



STAFF REPORT

TO: Property Committee

FROM: Chris Munson, Facilities Manager
Natalie Teeter, Planner/Analyst

DATE: November 16, 2021

SUBJECT: **Motor Lockers**

Recommendation

- Recommendation: Review the location and concept for motor lockers.
- Motion: Move to adopt Resolution No. 21-18 which approves a categorical exemption for proposed location of Motor Lockers

District Major Objective/Goal

Objective #2 - Maintain and enhance a boater friendly atmosphere at PSL for both commercial and recreational boaters.

Policy Implications

Code of Ordinances: Chapter 8 - Land Use and Development

Accessory uses and structures - Includes but is not limited to small structures used for storage or the enclosure of equipment, broadcast and receiving antennas, fish cleaning racks, lifeguard stations, access ramps and stairways, planter boxes and landscaping, trash enclosures.

Accessory uses and structures are an allowed use on Harford Pier.

Fiscal Implications / Budget Status

The Harbor District has \$7,500 assigned in the FY 2021/22 budget for Motor Lockers to be funded by a grant. Port San Luis Commercial Fisherman's Association was able to secure a \$10,000 grant from Central Coast Joint Cable/Fisheries Liaison Committee (CCJCFCLC) for Motor Lockers.

Alternatives Considered

- None

Background

In the past few years, District Staff has received various requests from commercial fishermen to install lockers for their outboard motors next to or within the skiff storage area. The Facilities Manager and Facilities Supervisor met with commercial fishermen to discuss the need, concept, and potential locations. The alley behind the skiff storage was identified as a suitable location.

The Facilities Manager and Facilities Supervisor met with Dennis Byrnes of CALFIRE to see if there were fire or clearance concerns for the proposed location. Since the motors do not carry much fuel, the location was not seen as an issue, but fuel canisters would not be allowed to be stored within the lockers.

The District intended to apply for a grant with CCJCFCLC, but the PSL Commercial Fisherman's Association (PSLCFA) offered to apply for it instead. The CCJCFCLC awarded \$10,000 as part of PSLCFA's annual general operation funding.

There is enough space for about 10-12 lockers in this location, 20-24 if they can be stacked.

The alley was at one time used to access the power supply and panels for the ice facility. It also acts as a secondary access around the building which will be preserved. Currently the area is being used for tote storage which is not part of an existing lease or agreement.



Figure 1: Proposed Motor Locker Location

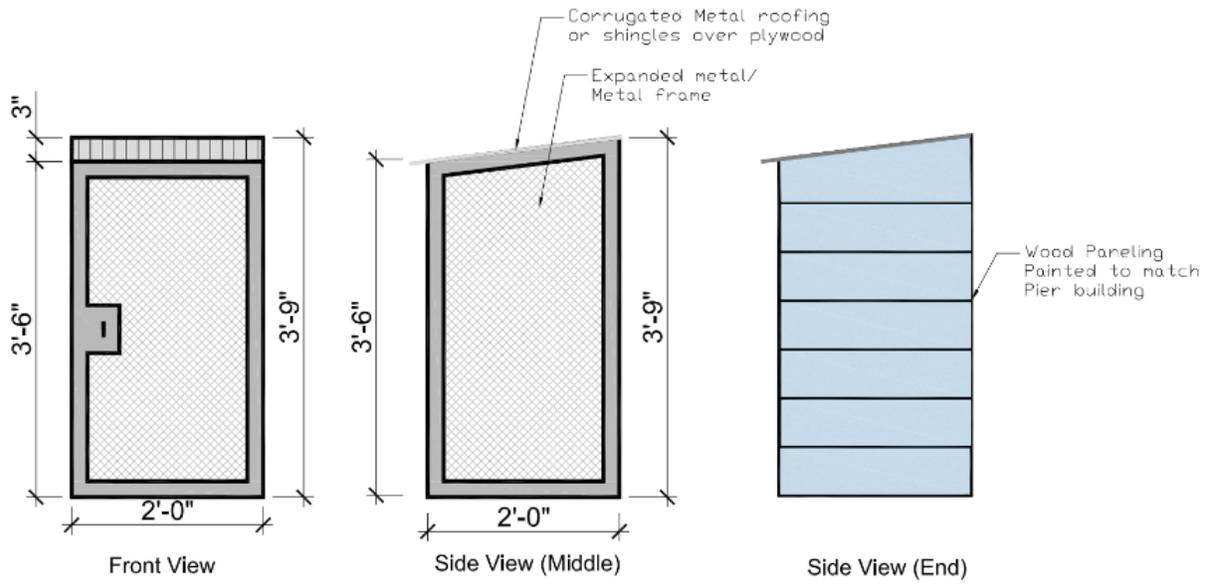


Figure 2: Concept Locker Design



Figure 3. Proposed location, alleyway behind skiff storage

Discussion

The location and concept were present at the November 4th Property Committee Meeting. The Property Committee concurred with the concept and proposed location. The discussion today is focused on whether the Board would like to proceed with the motor lockers concept in its proposed location and what changes, if any, are requested.

If the Board is content with the concept and location, staff recommends adopting the CEQA exemption resolution to prevent future delays. Passing the resolution does not bind the District to further action or approve its installation at this time.

Further discussions about ownership, operation, fees, and use will be brought to the Property Committee at a future meeting before Board consideration.

Conclusion

Review the proposed concept and location for motor lockers and provide feedback or requested changes. Staff recommends moving to adopt Resolution No. 21-18 which approves a categorical exemption for proposed location of Motor Lockers.

Attachment(s): Resolution No. 21-18