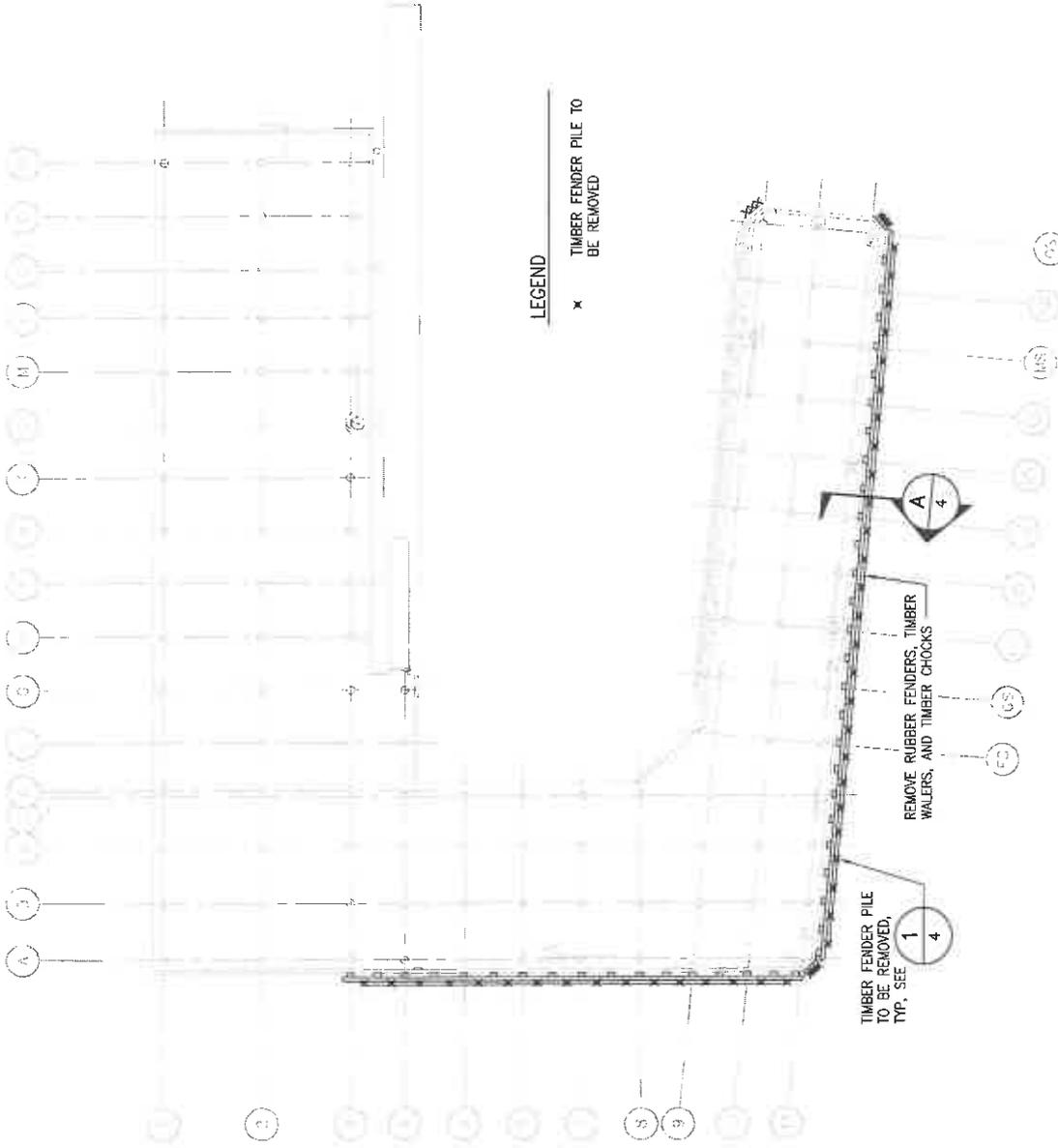
EROSION AND SEDIMENTATION CONTROL PLAN
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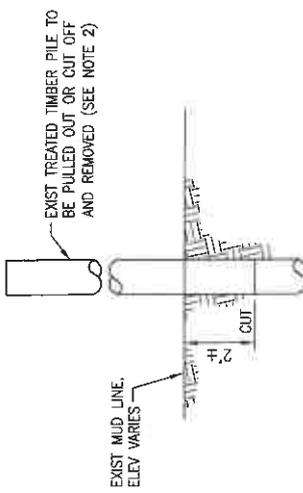
ReidMiddleton

IN: OLD SALINAS RIVER
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SHEET 3 OF 8 DATE: MARCH 2025



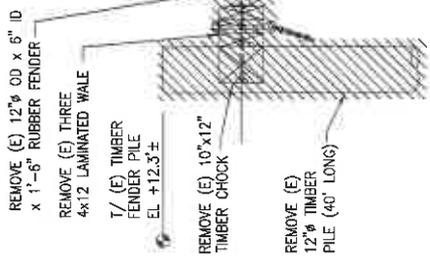
DEMOLITION PLAN
SCALE: 1" = 40'

LEGEND
x TIMBER FENDER PILE TO BE REMOVED



1 4
DETAIL-PILE REMOVAL
NOT TO SCALE

- NOTES:**
- FURNISH, INSTALL, AND MAINTAIN DEBRIS CURTAIN DURING ALL DEMOLITION ACTIVITIES. ADJUST LOCATION AS NECESSARY AND MAINTAIN TO MEET REQUIREMENTS IN THE PLANS AND SPECIFICATIONS.
 - EXISTING TIMBER PILING SHALL BE FULLY EXTRACTED BY DIRECT PULLING WITH A CRANE BARGE OR VIBRATORY HAMMER. IF AN EXISTING PILE CANNOT BE EXTRACTED BY DIRECT PULL, THE PILE WILL BE CUT 2 FEET BELOW MUD LINE.
 - HYDRAULIC WATER JETTING WILL NOT BE ALLOWED



A 4
SECTION-HDPE FENDER PILE
SCALE: 1/4" = 1'-0"

PURPOSE: INSTALL NEW MOORING DOLPHIN AND REPLACE DETERIORATED FENDER PILES

DATUM:
ADJACENT PROPERTY OWNERS:
1. N/A

DEMOLITION PLAN
MONTEREY BAY AQUARIUM RESEARCH INSTITUTE REPAIR AND UPGRADE OF MOSS LANDING DOCK

ADDRESS: MONTEREY BAY AQUARIUM RESEARCH INSTITUTE
7700 SANDHOLT ROAD
MOSS LANDING, CA 95039

ReidMiddleton
IN: OLD SALINAS RIVER
AT: MOSS LANDING

COUNTY OF: MONTEREY
APPLICATION BY: MONTEREY BAY AQUARIUM RESEARCH INSTITUTE
SHEET 4 OF 8 DATE: MARCH 2025

728 134th Street SW · Suite 200
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Ph: 425 741-3800

BEST MANAGEMENT PRACTICES FOR PILE REMOVAL & DISPOSAL

THE PURPOSE OF THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) IS TO CONTROL TURBIDITY AND SEDIMENTS RE-ENTERING THE WATER COLUMN DURING PILE REMOVAL, AND PRESCRIBE DEBRIS CAPTURE AND DISPOSAL OF REMOVED PILES AND DEBRIS. THESE ARE GENERAL BMP'S, SPEC PROVISIONS, TECHNICAL SPECS, AND PERMITS CONTROL.

BMP 1. PILE REMOVAL

- A. VIBRATORY EXTRACTION IS THE PREFERRED METHOD OF PILE REMOVAL.
 - 1) CRANE OPERATOR SHALL BE TRAINED TO REMOVE PILE SLOWLY. THIS WILL MINIMIZE TURBIDITY IN THE WATER COLUMN AS WELL AS SEDIMENT DISTURBANCE.
 - 2) OPERATOR TO "WAKE UP" PILE TO BREAK UP BOND WITH SEDIMENT.
 - a. VIBRATE TO BREAK THE SKIN FRICTION BOND BETWEEN PILE AND SOIL.
 - b. BOND BREAKING AVOIDS PULLING OUT LARGE BLOCK OF SOIL - POSSIBLY BREAKING OFF PILE IN THE PROCESS.
 - c. USUALLY THERE IS LITTLE OR NO SEDIMENT ATTACHED TO SKIN OF PILE DURING WITHDRAWAL. IN SOME CASES MATERIAL MAY BE ATTACHED TO PILE TIP, IN LINE WITH PILE.
- B. THE GREATEST POTENTIAL FOR CREOSOTE RELEASE TO THE ENVIRONMENT OCCURS IF EQUIPMENT (BUCKET, STEEL CABLE, VIBRATORY HAMMER) PINCHES THE CREOSOTED PILING BELOW THE WATER LINE. THEREFORE, THE EXTRACTION EQUIPMENT MUST BE KEPT OUT OF THE WATER.
- C. PILING MUST NOT BE BROKEN OFF INTENTIONALLY BY TWISTING, BENDING OR OTHER DEFORMATION. THIS PRACTICE HAS THE POTENTIAL FOR RELEASING CREOSOTE TO THE WATER COLUMN.
- D. WORK SURFACE ON BARGE DECK OR PIER SHALL INCLUDE A CONTAINMENT BASIN FOR PILE AND ANY SEDIMENT REMOVED DURING PULLING.
- E. BASIN MAY BE CONSTRUCTED OF DURABLE PLASTIC SHEETING WITH SIDEWALLS SUPPORTED BY HAY BALES OR SUPPORT STRUCTURE TO CONTAIN ALL SEDIMENT. WATER RUN OFF CAN RETURN TO THE WATERWAY.
- F. WORK SURFACE SHALL BE CLEANED BY DISPOSING OF SEDIMENT OR OTHER RESIDUES ALONG WITH CUT-OFF PILING AS DESCRIBED IN BMP 2C BELOW.
- G. CONTAINMENT BASIN SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH BMP 2C BELOW OR IN ANOTHER MANNER COMPLYING WITH APPLICABLE FEDERAL AND STATE REGULATIONS.
- H. UPON REMOVAL FROM SUBSTRATE THE PILE SHALL BE MOVED EXPEDITIOUSLY FROM THE WATER INTO THE CONTAINMENT BASIN. THE PILE SHALL NOT BE SHAKEN, HOSED-OFF, LEFT HANGING TO DRIP OR ANY OTHER ACTION INTENDED TO CLEAN OR REMOVE ADHERING MATERIAL FROM THE PILE.
 1. CUTTING WILL BE NECESSARY IF PILE HAS BROKEN OFF AT OR NEAR EXISTING SUBSTRATE SO THAT IT CANNOT BE REMOVED WITHOUT EXCAVATION, OR BELOW WATER LINE. PILE CUTOFF IS AN ACCEPTABLE ALTERNATIVE IF VIBRATORY EXTRACTION OR PULLING IS NOT FEASIBLE. EVERY ATTEMPT SHOULD BE MADE, HOWEVER, TO COMPLETELY REMOVE PILING IN ITS ENTIRETY BEFORE CUTTING. IF A PILE IS BROKEN OR BREAKS ABOVE MUD LINE DURING VIBRATORY EXTRACTION, ONE OF THE METHODS LISTED BELOW SHOULD BE USED TO CUT PILE. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL ASSESS THE CONDITION OF PILING. CONTRACTOR SHALL CREATE A LOG OUTLINING LOCATION AND NUMBER OF PILING THAT NEED TO BE CUT AND HAVE THIS LOG AVAILABLE TO AGENCIES UPON REQUEST.
- J. CHAIN SHOULD BE USED, IF PRACTICAL, TO ATTEMPT TO ENTIRELY REMOVE BROKEN PILES.
- K. IF ENTIRE PILE CANNOT BE REMOVED, PILING SHOULD BE CUT OFF 2 FEET BELOW THE MUD LINE. GRUB TO REMOVE PILE BELOW MUD LINE ONLY IN LOCATIONS WHERE A CONFLICT WITH NEW PILING EXISTS.
- L. PILES SHALL BE CUT OFF AT LOWEST PRACTICAL WATER LEVEL CONDITION AND AT SLACK WATER. THIS IS INTENDED TO REDUCE TURBIDITY DUE TO REDUCED FLOW AND SHORT WATER COLUMN THROUGH WHICH PILE MUST BE WITHDRAWN.
- M. IF PILING IS BROKEN OFF BELOW MUD LINE GREATER THAN 2 FEET, THE PILING MAY REMAIN.
- N. CONTRACTOR SHALL PROVIDE THE LOCATION OF THE BROKEN OR CUT PILE. THIS WILL BE NECESSARY AS PART OF DEBRIS CHARACTERIZATION SHOULD FUTURE DREDGING BE A POSSIBILITY IN THE AREA OF PILING REMOVAL.

BMP 2. DISPOSAL OF PILING, SEDIMENT AND CONSTRUCTION RESIDUE

- A. PULLED PILE SHALL BE PLACED IN A CONTAINMENT BASIN TO CAPTURE ANY ADHERING SEDIMENT. THIS SHOULD BE DONE IMMEDIATELY AFTER THE PILE IS INITIALLY REMOVED FROM THE WATER.
 - 1) UTILIZE BASIN SET UP ON BARGE DECK.
 - 2) BASIN MAY BE MADE OF HAY BALES AND DURABLE PLASTIC SHEETING.
- B. PILING SHALL BE CUT INTO 4' LENGTHS WITH STANDARD CHAINSAW.
- C. CUT-UP PILING, SEDIMENTS, CONSTRUCTION RESIDUE AND PLASTIC SHEETING FROM THE CONTAINMENT BASIN SHALL BE PACKED INTO A CONTAINER FOR DISPOSAL. TIMBER MATERIAL MUST BE DISPOSED OF AT AN APPROVED LICENSED SOLID WASTE DISPOSAL FACILITY IN COMPLIANCE WITH FEDERAL AND STATE REGULATIONS.

TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESC) NOTES

IN-WATER WORK

1. ALL WORK SHALL OCCUR DURING THE APPROVED WORK WINDOW AS SPECIFIED IN PERMITS.
2. AN EQUIPMENT STAGING AREA SHALL BE ESTABLISHED IN A LOCATION AND MANNER THAT WILL PREVENT CONTAMINANTS LIKE PETROLEUM PRODUCTS, HYDRAULIC FLUID, SEDIMENTS/SEDIMENT-LADEN WATER, CHEMICALS, OR ANY OTHER TOXIC OR HARMFUL MATERIALS FROM ENTERING WATERS OF THE STATE.
3. ALL CONSTRUCTION EQUIPMENT, WHEN NOT IN USE, SHALL BE STORED A MINIMUM OF 100 FEET FROM SURFACE WATERS.
4. ALL CONSTRUCTION EQUIPMENT SHALL BE INSPECTED DAILY FOR LEAKS AND ANY REQUIRED REPAIRS SHALL BE COMPLETED BEFORE USING THE EQUIPMENT NEAR THE WATER.
5. ALL REFUELING AND MAINTENANCE OF EQUIPMENT SHALL TAKE PLACE A MINIMUM OF 100 FEET FROM SURFACE WATERS.
6. AN EMERGENCY SPILL CONTAINMENT KIT SHALL BE LOCATED ONSITE AND ON WORKING BARGE DURING CONSTRUCTION.
7. SPILL AND EROSION PREVENTION AND SEDIMENT CONTROL PLANS, AS WELL AS OBSERVANCE OF ALL APPLICABLE SAFETY AND ENVIRONMENTAL REGULATIONS FOR HANDLING CHEMICALS, SHALL BE IN PLACE TO MINIMIZE RISKS.
8. TAKE CARE TO PREVENT DEBRIS FROM ENTERING THE WATER DURING DEMOLITION AND CONSTRUCTION AND REMOVE DEBRIS PROMPTLY IF IT DOES ENTER THE WATER. MATERIALS AND CONSTRUCTION METHODS SHALL BE USED WHICH PREVENT TOXIC MATERIALS, PETROCHEMICALS AND OTHER POLLUTANTS FROM ENTERING SURFACE WATER DURING AND AFTER CONSTRUCTION. APPROPRIATE EQUIPMENT AND MATERIAL FOR HAZARDOUS MATERIAL CLEANUP MUST BE KEPT AT THE SITE.
 - A. ABSORBENT MATERIALS MUST BE EMPLOYED IF A PETROCHEMICAL SHEEN IS OBSERVED. MATERIALS SHALL REMAIN IN PLACE UNTIL ALL POLLUTANTS HAVE BEEN COLLECTED AND SHEENS DISSIPATE. USED ABSORBENT MATERIALS SHALL BE DISPOSED OF IN AN APPROPRIATE UPLAND FACILITY. CONTRACTOR TO NOTIFY ALL REQUIRED REGULATORY AGENCIES AND COMPLY WITH REPORTING REQUIREMENTS.
 - B. NATIONAL RESPONSE CENTER: 1-800-424-6802
 - C. ALL DISPOSED MATERIALS SHALL BE DEPOSITED IN A LANDFILL, WHICH MEETS THE LINER AND LEACHATE STANDARDS OF THE MINIMUM FUNCTIONAL STANDARDS.
 - D. COMPLY WITH ALL PERMIT REQUIREMENTS.
 - E. IN-WATER DEBRIS BOOM AND TURBIDITY CURTAIN SHALL BE DEPLOYED AROUND ALL ACTIVE WORK AREAS DURING DEMOLITION, AND CONSTRUCTION AS NECESSARY TO CONTROL DEBRIS AND MEET WATER QUALITY REQUIREMENTS. TURBIDITY CURTAIN SHALL BE PROPERLY INSTALLED AND TIED OR ANCHORED AT A RELATIVELY STABLE POSITION RESISTING POTENTIAL CURRENTS OR WAVES. TURBIDITY CURTAIN SHALL BE MAINTAINED IN PLACE AS REQUIRED THROUGH THE CONSTRUCTION PERIOD.
 - F. CONSTRUCTION EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY DISTURBANCE.

PURPOSE: INSTALL NEW MOORING DOLPHIN AND REPLACE DETERIORATED FENDER PILES

DATUM:

ADJACENT PROPERTY OWNERS:

1. N/A

BEST MANAGEMENT PRACTICES

MONTEREY BAY AQUARIUM RESEARCH INSTITUTE REPAIR AND UPGRADE OF MOSS LANDING DOCK

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ReidMiddleton

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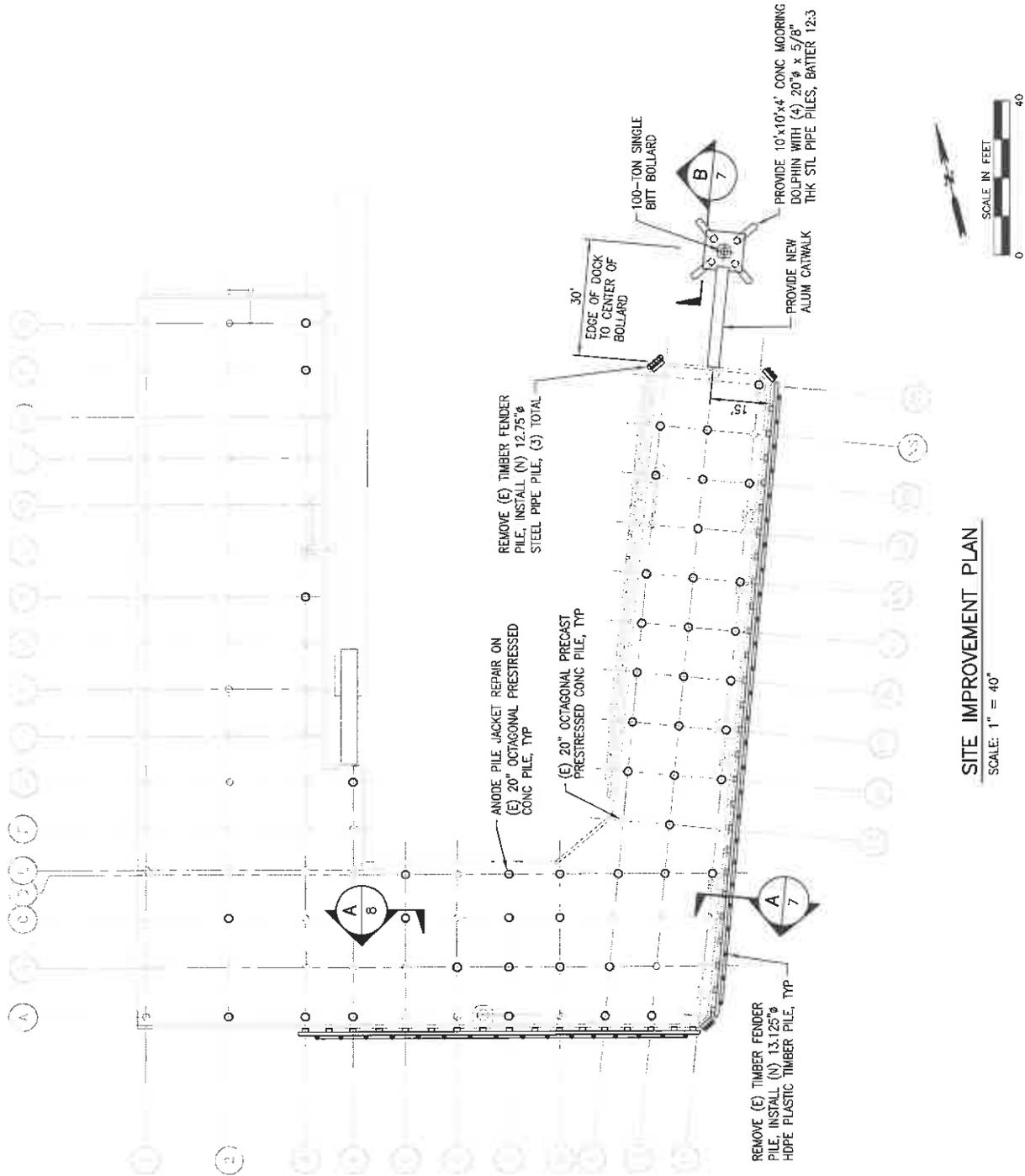
SHEET 5 OF 8 DATE: MARCH 2025

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LEGEND

- REMOVE (E) TIMBER FENDER PILE, INSTALL (N) 13.125" HDPE PLASTIC TIMBER PILE, (48) TOTAL
- ◆ REMOVE (E) TIMBER FENDER PILE, INSTALL (N) 12.75" STEEL PIPE PILE, (3) TOTAL
- INSTALL ANODE PILE JACKET REPAIR ON (E) 20" OCTAGONAL PRESTRESSED CONCRETE PILE, (47) TOTAL



SITE IMPROVEMENT PLAN
SCALE: 1" = 40'

PURPOSE: INSTALL NEW MOORING DOLPHIN AND REPLACE DETERIORATED FENDER PILES

DATUM:
ADJACENT PROPERTY OWNERS:
1. N/A

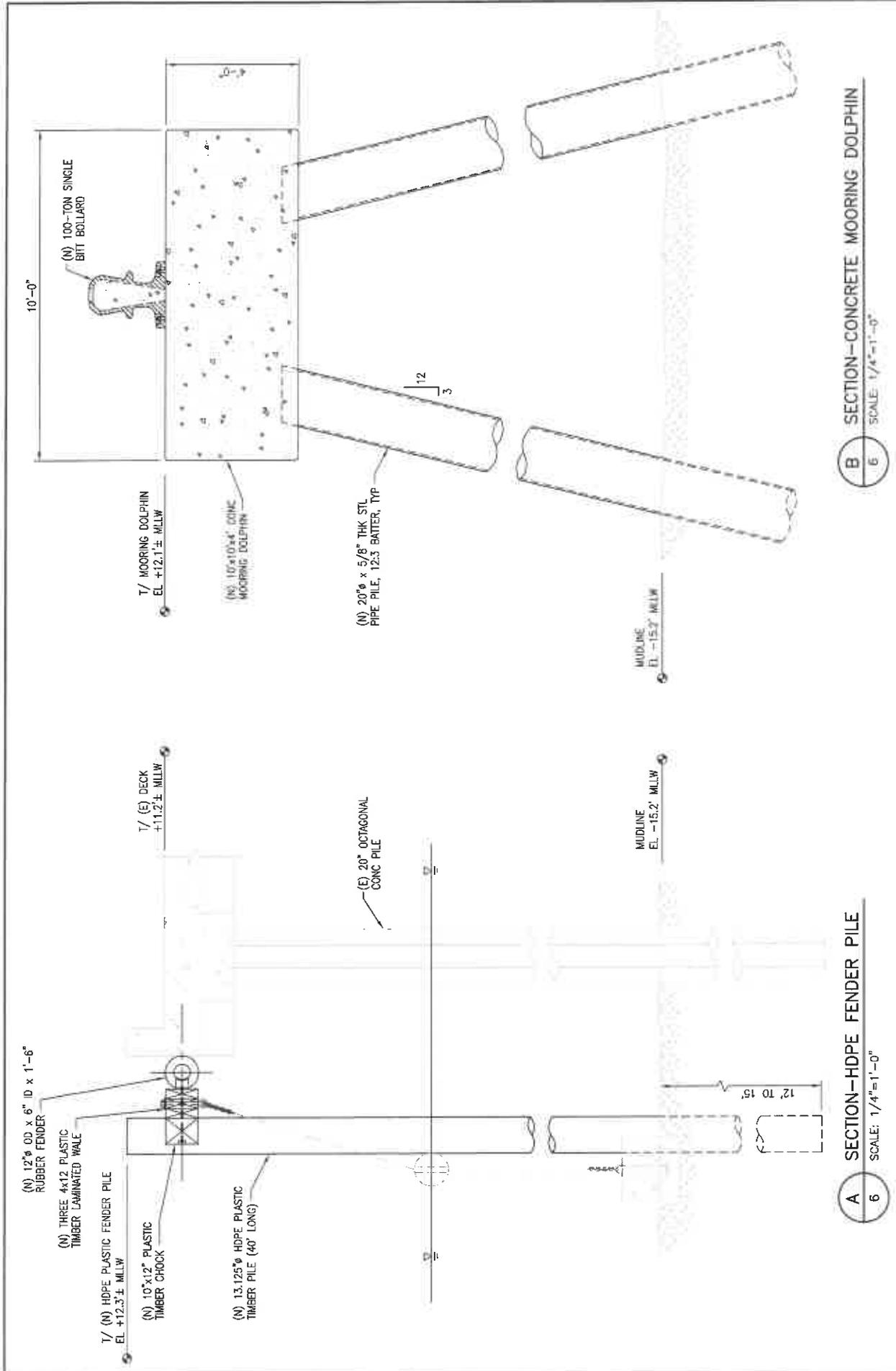
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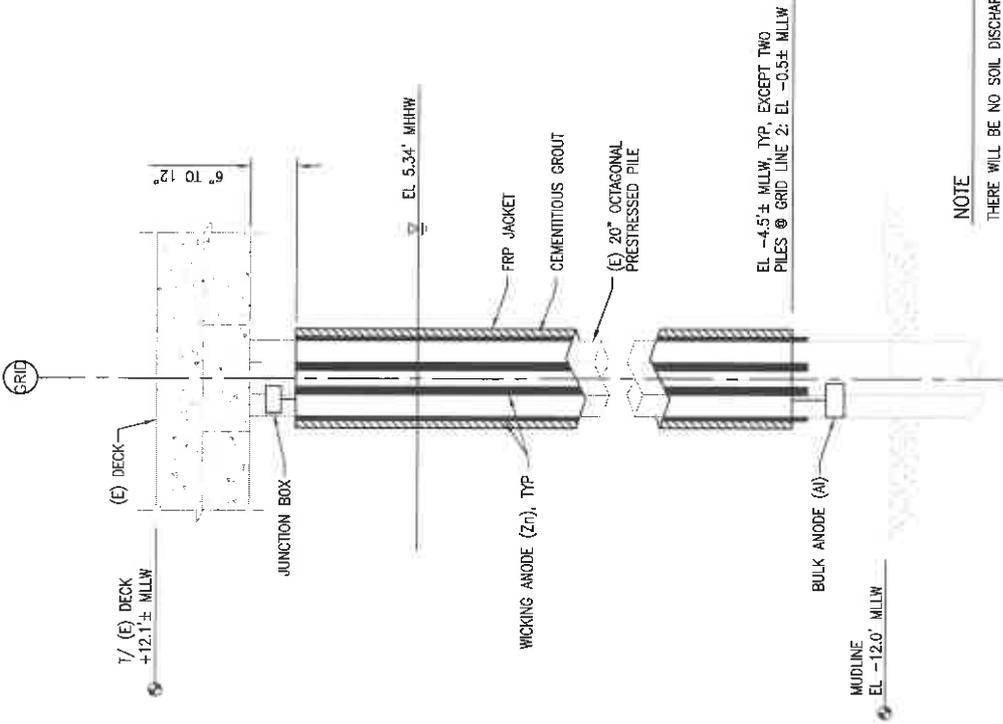
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SITE IMPROVEMENT DETAILS
MONTEREY BAY AQUARIUM RESEARCH INSTITUTE
REPAIR AND UPGRADE OF MOSS LANDING DOCK

ADDRESS: MONTEREY BAY AQUARIUM RESEARCH INSTITUTE
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PURPOSE: INSTALL NEW MOORING DOLPHIN AND REPLACE DETERIORATED FENDER PILES

DATUM:
 1. N/A



NOTE
THERE WILL BE NO SOIL DISCHARGE DUE TO THE INSTALLATION OF THE NEW FENDER PILES AND NEW DOLPHIN PILES.

A SECTION - PILE REPAIR WITH ANODE JACKET
SCALE: 1/4" = 1'-0"

OVERWATER COVERAGE AREA		
CONDITION	STRUCTURAL MEMBER	AREA UNITS
EXISTING	(51) 12"Ø TIMBER FENDER PILES	40.01 SF
PROPOSED	(48) 12.125"Ø HDPE FENDER PILES (3) 12.75"Ø STEEL FENDER PILES	47.8 SF
	(1) 10' x 10' MOORING DOLPHIN	100 SF
	(1) 27' LONG x 3' WIDE CATWALK	81 SF
	(4) 20"Ø x 5/8" THK DOLPHIN PILES	8.7 SF
SUMMARY	EXISTING OVERWATER COVERAGE AREA	40.01 SF
	PROPOSED OVERWATER COVERAGE AREA	237.6 SF
	NET CHANGE	197.5 SF

SOFT BOTTOM IMPACT AREA		
CONDITION	STRUCTURAL MEMBER	AREA UNITS
EXISTING	(51) 12"Ø TIMBER FENDER PILES	40.01 SF
PROPOSED	(48) 12.125"Ø HDPE FENDER PILES (3) 12.75"Ø STEEL FENDER PILES	47.8 SF
	(4) 20"Ø x 5/8" THK DOLPHIN PILES	8.7 SF
SUMMARY	EXISTING SOFT BOTTOM IMPACT AREA	40.01 SF
	PROPOSED SOFT BOTTOM IMPACT AREA	56.5 SF
	NET CHANGE	16.5 SF

PILE JACKET DETAILS, O/W COVERAGE & SOFT BOTTOM IMPACT AREA TABLES
MONTEREY BAY AQUARIUM RESEARCH INSTITUTE REPAIR AND UPGRADE OF MOSS LANDING DOCK

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SHEET 8 OF 8 DATE: MARCH 2025

DATUM:
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1. N/A

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PURPOSE: INSTALL NEW MOORING DOLPHIN AND REPLACE DETERIORATED FENDER PILES



BOARD OF COMMISSIONERS
Russell Jeffries
Vincent Ferrante
James Goulart
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GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

**ITEM NUMBER 22– CONSIDER ADOPTING RESOLUTION 25-02 AWARDING A CONTRACT FOR THE 2025 MAINTENANCE DREDGING PROJECT.
BOARD MEETING OF MAY 28, 2025**

STAFF RECOMMENDS ITEM TO BE CONTINUED TO SUBSEQUENT MEETING.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ITEM 22 – CONSIDER ADOPTING RESOLUTION 25-02 AWARDING A CONTRACT FOR THE 2025 MAINTENANCE DREDGING PROJECT.
REGULAR MEETING 05/28/2025



BOARD OF COMMISSIONERS
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GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 23– CONSIDER THE DISRTICT’S INSURANCE PROPOSAL AND
FINANCING OPTION.
BOARD MEETING OF MAY 28, 2025

STAFF RECOMMENDS ITEM TO BE CONTINUED TO SUBSEQUENT MEETING.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ITEM 23 – CONSIDER THE DISRTICT’S INSURANCE PROPOSAL AND FINANCING OPTION.
REGULAR MEETING 05/28/2025