



AGENDA  
REGULAR MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road, Moss Landing, CA 95039  
March 25, 2026  
7:00 P.M.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/85460464694?pwd=aFY3jffHughev4tPruEEocLJc5CXwk.1>

Meeting ID: 854 6046 4694

Passcode: 865526

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One tap mobile

+16694449171,,85460464694#,,,,\*865526# US

+16699006833,,85460464694#,,,,\*865526# US (San Jose)

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#### A. CLOSED SESSION

No Closed Session.

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#### B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

##### Roll Call

Russ Jeffries – President

Vince Ferrante- Vice President

James Goulart – Secretary

Albert Lomeli – Commissioner

Tommy Razzeca – General Manager

Mike Rodriquez – District Counsel

Shay Shaw – Administrative Assistant

##### Virtual Meeting Attendance

Liz Soto- Commissioner

Physical Location: City of San Juan Bautista

311 Second Street

San Juan Bautista, California 95045

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#### 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.

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#### D. PUBLIC COMMENTS

Members of the general public may address the Board of Harbor Commissioners regarding any item that is not on the Agenda. The President may limit the total amount of time of testimony on particular issues and for each individual speaker.

## **E. CONSENT CALENDAR**

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1. Approval of February 25, 2026 Meeting Minutes

## **F. FINANCIAL REPORT**

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2. Financial report month ending February 28, 2025

## **G. MANAGER'S REPORTS**

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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**

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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**

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19. ITEM – Santa Cruz Port District Permit Application- Use of District Property for Dredge Haulout Operations.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  
20. ITEM – TAMC Special Activity Permit Application- Use of District Property- North Harbor Parking Lot
  - a. Staff report
  - b. Public comment
  - c. Board discussion

21. ITEM – Monterey County Water Resources Agency Construction Permit Application- Moro Cojo Slough Tide Gate Repair and Use of District Property

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

22. ITEM – LAFCO Election Ballot

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

23. ITEM – Consider Approval of \$34,500 to Remove and Dispose of 60' Abandoned Vessel.

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

## **J. COMMISSIONERS COMMENTS AND CONCERNS**

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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**

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The next Meeting of the Board of Harbor Commissioners is scheduled for April 22, 2026 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](mailto: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](mailto:Razzeca@mosslandingharbor.dst.ca.us) or on the District's website at [www.mosslandingharbor.dst.ca.us](http://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**

**February 25, 2026**

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

Join Zoom Meeting

<https://us06web.zoom.us/j/82510486320?pwd=EW0hJ2EwZFUshNTNA1kbZgeehO991v.1>

Meeting ID: 825 1048 6320

Passcode: 965094

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+16699006833,,82510486320#,,,,\*965094# US (San Jose)

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#### **A. CLOSED SESSION**

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

1. Confer with real property negotiators (District Counsel and GM) regarding the Moss Landing Commercial Park pursuant to Government Code §54956.8.

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#### **B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE**

President Jeffries called the meeting to order at 7:00 pm. After the Pledge of Allegiance, roll was called.

##### **Commissioners Present:**

Russ Jeffries – President

Vince Ferrante – Vice President

James Goulart – Commissioner

Liz Soto - Commissioner

Albert Lomeli - Commissioner

##### **Staff Present:**

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel

Shay Shaw – Administrative Assistant

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#### **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**

Alissa Guther, Associate Transportation Planner introduced herself to the BOHC and invited them to attend the TAMC advisory group meeting on March 11<sup>th</sup>.

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#### **E. ELECTION OF OFFICERS**

1. ITEM – GM Razzeca conducted the 2026 Election of Officers.

GM Razzeca gave the staff report on the election process and conducted the election. Commissioner Ferrante nominated the existing slate of officers for the 2026 Board of Harbor Commissioners. GM Razzeca asked if there were any further nominations; hearing none, he asked for a Motion to Close the Nominations. Commissioner Soto made a motion, seconded by Commissioner Goulart, to close the Nominations. The motion passed unanimously on a roll call vote. GM Razzeca then asked for a roll call vote on the election of the nominated slate consisting of Russ Jeffries, President, Vince Ferrante, VP and James Goulart, Secretary. The slate was elected unanimously on a roll-call vote. The GM congratulated the 2026 Board officers

## **F. 2026 COMMITTEE APPOINTMENTS**

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2. ITEM - The President appointed Commissioners to various Harbor District committees:
  - a. Elkhorn Slough Advisory Committee – Lomeli
  - b. Liveaboard Committee – Soto/Lomeli
  - c. Harbor Improvement Committee – Soto/Lomeli
  - d. Real Property Committee I – Jeffries/Ferrante/Leonardini (Appointed Representative)
  - e. Real Property Committee II – Goulart/Soto
  - f. Special Districts/LAFCO – Jeffries/Ferrante
  - g. Personnel Committee – Jeffries/Goulart
  - h. Finance Committee – Ferrante/Goulart
  - i. Ad Hoc Budget Committee – Goulart/Soto

## **G. CONSENT CALENDAR**

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3. Approval of December 10, 2025 Special Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to approve the December 2025 Special meeting minutes. The motion passed unanimously on a roll-call vote.

## **H. FINANCIAL REPORT**

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4. Financial report month ending January 31, 2025. GM Razzeca gave highlights of the financial report. A motion was made by Commissioner Goulart seconded by Commissioner Ferrante to accept the Financial Report. The motion passed unanimously on a roll-call vote.

## **I. MANAGER'S REPORTS**

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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.

5. Projects Status/Update – written report, no questions
6. Summary of Permits Issued – written report, no questions
7. Meeting Announcements – written report, no questions
8. Assigned Liveaboard Report – written report, no questions
9. Slip Income Report – written report, no questions
10. Incident Report – written report, no questions

## **J. COMMITTEE REPORTS**

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11. Finance Committee – Ferrante/Goulart – Nothing to report
12. Elkhorn Slough Advisory Committee – Lomeli – Nothing to report
13. Special Districts – Jeffries/Ferrante – Pres. Jeffries reported
14. Liveaboard Committee – Soto/Lomeli – Nothing to report
15. Harbor Improvement Committee – Soto/Lomeli – Nothing to report
16. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative) – Nothing to report
17. Real Property Committee II – Goulart/Soto – Nothing to report
18. Personnel Committee – Jeffries/Goulart – Nothing to report
19. Ad Hoc Budget Committee – Goulart/Soto – Nothing to report
20. 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.

## K. NEW BUSINESS

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### 21. ITEM – LAFCO Election Ballot- Independent Special District Regular Member

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – Jonathan Ahmadi, Board member of the Monterey Peninsula Airport District introduced himself to the BOHC and why he was running for the LAFCO Special District Regular Member seat. President Jeffries asked what made you run against your incumbent. Jonathan said he and the incumbent see the roles differently and he wants to work closely with Special Districts. Further discussion ensued.
- d. Board Action – A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to select candidate Jonathan Ahmadi for the LAFCO Special District Regular Member seat. The motion passed unanimously on a roll-call vote.

### 22. ITEM – North Harbor Dock Access Emergency Project Completion Acknowledgement and Termination of Emergency Status

- 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 Soto to acknowledge the completion of the North Harbor Dock Access Emergency project and Termination of Emergency Status. The motion passed unanimously on a roll-call vote.

### 23. ITEM – Consider Resolution 26-01 Nominating Vince Ferrante 2026 CSDA Board of Directors.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – None
- d. Board Action – A motion was made by President Jeffries, seconded by Commissioner Soto to nominate Vince Ferrante for the 2026 CSDA Board of Directors. The motion passed unanimously on a roll-call vote.

### 24. ITEM – Consider Resolution 26-02 Authorizing the General Manager the Authority to Execute an Agreement with Monterey County Regarding Security Services at Kirby Park.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – GM Razzeca there are signs at Kirby Park that say sunrise to sunset but because it is an isolated area and staff is not present at all times we are hoping that this will stop the problems by locking the gate. Commissioner Ferrante was in agreement and said that this would be dangerous for staff so having a security services would be a better idea. Commissioner Goulart asked if this would we be going out to bid for security services and GM Razzeca yes, it must be put out to bid.
- d. Board Action – A motion was made by Commissioner Lomeli, seconded by Commissioner Soto to adopt Resolution 26-02 Authorizing the General Manager the Authority to Execute an Agreement with Monterey County Regarding Security Services at Kirby Park. The motion passed unanimously on a roll-call vote.

**L. COMMISSIONERS COMMENTS AND CONCERNS**

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Commissioner Soto said that there will be an Ethics in house training on Wednesday April 8<sup>th</sup> from 10:00am to 12:00pm and 2:00pm to 4:00pm in San Juan Bautista at the City Hall and certificates will be given for those that complete the training in house.

**M. ADJOURNMENT**

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The meeting adjourned at 7:59pm

Respectfully submitted,

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James Goulart, Secretary  
Board of Harbor Commissioners

ATTEST:

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Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners

**Moss Landing Harbor District**  
**Balance Sheet**  
As of February 28, 2026

	Feb 28, 26	Feb 28, 25	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1002 · Petty Cash	500	500		
1022 · WCCB Trust Account	582,013	4,038,962	-3,456,949	-86%
1001 · WCCB Operating Account	2,923,283	2,685,106	238,177	9%
1015 · WCCB MM Bank	1,925,003	1,915,402	9,601	1%
1020 · Umpqua - Restricted	1,017,509	1,017,416	93	
1032 · WCCB Bank (CalMarine)	52,043	52,021	22	
<b>Total Checking/Savings</b>	<b>6,500,351</b>	<b>9,709,407</b>	<b>-3,209,056</b>	<b>-33%</b>
<b>Accounts Receivable</b>				
1250 · Lease Receivable	3,362,347	3,540,208	-177,861	-5%
1120 · Leases	106,966	129,349	-22,383	-17%
1200 · Marina Receivables	111,883	165,319	-53,436	-32%
1201 · Marina - Allow for Bad Debt	-51,333	-51,333		
<b>Total Accounts Receivable</b>	<b>3,529,863</b>	<b>3,783,543</b>	<b>-253,680</b>	<b>-7%</b>
<b>Other Current Assets</b>				
1271 · Prepaid Expenses	124,058	102,055	22,003	22%
<b>Total Other Current Assets</b>	<b>124,058</b>	<b>102,055</b>	<b>22,003</b>	<b>22%</b>
<b>Total Current Assets</b>	<b>10,154,272</b>	<b>13,595,005</b>	<b>-3,440,733</b>	<b>-25%</b>
<b>Fixed Assets</b>				
1650 · Construction in Progress	8,703,795	6,633,101	2,070,694	31%
1670 · Equipment	493,911	567,669	-73,758	-13%
1700 · Improvements	25,305,907	26,858,446	-1,552,539	-6%
1800 · Less - Depreciation	-20,527,215	-21,459,654	932,439	4%
1900 · Land	1,642,860	1,642,860		
<b>Total Fixed Assets</b>	<b>15,619,258</b>	<b>14,242,422</b>	<b>1,376,836</b>	<b>10%</b>
<b>Other Assets</b>				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
<b>Total Other Assets</b>	<b>7,589</b>	<b>7,589</b>		
<b>TOTAL ASSETS</b>	<b>25,781,119</b>	<b>27,845,016</b>	<b>-2,063,897</b>	<b>-7%</b>

## Moss Landing Harbor District

### Balance Sheet

As of February 28, 2026

	Feb 28, 26	Feb 28, 25	\$ Change	% Change
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
2010 · Accounts Payable	461,565	72,608	388,957	536%
<b>Total Accounts Payable</b>	<b>461,565</b>	<b>72,608</b>	<b>388,957</b>	<b>536%</b>
<b>Other Current Liabilities</b>				
2013 · Accrued Expenses	144,987	167,496	-22,509	-13%
2020 · Accrued Salaries Payable	9,669	12,233	-2,564	-21%
2021 · Accrued Vacation	35,565	35,419	146	0%
2024 · Accrued Payroll Taxes	623	474	149	31%
2030 · Customer Deposits	357,017	365,922	-8,905	-2%
2051 · Note Interest Payable	4,457	5,018	-561	-11%
2080 · Prepaid Berth Fees	162,390	169,014	-6,624	-4%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2087 · Lease Deposits	36,343	56,343	-20,000	-35%
<b>Total Other Current Liabilities</b>	<b>766,051</b>	<b>826,919</b>	<b>-60,868</b>	<b>-7%</b>
<b>Total Current Liabilities</b>	<b>1,227,616</b>	<b>899,527</b>	<b>328,089</b>	<b>36%</b>
<b>Long Term Liabilities</b>				
2500 · Storage Facility Loan	90,000	120,000	-30,000	-25%
2200 · Deferred RTU Lease Revenue	3,148,123	3,474,827	-326,704	-9%
2605 · Umpqua Loan	1,109,730	1,365,359	-255,629	-19%
<b>Total Long Term Liabilities</b>	<b>4,347,853</b>	<b>4,960,186</b>	<b>-612,333</b>	<b>-12%</b>
<b>Total Liabilities</b>	<b>5,575,469</b>	<b>5,859,713</b>	<b>-284,244</b>	<b>-5%</b>
<b>Equity</b>				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	18,293,000	17,380,227	912,773	5%
Net Income	-4,543,581	-1,851,155	-2,692,426	-145%
<b>Total Equity</b>	<b>20,205,650</b>	<b>21,985,303</b>	<b>-1,779,653</b>	<b>-8%</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>25,781,119</b>	<b>27,845,016</b>	<b>-2,063,897</b>	<b>-7%</b>

## Moss Landing Harbor District Profit & Loss Budget vs. Actual July 2025 through February 2026

	Jul '25 - Feb 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4000 · MARINA REVENUES	1,651,764	1,681,069	-29,305	98%
4400 · LEASE AND OTHER INCOME	1,325,631	1,278,016	47,615	104%
<b>Total Income</b>	<b>2,977,395</b>	<b>2,959,085</b>	<b>18,310</b>	<b>101%</b>
<b>Expense</b>				
5200 · General & Administrative	161,930	183,567	-21,637	88%
5300 · Personnel	669,182	749,554	-80,372	89%
5400 · Insurance	180,000	180,000		100%
5500 · Utilities	400,708	430,000	-29,292	93%
5600 · Operating Supplies	18,754	23,333	-4,579	80%
5700 · Depreciation	500,000	500,000		100%
5800 · Repairs & Maintenance	149,199	186,333	-37,134	80%
5900 · Financial Expenses	21,333	21,333	0	100%
7000 · LEASE AND OTHER EXPENSES	544,222	556,280	-12,058	98%
<b>Total Expense</b>	<b>2,645,328</b>	<b>2,830,400</b>	<b>-185,072</b>	<b>93%</b>
<b>Net Ordinary Income</b>	<b>332,067</b>	<b>128,685</b>	<b>203,382</b>	<b>258%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
8000 · CAPITAL PROJECT REVENUE	67,512		67,512	100%
<b>Total Other Income</b>	<b>67,512</b>		<b>67,512</b>	<b>100%</b>
<b>Other Expense</b>				
9240 · SH Parking Resurfacing	44,915			
9000 · CAPITAL PROJECT EXPENSES	4,898,245	3,763,333	1,134,912	130%
<b>Total Other Expense</b>	<b>4,943,160</b>	<b>3,763,333</b>	<b>1,179,827</b>	<b>131%</b>
<b>Net Other Income</b>	<b>-4,875,648</b>	<b>-3,763,333</b>	<b>-1,112,315</b>	<b>130%</b>
<b>Net Income</b>	<b>-4,543,581</b>	<b>-3,634,648</b>	<b>-908,933</b>	<b>125%</b>

## Moss Landing Harbor District Profit & Loss YTD Comparison July 2025 through February 2026

	<u>Jul '25 - Feb 26</u>	<u>Jul '24 - Feb 25</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4000 · MARINA REVENUES	1,651,764	1,644,510	7,254	0%
4400 · LEASE AND OTHER INCOME	1,325,631	1,184,627	141,004	12%
<b>Total Income</b>	<u>2,977,395</u>	<u>2,829,137</u>	<u>148,258</u>	<u>5%</u>
<b>Expense</b>				
5200 · General & Administrative	161,930	141,860	20,070	14%
5300 · Personnel	669,182	631,916	37,266	6%
5400 · Insurance	180,000	166,667	13,333	8%
5500 · Utilities	400,708	399,069	1,639	0%
5600 · Operating Supplies	18,754	22,170	-3,416	-15%
5700 · Depreciation	500,000	1,000,000	-500,000	-50%
5800 · Repairs & Maintenance	149,199	191,959	-42,760	-22%
5900 · Financial Expenses	21,333	21,333		
7000 · LEASE AND OTHER EXPENSES	544,222	57,143	487,079	852%
<b>Total Expense</b>	<u>2,645,328</u>	<u>2,632,117</u>	<u>13,211</u>	<u>1%</u>
<b>Net Ordinary Income</b>	332,067	197,020	135,047	69%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
8000 · CAPITAL PROJECT REVENUE	67,512	41,139	26,373	64%
<b>Total Other Income</b>	67,512	41,139	26,373	64%
<b>Other Expense</b>				
9240 · SH Parking Resurfacing	44,915		44,915	100%
9000 · CAPITAL PROJECT EXPENSES	4,898,245	2,089,315	2,808,930	134%
<b>Total Other Expense</b>	<u>4,943,160</u>	<u>2,089,315</u>	<u>2,853,845</u>	<u>137%</u>
<b>Net Other Income</b>	-4,875,648	-2,048,176	-2,827,472	-138%
<b>Net Income</b>	<u>-4,543,581</u>	<u>-1,851,156</u>	<u>-2,692,425</u>	<u>-145%</u>

5:07 PM  
03/18/26

**Moss Landing Harbor District**  
**A/P Aging Summary**  
**As of February 28, 2026**

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Auto Care Towing		12,894.00				12,894.00
Bayside Oil, Inc.	260.00					260.00
Big Creek Lumber	711.16					711.16
CalPERS		-9,688.80				-9,688.80
Castroville "ACE" Hardware	194.66					194.66
Castroville Auto Parts, Inc.		147.11				147.11
Central Coast Systems, Inc.	1,644.19					1,644.19
Cintas	1,008.76					1,008.76
CSC of Salinas	436.01					436.01
Dutra Construction Co. Inc.		445,511.05				445,511.05
Employ America		913.19				913.19
Green Valley Supply	289.73					289.73
Haley & Aldrich, Inc.		14,250.00				14,250.00
J.M. Equipment Company, Inc.			971.28			971.28
Mechanics Bank	1,379.44					1,379.44
Monterey Sanitary Supply	291.58					291.58
Pacific Publishers, LLC					470.00	470.00
Pajaro Valley Lock Shop	1,329.33					1,329.33
Pajaro/Sunny Mesa C.S.D.	3,219.22					3,219.22
PG&E	8,339.71	-32,000.00				-23,660.29
Primo Brands		20.00				20.00
Razzolink, Inc.		-136.85				-136.85
Royal Wholesale Electric		633.65				633.65
Russell Wichman	525.00					525.00
Streamline		350.00	-350.00			
U.S. Bank	3,062.56				3,038.41	6,100.97
U.S. Bank - Office Equipment Finance Svc		-271.21				-271.21
Valero Marketing and Supply Company		-750.00				-750.00
VALIC	2,958.25					2,958.25
Vision Sevice Plan		-85.96				-85.96
<b>TOTAL</b>	<b><u>25,649.60</u></b>	<b><u>431,786.18</u></b>	<b><u>621.28</u></b>	<b><u>_____</u></b>	<b><u>3,508.41</u></b>	<b><u>461,565.47</u></b>

## Moss Landing Harbor District

### Warrant Listing

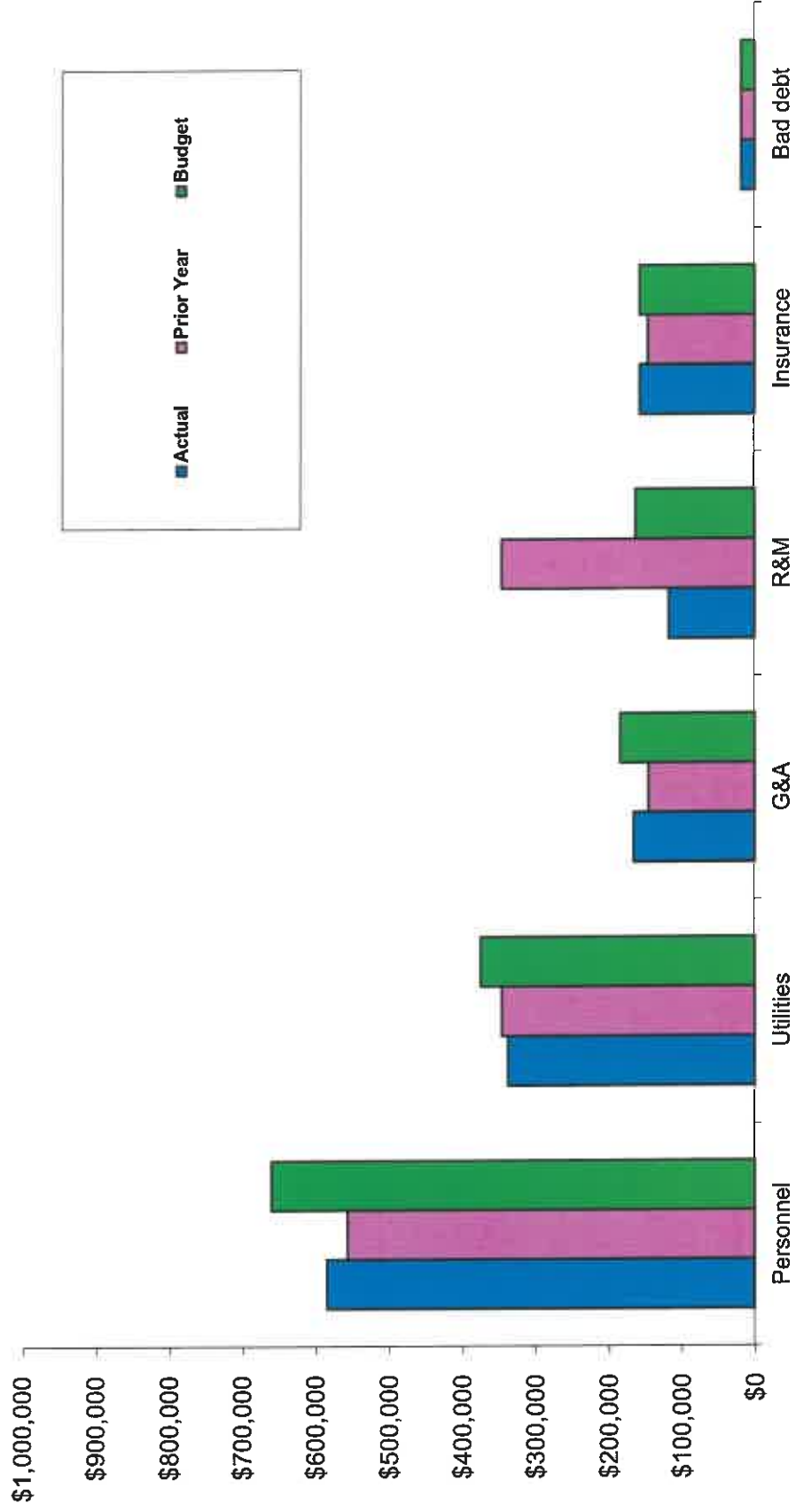
As of February 28, 2026

Type	Date	Num	Name	Amount
<b>1001 - WCCB Operating Account</b>				
Check	02/02/2026	ATM	AFCO Direct	-25,956.41
Check	02/05/2026		NPC Merchant Pymt Proc	-3,064.90
Check	02/09/2026		MS	-15.53
Bill Pmt -Check	02/11/2026	21998	Ace High Designs, Inc.	-750.11
Bill Pmt -Check	02/11/2026	21999	AT&T	-173.78
Bill Pmt -Check	02/11/2026	22000	Bayside Oil, Inc.	-1,490.00
Bill Pmt -Check	02/11/2026	22001	CalPERS	-9,688.80
Bill Pmt -Check	02/11/2026	22002	Carmel Marina Corporation	-2,005.02
Bill Pmt -Check	02/11/2026	22003	Castroville "ACE" Hardware	-445.79
Bill Pmt -Check	02/11/2026	22004	Central Coast Systems, Inc.	0.00
Bill Pmt -Check	02/11/2026	22005	Cintas	-1,008.76
Bill Pmt -Check	02/11/2026	22006	J.M. Equipment Company, Inc.	-19.43
Bill Pmt -Check	02/11/2026	22007	Mechanics Bank	-392.06
Bill Pmt -Check	02/11/2026	22008	Monterey One Water	-7,652.66
Bill Pmt -Check	02/11/2026	22009	Monterey Sanitary Supply	-1,361.06
Bill Pmt -Check	02/11/2026	22010	Neal Dickey	-550.00
Bill Pmt -Check	02/11/2026	22011	Pajaro/Sunny Mesa C.S.D.	-3,479.83
Bill Pmt -Check	02/11/2026	22012	PG&E	-32,000.00
Bill Pmt -Check	02/11/2026	22013	Power Engineering Construction	-24,557.36
Bill Pmt -Check	02/11/2026	22014	Precision Alarms & Automation	-1,116.78
Bill Pmt -Check	02/11/2026	22015	Primo Brands	-114.54
Bill Pmt -Check	02/11/2026	22016	Razzolink, Inc.	-136.85
Bill Pmt -Check	02/11/2026	22017	Ron Roderick	-550.00
Bill Pmt -Check	02/11/2026	22018	Salinas Valley Marine	-225.60
Bill Pmt -Check	02/11/2026	22019	Sea Engineering, Inc.	-1,900.00
Bill Pmt -Check	02/11/2026	22020	Streamline	-314.30
Bill Pmt -Check	02/11/2026	22021	TK Elevator	-713.50
Bill Pmt -Check	02/11/2026	22022	Tommy Razzeca	-350.00
Bill Pmt -Check	02/11/2026	22023	U.S. Bank - Office Equipment Finance Svc	-703.49
Bill Pmt -Check	02/11/2026	22024	Valero Marketing and Supply Company	-750.00
Bill Pmt -Check	02/11/2026	22025	VALIC	-2,958.25
Bill Pmt -Check	02/11/2026	22026	Vision Sevice Plan	-85.96
Bill Pmt -Check	02/11/2026	22027	Wald, Ruhnke & Dost Architects, LP	-740.42
Bill Pmt -Check	02/11/2026	22028	Willie Fujita	-51.60
Bill Pmt -Check	02/11/2026	22029	Palma School	-500.00
Bill Pmt -Check	02/11/2026	22030	Carmel Marina Corporation	-1,482.58
Bill Pmt -Check	02/11/2026	22031	Mechanics Bank	-313.65
Bill Pmt -Check	02/11/2026	22032	Carmel Marina Corporation	-7,458.40
Bill Pmt -Check	02/11/2026	22033	Mechanics Bank	-673.73
Bill Pmt -Check	02/11/2026	22034	Carmel Marina Corporation	-255.52
Check	02/12/2026		Payroll Partners	-158.74
Check	02/13/2026	50041	Jack Pearson	-1,491.65

**Moss Landing Harbor District**  
**Warrant Listing**  
**As of February 28, 2026**

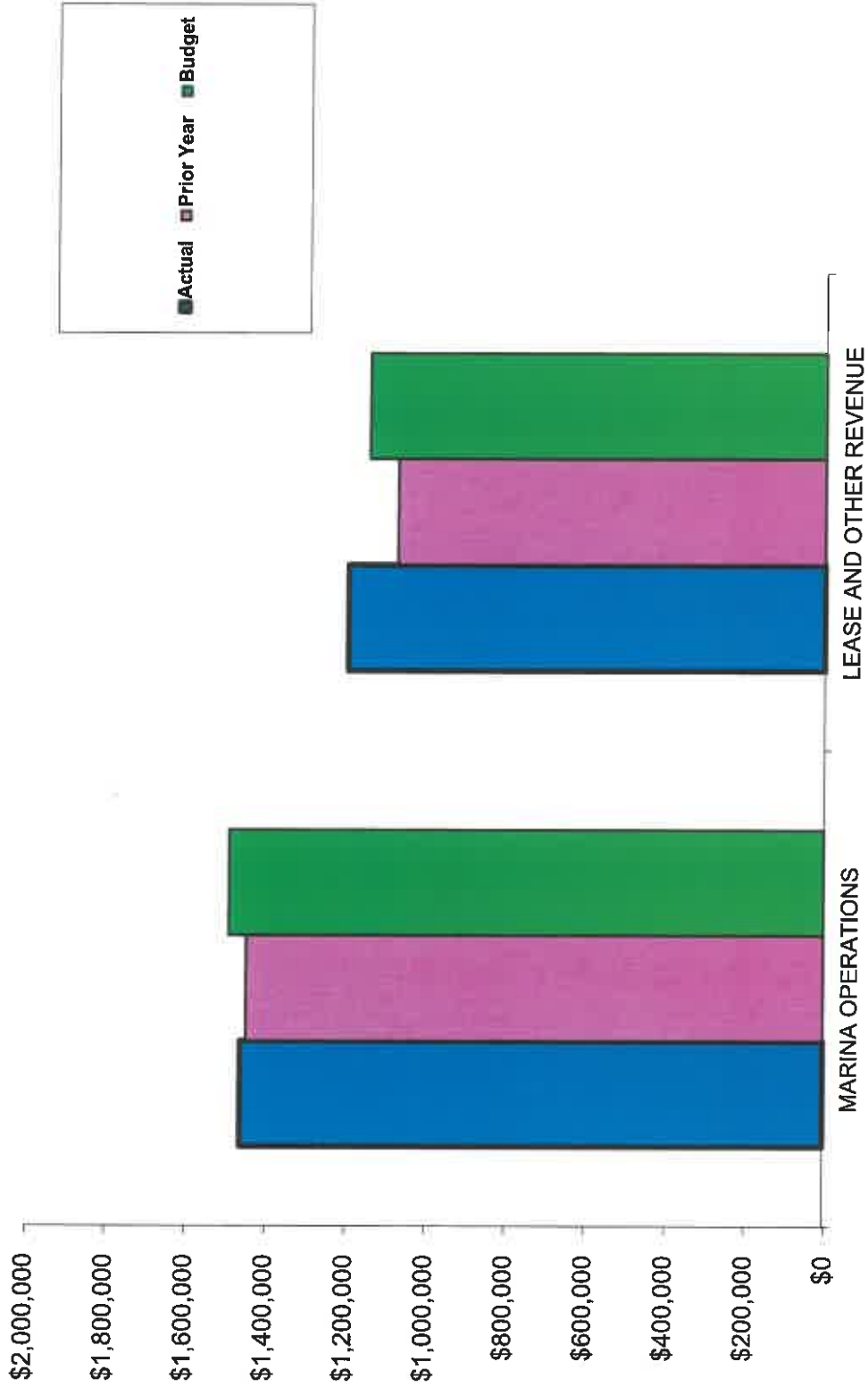
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Check	02/13/2026	50042	Neal Norris	-1,247.18
Bill Pmt -Check	02/24/2026	22035	AT&T	-912.07
Bill Pmt -Check	02/24/2026	22036	Essex Powell	-525.00
Bill Pmt -Check	02/24/2026	22037	German Salazar	-550.00
Bill Pmt -Check	02/24/2026	22038	Green Line	-1,600.00
Bill Pmt -Check	02/24/2026	22039	Haley & Aldrich, Inc.	-1,144.00
Bill Pmt -Check	02/24/2026	22040	Home Depot	-104.71
Bill Pmt -Check	02/24/2026	22041	Jarvis Fay, LLP	-1,000.00
Bill Pmt -Check	02/24/2026	22042	Primo Brands	-49.97
Bill Pmt -Check	02/24/2026	22043	Sanctuary Stainless	-370.84
Bill Pmt -Check	02/24/2026	22044	State Steel Company	-219.38
Bill Pmt -Check	02/24/2026	22045	Streamline	-314.30
Bill Pmt -Check	02/24/2026	22046	U.S. Bank	-3,136.09
Bill Pmt -Check	02/24/2026	22047	United Site Services of Calif., Inc.	-618.39
Bill Pmt -Check	02/24/2026	22048	Verizon Wireless	-152.83
Bill Pmt -Check	02/24/2026	22049	Wald, Ruhnke & Dost Architects, LP	-1,685.86
Bill Pmt -Check	02/24/2026	22050	WASH	-241.15
Bill Pmt -Check	02/24/2026	22051	Watco Industrial Flooring	-3,732.30
Bill Pmt -Check	02/24/2026	22052	West Marine Pro	-1,520.21
Bill Pmt -Check	02/24/2026	22053	Wendy L. Cumming, CPA	-3,960.00
Check	02/24/2026		MS	-25.88
Check	02/25/2026		Payroll Partners	-167.32
Check	02/27/2026	50043	Jack Pearson	-1,491.66
Check	02/27/2026	50044	Goulart, James	-282.13
Check	02/27/2026	50045	Neal Norris	-1,247.17
Check	02/27/2026	50046	Jeffries, Russell	-701.25
Check	02/27/2026	50047	Ferrante, Vincent	-282.13
Total 1001 · WCCB Operating Account				-164,938.88
<b>TOTAL</b>				<b>-164,938.88</b>

**Operating Expenses  
Year to Date Actuals vs. Budget and Prior Year  
For the Eight Month Period Ended February 28, 2026**

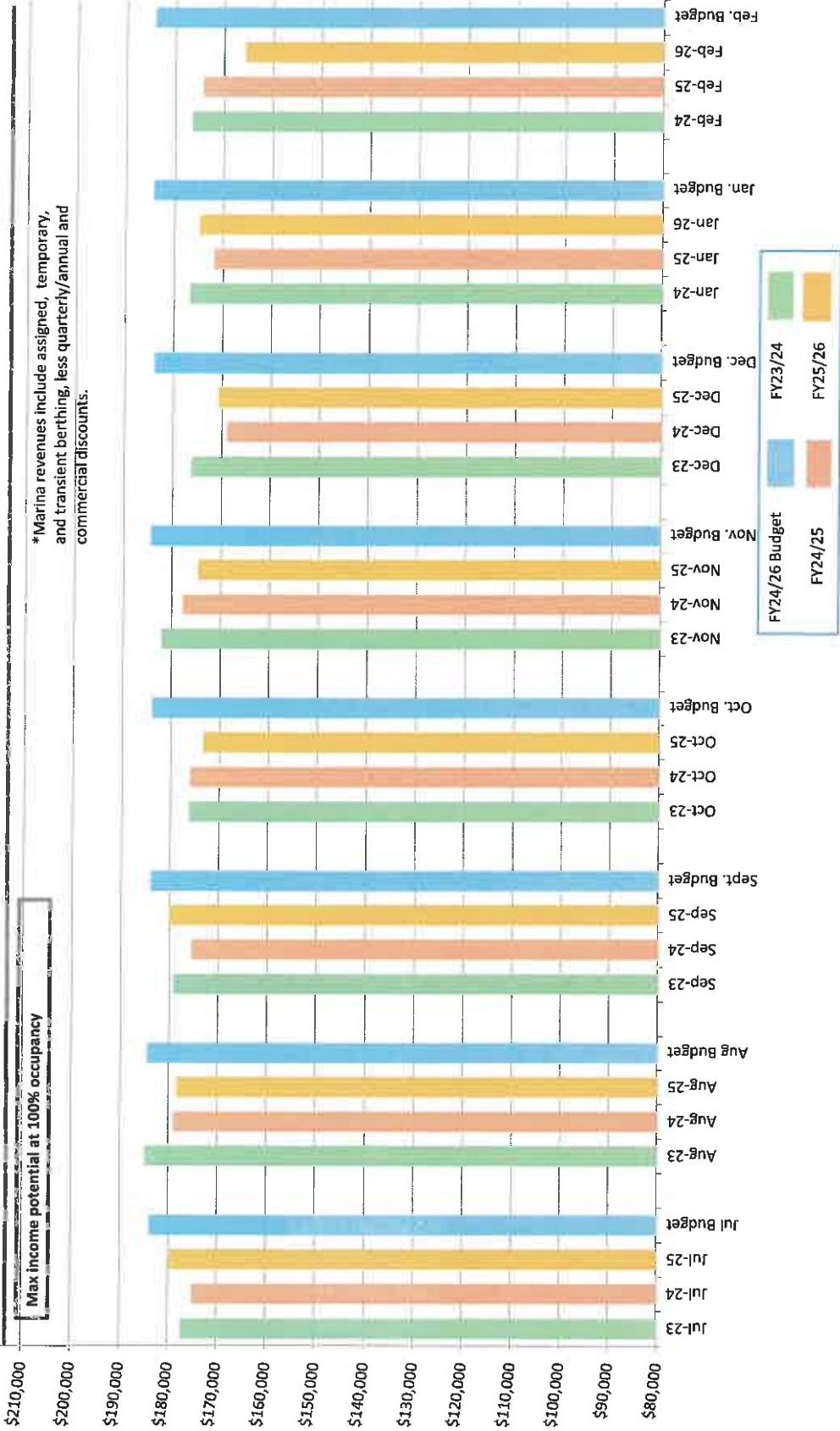


**\*\*Expenses Exclude Dredging, Depreciation and Interest Expenses\*\***

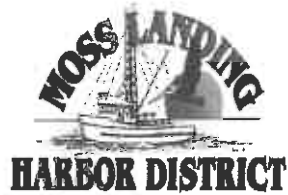
**Marina, Lease and Other Revenue  
 Year to Date Actual vs. Budget and Prior Year  
 For the Eight Month Period Ended February 28, 2026**



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



Max income potential at 100% occupancy



**BOARD OF HARBOR COMMISSIONERS**

Russell Jeffries  
Vincent Ferrante  
James Goulart  
Liz Soto  
Albert Lomeli

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



**GENERAL MANAGER  
HARBOR MASTER**

Tom Razzeca

**STAFF REPORT**

ITEM NUMBER 03 – PROJECT STATUS  
BOARD MEETING MARCH 25, 2026

**1. North Harbor Building:** Only the final inspection by Monterey County which is expected to be completed before the last day of March is left before the project is complete in its entirety.

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

**3. Harbor Infrastructure Improvement Project:** This project is currently on hold due to budget constraints associated with the high cost of maintenance dredging in the Harbor. Staff anticipates that we will be completing aspects of the improvement project (shoreline repairs and pile driving) in the coming year/s once additional funding becomes available.

**5. Harbor Maintenance Dredging and FEMA Project:** This project has been completed in its entirety. Staff is now beginning the process to prepare and submit our FEMA reimbursement application related to costs associated with the increased sediments deposited in the Harbor associated from the Tonga Tsunami event that took place in January 2022.



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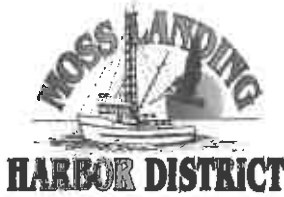


GENERAL MANAGER  
 HARBORMASTER  
 Tommy Razzeca

## STAFF REPORT

### ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF MARCH 25, 2026

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2026	Current	Facilities Use	01/01/2027
Blue Knuckles Sport Fishing	2/10/2026	Current	Facilities Use	2/10/2027
Enocean Tours	2/10/2026	Current	Facilities Use	2/20/2027
Blue Ocean Whale Watch	2/18/2026	Current	Facilities Use	2/18/2027
SRI International	2/18/2026	Current	Facilities Use	2/18/2027
Whisper Charters	2/28/2026	Current	Facilities Use	2/10/2027
Fast Raft	3/28/2026	Current	Facilities Use	3/28/2027
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	6/12/2025	Current	Facilities Use	6/12/2026
Monterey Bay Hydrobikes	6/12/2025	Current	Facilities Use	6/12/2026
Reel Nasty Sport Fishing	6/12/2025	Current	Facilities Use	6/12/2026
Last Meal Sport Fishing	6/12/2025	Current	Facilities Use	6/12/2026
Kayak Connection	6/30/2025	Current	Facilities Use	6/30/2026
Sanctuary Cruises	6/30/2025	Current	Facilities Use	6/30/2026
Sea Goddess Whale Watching Tours	6/30/2025	Current	Facilities Use	6/30/2026
MBARI Test Moorings	6/30/2025	Current	Facilities Use	6/30/2026
Elkhorn Slough Safari Tours	10/19/2025	Current	Facilities Use	10/19/2026
Blue Water Ventures	10/31/2025	Current	Facilities Use	10/31/2026
Wild Fish – Vicki Crow	11/30/2025	Current	Peddlers	11/30/2026



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Tommy Razzeca

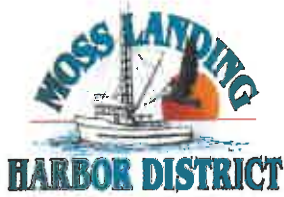
## STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS  
BOARD MEETING OF MARCH 25, 2026

Moss Landing Chamber of Commerce Meetings – Meetings scheduled to take place on the 2<sup>nd</sup> Thursday of each month in Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2026 - <https://montereybay.noaa.gov>

May 15, 2026 Hybrid (Virtual & In-Person) Meeting  
Cambria/San Simeon



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**GENERAL MANAGER  
HARBOR MASTER**

Tom Razzeca

**STAFF REPORT**

**ITEM NUMBER 06 - LIVEABOARD REPORT  
BOARD MEETING OF MARCH 25, 2026**

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.	Tralfamadore, 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, M	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.
26. Jones, T.
27. Kennedy C.
28. Ayres, Lloyd
29. Nealand, I
30. Sconce, P
31. Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D/ Robinson, L
35. Kristen, Shayna
- 36 Niswonger, R/Athena Taylor
37. Cain, C
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. Bartley, H
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Barry,C
- 48 Conrad, J./Conrad, S
49. Silveira, P
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Mc Dermont, J
54. Wolinski, Peter
55. Hudkins, Leah / Steven Hudkins
56. Samuelson, T.
57. Vinsky, J
58. Riberal, Y/ Eric Duekerson
59. Schwontes, N/ Mosolov, A
60. Chaperon, C/ J Wood

- Laetare, CF 5495 YB  
 Sanity, CF 5249 SC  
 Aztlan, ON 281903  
 Gaviota, CF 4656 GG  
 Landnsea CF327 VE  
 Sea Gypsy OR 844 GP  
 Tolly Craft CF 9521 HT  
 Zinful CF5419 JG  
 Nimble, CF 3730 KB  
 Damn Baby CF 9442 EX  
 Y Knot CF 1922 UZ  
 Illusion, CF 0836 TA  
 Sails Call, CF 7291 TG  
 Blue Moon, CF 1886 GT  
 La Wanda CF 5014 FR  
 Bull Dog ON 1219673  
 Skylarke, CF 8589 TB  
 Spirit, ON 664971  
 Second Paradise, ON 912484  
 Raven, ON 241650  
 Star of Light ON 1056334  
 Gulf Star CF 6082 GL  
 Jersey Devil CF 7645 SC  
 Finnaly Us ON 931706  
 Quiet times, CF 2067 GC  
 Oceanid, CF 4210 GA  
 Coho, CF 9974 KK  
 Enchantress, CF 0878 SX  
 Ferdelance CF 7837 JF  
 Muffin, ON 1148169  
 Wild Goose ON589319  
 Moonstone CF 5122 GX  
 Rosie CF 2797 GC  
 Boss Lady, ON 556296  
 Luna Sea, ON 1138367  
 Kali Kat CF 7790 SH

Total Number Vessels: 60  
 Total Number Persons: 71  
 Pending Applications -0-



BOARD OF COMMISSIONERS  
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 Vincent Ferrante  
 James Goulart  
 Liz Soto  
 Albert Lomeli

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 MOSS LANDING, CA 95039

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 FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER  
 Tom Razzeca

## STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT  
 BOARD MEETING OF MARCH 25, 2026

Slip Rates 2025/2026 per linear foot:

Assigned: \$9.90/ft./month  
 Temporary: \$15.15/ft./month  
 Transient: \$1.25/ft./day

### INCOME

February 2026

\$165,774

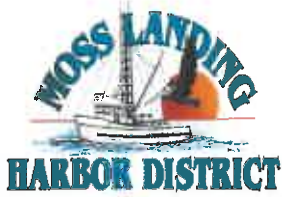
February 2025

\$174,397

February 2026 Budget

\$184,155

For the month, slip income is lower than budget by \$18k. Slip income is \$9k lower than the prior year primarily due to lower assigned and temporary berthing revenue. Additionally, the District dredging project in the Harbor had some effect on berthing availability during the project contributing to the lower than budget slip income.



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GENERAL MANAGER/HARBOR MASTER  
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## STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT  
BOARD MEETING OF MARCH 25, 2026

**March 2, 2026** Staff saw North County Fire and AMR at the launch ramps in the North Harbor and stopped to investigate. Staff found out from AMR that a older gentlemen who was a Whale Watching tour had experienced a medical emergency. The gentleman was looked over and was ultimately released to his wife by paramedics on scene.

**No further incidents as of March 17, 2026**



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GENERAL MANAGER/HARBOR MASTER  
Tom Razzeca

## STAFF REPORT

### ITEM NUMBER 19 – SANTA CRUZ PORT DISTRICT PERMIT APPLICATION- USE OF DISTRICT PROPERTY FOR DREDGE HAULOUT OPERATIONS BOARD MEETING MARCH 25, 2026

The Santa Cruz Port District's dredge, *Twin Lakes*, has been in operation for Santa Cruz Harbor dredging activities for the past nine seasons. While routine maintenance and annual inspections are regularly performed, a more comprehensive haul-out procedure is required periodically and cannot be conducted on site within Santa Cruz Harbor.

Property within the Moss Landing Harbor District (MLHD) has been identified as a suitable location to support these more extensive haul-out operations. The proposed site, located in the MLHD North Harbor, is located on portion Assessor's Parcel Number (APN) 413-022-003-0000 (the former Pot Stop property), and is suitable location to accommodate this proposed project.

The Harbor Districts Real Property Committee is scheduled to meet with representatives of the Santa Cruz Port District regarding this permit application on March 24<sup>th</sup> prior to this Board meeting and the Committee members will likely have additional information to provide to the full Board regarding this action item.

Staff recommends that the Board of Commissioners review the attached permit application along with any additional information provided by our Real Property Committee and consider approval of a permit authorizing Santa Cruz Port District the use of District Property (Assessor's Parcel Number (APN) 413-022-003-0000) within the Moss Landing Harbor District for their dredge haul-out operations as detailed in the attached. Additionally, staff recommends that the Board include direction to the General Manager regarding any special conditions required in the permit should it be issued.



## 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	Santa Cruz Harbor Dredge Haulout
Name of Organization	Santa Cruz Port District
Mailing Address	135 5th Avenue
City, State, Zip Code	Santa Cruz, CA 95062
Telephone Number	(831) 475-6161

### *Section II - Permittee Information*

Name of Contact	Holland MacLaurie
Mailing Address	135 5th Avenue
City, State, Zip Code	Santa Cruz, CA 95062
Telephone Number	(831) 475-6161, Ext. 1000
Fax Number	(831) 475-9558
E-Mail Address	hmaclaurie@santacruzharbor.org

### *Section III – Facilities Information*

Duration of Project: Phase 1	May 15, 2026 to October 15, 2026
<p><b>Specific Description of Activity:</b>          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>Site Plan Attached</p>	<p>Utilization of a portion of APN #413-022-003-000 within the Moss Landing Harbor District for Santa Cruz Port District dredge haulout operations, including the staging of equipment and storage of tools and supplies. More detailed proposal is attached.</p>

<b>Specific Details:</b> 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.	<b>Waters:</b> Haul and launch of SCPD dredge. <b>Laydown / Staging:</b> Equipment and dredge components. <b>Utilities:</b> Temporary power and water hookups. <b>Roads / Parking:</b> Crew vehicles and contractor access. <b>Waste / Environmental Controls:</b> Designated areas for debris, hazardous waste, and spill prevention equipment.
<b>Specific Location of Activity:</b>	Portion of APN# 413-022-003-000. (See attached)
<b>Other Details:</b> such as Operating Hours, Type of Equipment to be Used, Materials, Outside Contractors, etc.	Monday - Friday, 7:30 AM to 5:30 PM Equipment includes: hand tools, pressure washer, paint sprayers, sand blaster.
<b>Number of Vessels and/or Vehicles,</b> etc. used during construction.	Dredge vessel (dry docked) 4-5 crew vehicles
<b>Emergency Contact Information</b> (other than primary organization and contact person)	Carl Wulf, Facilities Maintenance & - Engineering Manager (831) 227-1432

**Section IV - Fees**

MLHD Ordinance Code §20.100B	
CEQA Review (Ord. Code §20.240)	

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

10/29/25

Date

Port Director

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 agendaize 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 (\$2,000,000) 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:

**MOSS LANDING HARBOR DISTRICT**

Tommy Razzeca  
General Manager/Harbor Master



TO: Port Commission  
FROM: Holland MacLaurie, Port Director  
DATE: October 9, 2025  
SUBJECT: Review of Proposed Dredge Haulout Approach

**Recommendation:** Authorize staff to pursue the proposed dredge haulout approach.

## BACKGROUND

The Port District's dredge, *Twin Lakes*, was placed into service in 2016, and has supported annual dredge operations for the past nine seasons. While routine maintenance and inspections are performed annually during each offseason, a more extensive haulout project is required to allow for more in-depth maintenance that cannot be performed while the dredge remains in the water.

Over the past several years, staff has explored various options for completing the comprehensive haulout, including transporting the dredge to a Bay Area shipyard or utilizing the Port District's launch ramp. Although technically feasible, both approaches pose substantial logistical and financial challenges that render them impractical.

In August 2025, DSC Dredge representatives conducted the Port District's biennial dredge inspection and reaffirmed the need for a comprehensive haulout. During discussions with DSC, staff considered alternative haulout locations closer to Santa Cruz to help reduce transportation / tug costs and avoid disruptions to the Port District launch ramp during the busy summer season.

A potential haulout site was subsequently identified at Moss Landing Harbor District (MLHD) (Attachment A). Following an on-site evaluation, staff and DSC representatives determined that the location is suitable to accommodate the dredge, with only minor site modifications required. Preliminary discussions with MLHD indicate a willingness to support the project, making this a feasible and more cost-effective option to explore for this critical infrastructure project.

## ANALYSIS

The proposed haulout of the dredge will involve multiple stages and coordination. The project is complex, with key components including:

### Location Logistics and Site Preparation

The identified site at MLHD will require minor prep work to accommodate the dredge and associated equipment. Coordination with MLHD will be necessary to negotiate and finalize terms of use, staging areas, and any other modifications to the site. MLHD's Construction Permit Application has been provided and is included as Attachment B. *Fees for use will be negotiated.*

### Transportation of Dredge

The dredge will need to be transported from Santa Cruz Harbor to MLHD, which will require tug services and careful consideration of scheduling and weather conditions. *Preliminary estimates for a convenience tow range from approximately \$20,000 to \$50,000.*

### Contracted Maintenance Work with DSC

As the original manufacturer of *Twin Lakes*, DSC Dredge is best positioned to lead the haulout and maintenance effort. The scope of work (Attachment C) includes inspection, repair, and refurbishment of components that cannot be serviced while the dredge is in the water. *Preliminary cost estimates for maintenance work total approximately \$650,000.*

### Regulatory Permitting

Various regulatory approvals may be necessary to perform the proposed work. At a minimum, approvals from the Monterey Bay Air Resources District and Central Coast Waterboard will likely be required. *Preliminary cost estimates for permits total approximately \$5,000 - \$7,000.*

### Project Scheduling

Timing will be critical to ensure the dredge is out of service only during the 2026 offseason (May to September) and available for the 2026-27 dredge season. Careful coordination with contractors, regulatory agencies, and MLHD will be critical to avoid delays.

### Next Steps

Staff is seeking Commission authorization to pursue the proposed haulout approach at Moss Landing Harbor District. Authorization at this stage will allow staff to begin negotiating agreements, refining logistics, and developing a detailed cost estimate and project schedule.

It is important to note that this effort remains in the preliminary planning phase. All contracts, agreements, and final project details will be brought back to the Commission for review and approval prior to execution.

## **IMPACT ON PORT DISTRICT RESOURCES**

The Capital Improvement Program currently includes \$400,000 for the Dredge Haulout Project. Additional funding will be required to advance the project. As planning progresses, staff will develop a detailed cost estimate and return to the Commission with a comprehensive funding strategy.

- ATTACHMENTS:
- A. Proposed Haulout Location – MLHD
  - B. Construction Permit Application – MLHD
  - C. Dredge Haulout Scope of Work



Wishartway Hwy Marinas

Kassas Landing North Wharf Area

111800 2025 AVENUE

ATTACHMENT A



*"A World Leader in Customized Dredging Solutions"*

September 15, 2025

Carl Wulf  
Facilities/Engineering Manager  
Santa Cruz Port District  
[cwulf@santacruzharbor.org](mailto:cwulf@santacruzharbor.org)

**Subject: Removal & Relaunch, Repaint Hull/Ladder, and Repair Bid**

Dear Mr. Wulf,

As requested, DSC Dredge, LLC, is pleased to provide the following proposal for your review and consideration.

**DSC Scope of Work**

- Provide labor and supervision for the dredge removal/relaunch.
- Furnish and transport DSC equipment and airbags.
- Cover all DSC employee-related costs (labor, travel, lodging, and expenses).
- Block and disassemble dredge.
- Blast the following areas, port/starboard tanks, center section, ladder.
  - Blast to an SSPC-SP 10 Near-White Metal Blast Cleaning (NACE NO. 2).
- Inspect structural integrity of tanks/ladder and perform any repairs requested by the customer at cost plus.
- Replace ladder trunnion pins/bushings (supplied by customer).
- Paint the following areas with PPG Sigma Shield 880 per manufacturer specifications, port/starboard hull, center section hull, and ladder.
- Reassemble dredge with new stainless-steel bolts (supplied by customer).

**Santa Cruz Port District Scope of Work**

- Prepare ramp/fill in rocky area before parking lot with dirt as well as have the fence/trees in the work area removed prior to DSC'S arrival.
- Have dredge pulled to ramp prior to DSC's arrival.
- Disconnect all swing/stern cables and discharge piping.
- Furnish fuel for rental equipment for the duration of the project.
- Furnish gas/oxygen for cutting torches/welders for the duration of the project.
- Unload DSC's 40 ft. container upon arrival and reload upon departure.

ATTACHMENT C

**Terms & Conditions**

- Any delays outside DSC’s control will be charged at \$5,500 per day.
- Weather delays will be absorbed by DSC at no charge to Santa Cruz Port District.
- DSC shall not be liable for pre-existing dredge or site conditions, nor for damage occurring during removal or relaunch caused by site conditions or Santa Cruz Port District-provided equipment.
- Please allow at least 60 days’ notice for scheduling.

**Pricing**

- **Total Project Cost: \$618,670.59**
- Excludes applicable sales/use taxes and tariffs.
- Tariff fees reflect current duties/regulations and are subject to change.
- Quote valid for 60 days from the date of this proposal.
- All items are subject to prior sale or commitments.

We appreciate the opportunity to provide this proposal and thank you for your continued partnership. Please contact me directly with any questions.

Sincerely,

*Stephen W. McMahon*

VP of Product Support  
DSC Dredge, LLC  
Email: swmcmahon@dscdredge.com  
Cell: 504-715-7517

**Acknowledgement & Acceptance**

By signing below, both parties agree to the terms, conditions, and pricing stated in this proposal.

Authorized Signature (DSC Dredge, LLC):

\_\_\_\_\_

Name/Title:

\_\_\_\_\_

Authorized Signature (Santa Cruz Port District):

\_\_\_\_\_

Name/Title:

\_\_\_\_\_

Date:

\_\_\_\_\_

PO/Reference # (if applicable):

\_\_\_\_\_



**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 20 – TAMC SPECIAL ACTIVITY USE PERMIT APPLICATION – USE OF DISTRICT PROPERTY- NORHT HARBOR.  
BOARD MEETING MARCH 25, 2026

The Transportation Agency for Monterey County (TAMC) serves as the region’s designated transportation planning agency, responsible for funding, planning, and delivering local and regional transportation improvements. TAMC works to enhance mobility, safety, and infrastructure through investments in roadways, transit, and active transportation systems throughout Monterey County.

TAMC is proposing to host two public “drop-in” community engagement events on April 18, 2026 and April 22, 2026 to provide information about the Highway 1 Elkhorn Slough Climate Resilience Project. These informal events are intended to give community members an opportunity to learn about the project, ask questions, and share observations related to flooding, sea level rise, and travel conditions within the corridor.

The events are designed to support early public outreach efforts by building awareness and gathering preliminary input that will help inform future adaptation strategies. Attendees will be encouraged to provide feedback through interactive methods, including map-based input, surveys, and written comment cards. The proposed location for the events is a portion of the Moss Landing Harbor Districts North Harbor parking lot near the Sea Harvest restaurant. Temporary use of the site will be limited to the duration of the events as detailed in the attached permit application.

The Harbor Districts Real Property Committee (RPC) is scheduled to meet with representatives of TAMC on March 24<sup>th</sup> prior to this Board and will likely have additional information to provide the Board regarding this Special activity use permit application.

Staff recommends that the Board of Commissioners review the attached permit application and information provided by the RPC members and consider issuance of a Special Activity Use Permit. Additionally, staff recommends that the Board provide direction to the General Manager regarding any special conditions that should be included in a Special Activity Use permit should one be issued.



## Moss Landing Harbor District

7881 Sandholdt Road

Moss Landing, CA 95039-0010

(831) 633-5417, Fax (831) 633-4537

### SPECIAL ACTIVITIES USE PERMIT

**No application will be processed until payment of the Application Fee  
If Permit qualifies for issuance, no Permit will be issued until payment of the Permit Fee  
NOTE: All Special Activity Permits Must be Approved by the MLHD Board**

#### Section I - Applicant Information

Name	Alissa Guther
Mailing Address	55-B Plaza Circle
City, State, Zip Code	Salinas, CA, 93901
Telephone Number	(831) 775-4402

#### Section II - Permittee Information

Name of Individual or Organization	Transportation Agency for Monterey County
Mailing Address	55-B Plaza Circle
City, State, Zip Code	Salinas, CA, 93901
Telephone Number	(831) 775-0903
Fax Number	
E-Mail Address	alissa@tamcmonterey.org

#### Section III - Activity Information

Date(s) of Activity	4/18/2026 & 4/22/2026
Specific Description of Activity (Attach additional pages if necessary)	Public informational tabling and activity hosted by the Transportation Agency for Monterey County. These "drop-in" events provide community members with an opportunity to learn about the Highway 1 Elkhorn Slough Corridor Climate Resilience Project, ask questions, and share observations related to flooding, sea level rise, and travel through the corridor. The event informal structure with an open table allows members of the public to talk to staff about the project. We will have a flyer, a survey, some maps and children's activities, as well as VR headsets for people to view a sea level rise video.

Specific Location of Activity	Sea Harvest Parking Lot
Number of Persons, Vessels, Vehicles	2-5 staff plus public. We don't expect to have a very large number of attendees at one time, although there is no guest list set. We estimate there will be 5-8 vehicles in the parking lot at a time.
Starting and Ending Time	Saturday 4/25 from 10AM-1PM. Wednesday 4/22 from 3-6pm.
Location of Assembly Areas (If Any)	N/A
Other Information	More information about the project can be found at <a href="https://www.tamcmonterev.org/highway-1-elkhorn-slough-corridor-resiliency-project">https://www.tamcmonterev.org/highway-1-elkhorn-slough-corridor-resiliency-project</a> .

**Section IV - Fee**

Special Activities Permit Application Fee (§ 20.100)	\$250.00
CEQA Review (§20.240)	Not required
Special Activity Permit Fee	\$250.00

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

**APPLICANT**

\_\_\_\_\_

\*You may qualify for a fee discount. Please refer to the District Ordinance Code and/or contact the Harbor at 831.633.2461.

-----  
**Permit**

Date of Permit -

I, Tommy Razzeca, General Manager of the Moss Landing Harbor District, certify that I have reviewed the information contained in the above application and have found such activity to be

Categorically Exempt from the provisions of CEQA under Article 19, Class 23 of the CEQA Guidelines.

The activity as described above in Section III is permitted. The following conditions are imposed as a condition of permit:

- 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.
- **Permittee shall provide District with a Certificate of Insurance providing evidence of comprehensive liability and property damage coverage in the amount of one million dollars (\$1,000,000) 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 passengers 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 location.
- Permittee shall comply with all applicable rules and regulations and obtain all licenses and permits required by its activity including, but not limited to, the California Department of Fish and Game and with the Moss Landing Harbor District Ordinances as the same may change from time to time.
- Neither permittee nor permittees' activities shall interfere with navigation of vessels in any waters under the Districts' jurisdiction.
- Neither permittee nor permittees' activities shall interfere with the Districts' dredging, pile driving or other construction activities.
- **ALL VEHICLES MUST PURCHASE AND DISPLAY PARKING PERMITS.**
- Permittee shall not contact or approach marine mammals except as permitted by appropriate governing agencies.



**MOSS LANDING HARBOR DISTRICT**

Tommy Razzeca  
General Manager

## Tommy Razzeca

---

**From:** Alissa Guther <alissa@tamcmonterey.org>  
**Sent:** Wednesday, March 4, 2026 10:21 AM  
**To:** razzeca@mosslandingharbor.dst.ca.us  
**Cc:** Shay Shaw  
**Subject:** TAMC Application for Use of Sea Harvest Parking Lot

Good Morning Tommy,

I spoke with Shay this morning about the TAMC permit application that is missing the COI. When I reached out to the TAMC insurance provider, Alliant, for the certificate, they requested the following:

- Name and Address of the Certificate Holder (Person/Facility/Venue/City/County requesting the certificate)
- Fully Executed and Signed Contract/Agreement with limits of liability/special wording requirements included
- Name and Date of Event (if applicable)/ or Name and Dates of Grant or Contract Name and Dates

I understand that usually the COI is provided prior to the Harbor district approving the permit. Our insurance provider is requesting the approved permit before the certificate. Would it be possible to move the permit forward in the Harbor District process without the COI knowing that TAMC will fully execute the certificate if the permit is approved? I can provide documentation that shows TAMC is insured and is able to add the Harbor District at that time.

Please let me know if you have any questions.

Thank you,  
Alissa

**Alissa Guther** (*she, her*)  
Associate Transportation Planner  
Transportation Agency for Monterey County  
email: [alissa@tamcmonterey.org](mailto:alissa@tamcmonterey.org)  
phone: (831) 775-4402



## Elkhorn Slough Corridor Climate Resilience Project

### Phase 1 Engagement: Drop-In Logistics Plan

#### Event: Drop-In Events for Information and Engagement

Location: Sea Harvest Parking Lot

Date 1: April 22, 2026,

Date 2: April 25, 2026

**Purpose:** Drop-ins provide community members with an opportunity to learn about the Highway 1 Elkhorn Slough Corridor Climate Resilience Project, ask questions, and share observations related to flooding, sea level rise, and travel through the corridor. These informal touchpoints with the public are intended to build awareness of the project and gather early input to inform future adaptation scenarios. Participants will also be asked to leave their feedback on map printouts, surveys, and comment cards.

#### **Drop-in Overview / Activities**

- Talk to TAMC staff to hear project overview and introduction to PEL process
- Learn about the Climate Resilience Project's connection to prior AMBAG Central Coast Highway 1 Climate Resiliency Study
- Learn about the study schedule and upcoming engagement opportunities
- Provide input on existing conditions information and mapping prompts
- Complete surveys and fill out comment cards
- Use VR headsets to view immersive 3D sea level rise viewer (stationary)
- Kids table with coloring activities/educational booklets

#### **Items**

- 3 tables
- 6 chairs
- Pop up tent
- Banners at parking lot entrance

**Potential location for event—could change based on Harbor District/Sea Harvest preference. Block off section of lot as well as 10-16 parking spaces**





**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 – MCWRA CONSTRUCTION PERMIT APPLICATION- MORO COJO SLOUGH TIDE GATE REPAIR AND USE OF DISTRICT PORPERTY BOARD MEETING MARCH 25, 2026**

The Moro Cojo Slough is a brackish to fresh water habitat adjacent to Moss Landing Harbor that contains several threatened or endangered species. The Monterey County Water Resources Agency (MCWRA) is applying for a construction permit to install permanent repairs to the existing tidal gate facility and the use of District property during the project. These permanent repairs are designed to return the facility back to its original operating conditions and prevent seawater from Moss Landing Harbor from entering and flooding the Moro Cojo Slough. No expansion of the existing structures is proposed.

To permanently repair the Moss Landing Tidal Gates, the MCWRA proposes repairs to the Harbor side culvert, the Slough side culvert, and the Harbor side slope. The proposed staging area would be temporarily located within the Moss Landing Harbor District parking lot, specifically in the cul-de-sac behind the Districts maintenance yard. The staging area will be used for temporary storage of construction materials, equipment, and machinery necessary to perform the repairs.

The Harbor Districts Real Property Committee (RPC) is scheduled to meet with representatives of MCWRA regarding the attached Construction Permit Application for the project on March 24<sup>th</sup> prior to this Board Meeting and the RPC members will likely have additional information to share with the Board.

Staff recommends that the Board of Commissioners review the attached Construction Permit Application for MCWRA and information provided by the RPC members and consider issuance of a Construction Permit. Additionally, staff recommends that the Board provide direction to the General Manager regarding any special conditions that should be included in the permit should one be issued for the project.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

ITEM NUMBER 21- MCWRA CONSTRUCTION PERMIT APPLICATION- MORO COJO SLOUGH TIDE GATE REPAIR AND USE OF DISTRICT PORPERTY  
3/25/26 MEETING



## 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	Moss Landing Tide Gates Repair
Name of Organization	Monterey County Water Resources Agency
Mailing Address	
City, State, Zip Code	Salinas, CA 93901
Telephone Number	831 755-4860

### Section II - Permittee Information

Name of Contact	Mark E. Foxworthy
Mailing Address	1441 Schilling Pl, North Building. Salinas, CA. 93901
City, State, Zip Code	Salinas, CA, 93901
Telephone Number	831 755 8984
Fax Number	
E-Mail Address	foxworthyme1@countyofmonterey.gov

### Section III – Facilities Information

Duration of Project: Phase 1	
<p><b>Specific Description of Activity:</b>          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>The purpose of this project is to install permanent repairs to the existing tide gate facility. The permanent repairs are designed to return the facility back to Original operating conditions and prevent seawater from Moss Landing Harbor from entering and flooding the Moro Cojo Slough. The Moro Cojo slough is a normally brackish to fresh water habitat containing several listed threatened or endangered Species.</p>
Site Plan Attached	The project description is provided as Attachment 3 to this application.

<p><b>Specific Details:</b> 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.</p>	<p>Staging area is proposed to be temporarily located within the Moss Landing Harbor District parking lot, as shown in the attached staging area location image. The staging area will be used for temporary storage of construction materials, equipment, and machinery necessary to perform the Moss Landing Tide Gate Repair Project.</p>
<p><b>Specific Location of Activity:</b></p>	
<p><b>Other Details:</b> such as Operating Hours, Type of Equipment to be Used, Materials, Outside Contractors, etc.</p>	<p>Operating hours: Work each day is recommended to begin when the tide is falling.</p> <p>Equipment: Equipment used during repairs will have access to and operate from the road shoulder only. Equipment will not be allowed on the harbor bank slope or unimproved areas.</p> <p>Materials: Materials used in the repairs will be stockpiled or stored in designated parking and storage/stockpile area. Material to be used in the work: granite gravel, rip rap and pipes.</p> <p>Contractor: TBD.</p>
<p><b>Number of Vessels and/or Vehicles, etc. used during construction.</b></p>	<p>N/A</p>
<p><b>Emergency Contact Information</b> (other than primary organization and contact person)</p>	<p>Guillermo Alvarez Gutierrez 831 279 6144 AlvarezG2@countyofmonterey.gov</p>

*Section IV - Fees*

<p>MLHD Ordinance Code §20.100B</p>	
<p>CEQA Review (Ord. Code §20.240)</p>	<p>Moss Landing Tide Gate Repair Project NOE Attached</p>

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:**

Mark E. Foxworthy PE.  
MCWRA-Dam Safety & Engineering  
Signature

\_\_\_\_\_ Date

Senior Engineer  
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 (\$2,000,000) 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:

**MOSS LANDING HARBOR DISTRICT**

Tommy Razzeca  
 General Manager/Harbor Master

## Attachment 3.

### Project Description - Moss Landing Tide Gates Repairs

#### Project Purpose

The purpose of the permanent repair proposed by the Monterey County Water Resources Agency is to restore the Moss Landing Tide Gate facility to its original operational condition to prevent seawater from entering from Moss Landing Harbor and into the Moro Cojo Slough. No expansion of the existing structures footprint is proposed.

#### Permanent Repair Project Summary

For Permanent repairs at the Moss Landing Tide Gates, Monterey County Water Resources Agency proposes to remove and off-haul approximately 17 cubic yards of gabion rock and 9 cubic yards of sandbags and install three 42" High Density Polyethylene (HDPE) Pipes into the three existing 48" reinforced concrete pipes (RCPs). The existing RCP culverts and the proposed HDPE pipes will be sealed at each end of the culverts with a hand packed grout (5-star marine grout is specified). The annular space between the RCP and HDPE pipes will be filled with a flowable grout (Kaufman underwater sure grout specified). The grout will be pumped in such a manner that no pumped grout will enter any adjacent natural bodies of water (Moss Landing Harbor, Moro Cojo Slough). Any water displaced by the grout pumping process will be captured and properly disposed of at the Regional Treatment Plant in Marina CA. Both the slope of Moss Landing Road and the exposed culvert pipes behind the tide gate end wall will be backfilled using ¾" crushed gravel. Riprap will be place on the bank slope surface, behind the tide gate wall and between the two retaining walls on site (all shown on plans), to protect against erosion due to tidal and boat wake action in Moss Landing Harbor.

To permanently repair the Moss Landing Tide Gates, the Monterey County Water Resources Agency proposes the following activities (order of operations):

Culvert Repair -Harbor side.

Operations to be performed one culvert at a time

- Install bladder in the existing concrete pipe.
- Remove gabion rock and sandbags adjacent to culvert being repaired.
  - 9 C.Y. of sandbags to be removed in total
  - 17 C.Y. of gabion rock to be removed in total
- Install/set the 42" HDPE pipe segment into its corresponding tide gate and extend it 4 feet min. into the RCP, (Length to be field determined by The Contractor).

- Seal the HDPE segment at each end of the pipe segment at the tide gate wall and the RCP, with the Five-star Marine hand pack grout as specified in plans.
- Remove bladder.

#### Culvert Repair – Slough side.

- Install a second, larger 42” HDPE pipe segment into the RCP culvert from the slough side of the culvert.
  - Both segments to meet within the RCP.
- Seal the end HDPE segment installed on the Moro Cojo slough side of the culvert with the Five-star Marine hand pack grout as specified in plans.
  - Vent and tremie pipe holes are to be installed at time of hand pack grout seal installation for use during grouting of annular ring between RCP and HDPE pipe.
  - Centering blocks using HDPE will be used to align HDPE pipe within RCP and remain encased permanently in grout.
  - Air bladders (pneumatic Pigs) may be inserted into the HDPE pipes during the grouting process to prevent pipe collapse.
  - Bladders/pigs to be removed after grouting is completed.
- Pressure grout annular space between RCP and HDPE pipe with Kaufman underwater sure grout as specified in plans(16 C.Y. total for all 3 culvert pipes).
  - Grout to be pumped through tremie tube through hand pack seal
  - Displaced/contaminated water from annular ring, during grouting process, will be captured from hand pack seal vent hole using a vacuum-truck.
  - No water displaced from the annular ring during the grouting process will be allowed to enter a natural body of water (Moss Landing Harbor, Moro Cojo Slough).
  - Contaminated water will be captured and disposed of properly at the Regional Waste Treatment Plant in Marina, CA.
- Repeat until all CMPs are replaced.

#### Slope Repair -Harbor side.

- Back fill space around repaired culvert pipes, between the tide gate wall and Moss Landing Road slope with 9 C.Y. of ¾” crushed gravel.
- Place 17 C.Y of riprap on slope over ¾” gravel to protect Harbor slope.
- Clean up site and demobilize

#### **Project Area/Area of impact & Disturbance**

**Harbor side-**The area of disturbance is limited to a 25’ X 10’ area directly behind the existing tide gate wall, between the tide gate wall and Moss Landing Road. This area is 250 S.F. or 0.0057 acres in size.

Equipment will operate from the shoulder of Moss Landing Road.

**Moro Cojo Slough side (No Impact)-** There is no disturbance of soils proposed within the Moro Cojo Slough. Divers will enter the slough to access the culvert inlets. HDPE pipes will be inserted into the culverts from the Moro Cojo Slough side using equipment operating from the shoulder of Moss Landing Road only.

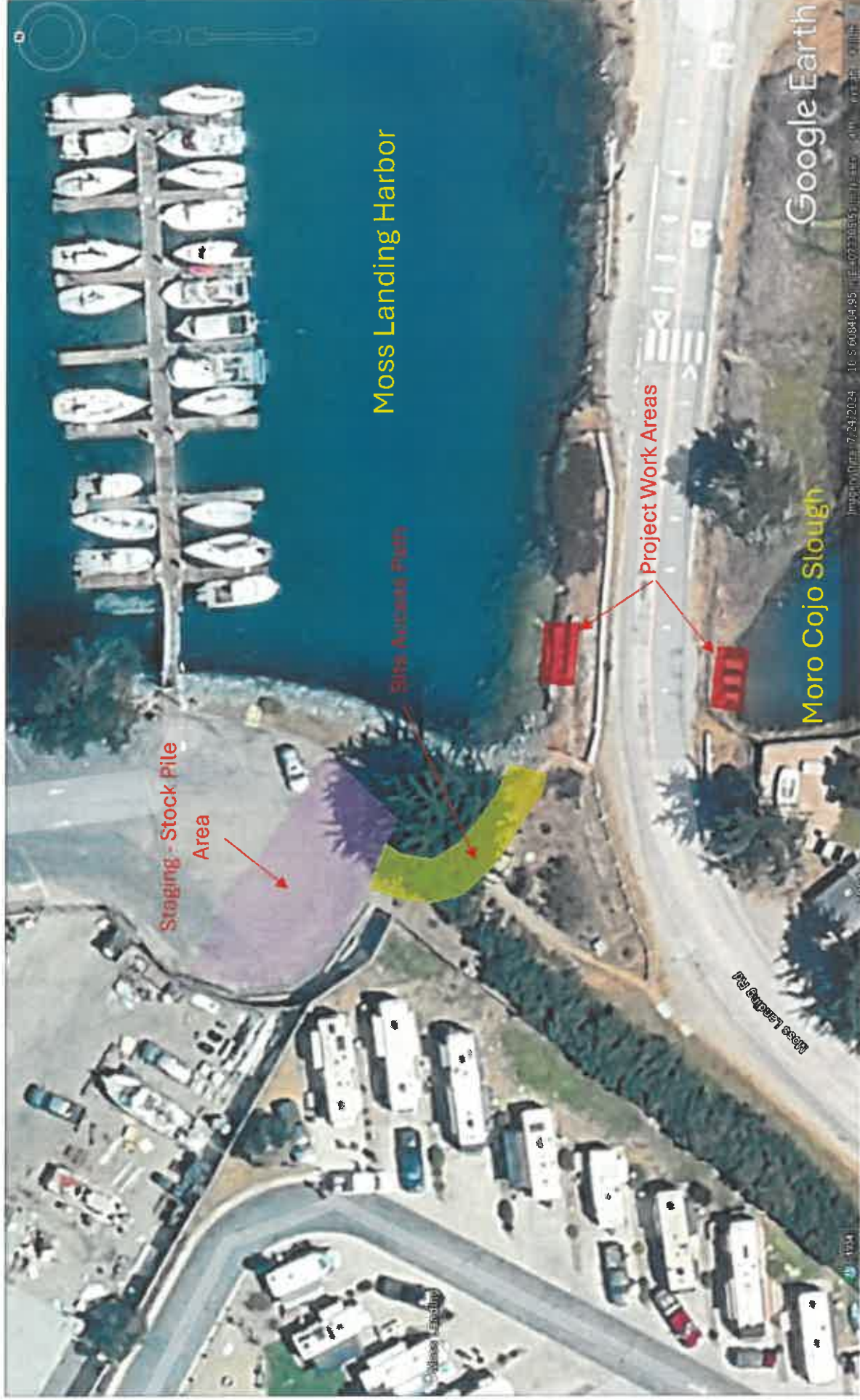
#### **Project Staging Area and Project Site Access**

**Equipment Staging, Storage, and Refueling-**All equipment staging and refueling will take place in the designated area located within the Moss Landing Harbor Districts paved parking lot as indicated on the project's repair plans. All parked equipment, when not in use, and refueling activities will take place in the designated area of the Harbor district's parking lot.

**Material storage-**No fill material or rip rap will be stored on or near the job site. All materials will be delivered at time of use.

**Waste and Dredge Material-**No dredged material will be stored on site. All dredge and waste generated on site will be collected and removed from the site and properly disposed of at the end of each day.

# Attachment 1. Moss Landing Tide Gate Repair



Staging - Stock Pile Area: ± 2,800 S.F.; 86' Long by 47' at widest point.

Site Access Path Area: ± 150 L.F.

Work Area: Harbor Side 25' x 10' = 250 S.F. = 0.0057 Acre

Slough Side 16'x11' = 176 S.F. = 0.004 Acre

# MOSS LANDING TIDE GATE REPAIR

MOSS LANDING  
MONTEREY COUNTY, CALIFORNIA

90% DESIGN



STATE MAP  
(NOT TO SCALE)



SITE LOCATION MAP  
(APPROXIMATE SCALE: 1" = 2000')

SOURCE:  
(MAXAR 2022)

## SHEET INDEX

SHEET NO.	DRAWING NO.	TITLE
1	G-01	COVER SHEET
2	C-01	EXISTING TOPOGRAPHY AND DEMOLITION PLAN
3	C-02	SITE PLAN
4	C-03	CULVERT REPAIRS PHASE 1 - HARBOR SIDE
5	C-04	CULVERT REPAIRS PHASE 2 - SLOUGH SIDE
6	C-05	ADDITIONAL DETAILS PHASE 1 AND PHASE 2
7	C-06	STORM WATER BMP'S AND CONCRETE BARRIER

## ABBREVIATIONS

AC	ASPHALT CONCRETE
ALT	ALTERNATIVE
CMP	CORRUGATED METAL PIPE
DK	DIMENSION RATIO
(E)	EXISTING
EL	ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
MIN	MINIMUM
RCP	REINFORCED CONCRETE PIPE
SHT	SHEET
TBR	TO BE REMOVED
TYP	TYPICAL

## GENERAL NOTES

- THE CONTRACTOR SHALL PROTECT THE EXISTING RCP FROM VERTICAL OR HORIZONTAL MOVEMENT DURING THE WORK.
- ALL EXISTING UTILITIES SHALL BE RECONSTRUCTED WITHIN THE EXISTING TRENCHES. THE CONTRACTOR SHALL INSTALL CURBS AND GUTTERS WITHIN THE MARINA OR SLOUGH.
- MATERIALS AND EQUIPMENT WORK PLAN FOR PHASE 1 AND 2 PHASE 2 INCLUDING EXCAVATION, STAGING AREAS FOR MATERIALS AND EQUIPMENT, AND THE CONSTRUCTION OF THE STAGING AREAS. THE CONTRACTOR SHALL SUBMIT A WORK PLAN THAT IDENTIFIES TRAFFIC CONTROL, STAGING AREAS FOR MATERIALS AND EQUIPMENT, AND THE CONSTRUCTION OF THE STAGING AREAS. THE CONTRACTOR SHALL SUBMIT A WORK PLAN THAT IDENTIFIES TRAFFIC CONTROL, STAGING AREAS FOR MATERIALS AND EQUIPMENT, AND THE CONSTRUCTION OF THE STAGING AREAS. THE CONTRACTOR SHALL SUBMIT A WORK PLAN THAT IDENTIFIES TRAFFIC CONTROL, STAGING AREAS FOR MATERIALS AND EQUIPMENT, AND THE CONSTRUCTION OF THE STAGING AREAS.
- THE CONTRACTOR SHALL PROVIDE A WATER QUALITY CONTROL PLAN (WQCP) FOR THE ENGINEERS' REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO:
  - TYPE 1 TURBIDITY CURTAINS DURING CONSTRUCTION WITHIN THE WATERWAYS ON EACH SIDE OF THE RCP SECTIONS.
  - FIBER ROLLS FOR CONTAMINATION WITHIN STOCKPILE AND STORAGE AREAS AND ON EXCAVATED AREAS.
  - SILT FENCE AS NEEDED FOR SEDIMENT AND EROSION CONTROL.
  - OTHER BMP'S AND MITIGATION EFFORTS AS REQUIRED BY PROJECT ENVIRONMENTAL PERMITS AND AS SHOWN ON SHEET NO. C-05.
- THE CONTRACTOR SHALL OBTAIN A PERMIT FROM MONTEREY COUNTY FOR WORK WITHIN THE COUNTY RIGHT OF WAY.
- RESTORE ALL DAMAGED OR DISTURBED PROPERTY TO THE PRECONSTRUCTION CONDITION OR BETTER, INCLUDING ANY DESTROYED OR DAMAGED PLANTINGS.
- ALL ACCESS TO THE PROJECT SITE WILL BE VIA MOSS LANDING ROAD.

## SURVEY NOTES

- TOPOGRAPHIC INFORMATION AND EXISTING FEATURES WERE OBTAINED FROM A SURVEY BY MONTEREY BAY ENGINEERS, INC. IN AUGUST 2022 AND THE MOSS LANDING TIDE GATE REPAIRS BY THE SURVEY FROM THE 2002 SURVEY WAS UNAVAILABLE AND CONTOURS SHOWN IN THIS PLAN PACKAGE ARE APPROXIMATE BASED ON THE CONTOUR INFORMATION PROVIDED IN THE 2022 SURVEY.
- CONTOUR ELEVATIONS SHOWN ARE BASED ON THE NAVD 83 DATUM.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = 1 FOOT.
- THE BENCHMARK IS A NATIONAL GEODETIC SURVEY (NGS) MONUMENT WITH THE PERMANENT IDENTIFIER (PID) OF "D88507" ELEVATION = 13.30.

## PROJECT PURPOSE

THE PURPOSE OF THIS PROJECT IS TO INSTALL PERMANENT REPAIRS TO THE EXISTING TIDE GATE FACILITY TO IMPROVE OPERATING CONDITIONS AND PREVENT SEAWATER FROM MOSS LANDING HARBOR FROM ENTERING INTO AND FLOODING THE MORCO COLO SLOUGH. THE MORCO COLO SLOUGH IS A NORMALLY BRACKISH TO FRESH WATER HABITAT CONTAINING SEVERAL LISTED THREATENED OR ENDANGERED SPECIES.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS THE PROPERTY OF GEI CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GEI CONSULTANTS.

PREPARED FOR:  
MONTEREY COUNTY WATER  
RESOURCES AGENCY  
1441 SCHILLING PLACE  
SALINAS, CA 93901  
(831) 755-4860

PREPARED BY:  
GEI CONSULTANTS, INC.  
11010 WHITE ROCK ROAD  
SUITE 200  
RANCHO CORDOVA, CA 95670  
(916)631-4500



90% SUBMITTAL

NO.	DATE	ISSUE/REVISION	APP
0			

DRAFT

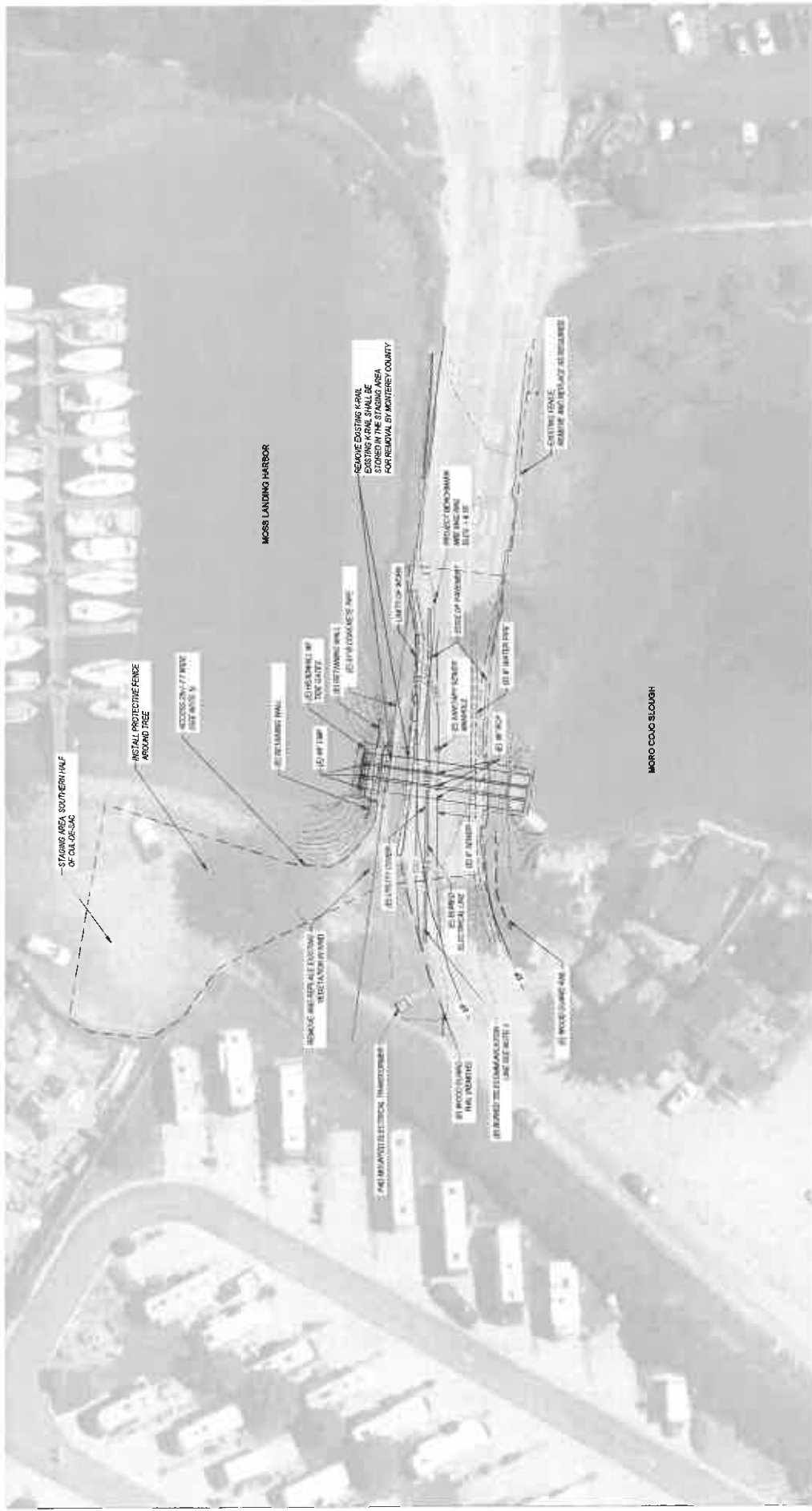
DWG. NO.

G-01

SHEET NO.

1 OF 7

Source: [www.montereycounty.gov/2022/07/26/monterey-county-water-resources-agency-11010-white-rock-road-rancho-cordova-ca-95670](http://www.montereycounty.gov/2022/07/26/monterey-county-water-resources-agency-11010-white-rock-road-rancho-cordova-ca-95670)



PLAN SCALE: 1" = 20'

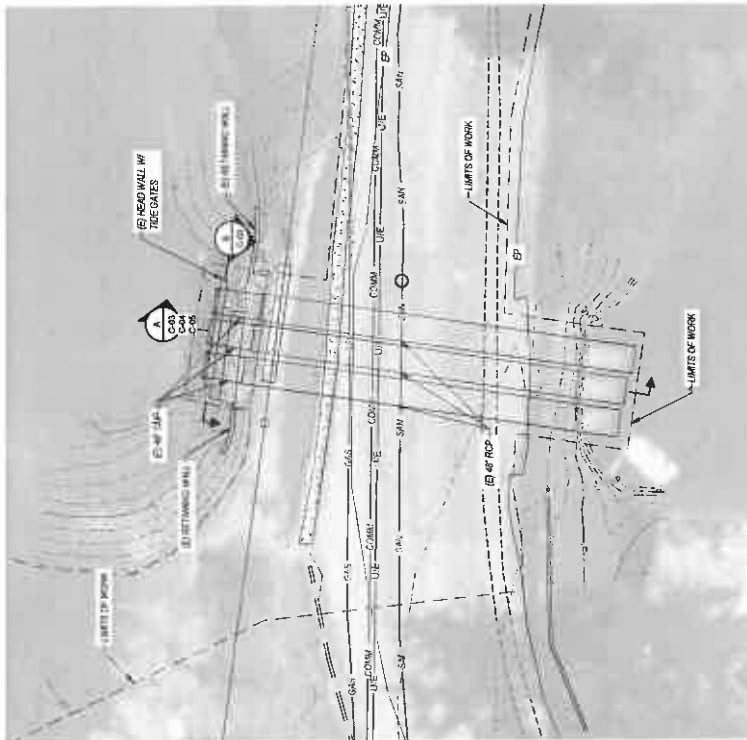
EXISTING CONDITIONS

90% SUBMITTAL

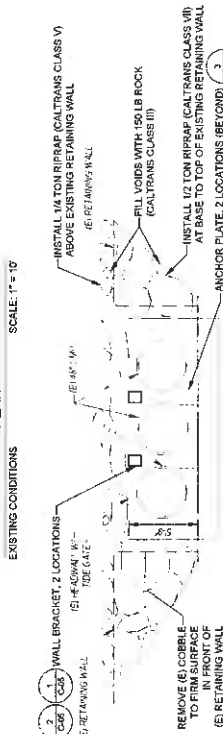
<p>Attention:</p> <p>1/8" = 1' scale bar</p> <p>Does not include the proposed work.</p>	<p><b>DRAFT</b></p>	<p>Design: M. MARTIN</p> <p>Drawn: J. BOICE</p> <p>Checked: [ ]</p> <p>Approved: [ ]</p> <p>P.E. No: [ ]</p> <p>GEI Project: 2303775</p>	<p>MONTEREY COUNTY WATER RESOURCES AGENCY</p> <p>441 SCHILLING PLACE</p> <p>SALINAS, CA 93901</p>	<p>MOSS LANDING TIDE GATE REPAIR</p>	<p>SHEET NAME</p> <p>EXISTING TOPOGRAPHY AND DEMOLITION PLAN</p>	<p>DWG. NO.</p> <p>C-01</p>
	<p>NO. DATE</p> <p>0</p>	<p>ISSUE/REVISION</p> <p>APP</p>	<p>SHEET NO.</p> <p>2 OF 7</p>			

- GENERAL NOTES**
- THE CONTRACTOR SHALL PROTECT IN PLACE THE EXISTING CONCRETE AND STEEL STRUCTURE OF THE TIDE GATE AND SHALL BE MONITORED CONTINUOUSLY DURING THE WORK PERIOD. THE POSITION OF THE PILE SHALL BE REPORTED TO THE ENGINEER AT THE END OF EACH WORK DAY.
  - THE LOCATION OF THE BURIED TELECOMMUNICATIONS LINE HAS BEEN ESTIMATED BASED ON PAST RECORDS. THE ENGINEER HAS BEEN ADVISED THAT THE BURIED TELECOMMUNICATIONS LINE HAS BEEN LOCATED AND IS BEING PROTECTED BY A CONCRETE CURB AND OPERATE EQUIPMENT USED DURING REPAIRS WILL HAVE ACCESS TO AND OPERATE THE BURIED TELECOMMUNICATIONS LINE.
  - THE MARRAS BANK SLOPE OR UNIMPROVED AREA SHALL NOT BE ALLOWED ON THE BANKS OF THE TIDE GATE.
  - FOOT TRAFFIC IS ALLOWED BETWEEN CURB OF SAC AND WORK AREAS. ALL MATERIALS SHALL BE STORED WITHIN THE DRAINAGE OF ANY TREES.

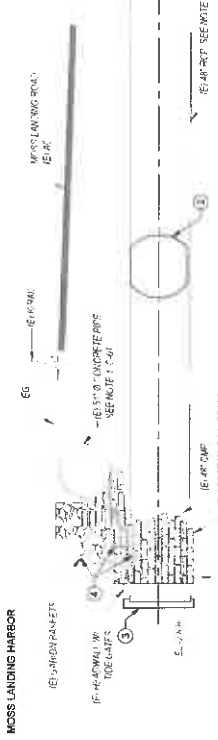




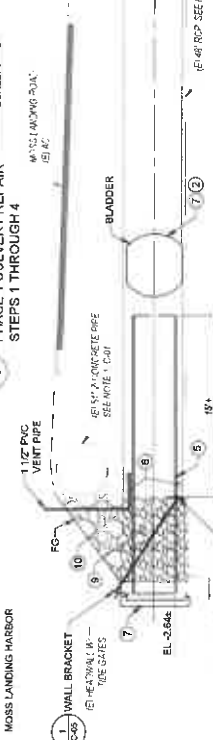
PLAN SCALE: 1" = 10'



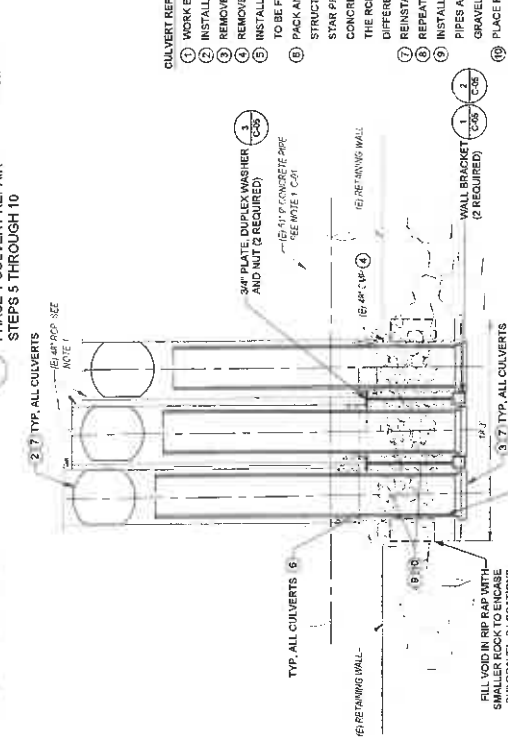
SECTION PHASE 1 RIPRAP PLACEMENT DETAIL SCALE: 1" = 5'



PROFILE PHASE 1 CULVERT REPAIR STEPS 1 THROUGH 4 SCALE: 1" = 5'



PROFILE PHASE 1 CULVERT REPAIR STEPS 5 THROUGH 10 SCALE: 1" = 5'



PLAN DETAIL PHASE 1 CULVERT REPAIR SCALE: 1" = 5'

- CULVERT REPAIRS STEP 1 - HARBOR SIDE (SEE NOTE 2)**
- 1 WORK EACH DAY IS RECOMMENDED TO BEGIN WHEN THE TIDE IS FALLING.
  - 2 INSTALL BLADDER IN THE EXISTING CONCRETE PIPE.
  - 3 REMOVE (E) FLAP-GATE LEAF.
  - 4 REMOVE (E) CMP, (E) CARBONS, AND (E) SANDBAGS.
  - 5 INSTALL 42" HOPE DR21 DRPS PIPE (100 PSI) 2" MIN INTO RCP, CENTER HOPE (LENGTH TO BE FIELD DETERMINED BY THE CONTRACTOR).
  - 6 PACK ANNUAL SPACE WITH LOW SLUMP (STIFF) HYDRAULIC CEMENT, FIVE STAR STRUCTURAL GROUT FOR UNDERWATER HAND PACK AS MANUFACTURED BY FIVE STAR PRODUCTS, INC. OR APPROVED EQUAL AT LOW TIDE. DO NOT PACK CONCRETE IN FLAP-GATE FRAME (FULL WIDTH AT THE HEADWALL, 2" MIN WIDTH AT THE RCP AND FLUSH WITH THE PIPE END). ENSURE SEAL WILL WITHSTAND A DIFFERENTIAL TIDE PRESSURE OF 5 FEET AND PHASE 2 GROUTING PRESSURE.
  - 7 REINSTALL (E) FLAP-GATE LEAF. REMOVE BLADDER.
  - 8 REPEAT UNTIL ALL CMPs ARE REPLACED.
  - 9 INSTALL TWO ANCHORS PER DETAIL 1(C)-05. BACKFILL ANNUAL SPACE BETWEEN PIPES AND RETAINING WALL, AND INSTALL ANCHORS PRIOR TO BACKFILLING WITH GRAVEL ABOVE HOPE, WITH 3/4" CRUSHED GRAVEL.
  - 10 PLACE RIPRAP ON SLOPE AND RESTORE.

**90% SUBMITTAL**

DWS. NO. C-03

SHEET NO. 4 OF 7

SHEET NAME: CULVERT REPAIRS PHASE 1 HARBOR SIDE

MOSS LANDING TIDE GATE REPAIR

MONTEREY COUNTY WATER RESOURCES AGENCY 441 SCHILLING PLACE SALINAS, CA 93901

GEI Consultants

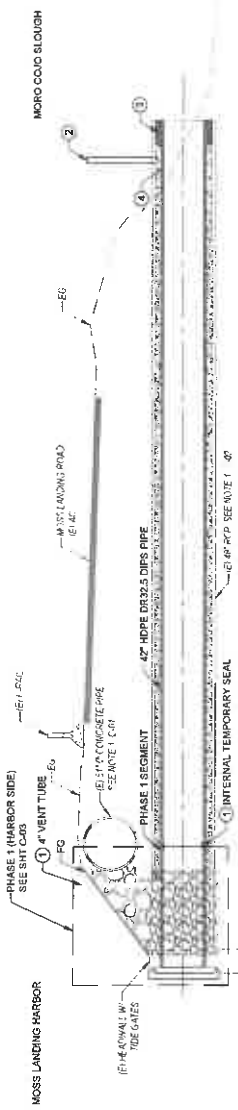
DESIGNER: M. MARTIN  
 DRAWN: J. BOICE  
 CHECKED: [ ]  
 APPROVED: [ ]  
 P.E. NO.: [ ]  
 GEI Project: 2303775

**DRAFT**

Attention: If the work has been done in the field, the drawings are not to be used for construction.

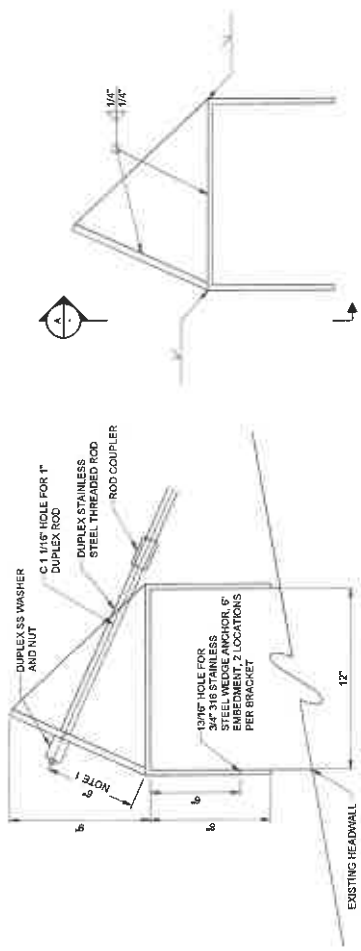
NOTES:  
 1. ALL DIMENSIONS OF RCP ARE AT 12" TO 10" AND 54" OD. THE OD OF THE RCP DR21 IS 48" AND 48" OD.



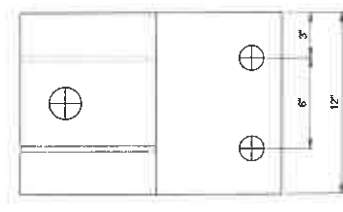


**A** PROFILE  
C-03 CULVERT REPAIRS PHASE 2  
GROUTING ALTERNATIVE

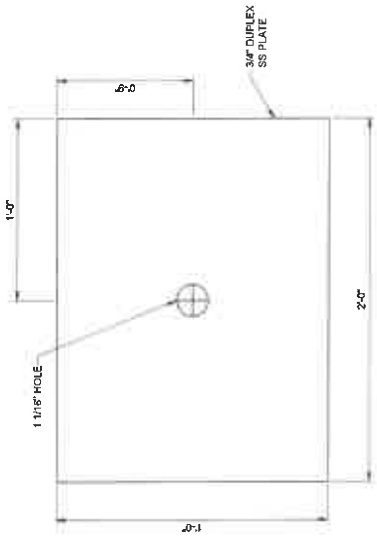
- CULVERT REPAIR STEP 2 - SLOUGH SIDE GROUTING ALTERNATIVE
1. INSTALL 4" VENT TUBE WHEN INSTALLING THE INTERNAL TEMPORARY SEAL WITH PHASE 1 SEGMENT.
  2. CORE AND INSTALL 4" TO 6" GROUT TUBE IN RCP AT SLOUGH SIDE.
  3. SEAL ANNULAR SPACE WITH CONCRETE PLUG 2' FROM (E) CULVERT INLET.
  4. GROUT ANNULAR SPACE UNTIL GROUT APPEARS IN THE 4" VENT TUBE.
  5. CAPTURE WATER DISPLACED DURING GROUTING OPERATIONS AND DISPOSE OF PROPERLY, THIS WATER SHALL NOT ENTER THE MARINA OR THE SLOUGH.



**1** DETAIL 1  
C-03 WALL BRACKET



**2** DETAIL 2  
C-03 WALL BRACKET



**3** DETAIL 3  
C-03 ANCHOR PLATE

ATTENTION: 1" SCALE LOCATION IS DEPENDENT ON WIDTH OF WALL ANCHOR SHALL CLEAR WALL BRACKET. WALL BRACKET PLATE SHALL BE 1/2" DUPLX SS.

**DRAFT**

Designer: M. MARTIN  
 Drawn: J. BOICE  
 Checked: -  
 Approved: -  
 P.E. No: -  
 GEI/Project: 2303775



MONTEREY COUNTY  
 WATER RESOURCES  
 AGENCY  
 4441 SCHILLING PLACE  
 SALINAS, CA 93901

**MOSS LANDING  
 TIDE GATE REPAIR**

NO	DATE	ISSUE/REVISION	APP

ADDITIONAL DETAILS  
 PHASE 1 AND PHASE 2

DWG. NO. C-05  
 SHEET NO. 6 OF 7

90% SUBMITTAL



# Permit Application Verification

## USACE Application Submittal

**From:** [rrs@usace.army.mil](mailto:rrs@usace.army.mil)  
**To:** [Foxworthy, Mark E.](#)  
**Subject:** Department of the Army Application for Department of the Army (DA) Permit (ENG 4345) Request - Moss Landing Tide Gate Repair  
**Date:** Wednesday, October 8, 2025 1:42:30 PM

---

### **This Message Is From an External Sender**

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The U.S. Army Corps of Engineers, San Francisco District has received your submission for a Application for Department of the Army (DA) Permit (ENG 4345) through the Regulatory Request System. The U.S. Army Corps of Engineers Regulatory program is committed to providing you with the highest level of public service.

Your request will be processed in the order it was received, and the assigned project manager will contact you if any additional information is required to complete the review of your request.

General information about the U.S. Army Corps of Engineers' Regulatory Program is available on the Regulatory Request System homepage at: <https://rrs.usace.army.mil>

Information specific for your region can be found at the San Francisco District website at: <http://www.spn.usace.army.mil/Missions/Regulatory.aspx>

This mailbox is not monitored. If you have any questions, please contact your assigned project manager or reach out the San Francisco District directly.

# CDFW Application Submittal

**From:** [epims.support@wildlife.ca.gov](mailto:epims.support@wildlife.ca.gov)  
**To:** [Foxworthy, Mark E.](#)  
**Cc:** [Foxworthy, Mark E.](#)  
**Subject:** CDFW - EPIMS - 45308 - Notification Submitted  
**Date:** Wednesday, October 8, 2025 4:53:18 PM

**This Message Is From an External Sender**  
[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

\*\*\*\* Do Not Respond to This Email \*\*\*\*



\*\*\*\*\*

This email was generated by an automated mail handling system.  
Please **do not** reply to the address listed in the "From" field.  
Please read the CUSTOMER SERVICE section below if you have questions.

\*\*\*\*\*

Dear Mark Foxworthy,

The notification identified below has been submitted to the California Department of Fish and Wildlife (CDFW):

**Notification Type:** 10155-Notify for Standard Agreement (Cannabis and non-Cannabis)  
**EPIMS Number:** 45308  
**Project Name:** Moss Landing Tide Gate Repair  
**CDFW Region:** Region 4  
**Applicant Organization:** Monterey County - Water Resources Agency  
**Applicant:** Mark Foxworthy

CDFW is not required to begin processing a notification until the appropriate CDFW regional office has received the correct notification fee (if applicable).

**If you are receiving this email and you submitted an Emergency Work notification pursuant to section 1610 of Fish and Game Code, CDFW acknowledges submission of your notification.** Please note that any work described in your notification that does not meet the criteria for emergency work is subject to the requirements of Fish and Game Code, section 1602 or 1611, as applicable.

Please note that this email **does not** authorize your project or activities. This email **does not** constitute written verification that a Lake or Streamed Alteration Agreement (LSA) is not required.

NOTE: For more information about CDFW's Environmental Review and Permitting Programs, please visit our webpage:

<https://wildlife.ca.gov/Conservation/Environmental-Review>.

\*\*\*\*\*

## CUSTOMER SERVICE

Log into the EPIMS at: <https://EPIMS.wildlife.ca.gov>

Please note that Forget User ID and Forget Password links can be found on the Main Login page below the “SIGN IN” button.

Need EPIMS Help? email [EPIMSHelp@wildlife.ca.gov](mailto:EPIMSHelp@wildlife.ca.gov)

# RWQCB Pre-401 Certification Application Submittal Meeting

**From:** [WB-RB3-401Application](#)  
**To:** [Foxworthy, Mark E.](#)  
**Cc:** [Ajina, Alia@Waterboards](#)  
**Subject:** RE: Pre-Application Meeting- Moss Landing Tide Gate Repairs  
**Date:** Wednesday, October 22, 2025 4:54:24 PM  
**Attachments:** [image001.png](#)

---

## This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Mark,

The Central Coast Water Board has received your pre-filing meeting request for Clean Water Act section 401 Water Quality Certification of the Moss Landing Tide Gate Repairs project. We have assigned it project number 32725WQ14. Please refer to this project number in future correspondence.

The Central Coast Water Board staff person assigned to this project is Alia Ajina, copied here. Please coordinate directly with the staff person assigned to your project regarding a pre-filing meeting.

Your pre-filing meeting request was received on October 21, 2025. In accordance with section 121.4 of the Clean Water Act Section 401 Water Quality Certification Improvement Rule, you may submit your request for certification (i.e., 401 application) on November 20, 2025, or later. Central Coast Water Board staff will review your 401 application for completeness at that time. Central Coast Water Board staff will inform you of the completeness status of your 401 application upon completion of review.

The 401 application is available at:

[https://www.waterboards.ca.gov/water\\_issues/programs/cwa401/#appl\\_guidance\\_mat](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#appl_guidance_mat)  
↓

Thank you,

Max

### **Maxwell Ranta**

Student Assistant (Engineering and Architectural Sciences)

---

R3 CENTRAL COAST  
R3 Stormwater

Email: [Maxwell.Ranta@Waterboards.ca.gov](mailto:Maxwell.Ranta@Waterboards.ca.gov)

Phone: +1 (805) 549-3875

Regional Water Quality Control Boards  
895 Aerovista Place, Suite 101, San Luis Obispo CA 93401-7906  
Website: [www.waterboards.ca.gov](http://www.waterboards.ca.gov)

Follow: [X](#) | [YouTube](#) | [Facebook](#) | [LinkedIn](#)



**From:** Foxworthy, Mark E. <FoxworthyME1@countyofmonterey.gov>  
**Sent:** Tuesday, October 21, 2025 2:27 PM  
**To:** WB-RB3-401Application <RB3-401Application@Waterboards.ca.gov>  
**Cc:** Ajina, Alia@Waterboards <Alia.Ajina@Waterboards.ca.gov>  
**Subject:** Pre-Application Meeting- Moss Landing Tide Gate Repairs

**Caution:** External Email. Use caution when clicking links or opening attachments. When in doubt, contact DIT or use the Phish Alert Button.

The Monterey County Water Resources Agency (MCWRA) requests a pre-construction meeting to discuss proposed repairs to the Moss Landing Tide Gate Facility located in Moss Landing Harbor, Moss Landing, CA.

### **Project Description: Moss Landing Tide Gate Repair**

#### **Tide Gate Repair Project Purpose**

The purpose of the permanent repair proposed by the Monterey County Water Resources Agency is to restore the Moss Landing Tide Gate facility to its original operational condition to prevent seawater from entering from Moss Landing Harbor and into the Moro Cojo Slough. The Moro Cojo Slough is a normally brackish to fresh water habitat containing several listed threatened or endangered species.

The intent of the permanent repair is to remove and off-haul approximately 17 cubic yards of gabion rock and 9 cubic yards of sandbags, the temporary repair materials placed in 2016 under approved repair permits. The permanent repair will consist of removing the corrugated metal pipe (CMP) sections at the downstream/harbor end of each culvert pipe and install three High Density Polyethylene (HDPE) pipes into the existing three Reinforce Concrete Pipes (RCP) to remain in place. The HDPE pipes will be secured in place by hand pack grouting each end of

the RCPs and pressure grouting the annular space between the RCP & HDPE pipes to create a water tight seal. The harbor side of the project site will then be back filled with engineered gravels (granite rock) and the harbor side slope will be armored with riprap (granite rock) to protect from erosion due to tidal action. This repair will restore the tide gate facility to its original purpose and functionality. Not expansion of the facility's footprint will occur.

All work will be performed in accordance with the approved plans and all approved permits.

Please contact me at the email or cell number below if you have any questions or require additional documentation.

Regards,

Mark Foxworthy-P.E., Senior Engineer  
MCWRA-Dam Safety & Engineering  
Email: [foxworthyme1@countyofmonterey.gov](mailto:foxworthyme1@countyofmonterey.gov)  
Desk: (831) 755-8984  
Cell: (831) 788-3454

**Notice of Exemption**

**Appendix E**

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

From: (Public Agency): Monterey County Water Resources Agency  
1441 Schilling Place, Salinas, CA 93901

County Clerk  
County of: Monterey  
168 W. Alisal Street  
Salinas, CA 93901

(Address) **FILED**

FEB 25 2025

XOCHITL MARINA CAMACHO  
MONTEREY COUNTY CLERK  
2025-0036 DEPUTY

Project Title: Moss Landing Tide Gate Repair

Project Applicant: Monterey County Water Resources Agency

Project Location - Specific:

Moss Landing Harbor / Moro Cojo Slough

Project Location - City: Moss Landing Project Location - County: Monterey

Description of Nature, Purpose and Beneficiaries of Project:

The Project will include sliplining of three existing culverts, each 70 linear feet in length, that are past serviceable lifespan. The repair will prevent water quality degradation in Moro Cojo Slough and meet the goals of the Moro Cojo Slough Enhancement and Management Plan.

Name of Public Agency Approving Project: Monterey County Water Resources Agency

Name of Person or Agency Carrying Out Project: Monterey County Water Resources Agency

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 1, Sect 15301 Existing Facilities
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The intent of the repair proposed at Moss Landing Road are intended to restore the function of the facility and perform maintenance. There is not increase of the facilities footprint, or expansion of use, therefore qualifies for CEQA exemption as a Class 1, existing facility, under 14 CCR§ 15301.

Lead Agency  
Contact Person: Ara Azhderian Area Code/Telephone/Extension: 831-755-4860

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: [Signature] Date: 2/25/25 Title: General Manager

Signed by Lead Agency  Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

Monterey County Clerk-Recorder  
Xochitl Mariña Camacho, County  
Clerk-Recorder  
168 West Alisal Street, First Floor  
P.O. Box 29  
Salinas, CA 93902

Receipt: 25-8887

\*\*\* REPRINT \*\*\* REPRINT \*\*\* REPRINT \*\*\*

Product	Name	Extended
CEQA	FISH AND WILDLIFE FILING (CEQA)	\$50.00

# Pages	1
Document #	27-02252025-035
Document Info:	ARA AZHDERIAN
Filing Type	NOE
State Fee Prev Charged	false
No Charge Clerk Fee	false

CEQA	FISH AND WILDLIFE FILING (CEQA)	\$50.00
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# Pages	1
Document #	27-02252025-036
Document Info:	ARA AZHDERIAN
Filing Type	NOE
State Fee Prev Charged	false
No Charge Clerk Fee	false

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# of Pages	2
# of Copies	1

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Total	\$104.00
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Tender (POS Clerk)	\$104.00
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Paid By MONTEREY COUNTY  
WATER RESOURCES  
AGENCY

Tracking # 196798028

\*\*\* REPRINT \*\*\* REPRINT \*\*\* REPRINT \*\*\*  
PLEASE KEEP THIS RECEIPT FOR  
REFERENCE



**BOARD OF COMMISSIONERS**

Russell Jeffries  
Tony Leonardini  
Vincent Ferrante  
James Goulart  
Liz Soto

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 22 – BALLOT FOR ELECTION OF LAFCO COMMISSIONER –  
SPECIAL DISTRICT  
BOARD MEETING MARCH 25, 2026**

Attached to this Item is a copy of the Local Agency Formation Commission of Monterey County's (LAFCO) Election Ballot and Candidate information which is due April 20, 2026. The Board should review the Ballot and statements provided by each candidate and consider casting a vote for one (1) of the four (2) available candidates to fill a 4 year term of a Alternate seat (expiring May 2030) as an Independent Special District Alternate Member for LAFCO.

Once the MLHD Board selects a candidate for which to cast the MLHD vote, President Jefferies (as the MLHD voting member) will mark the candidate selection on the ballot, sign the ballot and return it to General Manager Razzeca for submission to LAFCO prior to the voting deadline of April 20, 2026 at 5 p.m.

# LAFCO of Monterey County

## LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

### 2026 Commissioners

**Chair**  
Wendy Root Askew  
*County Member*

**Vice Chair**  
Mary Ann Leffel  
*Special District Member*

Mike Bikle  
*Public Member, Alternate*

Kate Daniels  
*County Member*

Dennis Donohue  
*City Member*

Matt Gourley  
*Public Member*

David Kong  
*Special District Member, Alternate*

Chad Lindley  
*Special District Member*

Chris Lopez  
*County Member, Alternate*

Ian Oglesby  
*City Member*

Anna Velazquez  
*City Member, Alternate*

### Counsel

Reed Gallogly  
*General Counsel*

### Executive Officer

Kate McKenna, AICP

132 W. Gabilan Street, #102  
Salinas, CA 93901

P. O. Box 1369  
Salinas, CA 93902


Voice: 831-754-5838

[www.monterey.lafco.ca.gov](http://www.monterey.lafco.ca.gov)

## MEMORANDUM

DATE: March 9, 2026

TO: Independent Special District Presiding Officers c/o Clerks of the Districts, General Managers, Fire Chiefs, and Presidents/CEOs

FROM: Kate McKenna, AICP, Executive Officer  


SUBJECT: Election of LAFCO Commissioners:  
(1) First Ballot Results – Special District Regular Member  
(2) Second Ballot For Your Action – Special District Alternate Member (Due April 20, 2026)

I am writing with results of the first ballot election that concluded on March 6, and to request your help in conducting a second election for Special District representation on the Local Agency Formation Commission of Monterey County.

### Special District Regular Member Election Results

Mary Ann Leffel, Board Member of the Monterey Peninsula Airport District, has been re-elected to a Special District Regular Member seat on LAFCO. She will be sworn in on April 27 to a term that will expire in May 2030. For your information, Chad Lindley, Board Member of the Monterey County Regional Fire Protection District, also serves as a Special District Regular Member in a seat that will expire in May 2028.

### Special District Alternate Member Ballot (Due Monday, April 20, 2026)

A second election is now underway to fill the Special District Alternate Member seat for a four-year term that will expire in May 2030. This seat is currently held by David Kong, Board Member of the Greenfield Cemetery District and the Greenfield Public Recreation District. Enclosed are a ballot and voting instructions for the second round of voting between two candidates including David Kong and Bill Lipe, Board Member of the Resource Conservation District of Monterey County.

This sequential ballot process is intended to ensure diversity in representation. By policy, all three Special District LAFCO representatives should reflect a broad cross-section of services and geography, and no two Commissioners can be from agencies that provide like services. For this reason, Jonathan Ahmadi, Board Member of the Monterey Peninsula Airport District who ran in our initial Regular Member ballot, is unable to participate as a candidate for the Alternate Member position.

The two remaining candidates on the second ballot were also on the first ballot for the Regular Member position, and both agreed to run again for the Alternate Member position.

Thank you for participating in the election process. Please contact Associate Analyst Jeff Condit if you have any questions about the election process. He can be reached at (831) 754-5838 or by email at [conditj@monterey.lafco.ca.gov](mailto:conditj@monterey.lafco.ca.gov).

Enclosures:  
Ballot and Voting Instructions

# LAFCO *of Monterey County*

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## LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

March 9, 2026

### OFFICIAL BALLOT OF THE INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

#### FOR ELECTION OF ONE ALTERNATE SPECIAL DISTRICT REPRESENTATIVE TO LAFCO

##### Voting Instructions:

1. The presiding officer of the legislative body of the District or the legislative body's alternate officer is authorized to vote. Please vote for one candidate. A majority of Districts must return ballots in order to conclude the election. The candidate receiving the most votes will be elected to an Alternate Member seat.
2. Please return this ballot to LAFCO of Monterey County at P.O. Box 1369, Salinas, CA 93902 or at 132 W. Gabilan Street, Suite 102, Salinas, CA 93901 or by email to [mckennak@monterey.lafco.ca.gov](mailto:mckennak@monterey.lafco.ca.gov)
3. **Deadline** - Ballots must be received by **Monday, April 20, 2026, at 5:00 p.m.** LAFCO may extend this deadline if more time is needed to obtain ballots from a majority of Districts.

##### PLEASE VOTE FOR 1 CANDIDATE (ALTERNATE MEMBER SEAT):

- David Kong (Greenfield Public Recreation District and Greenfield Cemetery District)
- Bill Lipe (Resource Conservation District of Monterey County)

---

VOTING MEMBER SIGNATURE: \_\_\_\_\_

INDEPENDENT SPECIAL DISTRICT: \_\_\_\_\_

DATE: \_\_\_\_\_

# LAFCO of Monterey County

## LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

### INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

#### NOMINATION FORM TO DECLARE CANDIDACY AND REQUEST NAME AND STATEMENT ON BALLOTS FOR ONE REGULAR POSITION AND ONE ALTERNATE POSITION ON THE LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

Due Date: January 20, 2026

Nominations will be considered to fill the four-year term for one Regular seat (expiring May 2030) and the four-year term for one Alternate seat (expiring May 2030) for Independent Special District Commissioners on the Local Agency Formation Commission of Monterey County.

By policy, all three Special District LAFCO representatives should reflect a broad cross-section of services and geography, and no two Commissioners shall be from agencies that provide like services. Therefore, candidates for this election shall not be from a Fire District.

#### Nomination Deadline and Process:

Nominations must be received in the LAFCO Office by Tuesday, January 20, 2026, at 5:00 p.m. Qualified persons may submit their own nominations using this form (no Board action is needed). You may email the completed form to [lafco@monterey.ca.gov](mailto:lafco@monterey.ca.gov) OR mail it to P.O. Box 1369, Salinas, CA 93902 OR hand-deliver it to 132 W. Gabilan Street, Suite 102 in Salinas.

#### Nomination Statement:

"I, DAVID KONG hereby declare myself a candidate for the election to the position of Regular or Alternate Commissioner of the LAFCO of Monterey County. I am an elected or appointed Monterey County Independent Special District board member or trustee residing within the county and not a member of a legislative body of a city or county. I request my name be placed on the official ballot and, if elected, I will qualify and accept the office of Regular or Alternate LAFCO Commissioner for which I am selected and serve to the best of my ability."

#### Nominee Information:

Name: DAVID KONG  
Address: \_\_\_\_\_  
Phone and e-mail: \_\_\_\_\_  
District represented: GREENFIELD PUBLIC RECREATION DISTRICT AND  
Your position with the District: GREENFIELD CEMETERY DISTRICT  
Number of years as a District Board Member or Trustee: RECREATION DISTRICT 6 YEARS  
& AM TRUSTEE FOR BOTH DISTRICTS CEMETERY DISTRICT 4 YEARS  
Candidate Statement for the Ballot:

Please give reasons for wanting to be an elected LAFCO Commissioner and briefly summarize qualifications and background:

I AM A RETIRED EDUCATOR AFTER WORKING 35 YEARS  
IN EDUCATION IN VARIOUS ROLES. MY LAST ASSIGNMENT

WAS WORKING AT THE MONTEREY COUNTY OFFICE OF  
EDUCATION FOR 23 YEARS IN THE I.T. AND BUSINESS  
SERVICES. I AM ALSO A SCHOOL BOARD MEMBER AT  
THE GREENFIELD UNION SCHOOL DISTRICT. I ~~ATTEND~~  
ALSO A MEMBER OF THE GREENFIELD ROTARY CLUB. I ATTEND  
CONFERENCES TO MAKE ME A MORE INFORMED LAFCO BOARD  
MEMBER. I WISH TO CONTINUE TO GIVE BACK TO MY COMMUNITY.

Signed:

David Kong

Name (Print):

DAVID KONG

Date:

1/19/2026

Thank you for your interest in serving on LAFCO of Monterey County.

## **Resume of David Kong**

**Cell Phone 831-682-2812  
Greenfield, CA 93927**

**I have lived in Monterey County for most of my life:**

**Monterey 3 years  
Pacific Grove 9 years  
Salinas 30 years  
Soledad 6 years  
Greenfield 19 years (Since 2007)**

### **Education:**

**Alisal High School – High School Diploma  
Hartnell College – Associates of Arts Degree, Business and Data Processing  
California State University East Bay – Bachelor of Science, Business**

### **Work History:**

**Salinas Adult School 13 years (Student Support Services/ GED Tester}  
Monterey County Office of Education 22 years (Information Technology/Business Services)  
Retired 3 years**

### **Community Service:**

**Greenfield City Planning Commissioner 2016 -2018  
Greenfield Elementary School District Board Trustee 2018 – Current  
Greenfield Public Recreation District Trustee 2019 – Current  
Greenfield Cemetery District Trustee 2020 – Current  
Monterey County LAFCO Commissioner 2022 – Current  
Election Poll Worker/Supervisor 2017- Current  
Consolidated Oversight Board of Monterey County 2025-Current**

### **Organization Membership:**

**Safe Ag Safe Schools  
California School Boards Association – Monterey County Delegate 2019 – Current  
California School Employees Association \_ State Committee  
Greenfield Rotary Club  
Asian Community of Marina**

### **Interests:**

**Travel to new places and re-visiting previous convention cities  
Walking, Sports (watching on television basketball, football, baseball)**

Dear Special District Board Members and General Managers,

My name is David Kong and I am running to be re-elected to the Monterey County LAFCO as the Alternate Special Districts Commissioner. My past four years serving on the Monterey LAFCO has been a special experience and I wish to continue for another term. I am a lifelong Monterey County resident, having previously lived in Monterey, Pacific Grove, Salinas, Soledad, and now Greenfield.

I currently serve as the chair for the Greenfield Public Recreation District and the Greenfield Cemetery District. I also serve as the President for the Consolidated Oversight Board of Monterey County which approves additions to city and county planning projects. I want to continue to give back to my community after a career working in Education. I regularly attend California Special District Association webinars, annual conferences and required board training. I have advocated for Special Districts in emails and personal meetings in Sacramento. My experience being a board member on two special districts, a city planning commission, oversight commission, local school board, and talking to other Special District members at events help me to become a better alternate special districts commissioner on LAFCO. I would be honored if you would vote for my re-election. The deadline to turn in the election ballots is April 20<sup>th</sup>, 2026. Please share my message and resume with your other board members. If you have any questions, please call my cell phone at 831-682-2812. I am attaching my resume and a copy of my message to Special District Board Members and General Managers.

Thank You for reading my message,

David Kong  
Monterey LAFCO Alternate Special District Representative  
LAFCO

# LAFCO of Monterey County

## LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

### INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

#### NOMINATION FORM TO DECLARE CANDIDACY AND REQUEST NAME AND STATEMENT ON BALLOTS FOR ONE REGULAR POSITION AND ONE ALTERNATE POSITION ON THE LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

Due Date: January 20, 2026

Nominations will be considered to fill the four-year term for one Regular seat (expiring May 2030) and the four-year term for one Alternate seat (expiring May 2030) for Independent Special District Commissioners on the Local Agency Formation Commission of Monterey County.

By policy, all three Special District LAFCO representatives should reflect a broad cross-section of services and geography, and no two Commissioners shall be from agencies that provide like services. Therefore, candidates for this election shall not be from a Fire District.

#### Nomination Deadline and Process:

Nominations must be received in the LAFCO Office by Tuesday, January 20, 2026 at 5:00 p.m. Qualified persons may submit their own nominations using this form (no Board action is needed). You may email the completed form to [mckennak@monterey.lafco.ca.gov](mailto:mckennak@monterey.lafco.ca.gov) OR mail it to P.O. Box 1369, Salinas, CA 93902 OR hand-deliver it to 132 W. Gabilan Street, Suite 102 in Salinas.

#### Nomination Statement:

"I, Bill Lipe, hereby declare myself a candidate for the election to the position of Regular or Alternate Commissioner of the LAFCO of Monterey County. I am an elected or appointed Monterey County Independent Special District board member or trustee residing within the county and not a member of a legislative body of a city or county. I request my name be placed on the official ballot and, if elected, I will qualify and accept the office of Regular or Alternate LAFCO Commissioner for which I am selected and serve to the best of my ability."

#### Nominee Information:

Name: Bill Lipe  
Address: [REDACTED]  
Phone and e-mail: \_\_\_\_\_  
District represented: Resource Conservation District of Monterey County  
Your position with the District: Director  
Number of years as a District Board Member or Trustee: 8+

#### Candidate Statement for the Ballot:

Please give reasons for wanting to be an elected LAFCO Commissioner and briefly summarize qualifications and background:

See attached for qualifications.

Signed:

William O. Lipe

Name (Print): William O. Lipe

Date:

1/12/2026

Thank you for your interest in serving on LAFCO of Monterey County.

## **COVER LETTER**

**Bill Lipe**

Salinas, California  


### **Re: Candidacy for Independent Special District Alternate Seat – LAFCO of Monterey County**

Dear Selection Committee Members,

I am submitting my candidacy for the Independent Special District Alternate seat on the Local Agency Formation Commission of Monterey County, with a public-service background centered on land-use decision-making, agency authority, and the long-term governance of shared resources.

Much of my public service has involved advising and governing at the intersection of land use, water systems, and agricultural activity—areas where jurisdictional clarity and institutional coordination are essential. As a Director of the Resource Conservation District of Monterey County, I participate in governance decisions affecting conservation programs, land stewardship priorities, and partnerships that directly shape how land and water resources are managed across jurisdictional boundaries.

Over the past fifteen years, I have also served on the Monterey County Agriculture Advisory Committee and on advisory committees of the Monterey County Water Resources Agency, including the Basin Management Advisory Committee and the Reservoir Operations Advisory Committee. In these roles, I have worked with County staff and policymakers on issues where land use, infrastructure operations, and regulatory authority converge—often requiring careful alignment between agency mandates and on-the-ground realities.

Across these appointments, my focus has been on ensuring that decisions are grounded in statutory authority, transparent governance processes, and a clear understanding of how service responsibilities affect communities over time. LAFCO's mandate—to oversee agency boundaries, service extensions, and orderly growth—directly reflects this same responsibility.

I would welcome the opportunity to support LAFCO's land-use and agency-formation mission as an Alternate Commissioner and to contribute disciplined, independent judgment to its deliberations.

Respectfully,

**Bill Lipe**

## **CV / RESUME**

### **BILL LIPE**

Satinas, California  
[REDACTED]

---

#### **PUBLIC SERVICE & LAND-USE GOVERNANCE EXPERIENCE**

##### **Resource Conservation District of Monterey County (RCDMC)**

**Director, Board of Directors | 2020–Present**

- Provide governance oversight for a special district whose work directly intersects land use, watershed management, and agricultural conservation.
- Review and guide policies affecting conservation planning, land stewardship priorities, and inter-agency coordination.
- Support alignment between district authority, partner agencies, and landowners across multiple jurisdictions.
- Participate in long-range planning and policy discussions shaping how conservation services are delivered geographically.

##### **Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA)**

**Director, Upper Valley (Elected) | 2017–2021**

- Participated in governance of basin-wide groundwater management affecting land use, pumping allocations, and long-term development constraints.
- Reviewed groundwater sustainability plans with direct implications for agricultural land use and regional planning.
- Helped balance statutory requirements with practical impacts on communities and landowners.

##### **Monterey County Agriculture Advisory Committee**

**Committee Member / Chair (Various Periods) | Past 15 Years**

- Advised the County on agricultural land-use policy, zoning considerations, and related regulatory impacts.
- Worked with County departments to evaluate how land-use decisions affect agricultural operations and rural communities.

**Monterey County Water Resources Agency (MCWRA)**

**Basin Management Advisory Committee — Member | Various Periods, Past 15 Years**

- Contributed to advisory discussions on basin management strategies influencing land use, water availability, and agency coordination.
- Helped frame technical water-management issues in policy terms relevant to land-use and service planning.

**Monterey County Water Resources Agency (MCWRA)**

**Reservoir Operations Advisory Committee — Member | Various Periods, Past 15 Years**

- Advised on reservoir operations and flood-management considerations with direct land-use and public-safety implications.
- Supported coordination between operational authority, regulatory requirements, and downstream land uses.

**PUBLIC-SERVICE FOCUS AREAS**

- Land-use governance and policy oversight
- Agency authority and jurisdictional coordination
- Special district governance
- Water-related land-use constraints
- Public-safety considerations in infrastructure planning
- Long-range service and boundary implications

## Tommy Razzeca

---

**From:** Bill Lipe <william.o.lipe@gmail.com>  
**Sent:** Monday, March 23, 2026 9:38 AM  
**To:** razzeca@mosslandingharbor.dst.ca.us  
**Subject:** Request for Support – LAFCO Alternate Independent Special District Commissioner Seat

Dear Chair and Directors,

I am writing to respectfully request your support for my candidacy for the Alternate Independent Special District Commissioner seat on the Monterey County Local Agency Formation Commission (LAFCO).

I wanted to reach out to the Moss Landing Harbor District specifically because your work reflects a particularly important part of Monterey County's special district landscape: specialized public infrastructure operating in a complex coastal and estuarine environment, with direct implications for public access, working waterfront activity, environmental stewardship, and long-term resilience.

The Harbor District's responsibilities are not generic. They require practical governance in the face of real-world pressures, including infrastructure demands, environmental sensitivity, coastal dynamics, and the growing importance of long-range planning around resilience and sea-level rise. That kind of district experience deserves to be understood and respected at LAFCO.

Over the past eight years on the Board of Directors of the Resource Conservation District of Monterey County, I have worked across a wide range of countywide issues, including land stewardship, watershed health, water resources, wildfire mitigation, and interagency coordination. That experience has given me a practical understanding of how place-based districts operate, and how important it is that regional decision-making reflect the full range of special districts across Monterey County.

I believe the alternate seat is a meaningful opportunity to add balance, independence, and a complementary perspective at the table. If one seat reflects one set of relationships or experience, the alternate seat can help ensure broader representation across the county's diverse districts, including technically specialized districts such as yours.

My request is not about revisiting prior decisions. It is about strengthening representation moving forward and ensuring that LAFCO benefits from a countywide, practical, and independent perspective.

If you are willing, I would be grateful for your support.

Thank you for your service and for the important role the Moss Landing Harbor District plays in Monterey County.

Respectfully,

Bill Lipe  
Director, Resource Conservation District of Monterey County  
Candidate, Alternate Independent Special District Commissioner  
Monterey County LAFCO



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 23 – CONSIDER APPROVAL OF \$34,500 FOR REMOVAL AND DISPOSAL OF 60' ABANDONED VESSEL.  
BOARD MEETING MARCH 25, 2026

The abandoned vessel *Polaris*, a 60-foot wooden vessel, has been berthed in Moss Landing Harbor since its arrival in 2016. Beginning in 2018, the Moss Landing Harbor District (MLHD) ceased receiving slip rental payments for the vessel. Despite numerous outreach efforts over several years, the registered owner has remained unresponsive to all communications regarding outstanding fees and required action. Over time, the vessel's condition has significantly deteriorated. Staff assessments indicate that *Polaris* poses an increasing risk to harbor operations, neighboring vessels, and the surrounding marine environment. Concerns include potential structural failure, debris hazards, and the risk of pollution from onboard materials.

Given the vessel's prolonged abandonment, lack of payment, and declining structural integrity, Staff recommends immediate removal and disposal as the most practical course of action. Delaying action may increase risk and associated costs.

Staff has obtained a proposal from The Yard at Moss Landing to perform the full scope of work required to safely remove and dispose of the vessel. The total cost for these services is \$34,500.00. The quoted amount is all-inclusive, covering labor, equipment, and disposal fees, and represents a cost-effective solution for addressing this long-standing issue.

Staff is requesting authorization for expenditure in the amount of \$34,500.00. This expense is necessary to mitigate greater financial and environmental liabilities that could arise from inaction. Staff recommends that the Board of Harbor Commissioners approve the allocation of \$34,500.00 to The Yard at Moss Landing for the haul-out, dismantling, and disposal of the *Polaris*.



## **Proposal for the Demolition and Disposal of M/V Polaris (60' Wooden Vessel)**

03.12.2026

—

Fred Wuerstle  
The Yard at Moss Landing  
7501 Sandholdt Road  
Moss Landing, CA 95039

---

**To:** Moss Landing Harbor District

**From:** Brad Wuerstle, The Yard at Moss Landing

**Date:** March 12, 2026

**Subject:** Proposal for the Demolition and Disposal of M/V Polaris (60' Wooden Vessel)

Dear Robert,

The Yard at Moss Landing is providing this formal proposal for the hauling, dismantling, and disposal of the 60' wooden vessel, **M/V Polaris**.

## Transfer of Responsibility & Logistics

Our plan ensures a clean and efficient removal of the vessel from Moss Landing Harbor inventory:

1. **Transfer to The Yard:** The Harbor will tow the *M/V Polaris* to our travel lift.
2. **Haul & Transfer:** Upon arrival, we will haul the vessel and place it on the hard on our property.
3. **Assumption of Liability:** Once the vessel is hauled out, **The Yard at Moss Landing assumes full responsibility** for the vessel, its contents, and its final disposal.
4. **Dismantling & Disposal:** Our team will perform the full dismantling and disposal of the debris on-site at our facility.
5. **Fluid Recovery:** We will recover any remaining fuel or oil found during the process and can return it to the Harbor's collection facilities as needed without cost.

## Project Quote

**Total Project Cost: \$34,500.00**

This quote is all-inclusive for labor, equipment, and disposal fees except for the residual oil and diesel. By moving the vessel to our yard, we eliminate any disruption to Harbor operations and ensure the demolition is handled in a controlled environment.

We are ready to schedule the haul-out immediately upon your approval. Please let me know if you have any questions or if you would like to move forward.

Best regards,

**Brad Wuerstle** The Yard at Moss Landing

(215) 933-9455

Brad@theyardml.com