

City of Morro Bay

City Council Agenda

Mission Statement

The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life. The City shall be committed to this purpose and will provide a level of municipal service and safety consistent with and responsive to the needs of the public.

**REGULAR MEETING
TUESDAY, APRIL 23, 2013**

**PUBLIC SESSION
VETERANS MEMORIAL HALL - 6:00 P.M.
209 SURF ST., MORRO BAY, CA**

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE
PLEDGE OF ALLEGIANCE
CLOSED SESSION REPORT
MAYOR & COUNCILMEMBERS' REPORTS, ANNOUNCEMENTS & PRESENTATIONS
PUBLIC PRESENTATIONS

PUBLIC COMMENT - Members of the audience wishing to address the Council on City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Council at this time.

To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

- When recognized by the Mayor, please come forward to the podium and state your name and address for the record. Comments are to be limited to three minutes.
- All remarks shall be addressed to Council, as a whole, and not to any individual member thereof.
- The Council respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the City Council to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in City Council meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk, (805) 772-6205. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A. CONSENT AGENDA

Unless an item is pulled for separate action by the City Council, the following actions are approved without discussion.

A-1 APPROVAL OF CITY COUNCIL MINUTES FOR THE CITY COUNCIL MEETING OF APRIL 9, 2013; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-2 STATUS REPORT OF A MAJOR MAINTENANCE & REPAIR PLAN (MMRP) FOR THE EXISTING WASTEWATER TREATMENT PLAN; (PUBLIC SERVICES)

RECOMMENDATION: Receive and file this report.

A-3 REVISED RECOMMENDATION FROM THE CITIZENS OVERSIGHT COMMITTEE ON THE REALLOCATION OF STORM DRAIN CARRYOVER FUNDS IN THE DISTRICT TRANSACTION TAX (MEASURE Q) FUND; (ADMINISTRATIVE SERVICES)

RECOMMENDATION: Staff recommends accepting the Citizens Oversight Committee's recommendation to reallocate the \$471,000 Measure Q storm drain carryover, with \$385,000 going to street maintenance, and \$86,000 to update the 1987 Storm Drain Master Plan.

A-4 QUARTERLY FINANCIAL STATUS REPORT FOR THE FISCAL YEAR ENDED MARCH 31, 2013; (ADMINISTRATIVE SERVICES)

RECOMMENDATION: Accept the reports as presented.

A-5 REAFFIRM COUNCIL ACTION OF APRIL 9, 2013 PERTAINING TO THE SELECTION OF FIVE (5) CITIZEN MEMBERS TO PARTICIPATE ON THE SELECTION COMMITTEE FOR CONSULTATION SERVICES FOR THE WATER RECLAMATION FACILITY; (CITY ATTORNEY)

RECOMMENDATION: Reaffirm and approve its previous decision by selecting Don Boatman, Stephen Shively, Donald Smith, Paul Donnelly and Valerie Levulett to serve as Citizen Members to Participate on the Selection Committee for Consultation Services for the Water Reclamation Facility.

A-6 PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF MORRO BAY DECLARING MAY 2013 AS BIKE MONTH; MAY 13 TO MAY 17, 2013 AS BIKE TO WORK WEEK; AND MAY 8, 2013 AS BIKE TO SCHOOL DAY; (ADMINISTRATION)

RECOMMENDATION: Adopt Proclamation.

A-7 RESOLUTION 25-13 ADOPTING FINDINGS TO UPHOLD THE APPEAL AND OVERTURN THE PLANNING COMMISSION'S APPROVAL OF COASTAL DEVELOPMENT PERMIT (#CP0-390), MORRO STRAND CAMPGROUND IMPROVEMENTS PROJECT; (PUBLIC SERVICES)

RECOMMENDATION: Approve Resolution No. 25-13 adopting findings to uphold the appeal and overturn the Planning Commission's approval of Coastal Development Permit (#CP0-390).

B. PUBLIC HEARINGS

B-1 RESOLUTION NO. 24-13 DECLARING THE INTENTION TO CONTINUE THE PROGRAM AND ASSESSMENTS FOR THE 2013/14 FISCAL YEAR FOR THE MORRO BAY TOURISM BUSINESS IMPROVEMENT DISTRICT (MBTBID) AND SCHEDULING A PUBLIC HEARING TO LEVY THE ASSESSMENTS; (ADMINISTRATIVE SERVICES)

RECOMMENDATION: Approval to hold a public hearing to record testimony for/against the continuation of the MBTBID; review the Morro Bay Tourism Bureau Annual Report and draft FY 2013/14 budget; adopt Resolution No. 24-13; and set the date of May 14, 2013 for a public hearing to levy the assessments.

B-2 APPROVAL OF CONSENT OF LANDOWNER FOR LEASE SITE 82-85/82W-85W (ROSE'S LANDING) TO FILE AN APPLICATION FOR DOCK IMPROVEMENTS AND ALLOW STAFF TO ENTER INTO LEASE NEGOTIATIONS; (HARBOR)

RECOMMENDATION: Consider the three alternatives and provide staff direction; staff is recommending Alternative B.

C. UNFINISHED BUSINESS - NONE

D. NEW BUSINESS

D-1 PRESENTATION BY ECONOMIC DEVELOPMENT PROGRAM

RECOMMENDATION: Listen to presentation, discuss and provide direction as necessary.

D-2 REVIEW AND DISCUSSION OF CO-SPONSORSHIP OF SPECIAL EVENTS TO INCLUDE INITIAL REVIEW OF THE SPONSORSHIP POLICY; (RECREATION & PARKS)

RECOMMENDATION: Review and consider the Co-Sponsorship Application and process, and provide staff with direction for further refinement.

D-3 WATER RECLAMATION FACILITY (WRF) PROJECT STATUS AND DISCUSSION; (ADMINISTRATION)

RECOMMENDATION: Discuss the progress to date on the Water Reclamation Facility (WRF) and provide direction to staff as necessary.

D-4 CONFIRMATION OF CITY GOALS AND GOAL OUTLINES FOR 2013; (ADMINISTRATION)

RECOMMENDATION: Adopt the attached City Goals and Goal Outlines for 2013 as designated priorities by the City Council of the City of Morro Bay.

D-5 SELECTION OF REAL ESTATE CONTRACT SERVICES AND AUTHORIZATION TO EXECUTE A RESIDENTIAL LISTING AGREEMENT FOR EXCLUSIVE AUTHORIZATION AND RIGHT TO SELL THE CITY-OWNED PROPERTY ON THE CORNER OF CORAL AVENUE AND SAN JACINTO STREET; (CITY ATTORNEY)

RECOMMENDATION: Review the five proposals for real estate contract services that have been received, select a real estate broker, and authorize the City Manager to execute a Residential Listing Agreement for exclusive authorization and right to sell the City-Owned Property at the SEC of Coral Avenue and San Jacinto Street..

E. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT

THIS AGENDA IS SUBJECT TO AMENDMENT UP TO 72 HOURS PRIOR TO THE DATE AND TIME SET FOR THE MEETING. PLEASE REFER TO THE AGENDA POSTED AT CITY HALL FOR ANY REVISIONS OR CALL THE CLERK'S OFFICE AT 772-6205 FOR FURTHER INFORMATION.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA SUBMITTED TO THE CITY COUNCIL AFTER DISTRIBUTION OF THE AGENDA PACKET ARE AVAILABLE FOR PUBLIC INSPECTION AT CITY HALL LOCATED AT 595 HARBOR STREET; MORRO BAY LIBRARY LOCATED AT 625 HARBOR STREET; AND MILL'S COPY CENTER LOCATED AT 495 MORRO BAY BOULEVARD DURING NORMAL BUSINESS HOURS.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN A CITY MEETING, PLEASE CONTACT THE CITY CLERK'S OFFICE AT LEAST 24 HOURS PRIOR TO THE MEETING TO INSURE THAT REASONABLE ARRANGEMENTS CAN BE MADE TO PROVIDE ACCESSIBILITY TO THE MEETING.

AGENDA NO: A-1

MEETING DATE: 4/23/2013

MINUTES – MORRO BAY CITY COUNCIL
SPECIAL MEETING – APRIL 9, 2013
VETERAN’S MEMORIAL HALL – 5:00PM

Mayor Irons called the meeting to order at 5:00pm.

PRESENT:	Jamie Irons	Mayor
	Christine Johnson	Councilmember
	Nancy Johnson	Councilmember
	George Leage	Councilmember
	Noah Smukler	Councilmember
STAFF:	Andrea Lueker	City Manager
	Robert Schultz	City Attorney
	Jamie Boucher	City Clerk
	Amy Christey	Police Chief
	Eric Endersby	Harbor Director
	Susan Slayton	Administrative Services Director
	Joe Woods	Recreation & Parks Director

Mayor Irons opened up the public comment period; seeing none, public comment was closed.

ITEM: 2013 GOAL SETTING WORKSHOP MAJOR CITY GOAL RESULT OUTLINES

GOAL #4 - MAINTAIN CORE PUBLIC SAFETY SERVICES

Discussion was held by Council: -under “Brief Discussion”, add an **f. Opportunities.**

GOAL #5 – ENSURE FINANCIAL SUSTAINABILITY

Discussion was held by Council: -under “Brief Discussion”, add an **f. Opportunities**; under “Action Plan, Key Tasks” add to c. ...**workshops to include more information and detail as well as a glossary (terms and definitions)**; change d. from ~~Semi-Annually~~ review... to **Quarterly** review...

GOAL #6 – SUPPORT ECONOMIC DEVELOPMENT

Discussion was held by Council: -under “Action Plan, Key Tasks” add an **f. Opportunities:**.

GOAL #7 – IMPROVE CITY INFRASTRUCTURE

Discussion was held by Council –under “Brief Discussion” add an **f. Opportunities**; under “Action Plan, Key Tasks” add an **f. Continue to work on boat haul-out and T-pier projects/improvements**; **g. Continue to refine the Let us Know module**; **h. Investigate/report on the development/status of a maintenance plan for City pathways and sidewalks - similar to the PMP.**

MINUTES - MORRO BAY CITY COUNCIL
REGULAR MEETING – APRIL 9, 2013
VETERAN’S MEMORIAL HALL – 6:00P.M.

PRESENT:	Jamie Irons	Mayor
	Christine Johnson	Councilmember
	Nancy Johnson	Councilmember
	George Leage	Councilmember
	Noah Smukler	Councilmember
STAFF:	Andrea Lueker	City Manager
	Robert Schultz	City Attorney
	Jamie Boucher	City Clerk
	Amy Christey	Police Chief
	Eric Endersby	Harbor Director
	Susan Slayton	Administrative Services Director
	Joe Woods	Recreation & Parks Director
	Kathleen Wold	Planning Manager
	Cindy Jacinth	Associate Planner

Mayor Irons called the meeting to order at 6:00 p.m.

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE
PLEDGE OF ALLEGIANCE

CLOSED SESSION REPORT – City Attorney Robert Shultz reported that City Council met in Closed Session on the following items: Government Code Section 54956.8, Real Property Transactions instructing City’s real property negotiator regarding the price and terms of payment for the purchase, sale, exchange, or lease of real property as to 307 and 315 Morro Bay Blvd., Meisterlin and City of Morro Bay; Government Code Section 54956.9(a), Conference with Legal Counsel regarding pending litigation, Meisterlin and City of Morro Bay; and, Government Code Section 54957.6, Conference with City Manager, the City’s Designated Representative, for the purpose of reviewing the City’s position regarding the terms and compensation paid to the following employee organizations and giving instructions to the Designated Representative: Firefighters Association (FFA), Police Officer’s Association (POA), and Service Employee’s International Union, SEIU Local 620. No reportable action under the Brown Act was taken.

MAYOR AND COUNCILMEMBERS’ REPORTS, ANNOUNCEMENTS &
PRESENTATIONS
PUBLIC PRESENTATIONS

PUBLIC COMMENT

Robert Davis spoke on behalf of the Library inviting everybody to the Community Open House at the Library to kick off their remodel campaign. The event occurs on Sunday, April 14th from 2-4pm and will feature raffles, tours and food.

Brain Stacy feels he is being terrorized in his own neighborhood and would appreciate the City getting somebody on it to stop it.

Matt Reid spoke on behalf of Mind Over Matter, a non-profit Post Traumatic Stress & Suicide Awareness Foundation whose aim is to empower Veteran's from all generations. They are hosting a free conference on Saturday, April 27th at New Life Church in Pismo from 10am-noon where they will be discussing the stigmas surrounding PTS, mental health and suicide amongst our veterans.

Garry Johnson spoke on Morro Bay's 50th Anniversary Celebration. He, along with Bill and Tracy of Suite 1 Photography, have been asked to help gather historical photographs. He urged anybody with photos to contact Suite 1 or himself.

John Solu spoke on behalf of the Morro Bay Harbor Festival which is being held on October 5th & 6th. He specifically spoke on Item D-3, Consideration to Co-Sponsor the 2013 July 4th Special Event with the Morro Bay 4th, Inc. The Harbor Fest's \$260,000 budget equates to approximately 1 million dollars in economic impact to Morro Bay, and is a child friendly, multi-day event. He asked that Council consider co-sponsoring the Harbor Festival as well as other events that have an economic impact on Morro Bay.

Richard Sadowski spoke representing the Surfrider Foundation on the WRF issue. He has and continues to share his thoughts on the project with Council. In his opinion the capacity issues faced need to be addressed prior to designing a plant. He also feels there is a severe hydrogen sulfide gas issue in North Morro Bay which comes from the dedicated Cayucos line. Finally, we need to start recharging our aquifers and need to have recycling.

Ken Vesterfelt promoted Morro Bay's Emergency Vehicle Car Show being held on Saturday, April 20th from 9-3pm. He also advertised Morro Bay's Cruisn' Car Show being held May 2nd – May 5th. He stated that the Morro Bay Car Show brings in between \$30-\$35,000 in TOT and sales tax and hopes that City fees for non-profit groups can be seriously addressed.

Keith Taylor solicited trophy sponsorship for the Morro Bay Cruisn' Car Show. People can sponsor a trophy for only \$25.00. He thanked those who have already purchased trophies.

Craig Schmidt stated that there has been a new electric vehicle charging station installed at the Chamber's parking lot at 695 Harbor. It has been open to the public since early March. He also advertised the fact that the Economic Vitality Corporation will be at the Chamber on Friday, April 19th from 9am-5pm. Business owners can call to schedule an appointment with them.

Lynda Merrill stated that she is very impressed with the outcome of the Goal's Workshop and thanked everybody for their hard work. She also spoke on Item D-2, Selection of 2 Citizen Members to Participate on the Selection Committee for Consultation Services for the WRF stating that she knows both Don Boatman and Barry Brannin and feels they have both followed the treatment plant issue from the start and recommends them both.

George Daniels spoke on the Morro Strand State Park issue wondering who took care of the plants by the ocean as he feels "his ocean is disappearing". He wants to know why it has become so overgrown.

Mayor Irons closed the public comment period.

A. CONSENT AGENDA

Unless an item is pulled for separate action by the City Council, the following actions are approved without discussion.

A-1 APPROVAL OF CITY COUNCIL MINUTES FOR THE CITY COUNCIL MEETING OF MARCH 26, 2013; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-2 ANNUAL REPORTING ON THE MORRO BAY TOURISM BUSINESS IMPROVEMENT DISTRICT AND SCHEDULING OF A PUBLIC HEARING; (ADMINISTRATIVE SERVICES)

RECOMMENDATION: Acknowledge receipt of the annual report and set the date for the public hearing to be held on April 23, 2013, in order to continue the MBTBID activities and assessments.

A-3 PROPOSED AMENDMENTS TO THE LEAGUE OF CALIFORNIA CITIES BYLAWS; (ADMINISTRATION)

RECOMMENDATION: Staff recommends the City Council submit a “yes” vote adopting the two proposed amendments to the League of California Cities Bylaws.

A-4 RESOLUTION NO. 21-13 AUTHORIZING EXECUTION OF A DEED OF TRUST FOR THE LEASE AGREEMENT ON LEASE SITE 78-81/78W-81W (VAN BEURDEN INVESTMENTS); (CITY ATTORNEY)

RECOMMENDATION: Adopt Resolution 21-13 authorizing the Mayor to execute a consent agreement regarding a deed of trust for Lease Sites 78-81/78W-81W with Rabobank, N.A., and Van Beurden Investments for refinancing of improvements at 701 and 715 Embarcadero.

A-5 A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF MORRO BAY DECLARING THE MONTH OF APRIL “FAIR HOUSING MONTH”; (ADMINISTRATION)

RECOMMENDATION: Approve Proclamation

A-6 AUTHORIZATION TO FILE NOTICE OF COMPLETION FOR THE 2012 STREET REHABILITATION PROGRAM (MB-2012-S2); (PUBLIC SERVICES)

RECOMMENDATION: Authorization for staff to File Notice of Completion for the 2012 Street Rehabilitation Program (MB-2012-S2).

Mayor Irons opened up the public comment period for items on the Consent Calendar.

Betty Winholtz spoke on Item A-4, Approval of a Budget Allocation for Gangway Repair at the South Launch Ramp Commercial Boat Slips cautioning Council about putting the lease up for collateral. While it has been done before, it was uneasy; she hopes this doesn't become a pattern.

Mayor Irons closed public comment for the Consent Calendar.

MOTION: Councilmember Nancy Johnson moved the City Council approve Items A-1, A-2, A-3, A-4, A-5 and A-6 of the Consent Calendar as presented. The motion was seconded by Councilmember Christine Johnson and carried unanimously 5-0.

B. PUBLIC HEARINGS

B-1 APPEALS OF COASTAL DEVELOPMENT PERMIT (#CP0-390) TO ALLOW THE UPGRADE OF EXISTING CAMPSITES LOCATED AT MORRO STRAND STATE PARK CAMPGROUND; (PUBLIC SERVICES)

Councilmember Christine Johnson had to recuse herself from this item due to a conflict of interest.

Associate Planner Cindy Jacinth presented the staff report which included materials presented by the appellants for denial of the project. She also read into the record a portion of the LCP, 2. Policies by Planning Area, Area 1 – North Morro Bay, Policy 1.10 which after additional research into the Local Coastal Plan, is a policy that requires additional conditions of approval be added to development permits that are issued to Atascadero State Beach projects.

Cathy Novak spoke on behalf of Harold Wiebenga, one of the two appellants. The questions raised are: is this a prudent use of tax payer money and is this proposed project consistent with the goals and objectives of State Parks and the City of Morro Bay? Of great concern to the neighbors is: noxious odors from campfires and diesel powered vehicles, hillside/bank slippage, restrooms should be brought up to ADA standards, need for additional parking, need for better community relations and interactions with surrounding residents, landscaping and ongoing maintenance that has not been addressed, providing showers for campers, removal of lower cost camp sites, and pedestrian access. Regarding the second question, the crux of the problem with the proposed project is: smaller camp sites will be replaced with larger and higher end RV camp sites, this is a small park within a residential neighborhood that should be left as is to be in keeping with the character of the area; there is no plan for additional landscaping of camp site areas, only enlargement of asphalt areas; there is no plan to address the renovation of the existing restroom and shower facilities; and, there are no measures to address the other concerns and impacts that have been previously identified. They don't want the park to lose the funding however they believe that there needs to be more creativity with the proposed project that will accomplish the objective for additional revenues and at the same time protect and enhance the goals of the community and visitors in Morro Bay. There is a request to either continue the hearing to a future meeting or to deny the project without prejudice so as to work towards keeping the funding source alive for the necessary Park renovation work.

Harold Wiebenga stated that he is tired of the air pollution that the park generates. He would like to have Council take a look at all the pollutants coming from the park.

Wally Auerbach, as the second appellant, appealed the project for 3 reasons: first, the proposed project has come too far too fast for everybody to fully absorb it which has created a lack of trust; second, the discourse at the Planning Commission was short on facts and short on depth; and finally, in his opinion, the project is not consistent with the various General Plan and Local Coastal Plan and that should first be discussed and resolved before moving forward. He is hopeful that Council will deny the project without prejudice and send State Parks back to create a partnership with the community that works to address these problems.

Brooke Gutierrez spoke on behalf of the applicant, Morro Strand State Park. This all started due to scheduled Statewide park closures; in order to keep Morro Strand open and keep it off the closure list, they needed to generate more money. The money for this project was granted by the State in a competitive fashion. There is a 2 year moratorium for park closures so this money is only available for a finite period of time. They are very open to suggestions and recommendations; however there is a tight window of opportunity to improve the park before the moratorium period ends. They also feel that the issues that they have been made aware of, while very valid, are outside the scope of the project as proposed.

Mayor Irons opened up public comment for Item B-1.

Keith Taylor lives on Beachcomber and what worries him is that this will take away from sites that low and moderate income people can stay. He is also bothered by the lack of park maintenance, there is no handicapped access, and there are no showers.

Fred Wickman also lives on Beachcomber and it is his sincere hope that the Council table this item but if you choose to move forward, he hopes that you will provide 2 additional conditions of approval having to do with beach access and parking issues.

Bill Martoney stated that sometimes bigger isn't better. He doesn't see the need to spend \$800,000 on 25 RV spaces and feels that money would be better spent on revitalizing the restrooms, putting in showers and providing a better park design.

Betty Winholtz stated that this plan doesn't meet the City's General Plan and Local Coastal Plan, nor does it meet the State Parks General Plan. Also, staff didn't present an informative staff report; it should have shown access, circulation and visual resources, none of which were talked about; you also need to talk about the municipal code as it relates to landscaping and lighting issues. There is also a need to explore what the addition of 25 RV's means to air pollution in the area. She hopes that this will be postponed or continued as it is not ready to be decided tonight.

Barry Brannin feels this is moving too quickly. He also feels it will get appealed to the Coastal Commission and doesn't want Morro Bay to go through another embarrassment with the CCC. He feels it should be studied further.

Lynda Merrill disagrees with the staff report that states that there is no evidence of air, noise or ground pollution exists. She wondered if State Parks could put in gas fire pits; she questioned additional noise pollution; she agrees with the need for new restrooms and feels that the landscaping should be extensive and beautiful.

Steve Simas stated that the Park hasn't been updated in years. He also doesn't think that the occupancy rate will go up that much as the RV'ers he's talked to don't feel that Morro Stand will ever have the amenities that they look for in a park.

George Daniels doesn't see a reason to close the park down. He also agrees that the Park hasn't been kept up in years. He suggested that there be a time limit for the use of the fire pits. He also feels there should be beach access at the south end.

Mayor Irons closed the public comment period.

Tom Kidder from State Parks stated that the restroom situation is being addressed pursuant to the 2005 court case Tucker vs. California State Parks, but is subject to funding availability and bathroom priority lists and will be 4-5 years before the State will be able to upgrade the bathrooms.

Doug Barker from State Parks disputed comments that the project was inconsistent with the City's LCP and the State Parks General Plan and summarized goals from the State Parks General Plan which demonstrate the project's consistency and stated that while many, they are working towards accomplishing their goals.

Councilmember Smukler stated that the Park is an incredible asset to Morro Bay and he also recognizes the Park has been neglected and needs to be invested in. He feels we need a better plan for the park and doesn't see that the City has those assurances with this project. He feels we need stronger neighborhood buy-in as well as better day use provisions. He also feels that if the plan isn't refined that the Coastal Commission won't approve it. He feels the key areas that need attention are public access/day use from Beachcomber, parking including day use and overflow, view shed protections, landscaping, overall park amenities, and general impacts to both the neighborhood and the park experience. He would like to see this approached from a master planning perspective.

Councilmember Nancy Johnson agrees with most of what Councilmember Smukler stated. She feels that it's important for State Parks to talk to neighbors in the area and that compromise on some of the items needs to take place. She feels it's important to move the bathroom up the list; she feels it's important to continue to have this park meet the needs of the many mid to lower income campers; maybe we can compromise in the number of RV spaces that are put in; and, possibly limit the time for evening camp fires.

Councilmember Leage feels that the State Park has to consider the people living in the area and do the best they can to try to satisfy them. He agrees 100% with Councilmembers Nancy Johnson and Smukler's comments.

Mayor Irons reviewed and reaffirmed the City's conditions of approval for the project. He also confirmed that access and parking were of great importance. He was concerned that there wasn't a height limitation on the landscaping and how it would protect the screening area.

Councilmember Nancy Johnson doesn't feel that we should be the ones planning this. Instead it would be her choice to deny the project without prejudice and allow them to come back with a

new and better plan. She also wants to possibly limit the amount of RV spaces to ensure that the tent camping component remains.

Planning staff clarified for the record that tent campsites will not be displaced or removed. The project is proposed to be an upgrade of existing RV campsites to larger size RV campsites. Also, regarding air pollution, the County Air Pollution Control District (APCD) governs recreational burning which is allowed under Rule 501.C.1.f.

Councilmember Smukler agrees with Councilmember Nancy Johnson, this needs more neighborhood outreach and also feels we should deny this without prejudice and focus in on how a master plan could be developed. He also wants to ensure we reach out to the Legislature in Sacramento so that they/we are allowed as much time as necessary to do this right as well as have this project continue to receive the funds.

Mayor Irons thinks it's important to receive as much public input so as to give the appellant as much information as possible. The ultimate goal is to keep the park open.

Brooke Gutierrez stated that Parks would be more than happy to convert a space or two into day use parking which would hopefully alleviate some of the parking issues on Beachcomber. She agreed the project seems rushed because it is rushed as they only have a 2 year window before the State Park closure moratorium ends. She feels that if their project was denied that they would forgo coming back to Council and instead go straight to the Coastal Commission.

MOTION: Councilmember Smukler moved to uphold the appeal and deny the project without prejudice and requests the applicant to work with the City to develop a phased proposal with performance standards. The motion was seconded by Mayor Irons and carried 4-0-1 with Councilmember Christine Johnson having been recused from the item.

B-2 RESOLUTION NO. 22-13 INITIATING PROCEEDINGS TO LEVY THE ANNUAL ASSESSMENT FOR THE NORTH POINT NATURAL AREA LANDSCAPING AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT; (RECREATION & PARKS)

Recreation & Parks Director Joe Woods presented the staff report.

Mayor Irons opened the public comment period for Item B-2; seeing none, the public comment period was closed.

MOTION: Councilmember Nancy Johnson moved for adoption of Resolution 22-13 initiating proceedings to levy the annual assessment for the North Point Natural Area Landscaping and Lighting Maintenance Assessment District. The motion was seconded by Councilmember Smukler and carried unanimously 5-0.

B-3 RESOLUTION NO. 23-13 INITIATING PROCEEDINGS TO LEVY THE ANNUAL ASSESSMENT FOR THE CLOISTERS PARK AND OPEN SPACE LANDSCAPING AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT; (RECREATION & PARKS)

Recreation & Parks Director Joe Woods presented the staff report.

Mayor Irons opened the public comment period for Item B-3; seeing none, the public comment period was closed.

MOTION: Councilmember Christine Johnson moved approval of Resolution 23-13 initiating proceedings to levy the annual assessment for the Cloisters Park and Open Space Landscaping and Lighting Maintenance Assessment District. The motion was seconded by Councilmember Leage and carried unanimously 5-0.

C. UNFINISHED BUSINESS – NONE

D. NEW BUSINESS

D-1 WATER RECLAMATION FACILITY (WRF) PROJECT STATUS UPDATE AND DISCUSSION; (CITY COUNCIL)

City Manager Andrea Lueker presented the update: to date the City has received 1 WRF RFP back; there has already been conversation about the selection committee held at this meeting; the appraisal is currently underway for the Righetti property and is expected back by the end of April; JPA will be meeting on Thursday, April 11, 2013 in Cayucos; staff is working with Council to find a date for the WRF Study Session and hopes that one can be selected tonight, there is a decision to be made as to whether or not the study session should be taped.

Mayor Irons opened up the public comment period for Item D-1; seeing none, the public comment period was closed.

Discussion was held on a date for the study session and Monday, April 29, 2013 was selected. There was Council consensus to have the Study Session taped by AGP. There was also a request to issue an addendum to the original WRF RFP to include the fact that the selection committee will include 5 citizen participants.

D-2 SELECTION OF TWO (2) CITIZEN MEMBERS TO PARTICIPATE ON THE SELECTION COMMITTEE FOR CONSULTATION SERVICES FOR THE WATER RECLAMATION FACILITY; (ADMINISTRATION)

City Manager Andrea Lueker presented the staff report.

Councilmember Nancy Johnson requested that more than 2 citizens be appointed to the selection committee. Councilmember Leage suggested that each Councilmember appoint one member each. Mayor Irons would be in support of increasing the numbers. Councilmember Nancy Johnson suggested having 2 panels doing the interviews and meeting together at the end to make the selection – similar to how hiring selections are often made.

Mayor Irons opened the public comment period for Item D-2.

Don Boatman spoke stating that it was a good idea to have citizen participation on this selection committee. He did feel that it could be overwhelming if there was too much citizen participation.

Barry Brannin stated the size could be overwhelming and that 3 would be a good number. He felt that “if there were too many voices, you won’t be able to hear the music”

Ken Vesterfelt felt that the WRF is of great concern to all the citizens of Morro Bay. In fact he doesn’t feel that even 10 citizens in a town of 10,000 would be too many.

Lynda Merrill believes this whole process has been going smoothly. She feels that the sticking with the original plan of 2 citizens would work best.

Mayor Irons closed the public comment period.

Councilmember Leage hoped that by having 5 citizen members, with each Councilmember appointing one member each would provide for a more balanced committee. Councilmember Christine Johnson is willing to expand but wants to be able to vote on each, not make an appointment per Councilmember. She also wanted to ensure everybody was cognizant of the calendar as scheduling this many people could prove difficult. Councilmember Smukler personally reached out to the applicants to hear from them regarding their qualifications and was very impressed which draws him towards expanding; even given that, he is still very cautious about expanding as it could “muddy the waters”. Mayor Irons is willing to add 2 more and also feels there needs to be ground rules for the selection process so it continues to move forward and isn’t stalled due to scheduling issues.

It was determined that the sub-committee will determine how the panels and interviews will take place. It was also unanimously decided that 5 citizens would be selected to serve on the committee but that they would be voted on.

A written vote was then taken by each Councilmember with the following results:

Stephen Shively – 4 votes; Linda Stedje – 0 votes; Barry Brannin – 2 votes; Rick Grantham - 2 votes; Don Boatman - 4 votes; Donald Smith - 3 votes; Paul Donnelly – 5 votes; Valerie Levulett – 5 votes.

The Councilmembers voted as such:

Smukler: Stephen Shively, Don Boatman, Donald Smith, Paul Donnelly, Valerie Levulett

C. Johnson: Stephen Shively, Barry Brannin, Don Boatman, Paul Donnelly, Valerie Levulett

N. Johnson: Stephen Shively, Rick Grantham, Donald Smith, Paul Donnelly, Valerie Levulett

Leage: Rick Grantham, Don Boatman, Donald Smith, Paul Donnelly, Valerie Levulett

Irons: Stephen Shively, Barry Brannin, Don Boatman, Paul Donnelly, Valerie Levulett

The following citizens were appointed to the Selection Committee: Stephen Shively, Don Boatman, Donald Smith, Paul Donnelly and Valerie Levulett.

D-3 CONSIDERATION TO CO-SPONSOR THE 2013 JULY 4TH SPECIAL EVENT WITH THE MORRO BAY 4TH, INC.; (RECREATION & PARKS)

Recreation & Parks Director Joe Woods presented the staff report.

Mayor Irons opened up the public comment period for Item D-3; seeing none, the public comment period was closed.

Councilmember Leage stated that staff charges for special events can be overkill.

Councilmember Nancy Johnson was concerned that this could open up pandora's box as there are so many special events sponsored by non-profit organizations. It's also difficult to determine the City fiscal impact of each as each event is so very different.

City Manager Andrea Lueker stated that staff thinks we could bring back a more global staff report that would deal with most/all of the non-profit events to the second meeting in April or first meeting in May.

Councilmember Smukler agrees that we need to look at this more globally. At the same time, he feels that there is something special about the Morro Bay 4th of July event as it is a 100% volunteer based, no charge to participate, family friendly event.

Mayor Irons discussed the possibility of creating a budget item specifically for this and having non-profit groups apply for the funds.

There was no motion made or action taken; this item will be brought back to the next meeting with a more global emphasis.

D-4 DISCUSSION OF ITEMS TO PLACE ON THE JOINT CITY COUNCIL / PLANNING COMMISSION MEETING AND RESCHEDULING OF THE JOINT MEETING TO TUESDAY, APRIL 23, 2013; (ADMINISTRATION)

City Manager Andrea Lueker requested Council bring forth items to be discussed at the April 23, 2013 Joint City Council / Planning Commission meeting.

Mayor Irons opened up public comment for Item D-4; seeing none, the public comment period was closed.

Discussion was held by Council, the following topics were brought up as possible topics: Measure D, Specific Plan Overlay, Council's expectation levels of more public dialogue at the Planning Commission level; and, the possibility of a grant for compact infill. It was decided to agendaize 1) Measure D; 2) Specific Plan Overlay; 3) Discussion of Appeals; and, 4) Discussion of Goal #3 - Update Plans for Current and Future Land Use Needs.

MOTION: Mayor Irons moved to reschedule the Joint City Council / Planning Commission meeting to April 23, 2013. The motion was seconded by Councilmember Christine Johnson and carried unanimously 5-0.

E. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS

Councilmember Nancy Johnson requested a discussion on ways to help State Parks get their project done and keep their funding; Councilmember Leage and Smukler concurred.

Mayor Irons requested an update identifying the City's Signage Inventory and coordinate the status of ongoing Signage Improvement Efforts; there was Council consensus for this item.

Mayor Irons requested discussion on opening the restroom at the lift station building during the summer months on the Embarcadero; there was Council consensus for this item.

ADJOURNMENT

The meeting adjourned at 10:47pm.

Recorded by:

Jamie Boucher
City Clerk



AGENDA NO: A-2

MEETING DATE: April 23, 2013

Staff Report

TO: Honorable Mayor and City Council DATE: April 17, 2013

FROM: Rob Livick, PE/PLS - Public Services Director/City Engineer

SUBJECT: Status Report of a Major Maintenance & Repair Plan (MMRP) for the Existing Wastewater Treatment Plan

RECOMMENDATION

Staff recommends that this report be received and filed.

FISCAL IMPACT

No fiscal impact at this time as a result of this report

DISCUSSION

Staff presented an update of the MMRP status at the April, 11, 2013 JPA meeting with little transpiring in the subsequent week. Staff has been working on the preparation of the MMRP items that will be proposed for the 2013/3014 fiscal year budget.

CONCLUSION

Staff will continue to bring a status report on the development of the MMRP to future Council meetings as directed.

ATTACHMENT

1. Staff Report from the April 11, 2013 JPA meeting – Item A-3

Prepared by: RL Dept. Review: RL

City Manager Review: _____

City Attorney's Review: _____

Agenda No. Item A - 3

Date: April 11, 2013

STAFF REPORT

MORRO BAY-CAYUCOS J.P.A. WASTEWATER TREATMENT PLANT

To: Honorable Mayor and City Council, City of Morro Bay
Honorable President and Board of Directors, Cayucos Sanitary District

From: Bruce Keogh, Wastewater Division Manager

Date: April 4, 2013

Subject:

Status Report of a Major Maintenance & Repair Plan (MMRP) for the WWTP

Recommendation:

This Department recommends that this report be received and filed.

Fiscal Impact:

There is no fiscal impact at this time.

Summary:

This staff report is intended to provide an update on the development of the MMRP for the wwtp. At the February 14, JPA meeting the Council and District Board approved of the development of an MMRP and made the following motion:

- Direct staff to prepare a time sensitive and prioritized MMRP for the WWTP with an anticipated rolling 2 year budget;
- That the JPA solicit proposals from a qualified firm, or firms, to provide technical advice and analysis on an as needed basis as determined by Morro Bay's Public Services Director and Cayucos Sanitary District Manager;
- And that the Morro Bay Public Services Director and Cayucos Sanitary District Manager report back to the JPA on a semi-annual basis on the progress and costs associated with the MMRP.

Discussion:

Development of a MMRP will assist the City and District in projecting the budgeting of expenditures required to keep the current plant operating in compliance with regulatory requirements.

The primary focus of the past month has been the preparation of the FY 13/14 budget for the wwtp. As part of that process, staff has identified key projects that they recommend funding in the next budget cycle. Those projects will be highlighted during the budget review process. Following submittal of the draft budget to the Finance Director, MBCSD staff will continue to

focus on reviewing Chapter 6 of the Facility Master Plan (FMP), the Electrical Facilities Overview (Appendix H) of the FMP, and the previous CIP developed by Cannon Engineering to continue the process of identifying projects and prioritizing them. In addition, City staff toured the plant with a structural and electrical engineer from Cannon Engineering to solicit input on refining the strategy for the MMRP.

MBCSD staff recommends that it is premature to solicit proposals from a qualified firm, or firms, to provide technical advice and analysis, until further work is performed on the preliminary steps of the MMRP. In the interim period staff can begin work developing the RFP to solicit proposals from qualified firms.

Conclusion:

MBCSD staff will continue to bring a status report on the development of the MMRP at future JPA meetings.



AGENDA NO: A-3
MEETING DATE: 04/23/2013

Staff Report

TO: Honorable Mayor and City Council Members **DATE:** April 16, 2013

FROM: Susan Slayton, Administrative Services Director

SUBJECT: Revised Recommendation from the Citizens Oversight Committee on the Reallocation of Storm Drain Carryover Funds in the District Transaction Tax (Measure Q) Fund

RECOMMENDATION

Accept the Citizens Oversight Committee's recommendation to reallocate the \$471,000 Measure Q storm drain carryover, with \$385,000 going to street maintenance, and \$86,000 to update the 1987 Storm Drain Master Plan.

ALTERNATIVES

1. Accept the recommendation from the Oversight Committee, and reallocate the Storm Drain carryover funds to street maintenance (\$385,000) and allocate \$86,000 to update the 1987 Storm Drain Master Plan;
2. Accept part of the recommendation, which is to dedicate \$86,000 to the update of the 1987 Storm Drain Master Plan update, and leave the remaining funds intact for Storm Drains;
3. Deny the recommendation from the Oversight Committee, thereby leaving the Storm Drain carryover of \$471,000 as it currently exists; or
4. Deny the recommendation from the Oversight Committee, and leave the Storm Drain carryover in the District Transaction Tax (Measure Q) Fund for future designation.
5. City Council deliberate and develop another plan for utilizing these funds.

FISCAL IMPACT

There is no fiscal impact as this is a reallocation of money from one purpose to another.

Prepared By: _____ **Dept Review:** _____
City Manager Review: _____
City Attorney Review: _____

SUMMARY

City Council is being presented with options to re-allocate \$471,000 of Measure Q Storm Drain carryover funds, based on a recommendation from the Citizens Oversight Committee. Staff is asking the City Council to review the options, select one, and provide direction.

BACKGROUND

With the November 2006 election, the citizens of Morro Bay voted in a ½ cent district sales tax, commonly known as “Measure Q.” This is a General Fund tax and has no sunset date.

The ballot measure stated:

"MEASURE Q-06

The Morro Bay Vital Public Services Restoration and Protection Measure. To preserve Morro Bay's safety and character by funding essential services including upgrading firefighter/paramedic equipment, fire stations, police, street and pothole repairs, improving storm drains to protect the bay from pollution and other general city services, shall an ordinance be adopted increasing the City sales tax by one-half cent, subject to independent annual financial audits, and establishing an independent citizens' advisory committee to review annual expenditures?"

Ballot Measure Q-06 passed, and the City enacted Ordinance 519, which established the District Transaction Tax (Measure Q) Fund for the collection of the ½ cent sales tax. Revenues from this tax began arriving in April 2007.

On September 11, 2012, the City Council passed Resolution No. 46-12, formally dedicating the Measure Q funds to the following purposes:

1. Improve the Fire Department;
2. Enhance public safety
3. Street maintenance
4. Storm drain maintenance and prevention of toxic runoff into the bay

Ordinance 519 also established the Citizens Oversight Committee. The Committee meets annually in December to review the revenues and expenditures from the prior fiscal year, along with the current year-to-date information. The Committee met on December 12, 2012, and reviewed the transactions from the 2011/12 fiscal year, and prepared a report to the City Council that was delivered at the February 24, 2013 City Council meeting as a part of the 2012/13 mid-year budget review. Part of that report addressed a significant amount of Measure Q carryover funds for Storm Drains (\$471,000) that were in excess of what the Committee believed was needed; this was later confirmed with the Public Services Director Rob Livick. The Committee recommended in its letter that the majority of this be transferred to the Pavement Management Plan.

The City Council declined to take action on the mid-year budget review, and asked that the item be brought back to them, which it was on March 12th. At that meeting, the following minutes were taken:

**C-1 RESOLUTION NO. 15-13 ADOPTING THE MID-YEAR BUDGET AMENDMENTS;
(ADMINISTRATIVE SERVICES)**

Administrative Services Director Susan Slayton presented the staff report.

Mayor Irons wondered about the Measure Q Funds, and asked whether or not any of these funds could be allocated to an immediate need for streets or storm drains, or should any be held back for adjustments. Public Services Director Rob Livick stated it would cost approximately \$86,000 to prepare and provide an updated Storm Drain Management Plan, which he recommends being done. Mayor Irons would like to re-agendize this to see if a Storm Drain Master Plan would be a good use of Measure Q monies.

Councilmember Smukler...thinks that updating the plan is a good idea and an efficient use of Measure Q funds, but feels it's important that we should ask the Measure Q Committee as to the appropriateness of the use.

Subsequent to this meeting, Ms. Slayton called a special meeting of the Citizens Oversight Committee, which was held on March 22, 2013.

DISCUSSION

The attached letter is a result of the actions taken by City Council on March 12th, and the subsequent special meeting of the Citizens Oversight Committee. The Committee questioned the large carryover in the Storm Drain allocation, thinking it was excessive, and confirmed that with Mr. Livick before writing the first recommendation letter that was presented to the City Council on February 26, 2013. The addendum to the letter restates that recommendation more clearly.

City Council has several options for action on this item:

1. Accept the recommendation from the Oversight Committee, and reallocate the Storm Drain carryover funds mostly to street maintenance with a portion (approximately \$86,000) to update the 1987 Storm Drain Master Plan;
2. Accept the recommendation to allocate approximately \$86,000 to the 1987 Storm Drain Master Plan update, and leave the remaining funds allocated to Storm Drains;
3. Deny the recommendation from the Oversight Committee, thereby leaving the Storm Drain carryover as it currently exists; or
4. Deny the recommendation from the Oversight Committee, and leave the Storm Drain carryover in the District Transaction Tax (Measure Q) Fund for future designation.
5. City Council could deliberate and develop a new plan for utilizing these funds.

Here are the potential affects of selecting each option:

1. Selecting this option will reallocate \$86,000 from the Measure Q Storm Drain carryover to the 1987 Storm Drain Master Plan update, and \$385,000 to street maintenance.
2. Selecting this option will reallocate \$86,000 from the Measure Q Storm Drain carryover to the 1987 Storm Drain Master Plan update, and leave the remaining funds (\$385,000) dedicated for Storm Drains.
3. Selecting this option makes no changes to the Measure Q carryover, leaving the \$471,000 dedicated for Storm Drain expenditures.
4. Selecting this option allows the City Council to leave this money (\$471,000) in the Measure Q Fund for future designation.

CONCLUSION

Based on the Citizens Oversight Committee recommendation, City Council is being asked to transfer the Measure Q allocation of \$471,000 from Storm Drains, allocate \$86,000 to the update of the 1987 Storm Drain Master Plan, and allocate the balance of \$385,000 to street maintenance. Staff has presented options from which the City Council may choose then direct staff accordingly.

ATTACHMENTS

1. Resolution No. 46-12 Affirming the Intended Use of the City's One-Half Cent District Transaction Tax, Commonly Known as Measure Q
2. Memo from the Citizens Oversight Committee, amending its January 3, 2013 letter
3. Memo from the Citizens Oversight Committee, discussing the review of the 2011/12 expenditures
4. Measure Q carryover report

RESOLUTION NO. 46-12

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORRO BAY, CALIFORNIA,
AFFIRMING THE INTENDED USE OF THE CITY'S ONE-HALF CENT DISTRICT
TRANSACTION TAX, COMMONLY KNOWN AS MEASURE Q**

**THE CITY COUNCIL
City of Morro Bay, California**

WHEREAS, as of 2006, the City of Morro Bay had lost more than \$7 million dollars as a result of the State's efforts to balance its own budget; and

WHEREAS, in order for the City to increase its revenues to compensate for the loss, the City hired the Lew Edwards Group to evaluate voter-approved revenue options; and

WHEREAS, based on the Lew Edwards Group's recommendation, the City placed a ballot measure (Measure Q) on the November 2006 ballot, asking voters to approve a one-half cent district transaction tax; and

WHEREAS, a volunteer community group formed a campaign committee to promote the approval of the Measure Q, stressing to the public that the money would be used to replace the earthquake-damaged Fire Station, provide equipment for public safety, maintain streets and repair storm drains; and

WHEREAS, although the ballot measure language covered a wider scope of services than those promoted to the citizens, it passed based on the campaign committee's efforts; and

WHEREAS, a Citizens Oversight Committee was established to ensure the proper use of the Measure Q funds; and

WHEREAS, there is concern that future City Councils might not be aware of the intended purpose of the district transaction, and may authorize spending those funds in areas other than those promoted by the campaign committee and authorized by the voters.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay, California, that the Measure Q funds be formally dedicated to the following purposes:

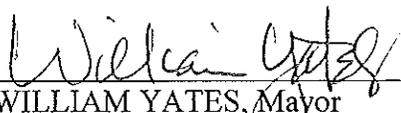
- 1) Improve the Fire Department
- 2) Enhance public safety
- 3) Street Maintenance
- 4) Storm drain maintenance and prevention of toxic runoff into the bay

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 11th of September 2012, by the following vote:

AYES: Borchard, Johnson, Leage, Smukler, Yates

NOES: None

ABSENT: None



WILLIAM YATES, Mayor

ATTEST:



JAMIE BOUCHER, City Clerk

TO: Mayor Irons and City Council Members
FROM: District Transaction Tax (Q) Citizens Oversight Committee
DATE: April 16, 2013
RE: Amendment to the January 3, 2013 letter

Attached please find a copy of our January 3, 2013, letter in which we review the Measure Q expenditures for the Fiscal Year 2011/12. On Page 3, Storm Drains Recommendation, we make the following changes:

Please delete item number 1: "Reallocate most of the Measure Q storm drain carryover to the Pavement Management Plan."

And replace with: "Reallocate most of the Measure Q storm drain carryover to Street Maintenance. Also use a portion of the storm drain carryover amount to update the 1987 Storm Drain Master Plan."

The Committee would also recommend that the Public Services Department work closely with the Recreation and Parks Department on a joint strategy to improve the overall quality of the streets in Morro Bay.

Additionally, the Committee would like to remind the Council of the adopted function of the Citizens Oversight Committee, which is set forth in the Morro Bay Municipal Code Section 3.22.120 (E) as follows:

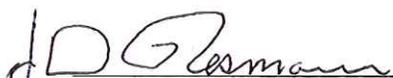
"Citizens Oversight Committee Functions. The committee shall have the following function: Semi-annual report: the committee shall review a semi-annual expense report of the City relative to activities funded with the additional general purpose local sales tax monies. Not later than the last day of the sixth month following the end of each city fiscal year, the Committee will present its findings and conclusions to the city council for its review."

The Citizens Oversight Committee is only charged with reviewing revenues and expenditures that have already occurred, and making recommendations related to those revenues and expenditures, such as removing expenditures that the Committee considers as inappropriate uses of the District Transaction Tax monies. The Committee does not engage in budgeting activities or planning for the use of District Transaction Tax funds.


Homer Alexander


Michael Durick


Elaine Giannini


Dan Glesmann


Barbara Spagnola

TO: Mayor Irons and City Council Members

CC: Andrea Lueker, Chiefs Christey and Pond, Directors Endersby, Livick, Slayton and Woods

FROM: District Transaction Tax (Q) Citizens Oversight Committee

DATE: January 3, 2013

RE: Fiscal Year 2011/2012 Review of Measure Q Expenditures

On December 12, 2012 the Oversight Committee held a public meeting at the Community Center and reviewed all of the Measure Q transactions including transfers into and from the fund. We are pleased to inform you and the residents of Morro Bay that for the third consecutive year we will not be recommending that any of the Measure Q fund transactions be reversed. City Staff has done a good job of spending this additional tax revenue in ways that the voters intended when the ballot initiative was passed in 2006. Below is a narrative that addresses our discussions, findings and recommendations.

In the fiscal year ending June 30, 2012 the District Transaction Tax Fund (Q) received \$792,436 in revenue from taxes, interest and investment gains. The fund additionally received a transfer of \$183,158 resulting in total revenues for the fiscal year of \$975,594. The majority of the transfer amount was from the excess General Fund emergency reserve that Council dedicated to streets' maintenance. The total expenditures for the fiscal year were \$508,517. The ending fund balance as of June 30, 2012 was \$1,555,883. This amount includes all prior years' carryover amounts and miscellaneous year end accounting adjustments. There are \$166,000 in available funds that have not been budgeted.

We have attached the carryover report for your information.

Police Department – The Police Department used their allocated funds to service the internal debt for vehicles for a final year, to purchase a software upgrade and maintenance contract for their Laserfich computer system, and to replace three ballistic entry vests. The Laserfich software program is used by the department to file cases with the District Attorney's Office, and the vests are a mandatory safety requirement which were formerly funded by the COPS grant but are now funded by Measure Q.

There was \$65,000 budgeted in fiscal year 2011/2012 for the new communications tower. Earlier assessments of a need to replace the tower have been proven inaccurate by experts, and therefore a new tower is not needed; however there are areas within the city-wide communications network that are in need of upgrades to preserve and enhance public safety. Staff indicated that the Communications Committee (which is composed of a representative from each City department plus former council member Bill Peirce) met and has developed a list of needed equipment and will have recommendations for City Council sometime in early calendar year 2013.

Police Department Recommendation -- It was the opinion of the Committee that the \$65,000 should be resubmitted through the budget process clearly identifying the new scope and necessity of work.

Fire Department -- This is the fourth year that Measure Q revenue has been used to fund a fourth Fire Fighter for each shift. The availability of four Fire Fighters allows the City of Morro Bay to be in compliance with OSHA standards, which is very important for the safety of our Fire Fighters. The majority of the remaining Fire Department allocated funds from Measure Q were used for the construction of the new Fire Station.

Since Measure Q is subsidizing the majority of the construction costs for the new Fire Station, the Citizens Oversight Committee spent a few minutes reviewing the project. Due to the decisions made in the early stages of construction of the new building, it appears that little, if any, of the second USDA loan will be needed. The Committee was assured by Ms. Slayton that this approved loan of \$300,000 would only be used for payment of any late invoices submitted for building completion. It should be noted that not having to draw down this full loan amount, including interest, would save the future Measure Q fund approximately half a million dollars.

Fire Department Recommendation -- Since construction of the new Fire Station is now completed, City Staff should provide a full financial summary recap of the project in February 2013, and if all or part of the second USDA loan are unnecessary, then the Committee recommends cancellation of the loan and/or associated line of credit.

Street Maintenance Department -- The Street Maintenance Department used their allocated funds primarily for street repairs including cross gutter construction and associated tree work, in accordance with the City's Pavement Management Plan.

Street Maintenance Recommendation -- The \$166,000 unallocated amount from the 2011/2012 fiscal year should be re-allocated to street maintenance in the 2013/2014 fiscal year. The Committee also recommends that in the future the "YOUR MEASURE Q ½ CENT SALES TAX DOLLARS AT WORK" street signs be prominently displayed when and where each and every street repair work is being performed.

Storm Drains -- The Committee discussed the increasingly large carryover amount in the Storm Drain allocated funds. Below is a summary of the discussion.

Background:

- 1) In 1987 Morro Bay contracted John Wallace & Associates (SLO) to develop a Storm Drain Master Plan (SDMP)
- 2) The plan identified 22 projects which involve construction. Twenty-five years ago the aggregate budget forecast cost was \$3.2 million. In today's dollars that is approximately 6.2 million dollars.
- 3) Barry Rands, Public Services Department engineer, does not believe any of these infrastructure projects has ever been completed. This raises the question, "Do we really have a \$6.2 million problem?"
- 4) Measure Q funds budgeted for SDMP work have been underspent resulting in a present carryover in excess of \$445,000. Over the last five years there have been several minor storm drain projects, but the majority of the money that was spent was to supplement the work done on the roundabout and recent work done on the new lift station at the bottom

of Surf St. When the Committee asked Mr. Rands if there were any specific plans to spend this carryover amount, he stated he was unaware of any major projects in the pipeline.

- 5) Per the spirit of the Measure Q spending guidelines, no staff time is charged to Measure Q. The majority of SDMP activity is related to public education outreach and reports to regulating agencies.
- 6) Mr. Rands did say that some of the culvert pipes are reported to be corroded. That leaves open the question of a possible need for emergency repairs. An example is the recent storm drain piping replacement (\$91,500) below Surf St and across the Embarcadero. This work was triggered during the Lift Station #2 replacement. The piping replacement was not on the 25-year old master list of storm drain projects.
- 7) In the residential areas, streets are the primary storm drains.

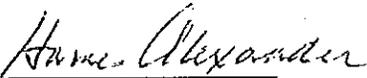
Storm Drains Recommendation – The Committee recommends the following actions:

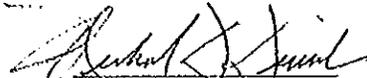
- 1) Reallocate most of the Measure Q storm drain carryover to the Pavement Management Plan.
- 2) Incorporate storm drain improvements when the related streets receive heavy maintenance. Possibly rethink the Pavement Management Plan priorities to take into consideration the need to replace storm drains that could fail in the not too distant future.
- 3) Annually budget \$30,000 of the Measure Q funds for storm drains (4 of the past 6 years' mean expenditure). This amount will cover the cost of any community outreach that might be required. When larger expenditures (> \$30,000) are required, include them in budget for the Pavement Management Plan projects.

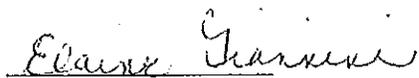
Concluding Comments

In last year's report, the Measure Q Citizens Oversight Committee noted the Measure Q fund was still accumulating increased amounts and recommended that City Council encourage City Staff to spend the money to ensure City residents were seeing the benefit of this extra tax assessment. We are pleased to inform the City Council and Morro Bay citizens that some of this accumulated money was spent this past fall resulting in accelerated street maintenance repairs. The unspent funds as of June 2012 were over \$1.5 million; when the 2012/2013 budgeted amounts were added there was approximately \$2.5 million available to spend during the current fiscal year. This past fall the total amount of unspent Measure Q funds was significantly reduced to just over a million dollars. The Committee encourages the City Council to continue following up with City Staff to ensure the Measure Q funds are being spent in a timely manner, consistent with the guidelines of the Measure Q initiative approved by the voters in 2006.

Respectively submitted,


Homer Alexander


Michael Durick


Elaine Giannini


Dan Glesmann


Barbara Spagnola

CITY OF MORRO BAY
DISTRICT TRANSACTION TAX FUND
SCHEDULE OF DEPARTMENTAL CARRYOVER (from Audits and Budgets)

	2006/07	2007/08	2008/09	2009/10	2010/11	AUDITED 2011/12	Y-T-D 3/21/2013	TOTAL
1/2 cent sales tax	\$ 66,000.00	\$ 831,804.88	\$ 813,733.89	\$ 711,273.05	\$ 758,824.78	\$ 780,980.10	\$ 528,159.95	\$ 4,490,776.65
Interest	556.00	12,543.00	12,859.00	15,235.00	9,456.00	11,456.00	-	62,105.00
Other	-	-	115,000.00	-	(15,000.00)	183,158.00	126,803.00	409,961.00
Total revenues	\$ 66,556.00	\$ 844,347.88	\$ 941,592.89	\$ 726,508.05	\$ 753,280.78	\$ 975,594.10	\$ 654,962.95	\$ 4,962,842.65
Budgets by dept:								
Fire	\$ -	\$ 390,000.00	\$ 375,000.00	\$ -	\$ -	\$ -	\$ -	\$ 765,000.00
Fire - staff	-	-	-	191,121.00	191,121.00	187,884.00	191,121.00	761,247.00
Fire - construction	-	-	-	168,000.00	168,000.00	-	-	336,000.00
Fire - debt	-	-	-	-	-	98,937.00	95,700.00	194,637.00
Streets - construction (PMP)	-	97,500.00	100,000.00	275,000.00	125,000.00	446,158.00	376,803.00	1,420,461.00
Streets - repairs/potholes/sidewalks	-	-	-	-	140,196.00	-	169,179.00	309,375.00
Storm drain	-	97,500.00	100,600.00	150,000.00	125,000.00	204,000.00	70,000.00	747,100.00
Police	-	-	50,000.00	64,700.00	35,000.00	19,000.00	4,000.00	172,700.00
Police - SRO	-	-	-	-	-	23,000.00	23,000.00	46,000.00
City-wide communications	-	-	-	-	-	83,300.00	-	83,300.00
Public safety	-	65,000.00	37,400.00	43,250.00	43,257.00	28,831.00	-	217,738.00
Total budgets	\$ -	\$ 650,000.00	\$ 663,000.00	\$ 892,071.00	\$ 827,574.00	\$ 1,091,110.00	\$ 929,803.00	\$ 5,053,558.00
Expenditures by dept:								
Fire	\$ -	\$ 439,118.01	\$ 284,583.09	\$ 10,151.93	\$ 39,335.63	\$ 601.00	\$ 104,676.11	\$ 878,465.77
Fire - staff	-	-	-	149,184.93	164,810.91	178,777.37	115,102.61	607,875.82
Fire - construction	-	-	-	-	336,000.00	-	-	336,000.00
Fire - debt	-	-	-	-	-	1,467.12	33,912.50	35,379.62
Streets - construction (PMP)	-	95,923.45	8,360.97	135,517.38	38,245.72	94,587.76	1,127,949.84	1,500,585.12
Streets - repairs/potholes/sidewalks	-	-	-	-	15,625.14	148,656.94	49,756.23	214,038.31
Storm drain	-	6,510.21	56,648.92	121,058.50	20,549.88	500.00	5,120.00	210,387.51
Police	-	-	104,184.44	41,396.18	11,839.83	18,127.19	929.50	176,477.14
Police - SRO	-	-	-	-	-	29,641.02	19,757.95	49,398.97
City-wide communications	-	-	-	-	-	7,327.59	-	7,327.59
Public safety	-	65,238.99	-	40,479.20	41,710.62	28,831.38	-	176,260.19
Start up cost	17,354.24	-	-	-	-	-	-	17,354.24
Total expenditures	\$ 17,354.24	\$ 606,790.66	\$ 453,777.42	\$ 497,788.12	\$ 668,117.73	\$ 508,517.37	\$ 1,457,204.74	\$ 4,209,550.28
Remaining funds for dept carryover:								
Fire	\$ -	\$ (49,118.01)	\$ 90,416.91	\$ 31,784.14	\$ (13,025.54)	\$ 8,505.63	\$ (104,676.11)	\$ (36,112.98)
Fire - staff	-	-	-	-	-	-	76,018.39	76,018.39
Fire - construction	-	-	-	168,000.00	(168,000.00)	-	-	-
Fire - debt	-	-	-	-	-	97,469.88	61,787.50	159,257.38
Streets - construction	-	1,576.55	91,639.03	139,482.62	86,754.28	351,570.24	(751,146.84)	(80,124.12)
Streets - repairs/potholes/sidewalks	-	-	-	-	124,570.86	(148,656.94)	119,422.77	95,336.69
Storm drain	-	90,989.79	43,951.08	28,941.50	104,450.12	203,500.00	64,880.00	536,712.49
Police - SRO	-	-	-	-	-	(6,641.02)	3,242.05	(3,398.97)
City-wide communications	-	-	-	-	-	75,972.41	-	75,972.41
Public safety	-	(238.99)	(16,784.44)	26,074.62	24,706.55	872.43	3,070.50	37,700.67
Total carryover	\$ -	\$ 43,209.34	\$ 209,222.58	\$ 394,282.88	\$ 159,456.27	\$ 582,592.63	\$ (527,401.74)	\$ 861,361.96

Notes:
Streets expenditures for 2012/13 include \$659,023.83 posted, but unpaid, invoices as of December 7.
Storm Drain expenditures for 2012/13 include a \$91,493.22 pending invoice as of December 7.



AGENDA NO: A-4
MEETING DATE: 04/23/2013

Staff Report

TO: Honorable Mayor and City Council Members **DATE:** April 17, 2013

FROM: Susan Slayton, Administrative Services Director

SUBJECT: Quarterly Financial Status Report for the Fiscal Year Ended March 31, 2013

RECOMMENDATION

City Council to accept the reports as presented.

ALTERNATIVES

Not applicable

FISCAL IMPACT

There is no fiscal impact as this is only a status report.

SUMMARY

City Council is being presented with the March 31, 2013 quarterly budget and investment reports. This is an informational item, and no formal action is required.

BACKGROUND

At City Council's request, the financial status report is presented to Council on a quarterly basis, which includes the budget performance report well as the investment portfolio. Staff presented the September 30, 2012, report at the October 9, 2012 meeting, and the December 31, 2012, report with the mid-year budget at the February 26, 2013 meeting.

DISCUSSION

Presented tonight is the quarterly financial status report for the fiscal year ended March 31, 2013, the third quarter of the 2012/13 fiscal year. Please remember that when looking at these reports, timing plays a role in revenue receipt; for example, Transient Occupancy Tax is always received one month after the tax was collected (TOT charged in July is not due to the City until August 31). In June, we "double up," receiving the May TOT by June 30, and accruing the June TOT into the prior fiscal year

Prepared By: _____ **Dept Review:** _____
City Manager Review: _____
City Attorney Review: _____

with a journal entry. Expenditures are generally more accurate, although one-time expenditures, such as annual maintenance contracts, will skew the percentage expended.

The optimal percentage at this time of year would be 75% or more, as ¾ of the fiscal year has gone by. General Fund revenues (page 4) are 67.8% (rounded to 68%) received as of March 31. The second installment of property taxes will not come in until April, and of course, the timing issue mentioned above plays a big part in this. General Fund expenditures (page 18) are 89% spent as of March 31; however, when removing the unbudgeted transfer to the capital projects fund for the Fire Station, the expenditure percentage drops to 74.6% (rounded to 75%).

As of March 31, performance results on the enterprise funds are as follows:

<u>FUND</u>	<u>PAGE</u>	<u>PERCENT RECEIVED/SPENT</u>	
		<u>REVENUES</u>	<u>EXPENSES</u>
Transit	30	30%	65%
Water	32	53%	69%
Sewer	34	77%	31%
Harbor	37	79%	74%

As of March 31, performance results on the Wastewater Treatment Plant are as follows:

<u>FUND</u>	<u>PAGE</u>	<u>PERCENT RECEIVED/SPENT</u>	
		<u>REVENUES</u>	<u>EXPENSES</u>
WWTP	44	48%	65%

The City’s portfolio performance investment report is attached as well. We are averaging a 0.757% return on our investments.

CONCLUSION

Staff is asking the City Council to review and accept the report as presented.

ATTACHMENTS

1. Budget performance report for activities through March 31, 2013 (56 pages)
2. Portfolio performance report as of March 31, 2013 (1 page)

Budget Performance Report

Fiscal Year to Date 03/31/13

Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	%	Prior Year Total
Fund 001 - General Fund									
REVENUE									
Department 1111 - Undistributed/Non-Dept.									
3710	Interest Income	.00	.00	.00	76,704.85	(76,704.85)	+++	.27	\$0.27
Department 1111 - Undistributed/Non-Dept. Totals		\$0.00	\$0.00	\$0.00	\$76,704.85	(\$76,704.85)	+++		\$0.00
Department 3110 - City Manager's Office									
3990	Other Misc. Revenues	19,000.00	.00	19,000.00	.00	19,000.00	0	0%	\$0.00
Department 3110 - City Manager's Office Totals		\$19,000.00	\$0.00	\$19,000.00	\$0.00	\$19,000.00	0%		\$0.00
Department 3140 - Human Resources									
3922	Refunds/Adj/Restitution	.00	.00	.00	279.23	(279.23)	+++	211.03	\$211.03
Department 3140 - Human Resources Totals		\$0.00	\$0.00	\$0.00	\$279.23	(\$279.23)	+++		\$211.03
Department 3210 - City Attorney									
3401	Sale of Copies & Books	.00	.00	.00	30.25	(30.25)	+++	369.91	369.91
3990	Other Misc. Revenues	.00	.00	.00	.00	.00	+++	6,000.00	6,000.00
Department 3210 - City Attorney Totals		\$0.00	\$0.00	\$0.00	\$30.25	(\$30.25)	+++		\$6,369.91
Department 3510 - Accounting & Treasury									
3011	Property Tax Curr. Sec.	2,424,753.00	.00	2,424,753.00	1,519,269.78	905,483.22	63	2,451,331.98	2,451,331.98
3012	Property Tax Curr. Unsecu	53,450.00	.00	53,450.00	53,332.27	117.73	100	55,554.89	55,554.89
3015	Property Tax Prior Unsec	.00	.00	.00	(4,644.52)	4,644.52	+++	(7,265.83)	(7,265.83)
3017	Property Tax H-Subvent	19,378.00	.00	19,378.00	9,573.80	9,804.20	49	19,663.64	19,663.64
3019	Property Tax - Other	.00	.00	.00	62.70	(62.70)	+++	322.90	322.90
3020	Property Tax-Cnty Adm Fee	(104,000.00)	24,000.00	(80,000.00)	.00	(80,000.00)	0	(95,311.91)	(95,311.91)
3021	Property Tax In Lieu-VLF	814,293.00	(5,079.00)	809,214.00	404,607.00	404,607.00	50	814,293.00	814,293.00
3022	Prop. Tax In-Lieu Sales	355,652.00	8,820.00	364,472.00	182,235.99	182,236.01	50	356,047.60	356,047.60
3051	Sales Tax-City Portion	1,180,000.00	.00	1,180,000.00	802,222.73	377,777.27	68	1,063,055.90	1,063,055.90
3052	Sales Tax Prop. 172	110,000.00	.00	110,000.00	88,460.78	21,539.22	80	118,582.23	118,582.23
3061	Transfer Tax	52,000.00	.00	52,000.00	42,448.51	9,551.49	82	47,366.43	47,366.43
3064	Transient Occupancy Tax	1,905,000.00	95,000.00	2,000,000.00	1,456,581.36	543,418.64	73	2,027,448.42	2,027,448.42
3065	Electric Franchise Tax	85,000.00	.00	85,000.00	.00	85,000.00	0	91,302.09	91,302.09
3066	Garbage Franchise	170,000.00	.00	170,000.00	120,104.85	49,895.15	71	173,264.69	173,264.69
3067	Cable TV Franchise Fees	160,000.00	(11,000.00)	149,000.00	75,639.17	73,360.83	51	150,427.31	150,427.31
3068	Natural Gas Franchise Fee	77,000.00	.00	77,000.00	.00	77,000.00	0	97,675.44	97,675.44
3220	State Motor In-Lieu	.00	.00	.00	5,437.92	(5,437.92)	+++	5,248.03	5,248.03
3401	Sale of Copies & Books	.00	.00	.00	.00	.00	+++	9.95	9.95
3408	Finance Services	.00	.00	.00	1,350.00	(1,350.00)	+++	1,661.92	1,661.92
3499	Other Rev/Current Svc	15,000.00	.00	15,000.00	.00	15,000.00	0	8,985.25	8,985.25
3630	Interest Del. Taxes	.00	.00	.00	3.83	(3.83)	+++	830.56	830.56
3690	Other Fine/Forfeit/Pen.	.00	.00	.00	339.61	(339.61)	+++	899.67	899.67
3710	Interest Income	.00	.00	.00	.00	.00	+++	185.04	185.04
3730	Rental Income	228,000.00	.00	228,000.00	178,511.09	49,488.91	78	237,876.85	237,876.85
3905	Bad Debts Recovery	.00	.00	.00	.00	.00	+++	67.23	67.23
3913	Sale of Real Property	.00	.00	.00	8,442.21	(8,442.21)	+++	1,433.00	1,433.00
3922	Refunds/Adj/Restitution	.00	.00	.00	(34.00)	34.00	+++	(781.43)	(781.43)
3990	Other Misc. Revenues	4,817.00	.00	4,817.00	1,576.03	3,240.97	33	3,131.32	3,131.32
3991	Cash Variations	.00	.00	.00	(94.28)	94.28	+++	.29	.29
Department 3510 - Accounting & Treasury Totals		\$7,550,343.00	\$111,741.00	\$7,662,084.00	\$4,945,426.83	\$2,716,657.17	65%	\$7,623,306.46	\$7,623,306.46
Department 3520 - Information Services									
3499	Other Rev/Current Svc	.00	50,000.00	50,000.00	5,472.84	44,527.16	11	.00	.00
3922	Refunds/Adj/Restitution	.00	.00	.00	283.82	(283.82)	+++	.00	.00

Budget Performance Report

Fiscal Year to Date 03/31/13

Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	%	Prior Year Total
Department 3520 - Information Services Totals		\$0.00	\$50,000.00	\$50,000.00	\$5,756.66	\$44,243.34	12%		\$0.00
Department 4110 - Police Department									
3230	State Mandated Cost Reimb	5,500.00	.00	5,500.00	3,903.43	1,596.57	71		4,284.02
3247	P.O.S.T. Subvention	8,500.00	.00	8,500.00	8,679.18	(179.18)	102		20,015.05
3248	Police Impound Fees	12,000.00	.00	12,000.00	5,393.00	6,607.00	45		8,605.00
3401	Sale of Copies & Books	1,900.00	.00	1,900.00	1,239.25	660.75	65		1,342.20
3460	Subpoenas	700.00	.00	700.00	6,350.78	(5,650.78)	907		386.08
3461	Fingerprinting Fees	6,200.00	.00	6,200.00	6,606.00	(406.00)	107		7,766.00
3465	Police Cost Recovery	5,000.00	.00	5,000.00	6,161.20	(1,161.20)	123		5,930.58
3468	Booking Fees	.00	.00	.00	(1,127.98)	1,127.98	+++		(3,231.37)
3469	Special Events	13,000.00	.00	13,000.00	13,076.83	(76.83)	101		5,586.23
3499	Other Rev/Current Svc	78,440.00	(78,440.00)	.00	.00	.00	+++		.00
3610	Parking Bail Violations	13,500.00	.00	13,500.00	4,867.50	8,632.50	36		10,382.02
3615	Administrative Citations	1,000.00	.00	1,000.00	314.00	686.00	31		538.00
3690	Other Fine/Forfeit/Pen.	4,000.00	.00	4,000.00	4,551.98	(551.98)	114		4,294.10
3905	Bad Debts Recovery	.00	.00	.00	.00	.00	+++		853.11
3919	Auctioned Property	1,500.00	.00	1,500.00	1,504.91	(4.91)	100		1,561.42
3922	Refunds/Adj/Restitution	200.00	.00	200.00	102.39	97.61	51		284.18
3990	Other Misc. Revenues	2,000.00	.00	2,000.00	1,839.93	160.07	92		1,423.00
Department 4110 - Police Department Totals		\$153,440.00	(\$78,440.00)	\$75,000.00	\$63,462.40	\$11,537.60	85%		\$70,019.62
Department 4210 - Fire Department									
3190	Other Licenses & Permits	.00	.00	.00	225.00	(225.00)	+++		306.00
3302	Federal Grant Public Svc	.00	.00	.00	.00	.00	+++		43,368.00
3391	Other Grant Public Svc	.00	.00	.00	.00	.00	+++		(2,977.54)
3393	Nuclear Planning Assist	13,000.00	.00	13,000.00	.00	13,000.00	0		2,050.00
3401	Sale of Copies & Books	100.00	.00	100.00	140.00	(40.00)	140		136.00
3425	Filing/Certification Fees	.00	.00	.00	2,424.30	(2,424.30)	+++		2,540.93
3426	Plan Checking Fees	10,000.00	.00	10,000.00	6,484.37	3,515.63	65		26,847.93
3427	Building Inspection Fees	3,200.00	.00	3,200.00	.00	3,200.00	0		.00
3469	Special Events	1,400.00	.00	1,400.00	1,482.18	(82.18)	106		1,169.44
3472	Other Fire Services	15,000.00	.00	15,000.00	16,068.86	(1,068.86)	107		16,016.57
3473	EMS Service & Transport	81,779.00	.00	81,779.00	41,666.54	40,112.46	51		81,779.28
3499	Other Rev/Current Svc	5,000.00	.00	5,000.00	.00	5,000.00	0		10,000.00
3913	Sale of Real Property	.00	.00	.00	3,200.00	(3,200.00)	+++		.00
3919	Auctioned Property	.00	.00	.00	.00	.00	+++		495.30
3922	Refunds/Adj/Restitution	.00	.00	.00	144.00	(144.00)	+++		1,295.44
3990	Other Misc. Revenues	.00	.00	.00	.00	.00	+++		70.00
Department 4210 - Fire Department Totals		\$129,479.00	\$0.00	\$129,479.00	\$71,835.25	\$57,643.75	55%		\$183,097.35
Department 5205 - Public Services Admin									
3101	General Business License	278,355.00	.00	278,355.00	234,230.74	44,124.26	84		218,080.81
3104	Transient Vendor Fees	5,900.00	.00	5,900.00	3,235.10	2,664.90	55		4,909.41
3120	Building Permit	230.00	.00	230.00	151.00	79.00	66		2,290.00
3121	Encroachment Permit	7,500.00	.00	7,500.00	4,012.00	3,488.00	53		6,582.00
3127	Coastal Permit	21,000.00	.00	21,000.00	21,754.00	(754.00)	104		9,619.00
3130	Sign	675.00	.00	675.00	1,118.00	(443.00)	166		1,615.00
3132	Conditional Use Permit	30,000.00	.00	30,000.00	1,977.00	28,023.00	7		30,522.38
3190	Other Licenses & Permits	3,750.00	.00	3,750.00	.00	3,750.00	0		.00
3401	Sale of Copies & Books	150.00	.00	150.00	253.75	(103.75)	169		115.25
3403	Sale of Plans/Specs	75.00	.00	75.00	76.00	(1.00)	101		.00

Budget Performance Report

Fiscal Year to Date 03/31/13
 Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Use%/Rec'd	Prior Year Total
3404	Tentative Parcel Map	6,750.00	.00	6,750.00	(26.00)	6,776.00	0	6,869.00
3405	Tentative Tract Map	3,000.00	.00	3,000.00	(1,058.00)	4,058.00	-35	4,610.00
3410	Planning & Zoning App Fee	660.00	.00	660.00	976.00	(316.00)	148	1,920.00
3412	Variance Fee	2,200.00	.00	2,200.00	.00	2,200.00	0	5,108.00
3414	Retrofit Application	375.00	.00	375.00	.00	375.00	0	.00
3415	Environmental Determine	12,000.00	.00	12,000.00	4,602.00	7,398.00	38	14,585.00
3416	Zoning Amendment	165.00	.00	165.00	4,067.00	(3,902.00)	2465	.00
3417	Land Use Determination	500.00	.00	500.00	.00	500.00	0	324.00
3419	Permit Filing Fees	1,100.00	.00	1,100.00	.00	1,100.00	0	.00
3420	Design Review Fees	2,640.00	.00	2,640.00	3,070.44	(430.44)	116	6,993.63
3422	Parking Exception Fees	500.00	.00	500.00	600.00	(100.00)	120	595.00
3426	Plan Checking Fees	84,700.00	.00	84,700.00	35,915.55	48,784.45	42	112,550.97
3427	Building Inspection Fees	75,000.00	.00	75,000.00	62,349.48	12,650.52	83	96,416.05
3429	Other Planning Services	.00	.00	.00	.00	.00	+++	1,000.00
3450	Engineer's Review Fees	1,125.00	.00	1,125.00	241.00	884.00	21	1,367.00
3499	Other Rev/Current Svc	75.00	.00	75.00	.00	75.00	0	.00
	Department 5205 - Public Services Admin Totals	\$538,425.00	\$0.00	\$538,425.00	\$377,545.06	\$160,879.94	70%	\$526,072.50
	Department 5210 - Engineering & Admin							
3920	Notification Fee	.00	.00	.00	2,120.00	(2,120.00)	+++	3,925.00
	Department 5210 - Engineering & Admin Totals	\$0.00	\$0.00	\$0.00	\$2,120.00	(\$2,120.00)	+++	\$3,925.00
	Department 5230 - Street Maintenance							
3919	Auctioned Property	.00	.00	.00	.00	.00	+++	294.66
	Department 5230 - Street Maintenance Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$294.66
	Department 5270 - Curbside Recycling							
3499	Other Rev/Current Svc	21,000.00	.00	21,000.00	16,944.12	4,055.88	81	20,796.96
	Department 5270 - Curbside Recycling Totals	\$21,000.00	\$0.00	\$21,000.00	\$16,944.12	\$4,055.88	81%	\$20,796.96
	Department 6110 - R & P Administration							
3490	Program Revenue	60,000.00	.00	60,000.00	48,722.14	11,277.86	81	83,395.32
3501	Processing Fees	(6,000.00)	.00	(6,000.00)	(6,299.87)	299.87	105	(7,061.71)
3995	Non-Resident Revenue	.00	.00	.00	2,418.21	(2,418.21)	+++	2,715.71
	Department 6110 - R & P Administration Totals	\$54,000.00	\$0.00	\$54,000.00	\$44,840.48	\$9,159.52	83%	\$79,049.32
	Department 6125 - Dance 39+							
3499	Other Rev/Current Svc	12,000.00	.00	12,000.00	10,402.37	1,597.63	87	14,650.00
	Department 6125 - Dance 39+ Totals	\$12,000.00	\$0.00	\$12,000.00	\$10,402.37	\$1,597.63	87%	\$14,650.00
	Department 6130 - Rec & Parks Sports							
3480	R & P Sports Fees	135,000.00	.00	135,000.00	110,402.98	24,597.02	82	170,637.42
3481	R & P Sport Passes	.00	.00	.00	60.00	(60.00)	+++	120.00
3922	Refunds/Adj/Restitution	.00	.00	.00	.00	.00	+++	273.00
	Department 6130 - Rec & Parks Sports Totals	\$135,000.00	\$0.00	\$135,000.00	\$110,462.98	\$24,537.02	82%	\$171,030.42
	Department 6140 - R & P Youth Services							
3482	R & P Youth Services	160,000.00	.00	160,000.00	111,342.30	48,657.70	70	164,229.58
	Department 6140 - R & P Youth Services Totals	\$160,000.00	\$0.00	\$160,000.00	\$111,342.30	\$48,657.70	70%	\$164,229.58
	Department 6143 - Teen Programs Division							
3482	R & P Youth Services	3,000.00	.00	3,000.00	3,287.50	(287.50)	110	3,517.00
	Department 6143 - Teen Programs Division Totals	\$3,000.00	\$0.00	\$3,000.00	\$3,287.50	(\$287.50)	110%	\$3,517.00
	Department 6145 - Skate Park Division							
3482	R & P Youth Services	.00	.00	.00	40.00	(40.00)	+++	.00
	Department 6145 - Skate Park Division Totals	\$0.00	\$0.00	\$0.00	\$40.00	(\$40.00)	+++	\$0.00
	Department 6150 - R & P City Facilities							

Budget Performance Report

Fiscal Year to Date 03/31/13

Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
							%	
3483	R & P Facility Fees	10,000.00	.00	10,000.00	233.00	9,767.00	2	243.80
3730	Rental Income	60,000.00	.00	60,000.00	46,815.91	13,184.09	78	65,428.90
3990	Other Misc. Revenues	.00	.00	.00	3,181.23	(3,181.23)	+++	125.00
	Department 6150 - R & P City Facilities Totals	\$70,000.00	\$0.00	\$70,000.00	\$50,230.14	\$19,769.86	72%	\$65,797.70
	Department 6155 - Gifts & Donations R & P							
3291	Other Donations/Cont.	.00	.00	.00	600.00	(600.00)	+++	238.89
	Department 6155 - Gifts & Donations R & P Totals	\$0.00	\$0.00	\$0.00	\$600.00	(\$600.00)	+++	\$238.89
	Department 6160 - R & P Parks Division							
3469	Special Events	.00	.00	.00	8,589.67	(8,589.67)	+++	7,469.51
3911	Property Damage	.00	.00	.00	248.04	(248.04)	+++	60.17
3919	Auctioned Property	.00	.00	.00	.00	.00	+++	1,089.36
	Department 6160 - R & P Parks Division Totals	\$0.00	\$0.00	\$0.00	\$8,837.71	(\$8,837.71)	+++	\$8,619.04
	Department 6210 - Property Management							
3730	Rental Income	17,400.00	.00	17,400.00	14,656.53	2,743.47	84	18,873.69
	Department 6210 - Property Management Totals	\$17,400.00	\$0.00	\$17,400.00	\$14,656.53	\$2,743.47	84%	\$18,873.69
	Department 7710 - Interfund Transactions							
3801	Transfers In	1,281,696.00	79,600.00	1,361,296.00	1,039,577.15	321,718.85	76	(426,529.79)
3802	Intrafund Revenue Trans.	100,000.00	.00	100,000.00	109,700.00	(9,700.00)	110	1,680,475.99
	Department 7710 - Interfund Transactions Totals	\$1,381,696.00	\$79,600.00	\$1,461,296.00	\$1,149,277.15	\$312,018.85	79%	\$1,253,946.20
	REVENUE TOTALS	\$10,244,783.00	\$162,901.00	\$10,407,684.00	\$7,064,081.81	\$3,343,602.19	68%	\$10,214,045.60
	EXPENSE							
	Department 2110 - City Council							
4110	Regular Pay	33,900.00	.00	33,900.00	25,425.27	8,474.73	75	34,030.75
4310	Part-Time Pay	.00	.00	.00	.00	.00	+++	.00
4910	Employer Paid Benefits	37,201.00	.00	37,201.00	24,490.67	12,710.33	66	38,786.87
5110	Fuel Oil & Lubricants	100.00	.00	100.00	.00	100.00	0	121.63
5175	Computer Operating Supp.	.00	.00	.00	140.68	(140.68)	+++	.00
5199	Misc. Operating Supplies	.00	.00	.00	459.00	(459.00)	+++	.00
5305	Forms Printing	200.00	.00	200.00	285.54	(85.54)	143	.00
6105	Consulting Services	.00	.00	.00	.00	.00	+++	2,730.00
6106	Contractual Services	.00	.00	.00	129.35	(129.35)	+++	950.00
6107	Promotion & Advertising	.00	.00	.00	.00	.00	+++	480.00
6401	General Liability	6,516.00	.00	6,516.00	4,887.00	1,629.00	75	9,308.00
6411	Property Damage Ins.	706.00	.00	706.00	529.47	176.53	75	706.00
6472	Other Ins./Employee Bond	84.00	.00	84.00	63.00	21.00	75	84.00
6510	Meetings & Conferences	500.00	2,000.00	2,500.00	1,970.00	530.00	79	.00
6511	Mileage Reimbursement	100.00	.00	100.00	.00	100.00	0	.00
6513	Meals & Lodging	2,624.00	.00	2,624.00	2,144.38	479.62	82	665.61
6514	Travel Expense	.00	.00	.00	232.36	(232.36)	+++	58.69
6710	Notices & Publications	.00	.00	.00	.00	.00	+++	166.20
	Department 2110 - City Council Totals	\$81,931.00	\$2,000.00	\$83,931.00	\$60,756.72	\$23,174.28	72%	\$88,087.75
	Department 3110 - City Manager's Office							
4110	Regular Pay	226,520.00	.00	226,520.00	168,567.64	57,952.36	74	212,772.23
4599	Other Pay	5,000.00	2,500.00	7,500.00	11,887.87	(4,387.87)	159	23,191.04
4910	Employer Paid Benefits	90,000.00	.00	90,000.00	67,001.66	22,998.34	74	82,069.04
5110	Fuel Oil & Lubricants	420.00	.00	420.00	1,613.77	(1,193.77)	384	2,007.32
5175	Computer Operating Supp.	500.00	9,200.00	9,700.00	11,096.12	(1,396.12)	114	1,676.06
5199	Misc. Operating Supplies	1,000.00	.00	1,000.00	225.44	774.56	23	3,451.20
5201	Other Expense	.00	.00	.00	.00	.00	+++	1,249.00

Budget Performance Report

Fiscal Year to Date 03/31/13

Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
							%	
5301	General Office Supplies	1,600.00	.00	1,600.00	110.45	1,489.55	7	1,526.15
5303	Books & Manuals	500.00	.00	500.00	20.44	479.56	4	25.00
5304	Periodical/Subscriptions	.00	.00	.00	186.00	(186.00)	+++	186.00
5305	Forms Printing	700.00	.00	700.00	.00	700.00	0	.00
5352	Award/Trophy Supplies	.00	.00	.00	290.37	(290.37)	+++	117.23
5504	Machinery/Equip/Supplies	.00	.00	.00	.00	.00	+++	30.09
6105	Consulting Services	5,000.00	.00	5,000.00	5,500.00	(500.00)	110	4,870.00
6106	Contractual Services	1,000.00	2,000.00	3,000.00	2,971.90	28.10	99	8,377.64
6125	Professional Development	500.00	1,500.00	2,000.00	2,095.58	(95.58)	105	130.00
6199	Other Professional Svc	56,984.00	.00	56,984.00	41,700.00	15,284.00	73	41,000.00
6300	Utilities	10,000.00	.00	10,000.00	8,393.17	1,606.83	84	12,183.87
6401	General Liability	2,078.00	.00	2,078.00	2,078.00	.00	100	5,826.00
6411	Property Damage Ins.	283.00	.00	283.00	212.22	70.78	75	283.00
6472	Other Ins./Employee Bond	33.00	.00	33.00	24.75	8.25	75	33.00
6473	Vehicle Insurance	122.00	.00	122.00	91.53	30.47	75	122.00
6510	Meetings & Conferences	600.00	.00	600.00	1,614.64	(1,014.64)	269	4,184.84
6511	Mileage Reimbursement	.00	.00	.00	.00	.00	+++	80.26
6513	Meals & Lodging	1,000.00	.00	1,000.00	1,992.78	(992.78)	199	1,411.75
6514	Travel Expense	.00	.00	.00	292.81	(292.81)	+++	2,990.76
6519	Association Membership	12,700.00	.00	12,700.00	12,027.00	673.00	95	12,682.05
6604	Outside Vehicle Repair/Maint	.00	.00	.00	469.98	(469.98)	+++	131.26
6720	Medical Examinations	.00	.00	.00	1,337.12	(1,337.12)	20	3,355.25
6750	Business Equipment Rental	3,000.00	.00	3,000.00	1,980.94	1,019.06	66	3,253.04
6760	Recruitment	.00	15,000.00	15,000.00	14,254.66	745.34	95	779.00
6761	Payment To Other Agency	12,661.00	.00	12,661.00	12,561.69	99.31	99	12,660.98
6770	Department 3110 - City Manager's Office Totals	\$438,801.00	\$30,200.00	\$469,001.00	\$370,598.53	\$98,402.47	79%	\$442,681.04
6770	Department 3115 - Contract Services	8,000.00	.00	8,000.00	3,594.35	4,405.65	45	.00
6770	Animal Services	46,005.00	.00	46,005.00	34,500.75	11,504.25	75	44,661.00
6770	Department 3115 - Contract Services Totals	\$54,005.00	\$0.00	\$54,005.00	\$38,095.10	\$15,909.90	71%	\$44,661.00
5303	Books & Manuals	100.00	.00	100.00	54.00	46.00	54	52.28
5305	Forms Printing	400.00	.00	400.00	.00	400.00	0	220.16
5352	Award/Trophy Supplies	.00	.00	.00	354.86	(354.86)	+++	.00
6162	Mandated Fees/Inspections	19,500.00	.00	19,500.00	.00	19,500.00	0	.00
6199	Other Professional Svc	.00	.00	.00	.00	.00	+++	16,135.54
4110	Department 3120 - Elections Totals	\$20,000.00	\$0.00	\$20,000.00	\$408.86	\$19,591.14	2%	\$16,407.98
4110	Department 3140 - Human Resources	50,800.00	.00	50,800.00	37,007.79	13,792.21	73	52,829.21
4599	Regular Pay	1,000.00	3,000.00	4,000.00	4,153.45	(153.45)	104	857.50
4910	Employer Paid Benefits	21,440.00	.00	21,440.00	16,681.17	4,758.83	78	22,682.60
5199	Misc. Operating Supplies	.00	.00	.00	90.00	(90.00)	+++	206.19
5201	Other Expense	.00	.00	.00	.00	.00	+++	724.00
5301	General Office Supplies	1,500.00	.00	1,500.00	120.45	1,379.55	8	1,058.36
5303	Books & Manuals	200.00	.00	200.00	.00	200.00	0	.00
5304	Periodical/Subscriptions	.00	.00	.00	.00	.00	+++	199.00
5305	Forms Printing	.00	.00	.00	371.68	(371.68)	+++	181.02
5352	Award/Trophy Supplies	500.00	.00	500.00	.00	500.00	0	.00

Budget Performance Report

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Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd %	Prior Year Total
6106	Contractual Services	25,400.00	.00	25,400.00	20,883.63	4,516.37	82	29,520.06
6125	Professional Development	.00	.00	.00	.00	.00	+++	75.00
6220	Postage	.00	.00	.00	55.83	(55.83)	+++	5.30
6300	Utilities	300.00	.00	300.00	214.90	85.10	72	368.65
6472	Other Ins./Employee Bond	25.00	.00	25.00	.00	25.00	0	.00
6511	Mileage Reimbursement	.00	.00	.00	90.80	(90.80)	+++	.00
6514	Travel Expense	.00	.00	.00	.00	.00	+++	5.50
6519	Association Membership	335.00	.00	335.00	.00	335.00	0	.00
6710	Notices & Publications	.00	.00	.00	584.36	(584.36)	+++	148.75
6720	Medical Examinations	.00	.00	.00	.00	.00	+++	285.00
6750	Business Equipment Rental	2,900.00	.00	2,900.00	1,980.92	919.08	68	3,253.03
6760	Recruitment	17,000.00	10,000.00	27,000.00	19,727.72	7,272.28	73	20,036.64
	Department 3140 - Human Resources Totals	\$121,400.00	\$13,000.00	\$134,400.00	\$101,962.70	\$32,437.30	76%	\$132,435.81
	Department 3170 - Promotion & Advertising							
6106	Contractual Services	.00	.00	.00	.00	.00	+++	26,188.97
6112	TV Ads - Other Region	.00	.00	.00	.00	.00	+++	9,550.00
6113	Print Ads - So. Region	.00	.00	.00	.00	.00	+++	3,110.13
6116	Print Ads - Other Regions	.00	.00	.00	.00	.00	+++	23,339.00
6117	Promotion - Film Industry	.00	.00	.00	.00	.00	+++	10,000.00
6118	Promotion - Media	.00	.00	.00	.00	.00	+++	3,368.00
6119	Promotion - Other	.00	.00	.00	.00	.00	+++	27,883.49
6126	Advertising Prod/Design	.00	.00	.00	.00	.00	+++	13,410.41
	Department 3170 - Promotion & Advertising Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$116,850.00
	Department 3171 - Chamber of Comm - Economic Dev							
6105	Consulting Services	58,425.00	.00	58,425.00	43,818.75	14,606.25	75	.00
	Department 3171 - Chamber of Comm - Economic Dev Totals	\$58,425.00	\$0.00	\$58,425.00	\$43,818.75	\$14,606.25	75%	\$0.00
	Department 3172 - Visitor's Center							
6107	Promotion & Advertising	152,490.00	(25,000.00)	127,490.00	101,867.49	25,622.51	80	152,490.00
	Department 3172 - Visitor's Center Totals	\$152,490.00	(\$25,000.00)	\$127,490.00	\$101,867.49	\$25,622.51	80%	\$152,490.00
	Department 3210 - City Attorney							
4110	Regular Pay	82,849.00	.00	82,849.00	61,333.65	21,515.35	74	79,386.72
4599	Other Pay	.00	3,000.00	3,000.00	2,917.95	82.05	97	1,281.73
4910	Employer Paid Benefits	29,605.00	.00	29,605.00	25,180.01	4,424.99	85	32,481.50
5108	Communication Supplies	350.00	.00	350.00	474.68	(124.68)	136	.00
5175	Computer Operating Supp.	.00	.00	.00	394.90	(394.90)	+++	979.15
5199	Misc. Operating Supplies	684.00	.00	684.00	440.61	243.39	64	1,441.89
5201	Other Expense	.00	.00	.00	.00	.00	+++	1,208.00
5301	General Office Supplies	150.00	.00	150.00	110.43	39.57	74	577.28
5302	Copying Supplies	150.00	.00	150.00	150.00	.00	0	.00
5303	Books & Manuals	170.00	.00	170.00	53.81	116.19	32	283.78
5304	Periodical/Subscriptions	120.00	.00	120.00	.00	120.00	0	21.75
5305	Forms Printing	.00	.00	.00	(38.82)	38.82	+++	.00
6101	Legal Services	4,055.00	.00	4,055.00	78.00	3,977.00	2	1,477.18
6106	Contractual Services	.00	.00	.00	365.92	(365.92)	+++	644.89
6125	Professional Development	3,862.00	.00	3,862.00	3,845.53	16.47	100	5,298.49
6199	Other Professional Svc	5,970.00	.00	5,970.00	.00	5,970.00	0	1,424.85
6201	Telephone	1,000.00	(1,000.00)	.00	.00	.00	+++	.00
6220	Postage	.00	.00	.00	.00	.00	+++	28.76
6300	Utilities	.00	1,000.00	1,000.00	1,715.00	(715.00)	172	1,836.40

Budget Performance Report

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City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
6401	General Liability	465.00	.00	465.00	465.00	.00	100	3,522.00
6411	Property Damage Ins.	247.00	.00	247.00	185.22	61.78	75	247.00
6472	Other Ins./Employee Bond	33.00	.00	33.00	21.78	11.22	66	29.00
6510	Meetings & Conferences	75.00	.00	75.00	55.95	19.05	75	31.53
6513	Meals & Lodging	500.00	.00	500.00	1,130.22	(630.22)	226	927.28
6514	Travel Expense	.00	.00	.00	476.05	(476.05)	+++	650.17
6519	Association Membership	650.00	.00	650.00	640.00	10.00	98	615.00
6604	Outside Vehicle Repair/Maint	.00	.00	.00	940.68	(940.68)	+++	146.04
6750	Business Equipment Rental	.00	.00	.00	1,980.89	(1,980.89)	+++	3,252.88
6760	Recruitment	.00	2,550.00	2,550.00	.00	2,550.00	0	.00
Department 3210 - City Attorney Totals		\$130,935.00	\$5,550.00	\$136,485.00	\$102,767.46	\$33,717.54	75%	\$137,793.27
Department 3510 - Accounting & Treasury								
4110	Regular Pay	231,900.00	.00	231,900.00	182,181.61	49,718.39	79	201,671.52
4120	Overtime Pay	.00	.00	.00	37.23	(37.23)	+++	11.82
4310	Part-Time Pay	8,736.00	.00	8,736.00	173.41	8,562.59	2	6,457.49
4599	Other Pay	4,000.00	.00	4,000.00	4,596.30	(596.30)	115	8,697.77
4910	Employer Paid Benefits	97,708.00	.00	97,708.00	77,730.11	19,977.89	80	90,025.38
5175	Computer Operating Supp.	.00	.00	.00	187.08	(187.08)	+++	6,794.26
5199	Misc. Operating Supplies	.00	.00	.00	703.92	(703.92)	+++	1,109.45
5201	Other Expense	.00	30,000.00	30,000.00	30,010.76	(10.76)	100	2,508.00
5301	General Office Supplies	4,525.00	.00	4,525.00	3,664.75	860.25	81	3,690.88
5303	Books & Manuals	.00	.00	.00	.00	.00	+++	175.00
5304	Periodical/Subscriptions	.00	.00	.00	.00	.00	+++	209.00
5305	Forms Printing	1,000.00	.00	1,000.00	758.44	241.56	76	925.34
6103	Financial Audits	45,000.00	.00	45,000.00	20,215.25	24,784.75	45	47,133.50
6106	Contractual Services	53,770.00	.00	53,770.00	49,020.66	4,749.34	91	36,961.47
6125	Professional Development	200.00	.00	200.00	135.00	65.00	68	202.50
6220	Postage	10,000.00	.00	10,000.00	7,208.44	2,791.56	72	8,239.64
6300	Utilities	9,000.00	.00	9,000.00	7,247.30	1,752.70	81	10,250.84
6401	General Liability	3,426.00	.00	3,426.00	3,426.00	.00	100	10,608.00
6411	Property Damage Ins.	848.00	.00	848.00	636.03	211.97	75	848.00
6472	Other Ins./Employee Bond	62.00	.00	62.00	63.00	(1.00)	102	84.00
6510	Meetings & Conferences	.00	.00	.00	120.00	(120.00)	+++	465.00
6513	Meals & Lodging	.00	.00	.00	.00	.00	+++	14.96
6514	Travel Expense	.00	.00	.00	.00	.00	+++	13.75
6519	Association Membership	300.00	.00	300.00	458.34	(158.34)	153	381.66
6601	Outside Equip. Repair/Mat	.00	.00	.00	.00	.00	+++	95.86
6604	Outside Vehicle Repair/Maint	.00	.00	.00	496.10	(496.10)	+++	95.96
6640	Maintenance Contracts	.00	.00	.00	3,376.53	(3,376.53)	+++	743.32
6740	Fiscal Management Fees	.00	.00	.00	4,696.29	(4,696.29)	+++	11,478.70
6741	Misc. Bank Charges	9,000.00	.00	9,000.00	4,303.71	4,696.29	52	9,312.11
6750	Business Equipment Rental	3,000.00	5,300.00	8,300.00	1,980.94	6,319.06	24	3,253.04
8711	Non Capital Asset Expense	20,000.00	.00	20,000.00	13,250.00	6,750.00	66	5,540.00
Department 3510 - Accounting & Treasury Totals		\$502,475.00	\$35,300.00	\$537,775.00	\$412,373.49	\$125,401.51	77%	\$467,998.22
Department 3520 - Information Services								
4110	Regular Pay	85,026.00	.00	85,026.00	63,193.60	21,832.40	74	84,596.42
4599	Other Pay	.00	5,000.00	5,000.00	5,113.66	(113.66)	102	1,281.94
4910	Employer Paid Benefits	36,410.00	.00	36,410.00	25,734.04	10,675.96	71	34,726.42
5110	Fuel Oil & Lubricants	.00	.00	.00	.00	.00	+++	10.87

Budget Performance Report

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City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
							%	
5125	Repairs/Maint. Materials	.00	10,000.00	10,000.00	.00	10,000.00	0	3.11
5175	Computer Operating Supp.	4,000.00	.00	4,000.00	3,052.57	947.43	76	7,207.59
5199	Misc. Operating Supplies	.00	.00	.00	.00	.00	+++	120.00
5201	Other Expense	.00	.00	.00	(35.94)	35.94	+++	660.94
5301	General Office Supplies	75.00	.00	75.00	.00	75.00	0	141.71
5303	Books & Manuals	25.00	.00	25.00	.00	25.00	0	47.98
6105	Consulting Services	8,000.00	.00	8,000.00	2,271.25	5,728.75	28	9,218.98
6106	Contractual Services	8,000.00	.00	8,000.00	7,210.81	789.19	90	8,823.26
6199	Other Professional Svc	.00	.00	.00	85.00	(85.00)	+++	.00
6220	Postage	.00	.00	.00	43.52	(43.52)	+++	.00
6300	Utilities	1,300.00	.00	1,300.00	356.00	944.00	27	900.62
6472	Other Ins./Employee Bond	17.00	.00	17.00	.00	17.00	0	.00
6473	Vehicle Insurance	122.00	.00	122.00	91.53	30.47	75	122.00
6604	Outside Vehicle Repair/Maint	.00	.00	.00	.00	.00	+++	106.12
6640	Maintenance Contracts	3,500.00	.00	3,500.00	.00	3,500.00	0	.00
Department 3520 - Information Services Totals		\$146,475.00	\$15,000.00	\$161,475.00	\$107,116.04	\$54,358.96	66%	\$147,967.96
Department 4110 - Police Department								
4110	Regular Pay	1,480,414.00	.00	1,480,414.00	1,018,454.86	461,959.14	69	1,402,059.68
4120	Overtime Pay	80,000.00	.00	80,000.00	70,826.37	9,173.63	89	88,428.72
4310	Part-Time Pay	24,250.00	.00	24,250.00	57,636.90	(33,386.90)	238	50,640.75
4515	Standby Pay	6,000.00	.00	6,000.00	4,725.75	1,274.25	79	3,056.54
4599	Other Pay	70,000.00	20,000.00	90,000.00	93,087.03	(3,087.03)	103	114,059.31
4910	Employer Paid Benefits	953,692.00	.00	953,692.00	696,510.86	257,181.14	73	966,897.47
4999	Labor Costs Applied	.00	(78,440.00)	(78,440.00)	(35,349.63)	(43,090.37)	45	(73,986.33)
5101	Janitorial Supplies	1,700.00	.00	1,700.00	1,685.50	14.50	99	2,302.87
5105	First Aid Supplies	800.00	.00	800.00	.00	800.00	0	206.88
5109	Uniforms/Safety Equipment	15,400.00	.00	15,400.00	8,303.73	7,096.27	54	6,403.84
5110	Fuel Oil & Lubricants	45,000.00	.00	45,000.00	40,433.18	4,566.82	90	57,556.62
5113	Evidence Supplies	1,400.00	.00	1,400.00	1,321.22	78.78	94	862.03
5150	Weapons/Range/Ammunition	6,500.00	.00	6,500.00	7,075.89	(575.89)	109	6,751.97
5175	Computer Operating Supp.	6,500.00	.00	6,500.00	3,233.98	3,266.02	50	4,026.74
5201	Other Expense	.00	.00	.00	.00	.00	+++	11,706.00
5301	General Office Supplies	3,000.00	.00	3,000.00	1,454.60	1,545.40	48	3,189.05
5303	Books & Manuals	250.00	.00	250.00	.00	250.00	0	.00
5304	Periodical/Subscriptions	800.00	.00	800.00	763.36	36.64	95	1,141.00
5305	Forms Printing	3,000.00	.00	3,000.00	1,035.34	1,964.66	35	1,107.48
5350	Audio-Visual Supplies	.00	.00	.00	.00	.00	+++	39.81
5502	Building Maint. Supplies	500.00	.00	500.00	450.24	49.76	90	502.43
5503	Rolling Stock Supplies	5,000.00	.00	5,000.00	10,033.05	(5,033.05)	201	10,238.01
5504	Machinery/Equip/Supplies	2,500.00	.00	2,500.00	1,865.02	634.98	75	4,209.97
5530	Small Tools	2,500.00	.00	2,500.00	1,534.69	965.31	61	1,809.47
6101	Legal Services	1,500.00	.00	1,500.00	1,440.00	60.00	96	1,410.00
6105	Consulting Services	500.00	.00	500.00	.00	500.00	0	368.50
6106	Contractual Services	3,500.00	.00	3,500.00	2,115.00	1,385.00	60	2,300.00
6107	Promotion & Advertising	500.00	.00	500.00	109.50	390.50	22	512.35
6125	Professional Development	18,500.00	.00	18,500.00	7,423.89	11,076.11	40	16,642.82
6150	Fingerprinting	2,000.00	.00	2,000.00	4,354.00	(2,354.00)	218	4,947.00
6151	Investigations	750.00	.00	750.00	848.38	(98.38)	113	509.77
6153	Pre-Employment Testing	4,000.00	5,000.00	9,000.00	7,607.61	1,392.39	85	9,549.97

Budget Performance Report

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Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
								%
6170	Pest Control Services	500.00	.00	500.00	396.00	104.00	79	428.00
6199	Other Professional Svc	1,900.00	.00	1,900.00	645.00	1,255.00	34	2,913.00
6220	Postage	550.00	.00	550.00	487.52	62.48	89	824.62
6300	Utilities	35,000.00	.00	35,000.00	24,739.34	10,260.66	71	36,854.77
6401	General Liability	40,774.00	.00	40,774.00	33,080.50	7,693.50	81	65,392.00
6411	Property Damage Ins.	2,612.00	.00	2,612.00	1,959.03	652.97	75	2,612.00
6472	Other Ins./Employee Bond	384.00	.00	384.00	288.00	96.00	75	384.00
6473	Vehicle Insurance	2,195.00	.00	2,195.00	1,646.28	548.72	75	2,195.00
6502	Shipping & Moving	.00	15,000.00	15,000.00	14,787.00	213.00	99	7,050.00
6510	Meetings & Conferences	2,000.00	.00	2,000.00	2,085.99	(85.99)	104	10,884.89
6513	Meals & Lodging	.00	.00	.00	.00	.00	+++	75.73
6519	Association Membership	1,250.00	.00	1,250.00	1,440.00	(190.00)	115	810.00
6601	Outside Equip. Repair/Mat	1,000.00	.00	1,000.00	287.08	712.92	29	3,630.70
6602	Outside Structural Repair	500.00	.00	500.00	271.45	228.55	54	470.00
6604	Outside Vehicle Repair/Maint	20,000.00	.00	20,000.00	8,732.19	11,267.81	44	16,990.18
6640	Maintenance Contracts	8,000.00	.00	8,000.00	7,525.00	475.00	94	7,645.00
6741	Misc. Bank Charges	.00	.00	.00	.00	.00	+++	41.00
6750	Business Equipment Rental	2,500.00	.00	2,500.00	2,072.01	427.99	83	2,262.80
7201	Automobiles	.00	.00	.00	364.74	(364.74)	+++	.00
8721	Payment To Other Agency	24,600.00	.00	24,600.00	24,855.32	(255.32)	101	5,719.99
Department 4110 - Police Departments Totals		\$2,884,221.00	(\$38,440.00)	\$2,845,781.00	\$2,134,642.77	\$711,138.23	75%	\$2,866,634.40
Department 4115 - Communications								
4110	Regular Pay	252,842.00	.00	252,842.00	177,161.33	75,680.67	70	214,433.31
4120	Overtime Pay	21,000.00	.00	21,000.00	24,320.09	(3,320.09)	116	28,180.41
4310	Part-Time Pay	21,000.00	.00	21,000.00	25,149.50	(4,149.50)	120	35,325.70
4599	Other Pay	12,000.00	.00	12,000.00	12,429.40	(429.40)	104	12,793.80
4910	Employer Paid Benefits	129,948.00	.00	129,948.00	79,452.96	50,495.04	61	111,089.38
5175	Computer Operating Supp.	1,200.00	.00	1,200.00	672.48	527.52	56	1,245.13
5201	Other Expense	.00	.00	.00	.00	.00	+++	2,334.00
5301	General Office Supplies	2,500.00	.00	2,500.00	781.61	1,718.39	31	2,250.10
5504	Machinery/Equip/Supplies	500.00	.00	500.00	271.87	228.13	54	210.02
6125	Professional Development	2,200.00	.00	2,200.00	862.48	1,337.52	39	1,326.01
6300	Utilities	5,688.00	.00	5,688.00	1,845.06	3,842.94	32	3,084.20
6519	Association Membership	160.00	.00	160.00	75.00	85.00	47	125.00
6601	Outside Equip. Repair/Mat	2,000.00	.00	2,000.00	.00	2,000.00	0	.00
6640	Maintenance Contracts	.00	.00	.00	7,569.60	(7,569.60)	+++	474.84
6750	Business Equipment Rental	3,000.00	.00	3,000.00	2,072.01	927.99	69	2,489.08
8721	Payment To Other Agency	15,000.00	.00	15,000.00	7,464.70	7,535.30	50	9,873.59
Department 4115 - Communications Totals		\$469,038.00	\$0.00	\$469,038.00	\$340,128.09	\$128,909.91	73%	\$425,234.57
Department 4210 - Fire Department								
4110	Regular Pay	832,766.00	.00	832,766.00	491,320.39	341,445.61	59	763,929.91
4120	Overtime Pay	145,000.00	.00	145,000.00	181,706.44	(36,706.44)	125	116,232.55
4310	Part-Time Pay	129,000.00	.00	129,000.00	164,161.39	(35,161.39)	127	127,471.71
4510	Acting Pay	4,050.00	.00	4,050.00	.00	4,050.00	0	.00
4599	Other Pay	11,000.00	20,000.00	31,000.00	53,717.10	(22,717.10)	173	84,859.15
4910	Employer Paid Benefits	520,366.00	.00	520,366.00	426,009.30	94,356.70	82	666,699.33
5101	Janitorial Supplies	400.00	.00	400.00	942.99	(542.99)	236	487.42
5105	First Aide Supplies	9,775.00	.00	9,775.00	8,384.54	1,390.46	86	9,543.93
5106	Photographic Supplies	75.00	.00	75.00	.00	75.00	0	58.43

Budget Performance Report

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City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
5108	Communication Supplies	6,000.00	.00	6,000.00	1,848.67	4,151.33	31	15,230.46
5109	Uniforms/Safety Equipment	4,100.00	.00	4,100.00	8,765.27	(4,665.27)	214	4,710.43
5110	Fuel Oil & Lubricants	23,540.00	.00	23,540.00	17,843.44	5,696.56	76	24,944.10
5111	Fire Hoses & Couplings	850.00	.00	850.00	232.47	617.53	27	45,729.40
5121	Safety Equipment	16,700.00	.00	16,700.00	2,607.61	14,092.39	16	1,209.67
5130	Advanced Life Support Equ	800.00	.00	800.00	269.38	530.62	34	990.87
5175	Computer Operating Supp.	700.00	.00	700.00	172.76	527.24	25	.00
5199	Misc. Operating Supplies	1,425.00	.00	1,425.00	3,345.53	(1,920.53)	235	2,775.35
5201	Other Expense	.00	.00	.00	.00	.00	+++	6,618.00
5301	General Office Supplies	650.00	.00	650.00	727.82	(77.82)	112	1,206.06
5302	Copying Supplies	500.00	.00	500.00	106.17	393.83	21	50.40
5303	Books & Manuals	300.00	.00	300.00	288.92	11.08	96	584.82
5304	Periodical/Subscriptions	75.00	.00	75.00	29.95	45.05	40	76.00
5305	Forms Printing	.00	.00	.00	328.87	(328.87)	+++	539.47
5350	Audio-Visual Supplies	100.00	.00	100.00	.00	100.00	0	13.41
5501	Grounds Maint. Supplies	100.00	.00	100.00	.00	100.00	0	569.62
5502	Building Maint. Supplies	500.00	.00	500.00	143.52	356.48	29	549.61
5503	Rolling Stock Supplies	4,000.00	.00	4,000.00	4,891.87	(891.87)	122	3,783.63
5504	Machinery/Equip/Supplies	2,825.00	.00	2,825.00	1,105.82	1,719.18	39	3,029.11
5530	Small Tools	2,875.00	.00	2,875.00	612.01	2,262.99	21	3,778.82
6104	Engineering Services	6,750.00	.00	6,750.00	4,360.00	2,390.00	65	7,620.00
6105	Consulting Services	.00	.00	.00	1,114.35	(1,114.35)	+++	.00
6106	Contractual Services	6,595.00	.00	6,595.00	4,252.00	2,343.00	64	4,102.85
6125	Professional Development	14,511.00	.00	14,511.00	10,555.50	3,955.50	73	13,449.93
6160	Vehicle Inspections	.00	.00	.00	.00	.00	+++	48.75
6162	Mandated Fees/Inspections	370.00	.00	370.00	.00	370.00	0	250.00
6199	Other Professional Svc	.00	.00	.00	.00	.00	+++	450.00
6220	Postage	125.00	.00	125.00	61.85	63.15	49	68.65
6300	Utilities	18,900.00	.00	18,900.00	17,612.91	1,287.09	93	17,419.19
6401	General Liability	13,609.00	.00	13,609.00	12,706.75	902.25	93	26,584.00
6411	Property Damage Ins.	1,158.00	.00	1,158.00	868.50	289.50	75	1,158.00
6472	Other Ins./Employee Bond	173.00	.00	173.00	131.22	41.78	76	175.00
6473	Vehicle Insurance	4,464.00	.00	4,464.00	3,348.00	1,116.00	75	4,464.00
6510	Meetings & Conferences	150.00	.00	150.00	1,774.94	(1,624.94)	1183	88.24
6513	Meals & Lodging	1,000.00	.00	1,000.00	196.37	803.63	20	2,815.33
6514	Travel Expense	150.00	.00	150.00	253.36	(103.36)	169	82.85
6519	Association Membership	585.00	.00	585.00	300.00	285.00	51	575.00
6601	Outside Equip. Repair/Mat	1,600.00	.00	1,600.00	3,153.48	(1,553.48)	197	1,717.36
6602	Outside Structural Repair	200.00	.00	200.00	.00	200.00	0	528.76
6604	Outside Vehicle Repair/Maint	9,400.00	.00	9,400.00	3,903.64	5,496.36	42	9,345.26
6640	Maintenance Contracts	780.00	.00	780.00	768.84	11.16	99	1,308.61
6710	Notices & Publications	500.00	.00	500.00	.00	500.00	0	51.51
6720	Medical Examinations	4,500.00	.00	4,500.00	1,185.00	3,315.00	26	1,280.00
6730	Data Processing	150.00	.00	150.00	.00	150.00	0	.00
6750	Business Equipment Rental	2,000.00	.00	2,000.00	1,400.59	599.41	70	2,902.55
8721	Payment To Other Agency	2,000.00	.00	2,000.00	1,000.00	1,000.00	50	1,000.00
Department 4210 - Fire Department Totals		\$1,808,142.00	\$20,000.00	\$1,828,142.00	\$1,438,509.53	\$389,632.47	79%	\$1,983,157.50
Department 4220 - EOC Disaster Preparedness								
5175	Computer Operating Supp.	100.00	.00	100.00	.00	100.00	0	.00

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City of Morro Bay

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5199	Misc. Operating Supplies	175.00	.00	175.00	170.35	4.65	97	.00
5305	Forms Printing	200.00	.00	200.00	.00	200.00	0	.00
5504	Machinery/Equip/Supplies	100.00	.00	100.00	.00	100.00	0	.00
6300	Utilities	1,774.00	.00	1,774.00	1,351.35	422.65	76	1,801.71
6510	Meetings & Conferences	150.00	.00	150.00	.00	150.00	0	.00
6513	Meals & Lodging	.00	.00	.00	253.00	(253.00)	+++	.00
6601	Outside Equip. Repair/Mat	400.00	.00	400.00	.00	400.00	0	.00
Department 4220 - EOC Disaster Preparedness Totals		\$2,899.00	\$0.00	\$2,899.00	\$1,774.70	\$1,124.30	61%	\$1,801.71
Department 5205 - Public Services Admin								
4110	Regular Pay	496,821.00	.00	496,821.00	363,697.09	133,123.91	73	453,830.30
4120	Overtime Pay	3,000.00	.00	3,000.00	.00	3,000.00	0	890.54
4310	Part-Time Pay	.00	.00	.00	24,067.00	(24,067.00)	+++	2,641.30
4599	Other Pay	6,200.00	1,000.00	7,200.00	8,038.59	(838.59)	112	3,339.74
4910	Employer Paid Benefits	252,473.00	.00	252,473.00	164,962.90	87,510.10	65	248,053.31
4999	Labor Costs Applied	(40,000.00)	.00	(40,000.00)	2,218.52	(42,218.52)	-6	11,726.65
5110	Fuel Oil & Lubricants	2,000.00	.00	2,000.00	1,337.40	662.60	67	1,953.94
5125	Repairs/Maint. Materials	4,062.00	.00	4,062.00	.00	4,062.00	0	.00
5175	Computer Operating Supp.	.00	.00	.00	3,045.19	(3,045.19)	+++	3,112.86
5199	Misc. Operating Supplies	10,000.00	.00	10,000.00	7,122.01	2,877.99	71	11,995.32
5201	Other Expense	.00	.00	.00	.00	.00	+++	6,000.00
5303	Books & Manuals	3,000.00	.00	3,000.00	.00	3,000.00	0	108.29
5305	Forms Printing	.00	.00	.00	8.85	(8.85)	+++	.00
5503	Rolling Stock Supplies	.00	.00	.00	.00	.00	+++	120.00
5504	Machinery/Equip/Supplies	.00	.00	.00	.00	.00	+++	898.18
6105	Consulting Services	5,000.00	.00	5,000.00	11,604.43	(6,604.43)	232	28,576.00
6106	Contractual Services	23,000.00	.00	23,000.00	28,573.45	(5,573.45)	124	19,334.41
6125	Professional Development	1,500.00	.00	1,500.00	730.00	770.00	49	205.00
6160	Vehicle Inspections	200.00	.00	200.00	.00	200.00	0	151.25
6161	Licenses & Permits	350.00	.00	350.00	58.00	292.00	17	.00
6162	Mandated Fees/Inspections	200.00	.00	200.00	.00	200.00	0	.00
6199	Other Professional Svc	.00	.00	.00	84.50	(84.50)	+++	.00
6220	Postage	.00	.00	.00	.00	.00	+++	56.79
6300	Utilities	14,921.00	.00	14,921.00	12,322.71	2,598.29	83	13,576.87
6401	General Liability	23,739.00	.00	23,739.00	19,304.25	4,434.75	81	38,199.00
6411	Property Damage Ins.	1,554.00	.00	1,554.00	1,165.50	388.50	75	1,554.00
6472	Other Ins./Employee Bond	163.00	.00	163.00	122.22	40.78	75	163.00
6473	Vehicle Insurance	244.00	.00	244.00	182.97	61.03	75	244.00
6510	Meetings & Conferences	4,500.00	.00	4,500.00	2,520.72	1,979.28	56	3,349.44
6511	Mileage Reimbursement	1,000.00	.00	1,000.00	.00	1,000.00	0	.00
6513	Meals & Lodging	1,000.00	.00	1,000.00	146.35	(146.35)	+++	2,754.81
6514	Travel Expense	.00	.00	.00	1,158.34	1,841.66	39	1,125.00
6519	Association Membership	3,000.00	.00	3,000.00	.00	3,000.00	+++	179.11
6601	Outside Equip. Repair/Mat	.00	.00	.00	.00	.00	0	.00
6604	Outside Vehicle Repair/Maint	100.00	.00	100.00	.00	100.00	0	.00
6701	Outside Clerical/Sec. Svc	2,000.00	.00	2,000.00	.00	2,000.00	0	.00
6710	Notices & Publications	5,000.00	.00	5,000.00	5,934.00	(934.00)	119	9,516.65
6741	Misc. Bank Charges	.00	.00	.00	1,815.86	(1,815.86)	+++	1,448.15
6810	Equipment Rental	.00	.00	.00	335.31	(335.31)	+++	416.60
8711	Non Capital Asset Expense	.00	.00	.00	(9,650.36)	9,650.36	+++	.00

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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	%	Prior Year Total
8750	Bad Debts Written Off	.00	.00	.00	.00	.00	79%	79%	473.94
Department 5205 - Public Services Admin Totals		\$825,027.00	\$1,000.00	\$826,027.00	\$650,905.80	\$175,121.20			\$866,159.77
Department 5220 - Vehicle Maintenance									
4110	Regular Pay	50,336.00	.00	50,336.00	39,540.38	10,795.62			51,810.26
4599	Other Pay	.00	.00	.00	985.67	(985.67)			.00
4910	Employer Paid Benefits	38,262.00	.00	38,262.00	24,858.96	13,403.04			36,153.24
4999	Labor Costs Applied	1,500.00	.00	1,500.00	.00	1,500.00			.00
5105	First Aide Supplies	100.00	.00	100.00	.00	100.00			.00
5109	Uniforms/Safety Equipment	750.00	.00	750.00	1,103.30	(353.30)			1,291.72
5110	Fuel Oil & Lubricants	1,500.00	.00	1,500.00	3,011.65	(1,511.65)			(7,195.13)
5125	Repairs/Maint. Materials	.00	.00	.00	.00	.00			325.00
5199	Misc. Operating Supplies	1,000.00	.00	1,000.00	135.88	864.12			1,422.57
5201	Other Expense	.00	.00	.00	345.00	(345.00)			584.00
5302	Copying Supplies	.00	.00	.00	.00	.00			4.84
5502	Building Maint. Supplies	.00	.00	.00	.00	.00			13.41
5530	Small Tools	500.00	.00	500.00	16.15	483.85			301.28
6106	Contractual Services	.00	.00	.00	.00	.00			1,122.17
6161	Licenses & Permits	3,000.00	.00	3,000.00	2,445.39	554.61			3,057.23
6162	Mandated Fees/Inspections	15,000.00	.00	15,000.00	4,374.11	10,625.89			6,897.95
6300	Utilities	4,500.00	.00	4,500.00	1,903.72	2,596.28			4,601.70
6401	General Liability	1,567.00	.00	1,567.00	1,425.25	141.75			2,953.00
6411	Property Damage Ins.	141.00	.00	141.00	105.75	35.25			141.00
6472	Other Ins./Employee Bond	16.00	.00	16.00	12.78	3.22			17.00
6473	Vehicle Insurance	122.00	.00	122.00	91.53	30.47			122.00
6720	Medical Examinations	95.00	.00	95.00	95.00	.00			.00
6810	Equipment Rental	.00	.00	.00	73.07	(73.07)			338.12
6812	Space Rental	.00	.00	.00	.00	.00			286.55
Department 5220 - Vehicle Maintenance Totals		\$118,389.00	\$0.00	\$118,389.00	\$80,523.59	\$37,865.41			\$104,248.01
Department 5230 - Street Maintenance									
4110	Regular Pay	88,649.00	.00	88,649.00	60,416.65	28,232.35			60,684.54
4120	Overtime Pay	.00	.00	.00	138.98	(138.98)			.00
4310	Part-Time Pay	.00	.00	.00	.00	.00			11,587.50
4910	Employer Paid Benefits	50,663.00	.00	50,663.00	36,247.04	14,415.96			46,825.81
4999	Labor Costs Applied	2,708.00	.00	2,708.00	1,981.43	(9,273.43)			12,427.79
5109	Uniforms/Safety Equipment	600.00	.00	600.00	1,112.81	(512.81)			2,504.80
5110	Fuel Oil & Lubricants	3,400.00	.00	3,400.00	10,421.37	(7,021.37)			16,109.05
5125	Repairs/Maint. Materials	1,000.00	.00	1,000.00	.00	1,000.00			625.40
5175	Computer Operating Supp.	.00	.00	.00	550.00	(550.00)			550.00
5199	Misc. Operating Supplies	15,000.00	.00	15,000.00	9,321.93	5,678.07			26,691.72
5201	Other Expense	.00	.00	.00	.00	.00			1,167.00
5302	Copying Supplies	.00	.00	.00	.00	.00			17.78
5305	Forms Printing	.00	.00	.00	.00	.00			109.10
5503	Rolling Stock Supplies	.00	.00	.00	134.83	(134.83)			.00
5504	Machinery/Equip/Supplies	300.00	.00	300.00	75.82	224.18			517.69
5530	Small Tools	.00	.00	.00	331.87	(331.87)			745.25
6106	Contractual Services	50,000.00	6,000.00	56,000.00	43,259.81	12,740.19			71,298.36
6161	Licenses & Permits	1,060.00	.00	1,060.00	.00	1,060.00			.00
6162	Mandated Fees/Inspections	.00	.00	.00	225.00	(225.00)			.00
6199	Other Professional Svc	.00	.00	.00	.00	.00			63.79

Budget Performance Report

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 Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	%	Prior Year Total
6300	Utilities	4,300.00	.00	4,300.00	4,955.14	(655.14)	115		7,107.79
6399	Other Utilities	3,611.00	.00	3,611.00	.00	3,611.00	0		.00
6401	General Liability	2,887.00	.00	2,887.00	2,415.25	471.75	84		4,868.00
6411	Property Damage Ins.	73.00	.00	73.00	54.72	18.28	75		73.00
6472	Other Ins./Employee Bond	34.00	.00	34.00	24.75	9.25	73		33.00
6473	Vehicle Insurance	96.00	.00	96.00	72.00	24.00	75		96.00
6510	Meetings & Conferences	.00	.00	.00	199.00	(199.00)	+++		.00
6513	Meals & Lodging	.00	.00	.00	.00	.00	+++		160.12
6514	Travel Expense	.00	.00	.00	.00	.00	+++		43.18
6519	Association Membership	173.00	.00	173.00	159.00	14.00	92		228.00
6604	Outside Vehicle Repair/Maint	.00	.00	.00	1,106.86	(1,106.86)	+++		16,385.60
6710	Notices & Publications	.00	.00	.00	669.13	(669.13)	+++		.00
6720	Medical Examinations	.00	.00	.00	.00	.00	+++		95.00
6812	Space Rental	.00	.00	.00	.00	.00	+++		286.66
Department 5230 - Street Maintenance Totals		\$224,554.00	\$6,000.00	\$230,554.00	\$183,873.39	\$46,680.61	80%		\$281,301.93
Department 5232 - Street Trees									
4110	Regular Pay	43,918.00	.00	43,918.00	8,966.41	34,951.59	20		15,521.22
4120	Overtime Pay	.00	.00	.00	.00	.00	+++		131.02
4310	Part-Time Pay	.00	.00	.00	3,690.00	(3,690.00)	+++		.00
4910	Employer Paid Benefits	21,095.00	.00	21,095.00	9,337.68	11,757.32	44		12,676.49
4999	Labor Costs Applied	.00	.00	.00	8,833.56	(8,833.56)	+++		6,082.48
5109	Uniforms/Safety Equipment	270.00	.00	270.00	270.00	.00	100		.00
5110	Fuel Oil & Lubricants	1,350.00	.00	1,350.00	.00	1,350.00	0		.00
5125	Repairs/Maint. Materials	3,000.00	.00	3,000.00	848.52	2,151.48	28		.00
5199	Misc. Operating Supplies	3,833.00	.00	3,833.00	761.82	3,071.18	20		506.06
5501	Grounds Maint. Supplies	300.00	.00	300.00	56.49	243.51	19		.00
5502	Building Maint. Supplies	.00	.00	.00	28.03	(28.03)	+++		.00
5504	Machinery/Equip/Supplies	300.00	.00	300.00	.00	300.00	0		.00
6105	Consulting Services	270.00	.00	270.00	.00	270.00	0		.00
6106	Contractual Services	20,461.00	.00	20,461.00	27,405.20	(6,944.20)	134		33,174.50
6160	Vehicle Inspections	30.00	.00	30.00	.00	30.00	0		1,670.00
6161	Licenses & Permits	15.00	.00	15.00	.00	15.00	0		.00
6162	Mandated Fees/Inspections	75.00	.00	75.00	.00	75.00	0		.00
6300	Utilities	4,268.00	.00	4,268.00	.00	4,268.00	0		.00
6401	General Liability	723.00	.00	723.00	542.25	180.75	75		1,033.00
6411	Property Damage Ins.	79.00	.00	79.00	59.22	19.78	75		79.00
6472	Other Ins./Employee Bond	17.00	.00	17.00	.00	17.00	0		.00
6473	Vehicle Insurance	330.00	.00	330.00	247.50	82.50	75		330.00
6513	Meals & Lodging	.00	.00	.00	.00	.00	+++		204.00
6514	Travel Expense	.00	.00	.00	.00	.00	+++		657.44
6603	Outside Ground Repair	2,100.00	.00	2,100.00	27.13	2,072.87	1		350.00
Department 5232 - Street Trees Totals		\$102,434.00	\$0.00	\$102,434.00	\$61,073.81	\$41,360.19	60%		\$72,415.21
Department 5234 - Street Lighting									
4910	Employer Paid Benefits	.00	.00	.00	39.80	(39.80)	+++		.00
4999	Labor Costs Applied	.00	.00	.00	93.76	(93.76)	+++		.00
6106	Contractual Services	.00	.00	.00	140.16	(140.16)	+++		2,880.65
6300	Utilities	.00	.00	.00	64,393.54	(64,393.54)	+++		96,202.57
6301	Electricity	105,000.00	.00	105,000.00	.00	105,000.00	0		.00
Department 5234 - Street Lighting Totals		\$105,000.00	\$0.00	\$105,000.00	\$64,667.26	\$40,332.74	62%		\$99,083.22

Budget Performance Report

Fiscal Year to Date 03/31/13
Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd %	Prior Year Total
Department 5235 - Storm Drain/Creek Maint.								
4110	Regular Pay	56,112.00	.00	56,112.00	14,923.26	41,188.74	27	25,602.09
4120	Overtime Pay	900.00	.00	900.00	.00	900.00	0	.00
4910	Employer Paid Benefits	27,730.00	.00	27,730.00	12,676.56	15,053.44	46	26,711.72
4999	Labor Costs Applied	.00	.00	.00	11,445.91	(11,445.91)	+++	22,156.32
5109	Uniforms/Safety Equipment	300.00	.00	300.00	300.00	.00	100	.00
5110	Fuel Oil & Lubricants	2,250.00	.00	2,250.00	.00	2,250.00	0	.00
5125	Repairs/Maint. Materials	5,000.00	.00	5,000.00	113.29	4,886.71	2	.00
5199	Misc. Operating Supplies	10,490.00	.00	10,490.00	522.90	9,967.10	5	5,654.71
5501	Grounds Maint. Supplies	500.00	.00	500.00	.00	500.00	0	.00
5504	Machinery/Equip/Supplies	.00	.00	.00	.00	.00	+++	7.47
5530	Small Tools	300.00	.00	300.00	968.53	(668.53)	323	.00
6105	Consulting Services	2,500.00	.00	2,500.00	.00	2,500.00	0	.00
6106	Contractual Services	9,000.00	.00	9,000.00	4,903.89	4,096.11	54	7,610.53
6107	Promotion & Advertising	.00	.00	.00	.00	.00	+++	344.55
6161	Licenses & Permits	6,000.00	.00	6,000.00	100.00	5,900.00	2	7,279.00
6162	Mandated Fees/Inspections	.00	.00	.00	7,279.00	(7,279.00)	+++	.00
6300	Utilities	7,113.00	.00	7,113.00	64.70	7,048.30	1	.00
6401	General Liability	1,205.00	.00	1,205.00	903.78	301.22	75	1,721.00
6411	Property Damage Ins.	131.00	.00	131.00	98.28	32.72	75	131.00
6472	Other Ins./Employee Bond	17.00	.00	17.00	.00	17.00	0	.00
6473	Vehicle Insurance	550.00	.00	550.00	412.47	137.53	75	550.00
6510	Meetings & Conferences	500.00	.00	500.00	.00	500.00	0	59.00
6519	Association Membership	250.00	.00	250.00	95.00	155.00	38	100.00
6710	Notices & Publications	.00	.00	.00	.00	.00	+++	1,468.99
6810	Equipment Rental	.00	.00	.00	.00	.00	+++	1,356.93
Department 5235 - Storm Drain/Creek Maint. Totals		\$130,848.00	\$0.00	\$130,848.00	\$54,807.57	\$76,040.43	42%	\$100,753.31
Department 5270 - Curbside Recycling		21,000.00	.00	21,000.00	.00	21,000.00	0	20,000.00
Department 5270 - Curbside Recycling Totals		\$21,000.00	\$0.00	\$21,000.00	\$0.00	\$21,000.00	0%	\$20,000.00
Department 6110 - R & P Administration								
4110	Regular Pay	167,489.00	.00	167,489.00	114,239.16	53,249.84	68	153,911.42
4120	Overtime Pay	.00	.00	.00	157.20	(157.20)	+++	.00
4310	Part-Time Pay	40,000.00	.00	40,000.00	52,373.13	(12,373.13)	131	64,647.56
4599	Other Pay	.00	15,000.00	15,000.00	16,787.32	(1,787.32)	112	10,266.18
4910	Employer Paid Benefits	67,606.00	.00	67,606.00	45,333.64	22,272.36	67	71,728.79
5175	Computer Operating Supp.	2,200.00	.00	2,200.00	1,026.35	1,173.65	47	2,175.14
5199	Misc. Operating Supplies	750.00	.00	750.00	754.60	(4.60)	101	769.15
5201	Other Expense	600.00	.00	600.00	.00	600.00	+++	1,208.00
5301	General Office Supplies	.00	.00	.00	340.96	259.04	57	550.10
5305	Forms Printing	.00	.00	.00	.00	.00	+++	268.53
5350	Audio-Visual Supplies	100.00	.00	100.00	.00	100.00	0	.00
6106	Contractual Services	18,500.00	.00	18,500.00	5,514.75	12,985.25	30	11,372.50
6107	Promotion & Advertising	200.00	.00	200.00	.00	200.00	0	.00
6125	Professional Development	.00	.00	.00	.00	.00	+++	150.00
6220	Postage	250.00	.00	250.00	199.32	50.68	80	190.00
6300	Utilities	3,500.00	.00	3,500.00	3,726.32	(226.32)	106	2,779.68
6401	General Liability	3,208.00	.00	3,208.00	2,906.02	301.98	91	6,011.00
6411	Property Damage Ins.	281.00	.00	281.00	210.78	70.22	75	281.00

Budget Performance Report

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Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
							%	
6472	Other Ins./Employee Bond	34.00	.00	34.00	37.53	(3.53)	110	50.00
6473	Vehicle Insurance	122.00	.00	122.00	91.53	30.47	75	122.00
6510	Meetings & Conferences	.00	.00	.00	99.11	(99.11)	+++	178.52
6513	Meals & Lodging	.00	.00	.00	33.05	(33.05)	+++	148.98
6519	Association Membership	500.00	.00	500.00	645.00	(145.00)	129	800.00
6601	Outside Equip. Repair/Mat	700.00	.00	700.00	.00	700.00	0	.00
6640	Maintenance Contracts	8,775.00	.00	8,775.00	4,574.35	4,200.65	52	8,472.85
6710	Notices & Publications	500.00	.00	500.00	50.00	450.00	10	.00
7102	Buildings & Structures	.00	.00	.00	.00	.00	+++	6,000.00
Department 6110 - R & P Administration Totals		\$315,315.00	\$15,000.00	\$330,315.00	\$249,100.12	\$81,214.88	75%	\$342,081.40
Department 6125 - Dance 39+		9,600.00	.00	9,600.00	7,721.35	1,878.65	80	11,608.00
Department 6130 - Rec & Parks Sports		\$9,600.00	\$0.00	\$9,600.00	\$7,721.35	\$1,878.65	80%	\$11,608.00
4110	Regular Pay	57,015.00	.00	57,015.00	45,466.60	11,548.40	80	59,426.59
4120	Overtime Pay	671.00	.00	671.00	384.00	287.00	57	248.82
4310	Part-Time Pay	75,000.00	.00	75,000.00	87,111.50	(12,111.50)	116	119,966.88
4599	Other Pay	.00	3,000.00	3,000.00	3,309.88	(309.88)	110	1,915.75
4910	Employer Paid Benefits	33,157.00	.00	33,157.00	28,881.84	4,275.16	87	42,779.16
5102	Recreation Supplies	22,000.00	.00	22,000.00	31,522.74	(9,522.74)	143	37,636.77
5105	First Aide Supplies	100.00	.00	100.00	114.64	(14.64)	115	414.25
5109	Uniforms/Safety Equipment	500.00	.00	500.00	466.98	33.02	93	600.09
5199	Misc. Operating Supplies	2,300.00	.00	2,300.00	1,541.43	758.57	67	2,186.46
5201	Other Expense	.00	.00	.00	.00	.00	+++	584.00
5301	General Office Supplies	1,000.00	.00	1,000.00	127.51	872.49	13	157.47
5305	Forms Printing	500.00	.00	500.00	641.40	(141.40)	128	802.50
5352	Award/Trophy Supplies	9,000.00	.00	9,000.00	4,369.28	4,630.72	49	7,061.64
6106	Contractual Services	6,800.00	.00	6,800.00	8,394.23	(1,594.23)	123	6,792.85
6150	Fingerprinting	.00	.00	.00	.00	.00	+++	53.00
6300	Utilities	550.00	.00	550.00	61.49	488.51	11	93.54
6401	General Liability	1,299.00	.00	1,299.00	974.25	324.75	75	1,855.00
6411	Property Damage Ins.	141.00	.00	141.00	105.75	35.25	75	141.00
6472	Other Ins./Employee Bond	17.00	.00	17.00	12.78	4.22	75	17.00
6473	Vehicle Insurance	.00	.00	.00	45.72	(45.72)	+++	61.00
6519	Association Membership	8,779.00	.00	8,779.00	9,265.45	(486.45)	106	8,697.45
6812	Space Rental	22,000.00	.00	22,000.00	2,765.00	19,235.00	13	15,613.88
Department 6130 - Rec & Parks Sports Totals		\$240,829.00	\$3,000.00	\$243,829.00	\$225,562.47	\$18,266.53	93%	\$307,105.10
Department 6140 - R & P Youth Services		59,866.00	.00	59,866.00	45,983.71	13,882.29	77	58,257.41
4120	Overtime Pay	.00	.00	.00	15.37	(15.37)	+++	104.96
4310	Part-Time Pay	147,000.00	.00	147,000.00	110,438.58	36,561.42	75	170,592.27
4599	Other Pay	.00	.00	.00	315.23	(315.23)	+++	292.48
4910	Employer Paid Benefits	49,782.00	.00	49,782.00	41,717.27	8,064.73	84	63,663.26
5102	Recreation Supplies	8,000.00	.00	8,000.00	4,370.63	3,629.37	55	10,188.09
5105	First Aide Supplies	400.00	.00	400.00	245.78	154.22	61	289.59
5109	Uniforms/Safety Equipment	1,500.00	.00	1,500.00	1,053.68	446.32	70	2,190.81
5199	Misc. Operating Supplies	1,573.00	.00	1,573.00	1,039.17	533.83	66	1,616.45
5201	Other Expense	.00	.00	.00	.00	.00	+++	584.00
5301	General Office Supplies	600.00	.00	600.00	441.57	158.43	74	1,122.93

Budget Performance Report

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Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	%	Prior Year Total
5304	Periodical/Subscriptions	35.00	.00	.00	.00	35.00	0		65.90
5305	Forms Printing	500.00	.00	500.00	590.90	(90.90)	118		397.38
6125	Professional Development	200.00	.00	200.00	240.00	(40.00)	120		95.00
6150	Fingerprinting	500.00	.00	500.00	451.00	49.00	90		252.00
6161	Licenses & Permits	600.00	.00	600.00	440.00	160.00	73		734.14
6300	Utilities	2,000.00	.00	2,000.00	853.92	1,146.08	43		2,092.91
6401	General Liability	1,233.00	.00	1,233.00	924.75	308.25	75		1,761.00
6411	Property Damage Ins.	141.00	.00	141.00	105.75	35.25	75		141.00
6472	Other Ins./Employee Bond	17.00	.00	17.00	12.78	4.22	75		17.00
6473	Vehicle Insurance	.00	.00	.00	45.72	(45.72)	+++		61.00
6519	Association Membership	250.00	.00	250.00	150.00	100.00	60		140.00
6812	Space Rental	.00	.00	.00	1,887.00	(1,887.00)	+++		3,562.00
Department: 6140 - R & P Youth Services Totals		\$274,197.00	\$0.00	\$274,197.00	\$211,322.81	\$62,874.19	77%		\$318,221.58
Department: 6143 - Teen Programs Division									
4110	Regular Pay	.00	.00	.00	797.75	(797.75)	+++		135.33
4120	Overtime Pay	.00	.00	.00	9.86	(9.86)	+++		.00
4310	Part-Time Pay	43,000.00	.00	43,000.00	32,312.49	10,687.51	75		45,135.82
4910	Employer Paid Benefits	6,707.00	.00	6,707.00	6,141.93	565.07	92		8,455.85
5102	Recreation Supplies	6,317.00	.00	6,317.00	2,770.29	3,546.71	44		7,634.37
5105	First Aide Supplies	50.00	.00	50.00	.00	50.00	0		.00
5109	Uniforms/Safety Equipment	100.00	.00	100.00	4.00	96.00	4		.00
5175	Computer Operating Supp.	.00	.00	.00	.00	.00	+++		1,751.36
5199	Misc. Operating Supplies	600.00	.00	600.00	392.89	207.11	65		624.07
5301	General Office Supplies	300.00	.00	300.00	93.54	206.46	31		195.46
5304	Periodical/Subscriptions	.00	.00	.00	.00	.00	+++		14.99
5305	Forms Printing	.00	.00	.00	8.85	(8.85)	+++		4.53
6106	Contractual Services	200.00	.00	200.00	.00	200.00	0		77.89
6161	Licenses & Permits	400.00	.00	400.00	.00	400.00	0		1,056.60
6300	Utilities	.00	4,000.00	4,000.00	3,351.22	648.78	84		4,761.47
6472	Other Ins./Employee Bond	17.00	.00	17.00	.00	17.00	0		.00
6742	Cr. Card Processing Chgs.	.00	.00	.00	.00	.00	+++		3.97
Department: 6143 - Teen Programs Division Totals		\$57,691.00	\$4,000.00	\$61,691.00	\$45,882.82	\$15,808.18	74%		\$69,851.71
Department: 6150 - R & P City Facilities									
4110	Regular Pay	137,343.00	.00	137,343.00	47,743.78	89,599.22	35		94,473.20
4120	Overtime Pay	500.00	.00	500.00	203.09	296.91	41		1,298.08
4310	Part-Time Pay	15,000.00	.00	15,000.00	23,035.74	(8,035.74)	154		48,719.00
4599	Other Pay	.00	13,000.00	13,000.00	13,450.51	(450.51)	103		19,391.96
4910	Employer Paid Benefits	109,252.00	.00	109,252.00	38,780.09	70,471.91	35		82,667.43
4999	Labor Costs Applied	.00	.00	.00	2,927.28	(2,927.28)	+++		1,355.48
5101	Janitorial Supplies	15,000.00	.00	15,000.00	18,044.91	(3,044.91)	120		19,449.09
5109	Uniforms/Safety Equipment	3,000.00	.00	3,000.00	2,895.17	104.83	97		3,012.43
5110	Fuel Oil & Lubricants	5,000.00	.00	5,000.00	4,404.79	595.21	88		7,450.29
5199	Misc. Operating Supplies	3,000.00	.00	3,000.00	3,544.12	(544.12)	118		7,186.30
5201	Other Expense	2,000.00	.00	2,000.00	1,474.00	526.00	74		1,751.00
5301	General Office Supplies	.00	.00	.00	.00	.00	+++		70.04
5305	Forms Printing	.00	.00	.00	15.33	(15.33)	+++		.00
5501	Grounds Maint. Supplies	.00	.00	.00	664.84	(664.84)	+++		627.46
5502	Building Maint. Supplies	4,000.00	.00	4,000.00	5,476.20	(1,476.20)	137		3,636.54
5503	Rolling Stock Supplies	.00	.00	.00	1,200.95	(1,200.95)	+++		25.37

Budget Performance Report

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City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
							%	
5504	Machinery/Equip/Supplies	4,000.00	.00	4,000.00	1,801.92	2,198.08	45	7,019.02
5530	Small Tools	500.00	.00	500.00	2,129.27	(1,629.27)	426	1,574.71
6106	Contractual Services	.00	.00	.00	8,152.36	(8,152.36)	+++	6,401.45
6125	Professional Development	.00	.00	.00	.00	.00	+++	175.00
6199	Other Professional Svc	3,000.00	.00	3,000.00	1,631.34	1,368.66	54	2,516.63
6300	Utilities	36,000.00	.00	36,000.00	26,218.18	9,781.82	73	40,291.52
6401	General Liability	4,795.00	.00	4,795.00	4,096.27	698.73	85	8,279.00
6411	Property Damage Ins.	495.00	.00	495.00	371.25	123.75	75	495.00
6472	Other Ins./Employee Bond	58.00	.00	58.00	43.47	14.53	75	58.00
6473	Vehicle Insurance	366.00	.00	366.00	274.50	91.50	75	366.00
6510	Meetings & Conferences	.00	.00	.00	602.29	(602.29)	+++	.00
6601	Outside Equip. Repair/Mat	1,500.00	.00	1,500.00	.00	1,500.00	0	707.01
6602	Outside Structural Repair	2,000.00	.00	2,000.00	188.23	1,811.77	9	.00
6604	Outside Vehicle Repair/Maint	1,000.00	.00	1,000.00	173.60	826.40	17	194.95
6640	Maintenance Contracts	3,000.00	.00	3,000.00	437.50	2,562.50	15	2,640.04
Department 6150 - R & P City Facilities Totals		\$350,809.00	\$13,000.00	\$363,809.00	\$209,980.98	\$153,828.02	58%	\$361,832.00
Department 6160 - R & P Parks Division								
4110	Regular Pay	200,922.00	.00	200,922.00	174,606.82	26,315.18	87	194,738.58
4120	Overtime Pay	650.00	.00	650.00	.00	650.00	0	8.42
4310	Part-Time Pay	.00	.00	.00	12,637.01	(12,637.01)	+++	7,279.35
4599	Other Pay	.00	11,600.00	11,600.00	12,143.22	(543.22)	105	.00
4910	Employer Paid Benefits	133,442.00	.00	133,442.00	106,911.53	26,530.47	80	122,585.29
4999	Labor Costs Applied	(5,000.00)	.00	(5,000.00)	2,611.80	(7,611.80)	-52	.00
5101	Janitorial Supplies	.00	.00	.00	.00	.00	+++	14.00
5109	Uniforms/Safety Equipment	2,000.00	.00	2,000.00	1,786.35	213.65	89	2,342.44
5110	Fuel Oil & Lubricants	8,000.00	.00	8,000.00	4,735.00	3,265.00	59	6,422.86
5199	Misc. Operating Supplies	5,650.00	.00	5,650.00	4,188.07	1,461.93	74	8,326.10
5201	Other Expense	.00	.00	.00	.00	.00	+++	2,375.00
5501	Grounds Maint. Supplies	5,000.00	.00	5,000.00	6,600.00	(1,600.00)	132	7,142.32
5502	Building Maint. Supplies	.00	.00	.00	884.78	(884.78)	+++	1,141.57
5503	Rolling Stock Supplies	.00	.00	.00	2,394.04	(2,394.04)	+++	83.49
5504	Machinery/Equip/Supplies	1,000.00	.00	1,000.00	1,398.12	(1,398.12)	+++	3,798.32
5530	Small Tools	.00	.00	.00	1,793.89	(1,793.89)	179	879.75
6106	Contractual Services	.00	.00	.00	3,174.79	(3,174.79)	+++	5,852.55
6199	Other Professional Svc	9,000.00	.00	9,000.00	2,185.00	6,815.00	24	1,377.37
6201	Telephone	2,000.00	.00	2,000.00	.00	2,000.00	0	.00
6300	Utilities	153,400.00	.00	153,400.00	65,798.36	87,601.64	43	115,434.89
6401	General Liability	2,357.00	.00	2,357.00	2,267.75	89.25	96	4,796.00
6411	Property Damage Ins.	336.00	.00	336.00	252.00	84.00	75	336.00
6472	Other Ins./Employee Bond	75.00	.00	75.00	56.25	18.75	75	75.00
6473	Vehicle Insurance	122.00	.00	122.00	7.47	114.53	6	10.00
6601	Outside Equip. Repair/Mat	1,016.00	.00	1,016.00	.00	1,016.00	0	.00
6602	Outside Structural Repair	5,955.00	.00	5,955.00	379.68	5,575.32	6	3,926.92
6604	Outside Vehicle Repair/Maint	4,000.00	.00	4,000.00	(112.89)	4,112.89	-3	1,960.65
6720	Medical Examinations	.00	.00	.00	95.00	(95.00)	+++	155.00
6810	Equipment Rental	4,000.00	.00	4,000.00	3,747.20	252.80	94	3,123.37
6812	Space Rental	300.00	.00	300.00	.00	300.00	0	286.65
7302	Equipment Acquisition	.00	32,000.00	32,000.00	36,078.28	(4,078.28)	113	.00
Department 6160 - R & P Parks Division Totals		\$534,225.00	\$43,600.00	\$577,825.00	\$446,619.52	\$131,205.48	77%	\$494,471.89

Budget Performance Report

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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	%	Prior Year Total
Department 6210 - Property Management									
5201	Other Expense	.00	.00	.00	2,848.57	(2,848.57)	+++	205.87	205.87
6106	Contractual Services	2,000.00	.00	2,000.00	3,728.13	(1,728.13)	186	3,916.00	3,916.00
6170	Pest Control Services	500.00	.00	500.00	.00	500.00	0	.00	.00
6300	Utilities	.00	.00	.00	281.06	(281.06)	+++	510.81	510.81
	Department 6210 - Property Management Totals	\$2,500.00	\$0.00	\$2,500.00	\$6,857.76	(\$4,357.76)	274%	\$4,632.68	\$4,632.68
Department 6212 - Special Signage									
6106	Contractual Services	.00	.00	.00	.00	.00	+++	2,242.42	2,242.42
6107	Promotion & Advertising	2,703.00	.00	2,703.00	570.17	2,132.83	21	2,867.79	2,867.79
	Department 6212 - Special Signage Totals	\$2,703.00	\$0.00	\$2,703.00	\$570.17	\$2,132.83	21%	\$5,110.21	\$5,110.21
Department 7710 - Interfund Transactions									
8501	Transfers Out	58,425.00	.00	58,425.00	1,507,657.75	(1,449,232.75)	2581	828,092.00	828,092.00
	Department 7710 - Interfund Transactions Totals	\$58,425.00	\$0.00	\$58,425.00	\$1,507,657.75	(\$1,449,232.75)	2581%	\$828,092.00	\$828,092.00
EXPENSE TOTALS									
		\$10,244,783.00	\$143,210.00	\$10,387,993.00	\$9,261,947.40	\$1,126,045.60	89%	\$11,311,169.23	\$11,311,169.23
Fund 001 - General Fund Totals									
	REVENUE TOTALS	10,244,783.00	162,901.00	10,407,684.00	7,064,081.81	3,343,602.19	68	10,214,045.60	10,214,045.60
	EXPENSE TOTALS	10,244,783.00	143,210.00	10,387,993.00	9,261,947.40	1,126,045.60	89	11,311,169.23	11,311,169.23
	Fund 001 - General Fund Totals	\$0.00	\$19,691.00	\$19,691.00	(\$2,197,865.59)	\$2,217,556.59		(\$1,097,123.63)	(\$1,097,123.63)

Budget Performance Report

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Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	%	Prior Year Total
Fund 003 - Sales & Use Tax Measure Q									
REVENUE									
Department 1111 - Undistributed/Non-Dept.									
3051	Sales Tax-City Portion	803,000.00	.00	803,000.00	613,665.08	189,334.92	76	780,980.10	
3710	Interest Income	.00	.00	.00	.00	.00	+++	10,541.00	
3750	Gain On Investment	.00	.00	.00	.00	.00	+++	915.00	
	Department 1111 - Undistributed/Non-Dept. Totals	\$803,000.00	\$0.00	\$803,000.00	\$613,665.08	\$189,334.92	76%	\$792,436.10	
Department 7710 - Interfund Transactions									
3801	Transfers In	126,803.00	.00	126,803.00	126,803.00	.00	100	183,158.00	
	Department: 7710 - Interfund Transactions Totals	\$126,803.00	\$0.00	\$126,803.00	\$126,803.00	\$0.00	100%	\$183,158.00	
	REVENUE TOTALS	\$929,803.00	\$0.00	\$929,803.00	\$740,468.08	\$189,334.92	80%	\$975,594.10	
EXPENSE									
Department 4110 - Police Department									
4110	Regular Pay	.00	.00	.00	11,600.05	(11,600.05)	+++	6,595.32	
4120	Overtime Pay	.00	.00	.00	413.67	(413.67)	+++	398.70	
4599	Other Pay	.00	.00	.00	713.74	(713.74)	+++	.00	
4910	Employer Paid Benefits	.00	.00	.00	7,918.66	(7,918.66)	+++	9,933.17	
4999	Labor Costs Applied	.00	.00	.00	.00	.00	+++	12,713.83	
5150	Weapons/Range/Ammunition	.00	.00	.00	.00	.00	+++	6,358.48	
5504	Machinery/Equip/Supplies	.00	109,500.00	109,500.00	.00	109,500.00	0	975.00	
6106	Contractual Services	27,000.00	.00	27,000.00	.00	27,000.00	0	8,105.18	
6601	Outside Equip. Repair/Mat	.00	.00	.00	.00	.00	+++	451.12	
6640	Maintenance Contracts	.00	.00	.00	.00	.00	+++	7,260.00	
7201	Automobiles	.00	.00	.00	.00	.00	+++	28,509.73	
8110	Interest Expense	.00	.00	.00	.00	.00	+++	321.65	
8721	Payment To Other Agency	.00	.00	.00	929.50	(929.50)	+++	2,305.00	
	Department 4110 - Police Department Totals	\$27,000.00	\$109,500.00	\$136,500.00	\$21,575.62	\$114,924.38	16%	\$83,927.18	
Department 4210 - Fire Department									
4110	Regular Pay	63,135.00	.00	63,135.00	36,805.40	24,329.60	61	51,026.98	
4120	Overtime Pay	.00	.00	.00	8,752.74	(8,752.74)	+++	52,727.00	
4310	Part-Time Pay	46,483.00	.00	46,483.00	.00	46,483.00	0	.00	
4599	Other Pay	.00	.00	.00	4,107.75	(4,107.75)	+++	5,359.30	
4910	Employer Paid Benefits	37,483.00	.00	37,483.00	26,336.83	11,146.17	70	36,921.63	
5201	Other Expense	.00	.00	.00	.00	.00	+++	601.00	
8110	Interest Expense	95,700.00	.00	95,700.00	35,225.00	60,475.00	37	1,467.12	
8711	Non Capital Asset Expense	.00	.00	.00	104,676.11	(104,676.11)	+++	.00	
	Department 4210 - Fire Department Totals	\$242,801.00	\$0.00	\$242,801.00	\$217,903.83	\$24,897.17	90%	\$148,103.03	
Department 5230 - Street Maintenance									
5125	Repairs/Maint. Materials	.00	.00	.00	73.25	(73.25)	+++	4,929.48	
5199	Misc. Operating Supplies	.00	.00	.00	2,386.21	(2,386.21)	+++	8,490.82	
5502	Building Maint. Supplies	169,179.00	.00	169,179.00	976.69	168,202.31	1	.00	
6106	Contractual Services	.00	.00	.00	46,320.08	(46,320.08)	+++	135,236.64	
	Department 5230 - Street Maintenance Totals	\$169,179.00	\$0.00	\$169,179.00	\$49,756.23	\$119,422.77	29%	\$148,656.94	
Department 5235 - Storm Drain/Creek Maint.									
5199	Misc. Operating Supplies	.00	.00	.00	5,120.00	(5,120.00)	+++	.00	
6105	Consulting Services	70,000.00	.00	70,000.00	.00	70,000.00	0	500.00	
	Department 5235 - Storm Drain/Creek Maint. Totals	\$70,000.00	\$0.00	\$70,000.00	\$5,120.00	\$64,880.00	7%	\$500.00	
Department 7710 - Interfund Transactions									
8501	Transfers Out	44,020.00	.00	44,020.00	44,293.54	(273.54)	101	44,020.00	

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Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	%	Prior Year Total
Department	7710 - Interfund Transactions Totals								
Department	9614 - Pavement Management Plan	\$44,020.00	\$0.00	\$44,020.00	\$44,293.54	(\$273.54)	101%	101%	\$44,020.00
5199	Misc. Operating Supplies	.00	.00	.00	.00	.00	+++	+++	4,123.76
6105	Consulting Services	.00	.00	.00	80,319.31	(80,319.31)	+++	+++	62,971.00
6106	Contractual Services	376,803.00	.00	376,803.00	1,054,530.53	(677,727.53)	280	280	25,881.00
6710	Notices & Publications	.00	.00	.00	(340.00)	340.00	+++	+++	1,612.00
Department	9614 - Pavement Management Plan Totals	\$376,803.00	\$0.00	\$376,803.00	\$1,134,509.84	(\$757,706.84)	301%	301%	\$94,587.76
EXPENSE TOTALS		\$929,803.00	\$109,500.00	\$1,039,303.00	\$1,473,159.06	(\$433,856.06)	142%	142%	\$519,794.91
Fund	003 - Sales & Use Tax Measure Q Totals								
REVENUE TOTALS		929,803.00	.00	929,803.00	740,468.08	189,334.92	80	80	975,594.10
EXPENSE TOTALS		929,803.00	109,500.00	1,039,303.00	1,473,159.06	(433,856.06)	142	142	519,794.91
Fund	003 - Sales & Use Tax Measure Q Totals	\$0.00	(\$109,500.00)	(\$109,500.00)	(\$732,690.98)	\$623,190.98			\$455,799.19

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City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
							%	
Fund 007 - MBT-BID								
REVENUE								
Department 1111 - Undistributed/Non-Dept.								
3710	Interest Income	.00	.00	\$0.00	.00	\$0.00	+++	39.00
Department 1111 - Undistributed/Non-Dept. Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$39.00
Department 3170 - Promotion & Advertising								
3921	Sales of Merchandise	.00	.00	.00	.00	.00	+++	214.25
3922	Refunds/Adj/Restitution	.00	.00	.00	.00	.00	+++	480.00
Department 3170 - Promotion & Advertising Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$694.25
Department 3510 - Accounting & Treasury								
3064	Transient Occupancy Tax	571,500.00	.00	571,500.00	370,229.41	201,270.59	65	509,919.82
3710	Interest Income	.00	.00	.00	.00	.00	+++	55.52
Department 3510 - Accounting & Treasury Totals		\$571,500.00	\$0.00	\$571,500.00	\$370,229.41	\$201,270.59	65%	\$509,975.34
Department 7710 - Interfund Transactions								
3801	Transfers In	58,425.00	68,500.00	126,925.00	126,925.00	.00	100	(27,373.29)
Department 7710 - Interfund Transactions Totals		\$58,425.00	\$68,500.00	\$126,925.00	\$126,925.00	\$0.00	100%	(\$27,373.29)
REVENUE TOTALS		\$629,925.00	\$68,500.00	\$698,425.00	\$497,154.41	\$201,270.59	71%	\$483,335.30
EXPENSE								
Department 1111 - Undistributed/Non-Dept.								
8710	Loss on Investment	.00	.00	.00	.00	.00	+++	49.00
Department 1111 - Undistributed/Non-Dept. Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$49.00
Department 3170 - Promotion & Advertising								
5201	Other Expense	.00	68,500.00	68,500.00	141,431.93	(72,931.93)	206	56.00
6106	Contractual Services	.00	.00	.00	30,182.20	(30,182.20)	+++	66,226.70
6107	Promotion & Advertising	571,552.00	.00	571,552.00	.00	571,552.00	0	.00
6113	Print Ads - So. Region	.00	.00	.00	.00	.00	+++	378.13
6116	Print Ads - Other Regions	.00	.00	.00	62,877.56	(62,877.56)	+++	115,692.99
6118	Promotion - Media	.00	.00	.00	.00	.00	+++	1,161.75
6119	Promotion - Other	.00	.00	.00	212,189.31	(212,189.31)	+++	155,370.83
6126	Advertising Prod/Design	.00	.00	.00	46,417.64	(46,417.64)	+++	45,752.86
6199	Other Professional Svc	.00	.00	.00	9,080.50	(9,080.50)	+++	6,865.00
Department 3170 - Promotion & Advertising Totals		\$571,552.00	\$68,500.00	\$640,052.00	\$502,179.14	\$137,872.86	78%	\$391,504.26
Department 7710 - Interfund Transactions								
8501	Transfers Out	31,000.00	.00	31,000.00	23,251.00	7,749.00	75	39,333.00
Department 7710 - Interfund Transactions Totals		\$31,000.00	\$0.00	\$31,000.00	\$23,251.00	\$7,749.00	75%	\$39,333.00
EXPENSE TOTALS		\$602,552.00	\$68,500.00	\$671,052.00	\$525,430.14	\$145,621.86	78%	\$430,886.26
Fund 007 - MBT-BID Totals								
REVENUE TOTALS		629,925.00	68,500.00	698,425.00	497,154.41	201,270.59	71	483,335.30
EXPENSE TOTALS		602,552.00	68,500.00	671,052.00	525,430.14	145,621.86	78	430,886.26
Fund 007 - MBT-BID Totals		\$27,373.00	\$0.00	\$27,373.00	(\$28,275.73)	\$55,648.73		\$52,449.04

Budget Performance Report

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Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
							%	
Fund 050 - Gen. Gov. Vehicle Replacement								
REVENUE								
Department 1111 - Undistributed/Non-Dept.								
3710	Interest Income	1,000.00	.00	1,000.00	.00	1,000.00	0	1,235.00
3750	Gain On Investment	.00	.00	.00	.00	.00	+++	9.00
Department 1111 - Undistributed/Non-Dept. Totals		\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	0%	\$1,244.00
Department 6160 - R & P Parks Division								
3990	Other Misc. Revenues	.00	.00	.00	.00	.00	+++	1,500.00
Department 6160 - R & P Parks Division Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$1,500.00
REVENUE TOTALS		\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	0%	\$2,744.00
EXPENSE								
Department 4110 - Police Department								
7201	Automobiles	70,000.00	.00	70,000.00	67,702.19	2,297.81	97	45,236.53
Department 4110 - Police Department Totals		\$70,000.00	\$0.00	\$70,000.00	\$67,702.19	\$2,297.81	97%	\$45,236.53
Department 4210 - Fire Department								
7201	Automobiles	57,131.00	.00	57,131.00	32,911.70	24,219.30	58	.00
Department 4210 - Fire Department Totals		\$57,131.00	\$0.00	\$57,131.00	\$32,911.70	\$24,219.30	58%	\$0.00
Department 6160 - R & P Parks Division								
7201	Automobiles	.00	.00	.00	.00	.00	+++	2,581.65
Department 6160 - R & P Parks Division Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$2,581.65
EXPENSE TOTALS		\$127,131.00	\$0.00	\$127,131.00	\$100,613.89	\$26,517.11	79%	\$47,818.18
Fund 050 - Gen. Gov. Vehicle Replacement Totals		1,000.00	.00	1,000.00	.00	1,000.00	0	2,744.00
EXPENSE TOTALS		127,131.00	.00	127,131.00	100,613.89	26,517.11	79	47,818.18
Fund 050 - Gen. Gov. Vehicle Replacement Totals		(\$126,131.00)	\$0.00	(\$126,131.00)	(\$100,613.89)	(\$25,517.11)		(\$45,074.18)
Fund 051 - G/F Emergency Reserve Fund								
REVENUE								
Department 1111 - Undistributed/Non-Dept.								
3020	Property Tax-Cnty Adm Fee	.00	.00	.00	118,588.18	(118,588.18)	+++	.00
3710	Interest Income	15,000.00	.00	15,000.00	.00	15,000.00	0	25,078.00
3750	Gain On Investment	.00	.00	.00	.00	.00	+++	1,035.00
3960	Proceeds of Litigation	.00	.00	.00	.00	.00	+++	500,000.00
Department 1111 - Undistributed/Non-Dept. Totals		\$15,000.00	\$0.00	\$15,000.00	\$118,588.18	(\$103,588.18)	791%	\$526,113.00
REVENUE TOTALS		\$15,000.00	\$0.00	\$15,000.00	\$118,588.18	(\$103,588.18)	791%	\$526,113.00
EXPENSE								
Department 7710 - Interfund Transactions								
8410	Intrafund Expense Trans.	100,000.00	.00	100,000.00	311,504.00	(211,504.00)	312	300,000.00
8501	Transfers Out	126,803.00	.00	126,803.00	.00	126,803.00	0	170,551.00
Department 7710 - Interfund Transactions Totals		\$226,803.00	\$0.00	\$226,803.00	\$311,504.00	(\$84,701.00)	137%	\$470,551.00
EXPENSE TOTALS		\$226,803.00	\$0.00	\$226,803.00	\$311,504.00	(\$84,701.00)	137%	\$470,551.00
Fund 051 - G/F Emergency Reserve Fund Totals		15,000.00	.00	15,000.00	118,588.18	(103,588.18)	791	526,113.00
EXPENSE TOTALS		226,803.00	.00	226,803.00	311,504.00	(84,701.00)	137	470,551.00
Fund 051 - G/F Emergency Reserve Fund Totals		(\$211,803.00)	\$0.00	(\$211,803.00)	(\$192,915.82)	(\$18,887.18)		\$55,562.00

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City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
							%	
Fund 052 - G/F Facility Maint. Fund								
REVENUE								
Department 1111 - Undistributed/Non-Dept.								
3710	Interest Income	.00	.00	.00	50,200.00	(50,200.00)	+++	738.00
3750	Gain On Investment	.00	.00	.00	.00	.00	+++	55.00
	Department 1111 - Undistributed/Non-Dept. Totals	\$0.00	\$0.00	\$0.00	\$50,200.00	(\$50,200.00)	+++	\$793.00
Department 6150 - R & P City Facilities								
3710	Interest Income	.00	.00	.00	.00	.00	+++	37,650.00
3913	Sale of Real Property	50,200.00	.00	50,200.00	.00	50,200.00	0	.00
	Department 6150 - R & P City Facilities Totals	\$50,200.00	\$0.00	\$50,200.00	\$0.00	\$50,200.00	0%	\$37,650.00
	REVENUE TOTALS	\$50,200.00	\$0.00	\$50,200.00	\$50,200.00	(\$0.00)	100%	\$38,443.00
EXPENSE								
Department 6150 - R & P City Facilities								
5199	Misc. Operating Supplies	.00	.00	.00	5,448.42	(5,448.42)	+++	336.64
5501	Grounds Maint. Supplies	.00	.00	.00	198.26	(198.26)	+++	3,534.96
5502	Building Maint. Supplies	.00	.00	.00	11,832.20	(11,832.20)	+++	.00
6106	Contractual Services	.00	.00	.00	13,620.58	(13,620.58)	+++	145,015.65
6161	Licenses & Permits	.00	.00	.00	.00	.00	+++	3,964.75
6199	Other Professional Svc	.00	.00	.00	.00	.00	+++	1,019.00
6602	Outside Structural Repair	92,028.00	.00	92,028.00	.00	92,028.00	0	429.67
6603	Outside Ground Repair	.00	.00	.00	.00	.00	+++	169.13
	Department 6150 - R & P City Facilities Totals	\$92,028.00	\$0.00	\$92,028.00	\$31,099.46	\$60,928.54	34%	\$154,469.80
	EXPENSE TOTALS	\$92,028.00	\$0.00	\$92,028.00	\$31,099.46	\$60,928.54	34%	\$154,469.80
Fund 052 - G/F Facility Maint. Fund Totals								
REVENUE TOTALS		50,200.00	.00	50,200.00	50,200.00	.00	100	38,443.00
EXPENSE TOTALS		92,028.00	.00	92,028.00	31,099.46	60,928.54	34	154,469.80
	Fund 052 - G/F Facility Maint. Fund Totals	(\$41,828.00)	\$0.00	(\$41,828.00)	\$19,100.54	(\$60,928.54)		(\$116,026.80)
Fund 053 - Water Equip. Replacement								
REVENUE								
Department 1111 - Undistributed/Non-Dept.								
3710	Interest Income	1,500.00	.00	1,500.00	.00	1,500.00	0	2,123.00
3750	Gain On Investment	.00	.00	.00	.00	.00	+++	48.00
	Department 1111 - Undistributed/Non-Dept. Totals	\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00	0%	\$2,171.00
	REVENUE TOTALS	\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00	0%	\$2,171.00
EXPENSE								
Department 053 - Water Equip. Replacement Totals								
REVENUE TOTALS		1,500.00	.00	1,500.00	.00	1,500.00	0	2,171.00
EXPENSE TOTALS		.00	.00	.00	.00	.00	+++	.00
	Fund 053 - Water Equip. Replacement Totals	\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00	+++	\$2,171.00

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City of Morro Bay

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							%	
Fund 054 - Sewer Equip. Replacement								
REVENUE								
Department 1111 - Undistributed/Non-Dept.								
3710 Interest Income		.00	.00	.00	.00	.00	+++	653.00
3750 Gain On Investment		.00	.00	.00	.00	.00	+++	24.00
Department 1111 - Undistributed/Non-Dept. Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$677.00
Department 7710 - Interfund Transactions								
3801 Transfers In		.00	.00	.00	25,000.00	(25,000.00)	+++	.00
3802 Intrafund Revenue Trans.		25,000.00	20,000.00	45,000.00	20,000.00	25,000.00	44	.00
Department 7710 - Interfund Transactions Totals		\$25,000.00	\$20,000.00	\$45,000.00	\$45,000.00	(\$0.00)	100%	\$0.00
REVENUE TOTALS		\$25,000.00	\$20,000.00	\$45,000.00	\$45,000.00	(\$0.00)	100%	\$677.00
EXPENSE								
Department 5251 - Wastewater Collection								
7202 Trucks		50,000.00	.00	50,000.00	.00	50,000.00	0	.00
Department 5251 - Wastewater Collection Totals		\$50,000.00	\$0.00	\$50,000.00	\$0.00	\$50,000.00	0%	\$0.00
EXPENSE TOTALS		\$50,000.00	\$0.00	\$50,000.00	\$0.00	\$50,000.00	0%	\$0.00
Fund 054 - Sewer Equip. Replacement Totals								
REVENUE TOTALS		25,000.00	20,000.00	45,000.00	45,000.00	.00	100	677.00
EXPENSE TOTALS		50,000.00	.00	50,000.00	.00	50,000.00	0	.00
Fund 054 - Sewer Equip. Replacement Totals		(\$25,000.00)	\$20,000.00	(\$5,000.00)	\$45,000.00	(\$50,000.00)		\$677.00
Fund 055 - Harbor Equip. Replacement								
REVENUE								
Department 1111 - Undistributed/Non-Dept.								
3710 Interest Income		.00	.00	.00	.00	.00	+++	146.00
3750 Gain On Investment		.00	.00	.00	.00	.00	+++	7.00
Department 1111 - Undistributed/Non-Dept. Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$153.00
Department 7710 - Interfund Transactions								
3801 Transfers In		.00	.00	.00	31,000.00	(31,000.00)	+++	.00
3802 Intrafund Revenue Trans.		200,000.00	30,000.00	230,000.00	30,000.00	200,000.00	13	.00
Department 7710 - Interfund Transactions Totals		\$200,000.00	\$30,000.00	\$230,000.00	\$61,000.00	\$169,000.00	27%	\$0.00
REVENUE TOTALS		\$200,000.00	\$30,000.00	\$230,000.00	\$61,000.00	\$169,000.00	27%	\$153.00
EXPENSE								
Department 6510 - Harbor Department								
7202 Trucks		200,000.00	.00	200,000.00	.00	200,000.00	0	.00
7205 Vessels		.00	.00	.00	100,440.00	(100,440.00)	+++	.00
Department 6510 - Harbor Department Totals		\$200,000.00	\$0.00	\$200,000.00	\$100,440.00	\$99,560.00	50%	\$0.00
EXPENSE TOTALS		\$200,000.00	\$0.00	\$200,000.00	\$100,440.00	\$99,560.00	50%	\$0.00
Fund 055 - Harbor Equip. Replacement Totals								
REVENUE TOTALS		200,000.00	30,000.00	230,000.00	61,000.00	169,000.00	27	153.00
EXPENSE TOTALS		200,000.00	.00	200,000.00	100,440.00	99,560.00	50	.00
Fund 055 - Harbor Equip. Replacement Totals		\$0.00	\$30,000.00	\$30,000.00	(\$39,440.00)	\$69,440.00		\$153.00
Fund 200 - Comm. Development Grants								
REVENUE								

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City of Morro Bay

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							%	
3371	Department 3650 - CDGB State Grant Public Svc	57,533.00	.00	57,533.00	.00	57,533.00	0	.00
	Department 3650 - CDGB Totals	\$57,533.00	\$0.00	\$57,533.00	\$0.00	\$57,533.00	0%	\$0.00
3801	Department 7710 - Interfund Transactions Transfers In	.00	.00	.00	.00	.00	+++	7,373.00
	Department 7710 - Interfund Transactions Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$7,373.00
	REVENUE TOTALS	\$57,533.00	\$0.00	\$57,533.00	\$0.00	\$57,533.00	0%	\$7,373.00
	EXPENSE							
6106	Department 3650 - CDGB Contractual Services	57,533.00	.00	57,533.00	.00	57,533.00	0	.00
	Department 3650 - CDGB Totals	\$57,533.00	\$0.00	\$57,533.00	\$0.00	\$57,533.00	0%	\$0.00
4910	Department 3680 - Home Employer Paid Benefits	.00	.00	.00	1,875.57	(1,875.57)	+++	2,123.56
4999	Labor Costs Applied	.00	.00	.00	3,629.63	(3,629.63)	+++	3,621.27
	Department 3680 - Home Totals	\$0.00	\$0.00	\$0.00	\$5,505.20	(\$5,505.20)	+++	\$5,744.83
	EXPENSE TOTALS	\$57,533.00	\$0.00	\$57,533.00	\$5,505.20	\$52,027.80	10%	\$5,744.83
	Fund 200 - Comm. Development Grants Totals	57,533.00	.00	57,533.00	.00	57,533.00	0	7,373.00
	REVENUE TOTALS	57,533.00	.00	57,533.00	.00	57,533.00	0	7,373.00
	EXPENSE TOTALS	57,533.00	.00	57,533.00	5,505.20	52,027.80	10	5,744.83
	Fund 200 - Comm. Development Grants Totals	\$0.00	\$0.00	\$0.00	(\$5,505.20)	\$5,505.20		\$1,628.17
	Fund 201 - CDEG Loan Repayment Fund							
	REVENUE							
3710	Department 1111 - Undistributed/Non-Dept. Interest Income	.00	.00	.00	1,543.85	(1,543.85)	+++	700.00
	Department 1111 - Undistributed/Non-Dept. Totals	\$0.00	\$0.00	\$0.00	\$1,543.85	(\$1,543.85)	+++	\$700.00
	REVENUE TOTALS	\$0.00	\$0.00	\$0.00	\$1,543.85	(\$1,543.85)	+++	\$700.00
	Fund 201 - CDEG Loan Repayment Fund Totals	.00	.00	.00	1,543.85	(1,543.85)	+++	700.00
	REVENUE TOTALS	.00	.00	.00	1,543.85	(1,543.85)	+++	700.00
	EXPENSE TOTALS	.00	.00	.00	.00	.00	+++	.00
	Fund 201 - CDEG Loan Repayment Fund Totals	\$0.00	\$0.00	\$0.00	\$1,543.85	(\$1,543.85)	+++	\$700.00

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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
							%	
Fund 250 - State Gas Tax Fund								
REVENUE								
Department 5230 - Street Maintenance								
3211 Gas Tax - Section 2105	51,273.00	.00	51,273.00	26,054.88	25,218.12	51	48,266.57	
3212 Gas Tax - Section 2106	39,094.00	.00	39,094.00	26,622.21	12,471.79	68	46,653.65	
3213 Gas Tax - Section 2107	73,584.00	.00	73,584.00	43,429.97	30,154.03	59	69,278.85	
3214 Gas Tax - Section 2107.5	3,000.00	.00	3,000.00	.00	3,000.00	0	3,000.00	
3219 R&T 7360-Section 2103	115,146.00	.00	115,146.00	55,136.44	60,009.56	48	142,647.79	
Department 5230 - Street Maintenance Totals	\$282,097.00	\$0.00	\$282,097.00	\$151,243.50	\$130,853.50	54%	\$309,846.86	
REVENUE TOTALS	\$282,097.00	\$0.00	\$282,097.00	\$151,243.50	\$130,853.50	54%	\$309,846.86	
EXPENSE								
Department 7710 - Interfund Transactions								
8501 Transfers Out	282,097.00	.00	282,097.00	151,243.50	130,853.50	54	309,846.86	
Department 7710 - Interfund Transactions Totals	\$282,097.00	\$0.00	\$282,097.00	\$151,243.50	\$130,853.50	54%	\$309,846.86	
EXPENSE TOTALS	\$282,097.00	\$0.00	\$282,097.00	\$151,243.50	\$130,853.50	54%	\$309,846.86	
Fund 250 - State Gas Tax Fund Totals								
REVENUE TOTALS	282,097.00	.00	282,097.00	151,243.50	130,853.50	54	309,846.86	
EXPENSE TOTALS	282,097.00	.00	282,097.00	151,243.50	130,853.50	54	309,846.86	
Fund 250 - State Gas Tax Fund Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
Fund 270 - Lower Cost Visitor Accom Fund								
REVENUE								
Department 1111 - Undistributed/Non-Dept.								
3496 Mitigation Fees	.00	.00	.00	.00	.00	+++	20,790.00	
3710 Interest Income	.00	.00	.00	815.04	(815.04)	+++	207.00	
3750 Gain On Investment	.00	.00	.00	.00	.00	+++	27.00	
Department 1111 - Undistributed/Non-Dept. Totals	\$0.00	\$0.00	\$0.00	\$815.04	(\$815.04)	+++	\$21,024.00	
Department 5240 - Water								
3710 Interest Income	500.00	.00	500.00	.00	500.00	0	.00	
Department 5240 - Water Totals	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	0%	\$0.00	
REVENUE TOTALS	\$500.00	\$0.00	\$500.00	\$815.04	(\$315.04)	163%	\$21,024.00	
Fund 270 - Lower Cost Visitor Accom Fund Totals								
REVENUE TOTALS	500.00	.00	500.00	815.04	(315.04)	163	21,024.00	
EXPENSE TOTALS	.00	.00	.00	.00	.00	+++	.00	
Fund 270 - Lower Cost Visitor Accom Fund Totals	\$500.00	\$0.00	\$500.00	\$815.04	(\$315.04)	163%	\$21,024.00	

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Fund 280 - Traffic Safety Fund									
REVENUE									
Department	4110 - Police Department	.00	.00	30,000.00	14,726.63	15,273.37	49%	49%	21,523.00
3620	Statutory Violations								
Department	4110 - Police Department Totals	\$30,000.00	\$0.00	\$30,000.00	\$14,726.63	\$15,273.37	49%	49%	\$21,523.00
Department	4185 - Traffic Safety PD Grants	.00	.00	.00	7,158.32	(7,158.32)	+++	+++	9,875.68
3371	State Grant Public Svc								
Department	4185 - Traffic Safety PD Grants Totals	\$0.00	\$0.00	\$0.00	\$7,158.32	(\$7,158.32)	+++	+++	\$9,875.68
Department	7710 - Interfund Transactions	.00	.00	.00	3,640.60	(3,640.60)	+++	+++	.00
3801	Transfers In								
Department	7710 - Interfund Transactions Totals	\$0.00	\$0.00	\$0.00	\$3,640.60	(\$3,640.60)	+++	+++	\$0.00
REVENUE TOTALS		\$30,000.00	\$0.00	\$30,000.00	\$25,525.55	\$4,474.45	85%	85%	\$31,398.68
EXPENSE									
Department	7710 - Interfund Transactions	.00	.00	30,000.00	20,091.69	9,908.31	67%	67%	31,398.68
8501	Transfers Out								
Department	7710 - Interfund Transactions Totals	\$0.00	\$0.00	\$30,000.00	\$20,091.69	\$9,908.31	67%	67%	\$31,398.68
EXPENSE TOTALS		\$30,000.00	\$0.00	\$30,000.00	\$20,091.69	\$9,908.31	67%	67%	\$31,398.68
Fund 280 - Traffic Safety Fund Totals									
REVENUE TOTALS		30,000.00	.00	30,000.00	25,525.55	4,474.45	85	85	31,398.68
EXPENSE TOTALS		30,000.00	.00	30,000.00	20,091.69	9,908.31	67	67	31,398.68
Fund 280 - Traffic Safety Fund Totals		\$0.00	\$0.00	\$0.00	\$5,433.86	(\$5,433.86)			\$0.00
Fund 282 - Special Safety Grants									
REVENUE									
Department	1111 - Undistributed/Non-Dept.	.00	.00	.00	.00	.00	+++	+++	276.00
3710	Interest Income								
3750	Gain On Investment	.00	.00	.00	.00	.00	+++	+++	35.00
Department	1111 - Undistributed/Non-Dept. Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	+++	\$311.00
Department	4190 - State Police Grants	.00	100,000.00	100,000.00	26,750.00	73,250.00	27%	27%	100,000.00
3229	CA COPS Program SLESF								
Department	4190 - State Police Grants Totals	\$0.00	\$100,000.00	\$100,000.00	\$26,750.00	\$73,250.00	27%	27%	\$100,000.00
REVENUE TOTALS		\$0.00	\$100,000.00	\$100,000.00	\$26,750.00	\$73,250.00	27%	27%	\$100,311.00
EXPENSE									
Department	4190 - State Police Grants	.00	.00	.00	.00	.00	+++	+++	320.00
4310	Part-Time Pay								
5109	Uniforms/Safety Equipment	.00	.00	.00	32.55	(32.55)	+++	+++	3,782.19
5113	Evidence Supplies	.00	.00	.00	.00	.00	+++	+++	629.50
5150	Weapons/Range/Ammunition	.00	.00	.00	.00	.00	+++	+++	2,873.85
5175	Computer Operating Supp.	.00	.00	.00	.00	.00	+++	+++	66,364.76
5504	Machinery/Equip/Supplies	.00	100,000.00	100,000.00	1,622.92	98,377.08	2	2	10,761.49
6106	Contractual Services	.00	.00	.00	.00	.00	+++	+++	420.00
6107	Promotion & Advertising	.00	.00	.00	400.67	(400.67)	+++	+++	852.46
6604	Outside Vehicle Repair/Maint	.00	.00	.00	4,535.56	(4,535.56)	+++	+++	.00
7201	Automobiles	.00	.00	.00	15,254.61	(15,254.61)	+++	+++	.00
Department	4190 - State Police Grants Totals	\$0.00	\$100,000.00	\$100,000.00	\$21,846.31	\$78,153.69	22%	22%	\$86,004.25
EXPENSE TOTALS		\$0.00	\$100,000.00	\$100,000.00	\$21,846.31	\$78,153.69	22%	22%	\$86,004.25

Budget Performance Report

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Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
							%	
Fund 282 - Special Safety Grants Totals								
REVENUE TOTALS		.00	100,000.00	100,000.00	26,750.00	73,250.00	27	100,311.00
EXPENSE TOTALS		.00	100,000.00	100,000.00	21,846.31	78,153.69	22	86,004.25
Fund 282 - Special Safety Grants Totals		\$0.00	\$0.00	\$0.00	\$4,903.69	(\$4,903.69)		\$14,306.75
Fund 299 - Parking In-Lieu Fund								
REVENUE								
Department 1111 - Undistributed/Non-Dept.								
3430 Parking In-Lieu		5,000.00	.00	5,000.00	.00	5,000.00	0	40,366.57
3710 Interest Income		1,000.00	.00	1,000.00	6,285.45	(5,285.45)	629	2,475.90
3750 Gain On Investment		.00	.00	.00	.00	.00	+++	321.00
Department 1111 - Undistributed/Non-Dept. Totals		\$6,000.00	\$0.00	\$6,000.00	\$6,285.45	(\$285.45)	105%	\$43,163.47
Department 7710 - Interfund Transactions								
3801 Transfers In		.00	.00	.00	.00	.00	+++	200,000.00
Department 7710 - Interfund Transactions Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$200,000.00
REVENUE TOTALS		\$6,000.00	\$0.00	\$6,000.00	\$6,285.45	(\$285.45)	105%	\$243,163.47
Fund 299 - Parking In-Lieu Fund Totals								
REVENUE TOTALS		6,000.00	.00	6,000.00	6,285.45	(285.45)	105	243,163.47
EXPENSE TOTALS		.00	.00	.00	.00	.00	+++	.00
Fund 299 - Parking In-Lieu Fund Totals		\$6,000.00	\$0.00	\$6,000.00	\$6,285.45	(\$285.45)		\$243,163.47

Budget Performance Report

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City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
							%	
Fund 301 - Transit Fund								
REVENUE								
Department 1111 - Undistributed/Non-Dept.								
3710	Interest Income	.00	.00	.00	.00	.00	+++	1,078.00
3750	Gain On Investment	.00	.00	.00	.00	.00	+++	27.00
	Department 1111 - Undistributed/Non-Dept. Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$1,105.00
Department 5261 - MB Transit								
3230	State Mandated Cost Reimb	.00	.00	6,298.00	6,298.00	(6,298.00)	+++	.00
3231	LTF Transit	198,264.00	.00	198,264.00	56,932.25	141,331.75	29	214,620.21
3232	DAR LTF TDA Audit	.00	.00	.00	.00	.00	+++	1,500.00
3234	DAR STA	27,688.00	.00	27,688.00	8,043.00	19,645.00	29	23,915.00
3235	Slorta Transit Assistance	.00	.00	.00	.00	.00	+++	79,519.00
3453	Van Farebox Receipts	16,500.00	.00	16,500.00	14,693.04	1,806.96	89	12,848.57
	Department 5261 - MB Transit Totals	\$242,452.00	\$0.00	\$242,452.00	\$85,966.29	\$156,485.71	35%	\$332,402.78
Department 5265 - Trolley								
3231	LTF Transit	54,110.00	.00	54,110.00	.00	54,110.00	0	32,657.00
3453	Van Farebox Receipts	15,200.00	.00	15,200.00	9,742.50	5,457.50	64	15,806.05
3499	Other Rev/Current Svc	6,000.00	.00	6,000.00	.00	6,000.00	0	5,045.77
3730	Rental Income	2,000.00	.00	2,000.00	1,347.09	652.91	67	2,425.70
	Department 5265 - Trolley Totals	\$77,310.00	\$0.00	\$77,310.00	\$11,089.59	\$66,220.41	14%	\$55,934.52
	REVENUE TOTALS	\$319,762.00	\$0.00	\$319,762.00	\$97,055.88	\$222,706.12	30%	\$389,442.30
EXPENSE								
Department 5261 - MB Transit								
5108	Communication Supplies	.00	.00	1,945.83	1,945.83	(1,945.83)	+++	.00
5110	Fuel Oil & Lubricants	22,000.00	.00	22,000.00	18,361.12	3,638.88	83	19,692.38
5199	Misc. Operating Supplies	.00	.00	.00	.00	.00	+++	316.50
5301	General Office Supplies	50.00	.00	50.00	.00	50.00	0	.00
5504	Machinery/Equip/Supplies	2,500.00	.00	2,500.00	3,113.43	(613.43)	125	8,539.77
6103	Financial Audits	1,500.00	.00	1,500.00	1,500.00	.00	100	.00
6105	Consulting Services	.00	.00	.00	.00	.00	+++	225.00
6106	Contractual Services	119,365.00	.00	119,365.00	87,556.52	31,808.48	73	113,348.45
6107	Promotion & Advertising	3,000.00	.00	3,000.00	441.00	2,559.00	15	2,240.59
6160	Vehicle Inspections	100.00	.00	100.00	100.00	.00	100	100.00
6199	Other Professional Svc	.00	.00	.00	.00	.00	+++	79,519.00
6300	Utilities	3,400.00	.00	3,400.00	2,603.56	796.44	77	3,777.81
6502	Shipping & Moving	.00	.00	.00	.00	.00	+++	25.17
6519	Association Membership	320.00	.00	320.00	375.00	(55.00)	117	355.00
6604	Outside Vehicle Repair/Maint	.00	.00	.00	.00	.00	+++	91.54
6741	Misc. Bank Charges	50.00	.00	50.00	64.63	(14.63)	129	110.12
8711	Non Capital Asset Expense	30,192.00	.00	30,192.00	.00	30,192.00	0	.00
8730	Cap. Asset Depreciation	.00	.00	.00	.00	.00	+++	32,932.53
	Department 5261 - MB Transit Totals	\$182,477.00	\$0.00	\$182,477.00	\$116,061.09	\$66,415.91	64%	\$261,273.86
Department 5265 - Trolley								
5108	Communication Supplies	.00	.00	.00	952.42	(952.42)	+++	.00
5110	Fuel Oil & Lubricants	13,440.00	.00	13,440.00	5,654.08	7,785.92	42	13,753.91
5504	Machinery/Equip/Supplies	1,000.00	.00	1,000.00	40.56	959.44	4	2,286.67
6106	Contractual Services	43,070.00	.00	43,070.00	26,180.81	16,889.19	61	45,560.84
6107	Promotion & Advertising	.00	.00	.00	.00	.00	+++	153.28
6160	Vehicle Inspections	.00	.00	.00	61.75	(61.75)	+++	.00

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City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	%	Prior Year Total
6604	Outside Vehicle Repair/Maint	.00	.00	.00	.00	.00	.00	+++	352.05
8730	Cap. Asset Depreciation	.00	.00	.00	.00	.00	.00	+++	29,782.76
	Department 5265 - Trolley Totals	\$57,510.00	\$0.00	\$57,510.00	\$32,889.62	\$24,620.38		57%	\$91,889.51
8601	Transfers Out	79,775.00	.00	79,775.00	59,831.00	19,944.00		75	115,399.00
	Department 7710 - Interfund Transactions Totals	\$79,775.00	\$0.00	\$79,775.00	\$59,831.00	\$19,944.00		75%	\$115,399.00
	EXPENSE TOTALS	\$319,762.00	\$0.00	\$319,762.00	\$208,781.71	\$110,980.29		65%	\$468,562.37
	Fund 301 - Transit Fund Totals	319,762.00	.00	319,762.00	97,055.88	222,706.12		30	389,442.30
	REVENUE TOTALS	319,762.00	.00	319,762.00	208,781.71	110,980.29		65	468,562.37
	EXPENSE TOTALS	319,762.00	.00	319,762.00	208,781.71	110,980.29		65	468,562.37
	Fund 301 - Transit Fund Totals	\$0.00	\$0.00	\$0.00	(\$111,725.83)	\$111,725.83			(\$79,120.07)
	Fund 302 - Bike Path								
	REVENUE								
	Department 1111 - Undistributed/Non-Dept.	.00	.00	.00	.00	.00	.00	+++	76.00
3710	Interest Income	.00	.00	.00	.00	.00	.00	+++	20.00
3750	Gain On Investment	.00	.00	.00	.00	.00	.00	+++	96.00
	Department 1111 - Undistributed/Non-Dept. Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		+++	\$96.00
	Department 5262 - Bikeway Paths	7,622.00	.00	7,622.00	1,905.50	5,716.50		25	6,935.00
3233	DAR LTF Bikepaths	\$7,622.00	\$0.00	\$7,622.00	\$1,905.50	\$5,716.50		25%	\$6,935.00
	Department 5262 - Bikeway Paths Totals	7,622.00	.00	7,622.00	1,905.50	5,716.50		25	6,935.00
	Department 7710 - Interfund Transactions	.00	.00	.00	.00	.00	.00	+++	5,624.00
3801	Transfers In	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		+++	\$5,624.00
	Department 7710 - Interfund Transactions Totals	\$7,622.00	\$0.00	\$7,622.00	\$1,905.50	\$5,716.50		25%	\$12,655.00
	REVENUE TOTALS	7,622.00	.00	7,622.00	1,905.50	5,716.50		25	12,655.00
	EXPENSE TOTALS	.00	.00	.00	.00	.00		+++	.00
	Fund 302 - Bike Path Totals	\$7,622.00	\$0.00	\$7,622.00	\$1,905.50	\$5,716.50		25%	\$12,655.00

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City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	%	Prior Year Total
Fund 311 - Water Revenue Fund									
REVENUE									
Department	5240 - Water								
3454	Water Services	3,400,000.00	.00	3,400,000.00	2,257,832.58	1,142,167.42	66	66	3,325,454.44
3455	Water NSF Fees	.00	.00	.00	390.00	(390.00)	+++	+++	435.00
3456	Water Reconnection Fees	.00	.00	.00	3,510.00	(3,510.00)	+++	+++	3,936.00
3459	Water Service Application	.00	.00	.00	7,310.00	(7,310.00)	+++	+++	9,750.00
3496	Mitigation Fees	12,500.00	.00	12,500.00	24,098.25	(11,598.25)	193	193	25,945.55
3631	Penalties	50,000.00	.00	50,000.00	43,666.32	6,333.68	87	87	59,973.25
3905	Bad Debts Recovery	.00	.00	.00	587.10	(587.10)	+++	+++	556.30
3919	Auctioned Property	.00	.00	.00	.00	.00	+++	+++	945.55
3990	Other Misc. Revenues	.00	.00	.00	.00	.00	+++	+++	50.00
Department	5240 - Water Totals	\$3,462,500.00	\$0.00	\$3,462,500.00	\$2,337,394.25	\$1,125,105.75	68%	68%	\$3,427,046.09
Department	7710 - Interfund Transactions								
3802	Intrafund Revenue Trans.	928,896.00	.00	928,896.00	.00	928,896.00	0	0	690,316.21
Department	7710 - Interfund Transactions Totals	\$928,896.00	\$0.00	\$928,896.00	\$0.00	\$928,896.00	0%	0%	\$690,316.21
Department	7710 - Interfund Transactions Totals	\$4,391,396.00	\$0.00	\$4,391,396.00	\$2,337,394.25	\$2,054,001.75	53%	53%	\$4,117,362.30
EXPENSE									
Department	3510 - Accounting & Treasury								
5175	Computer Operating Supp.	.00	.00	.00	.00	.00	+++	+++	1,544.06
5301	General Office Supplies	.00	.00	.00	323.57	(323.57)	+++	+++	.00
5305	Forms Printing	.00	.00	.00	1,731.66	(1,731.66)	+++	+++	2,464.25
6106	Contractual Services	20,000.00	.00	20,000.00	9,951.76	10,048.24	50	50	16,077.85
6125	Professional Development	.00	.00	.00	114.50	(114.50)	+++	+++	.00
6220	Postage	.00	.00	.00	1,219.03	(1,219.03)	+++	+++	81.00
6640	Maintenance Contracts	.00	.00	.00	367.89	(367.89)	+++	+++	.00
Department	3510 - Accounting & Treasury Totals	\$20,000.00	\$0.00	\$20,000.00	\$13,708.41	\$6,291.59	69%	69%	\$20,167.16
Department	5240 - Water								
4110	Regular Pay	560,000.00	.00	560,000.00	282,793.75	277,206.25	50	50	403,829.12
4120	Overtime Pay	30,000.00	.00	30,000.00	16,805.40	13,194.60	56	56	17,627.07
4310	Part-Time Pay	40,000.00	.00	40,000.00	23,837.10	16,162.90	60	60	51,282.95
4515	Standby Pay	25,600.00	.00	25,600.00	9,485.00	16,115.00	37	37	12,915.00
4599	Other Pay	10,000.00	.00	10,000.00	20,423.04	(10,423.04)	204	204	7,166.19
4910	Employer Paid Benefits	300,000.00	.00	300,000.00	180,316.29	119,683.71	60	60	252,510.06
4999	Labor Costs Applied	25,000.00	.00	25,000.00	43,610.06	(18,610.06)	174	174	37,398.22
5109	Uniforms/Safety Equipment	.00	.00	.00	316.65	(316.65)	+++	+++	.00
5110	Fuel Oil & Lubricants	25,000.00	.00	25,000.00	13,905.33	11,094.67	56	56	19,673.72
5175	Computer Operating Supp.	.00	.00	.00	3,304.23	(3,304.23)	+++	+++	86.19
5199	Misc. Operating Supplies	55,000.00	.00	55,000.00	3,667.27	51,332.73	7	7	16,394.98
5201	Other Expense	.00	.00	.00	.00	.00	+++	+++	3,501.00
5501	Grounds Maint. Supplies	.00	.00	.00	.00	.00	+++	+++	3,135.53
5502	Building Maint. Supplies	80,000.00	.00	80,000.00	73,180.06	6,819.94	91	91	132,211.77
5503	Rolling Stock Supplies	.00	.00	.00	438.93	(438.93)	+++	+++	661.48
5504	Machinery/Equip/Supplies	.00	.00	.00	106.44	(106.44)	+++	+++	.00
5969	Water Conservation Rebate	10,000.00	.00	10,000.00	1,100.00	8,900.00	11	11	3,174.73
6101	Legal Services	70,000.00	.00	70,000.00	.00	70,000.00	0	0	.00
6105	Consulting Services	50,000.00	.00	50,000.00	50,026.58	(26.58)	100	100	57,089.15
6106	Contractual Services	150,000.00	.00	150,000.00	59,062.85	90,937.15	39	39	195,824.03
6125	Professional Development	.00	.00	.00	235.00	(235.00)	+++	+++	.00

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City of Morro Bay

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6131	State Water Contract	2,150,000.00	.00	2,150,000.00	1,627,954.73	522,045.27	76	2,645,319.34
6160	Vehicle Inspections	.00	.00	.00	48.75	(48.75)	+++	107.50
6161	Licenses & Permits	25,000.00	.00	25,000.00	8,598.58	16,401.42	34	20,343.81
6162	Mandated Fees/Inspections	.00	.00	.00	2,847.11	(2,847.11)	+++	10,000.00
6199	Other Professional Svc	.00	.00	.00	1,226.38	(1,226.38)	+++	2,212.34
6220	Postage	.00	.00	.00	885.57	(885.57)	+++	1,231.70
6300	Utilities	100,000.00	.00	100,000.00	67,626.84	32,373.16	68	97,369.15
6401	General Liability	47,171.00	.00	47,171.00	35,378.28	11,792.72	75	47,174.00
6411	Property Damage Ins.	1,130.00	.00	1,130.00	847.53	282.47	75	1,130.00
6472	Other Ins./Employee Bond	91.00	.00	91.00	93.78	(2.78)	103	125.00
6473	Vehicle Insurance	854.00	.00	854.00	640.53	213.47	75	854.00
6499	Earthquake & Flood Insurance	.00	.00	.00	15,100.83	(15,100.83)	+++	20,069.29
6510	Meetings & Conferences	3,000.00	.00	3,000.00	5,315.38	(2,315.38)	177	2,736.23
6513	Meals & Lodging	.00	.00	.00	76.05	(76.05)	+++	160.13
6514	Travel Expense	2,500.00	.00	2,500.00	1,669.55	830.45	67	835.35
6519	Association Membership	2,500.00	.00	2,500.00	1,861.81	638.19	74	1,591.40
6601	Outside Equip. Repair/Mat	.00	.00	.00	.00	.00	+++	473.28
6602	Outside Structural Repair	.00	.00	.00	3,811.08	(3,811.08)	+++	16,757.12
6604	Outside Vehicle Repair/Maint	.00	.00	.00	1,823.20	(1,823.20)	+++	1,151.04
6710	Notices & Publications	12,000.00	.00	12,000.00	657.52	11,342.48	5	2,195.22
6720	Medical Examinations	.00	.00	.00	243.50	(243.50)	+++	.00
6741	Misc. Bank Charges	.00	.00	.00	3,577.51	(3,577.51)	+++	4,044.37
6811	Auto & Truck Rental	.00	.00	.00	263.35	(263.35)	+++	.00
6812	Space Rental	22,000.00	.00	22,000.00	20,400.00	1,600.00	93	20,286.66
8711	Non Capital Asset Expense	.00	.00	.00	42,697.67	(42,697.67)	+++	34,324.95
8730	Cap. Asset Depreciation	.00	.00	.00	.00	.00	+++	699,196.35
8735	Loss on Assets	.00	.00	.00	.00	.00	+++	1,114.75
8750	Bad Debts Written Off	15,000.00	.00	15,000.00	3,967.85	11,032.15	26	10,366.50
8760	UM Customer Adjustments	.00	.00	.00	12,658.34	(12,658.34)	+++	31,759.17
Department 5240 - Water Totals		\$3,811,846.00	\$0.00	\$3,811,846.00	\$2,642,885.70	\$1,168,960.30	69%	\$4,887,409.84
Department 7710 - Interfund Transactions								
8501	Transfers Out	271,188.00	.00	271,188.00	180,792.00	90,396.00	67	271,188.00
Department 7710 - Interfund Transactions Totals		\$271,188.00	\$0.00	\$271,188.00	\$180,792.00	\$90,396.00	67%	\$271,188.00
EXPENSE TOTALS		\$4,103,034.00	\$0.00	\$4,103,034.00	\$2,837,386.11	\$1,265,647.89	69%	\$5,178,765.00
Fund 311 - Water Revenue Fund Totals								
REVENUE TOTALS		4,391,396.00	.00	4,391,396.00	2,337,394.25	2,054,001.75	53	4,117,362.30
EXPENSE TOTALS		4,103,034.00	.00	4,103,034.00	2,837,386.11	1,265,647.89	69	5,178,765.00
Fund 311 - Water Revenue Fund Totals		\$288,362.00	\$0.00	\$288,362.00	(\$499,991.86)	\$788,353.86		(\$1,061,402.70)

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Fund 321 - Sewer Revenue Fund									
REVENUE									
Department 5251 - Wastewater Collection									
3371	State Grant Public Svc	.00	.00	.00	42,534.00	(42,534.00)	+++	+++	24,688.00
3403	Sale of Plans/Specs	.00	.00	.00	.00	.00	+++	+++	200.00
3452	Sewer Services	3,500,000.00	.00	3,500,000.00	2,633,612.01	866,387.99	75	75	3,610,534.44
3631	Penalties	20,000.00	.00	20,000.00	19,440.09	559.91	97	97	25,577.89
3730	Rental Income	19,000.00	.00	19,000.00	17,977.80	1,022.20	95	95	19,665.50
3905	Bad Debts Recovery	.00	.00	.00	.00	.00	+++	+++	774.80
3919	Auctioned Property	.00	.00	.00	.00	.00	+++	+++	970.55
3922	Refunds/Adj/Restitution	(3,000.00)	.00	(3,000.00)	.00	(3,000.00)	0	0	.00
3990	Other Misc. Revenues	.00	.00	.00	.00	.00	+++	+++	2,406.98
	Department 5251 - Wastewater Collection Totals	\$3,536,000.00	\$0.00	\$3,536,000.00	\$2,713,563.90	\$822,436.10	77%	77%	\$3,684,818.16
Department 7710 - Interfund Transactions									
3802	Intrafund Revenue Trans.	.00	.00	.00	.00	.00	+++	+++	1,170,112.09
	Department 7710 - Interfund Transactions Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	+++	\$1,170,112.09
	REVENUE TOTALS	\$3,536,000.00	\$0.00	\$3,536,000.00	\$2,713,563.90	\$822,436.10	77%	77%	\$4,854,930.25
EXPENSE									
Department 3510 - Accounting & Treasury									
5175	Computer Operating Supp.	.00	.00	.00	.00	.00	+++	+++	1,544.06
5199	Misc. Operating Supplies	5,000.00	.00	5,000.00	.00	5,000.00	0	0	.00
5301	General Office Supplies	.00	.00	.00	323.57	(323.57)	+++	+++	.00
5305	Forms Printing	.00	.00	.00	1,731.65	(1,731.65)	+++	+++	2,464.24
6106	Contractual Services	15,000.00	.00	15,000.00	9,951.71	5,048.29	66	66	15,010.98
6125	Professional Development	.00	.00	.00	114.50	(114.50)	+++	+++	.00
6220	Postage	.00	.00	.00	1,219.02	(1,219.02)	+++	+++	81.00
6640	Maintenance Contracts	.00	.00	.00	367.89	(367.89)	+++	+++	.00
	Department 3510 - Accounting & Treasury Totals	\$20,000.00	\$0.00	\$20,000.00	\$13,708.34	\$6,291.66	69%	69%	\$19,100.28
Department 5251 - Wastewater Collection									
4110	Regular Pay	304,760.00	.00	304,760.00	197,291.81	107,468.19	65	65	246,438.60
4120	Overtime Pay	10,000.00	.00	10,000.00	746.23	9,253.77	7	7	7,775.68
4310	Part-Time Pay	25,000.00	.00	25,000.00	7,040.02	17,959.98	28	28	36,804.94
4515	Standby Pay	20,000.00	.00	20,000.00	9,555.00	10,445.00	48	48	12,810.00
4599	Other Pay	5,000.00	.00	5,000.00	10,548.57	(5,548.57)	211	211	14,067.90
4910	Employer Paid Benefits	169,528.00	.00	169,528.00	108,353.34	61,174.66	64	64	170,826.10
4999	Labor Costs Applied	100,000.00	.00	100,000.00	31,865.73	68,134.27	32	32	38,641.01
5109	Uniforms/Safety Equipment	.00	.00	.00	46.82	(46.82)	+++	+++	.00
5110	Fuel Oil & Lubricants	15,000.00	.00	15,000.00	10,851.30	4,148.70	72	72	17,057.10
5120	Chemical Supplies	.00	.00	.00	1,436.47	(1,436.47)	+++	+++	2,913.60
5175	Computer Operating Supp.	.00	.00	.00	2,547.67	(2,547.67)	+++	+++	.00
5199	Misc. Operating Supplies	65,000.00	.00	65,000.00	32,559.72	32,440.28	50	50	22,510.59
5201	Other Expense	.00	.00	.00	.00	.00	+++	+++	2,334.00
5502	Building Maint. Supplies	7,500.00	.00	7,500.00	8,525.21	(1,025.21)	114	114	2,993.78
5503	Rolling Stock Supplies	.00	.00	.00	.00	.00	+++	+++	1,105.11
5504	Machinery/Equip/Supplies	.00	.00	.00	3.94	(3.94)	+++	+++	1,902.13
6105	Consulting Services	100,000.00	.00	100,000.00	307.12	99,692.88	0	0	17,961.40
6106	Contractual Services	250,000.00	.00	250,000.00	61,927.63	188,072.37	25	25	62,789.24
6125	Professional Development	.00	.00	.00	175.00	(175.00)	+++	+++	.00
6161	Licenses & Permits	5,000.00	.00	5,000.00	1,766.00	3,234.00	35	35	3,547.00

Budget Performance Report

Fiscal Year to Date 03/31/13

Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd %	Prior Year Total
6220	Postage	.00	.00	.00	898.92	(898.92)	+++	1,220.29
6300	Utilities	25,000.00	.00	25,000.00	12,749.98	12,250.02	51	18,581.34
6401	General Liability	28,303.00	.00	28,303.00	21,227.22	7,075.78	75	28,303.00
6411	Property Damage Ins.	565.00	.00	565.00	423.72	141.28	75	565.00
6472	Other Ins./Employee Bond	28.00	.00	28.00	56.25	(28.25)	201	75.00
6473	Vehicle Insurance	488.00	.00	488.00	366.03	121.97	75	488.00
6499	Earthquake & Flood Insurance	.00	.00	.00	6,533.01	(6,533.01)	+++	8,627.23
6502	Shipping & Moving	.00	.00	.00	96.16	(96.16)	+++	.00
6510	Meetings & Conferences	1,750.00	.00	1,750.00	1,223.92	526.08	70	1,377.95
6511	Mileage Reimbursement	500.00	.00	500.00	.00	500.00	0	.00
6513	Meals & Lodging	500.00	.00	500.00	651.44	(151.44)	130	160.13
6514	Travel Expense	.00	.00	.00	77.51	(77.51)	+++	586.45
6519	Association Membership	2,000.00	.00	2,000.00	1,041.81	958.19	52	1,615.40
6601	Outside Equip. Repair/Mat	.00	.00	.00	721.53	(721.53)	+++	.83
6604	Outside Vehicle Repair/Maint	.00	.00	.00	48.75	(48.75)	+++	422.37
6710	Notices & Publications	8,000.00	.00	8,000.00	607.52	7,392.48	8	424.58
6720	Medical Examinations	.00	.00	.00	256.00	(256.00)	+++	190.00
6741	Misc. Bank Charges	.00	.00	.00	3,577.51	(3,577.51)	+++	4,044.35
6812	Space Rental	.00	.00	.00	.00	.00	+++	286.66
7202	Trucks	.00	.00	.00	10,000.00	(10,000.00)	+++	.00
8711	Non Capital Asset Expense	.00	.00	.00	.00	.00	+++	91,448.28
8721	Payment To Other Agency	1,464,624.00	.00	1,464,624.00	708,389.15	756,234.85	48	1,853,768.46
8730	Cap. Asset Depreciation	.00	.00	.00	.00	.00	+++	406,948.30
8735	Loss on Assets	.00	.00	.00	.00	.00	+++	462.00
8750	Bad Debts Written Off	10,000.00	.00	10,000.00	4,469.22	5,530.78	45	9,071.03
8760	UM Customer Adjustments	.00	.00	.00	8,319.30	(8,319.30)	+++	12,383.76
Department 5251 - Wastewater Collection Totals		\$2,618,546.00	\$0.00	\$2,618,546.00	\$1,267,282.53	\$1,351,263.47	48%	\$3,103,528.59
Department 7710 - Interfund Transactions								
8410	Intrafund Expense Trans.	1,794,657.00	.00	1,794,657.00	.00	1,794,657.00	0	1,794,013.87
8501	Transfers Out	161,630.00	.00	161,630.00	121,223.00	40,407.00	75	161,630.00
Department 7710 - Interfund Transactions Totals		\$1,956,287.00	\$0.00	\$1,956,287.00	\$121,223.00	\$1,835,064.00	6%	\$1,955,643.87
EXPENSE TOTALS		\$4,594,833.00	\$0.00	\$4,594,833.00	\$1,402,213.87	\$3,192,619.13	31%	\$5,078,272.74
Fund 321 - Sewer Revenue Fund Totals								
REVENUE TOTALS		3,536,000.00	.00	3,536,000.00	2,713,563.90	822,436.10	77	4,854,930.25
EXPENSE TOTALS		4,594,833.00	.00	4,594,833.00	1,402,213.87	3,192,619.13	31	5,078,272.74
Fund 321 - Sewer Revenue Fund Totals		(\$1,058,833.00)	\$0.00	(\$1,058,833.00)	\$1,311,350.03	(\$2,370,183.03)		(\$223,342.49)

Budget Performance Report

Fiscal Year to Date 03/31/13
Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
							%	
Fund 331 - Harbor Operating Fund								
REVENUE								
Department 1104 - Harbor Nature Conservancy Grant								
3303	Fed Grant Other Govt Svc	.00	.00	\$0.00	.00	(25,000.00)	+++	77,500.00
Department 1104 - Harbor Nature Conservancy Grant Totals		\$0.00	\$0.00	\$0.00	\$25,000.00	(\$25,000.00)	+++	\$77,500.00
Department 1201 - NFWF Plan/Dev Grant								
3303	Fed Grant Other Govt Svc	.00	.00	\$0.00	.00	(\$7,500.00)	+++	.00
Department 1201 - NFWF Plan/Dev Grant Totals		\$0.00	\$0.00	\$0.00	\$7,500.00	(\$7,500.00)	+++	\$0.00
Department 6510 - Harbor Department								
3301	Fed Grant Capital Impv	.00	.00	.00	.00	.00	+++	39,000.00
3302	Federal Grant Public Svc	.00	.00	.00	.00	.00	+++	5,447.80
3371	State Grant Public Svc	.00	.00	.00	1,476.00	(1,476.00)	+++	7,980.00
3391	Other Grant Public Svc	.00	.00	.00	7,921.00	(7,921.00)	+++	14,534.00
3401	Sale of Copies & Books	50.00	.00	50.00	29.00	21.00	58	21.50
3437	Live Aboard Services	5,000.00	.00	5,000.00	4,258.85	741.15	85	4,250.00
3439	Other Harbor Services	10,000.00	.00	10,000.00	8,175.12	1,824.88	82	9,361.36
3440	Harbor Leases	1,379,835.00	.00	1,379,835.00	1,070,845.67	308,989.33	78	1,440,226.77
3441	North T-Pier Dockage	55,000.00	.00	55,000.00	28,335.07	26,664.93	52	74,309.01
3442	South T-Pier Dockage	45,000.00	.00	45,000.00	1,853.84	43,146.16	4	71,981.86
3443	Mooring Rental	83,000.00	.00	83,000.00	73,575.67	9,424.33	89	80,153.83
3444	Slip Rental	84,000.00	.00	84,000.00	74,458.97	9,541.03	89	87,058.25
3445	Slip Transient Sublease	50,000.00	.00	50,000.00	6,105.28	43,894.72	12	27,145.24
3447	Floating Dockage Rental	7,000.00	.00	7,000.00	6,780.58	219.42	97	7,912.68
3469	Special Events	500.00	.00	500.00	910.00	(410.00)	182	1,646.00
3499	Other Rev/Current Svc	15,500.00	.00	15,500.00	777.00	14,723.00	5	(800.00)
3905	Bad Debts Recovery	.00	.00	.00	878.89	(878.89)	+++	.00
3919	Auctioned Property	.00	.00	.00	4,643.84	(4,643.84)	+++	350.00
3990	Other Misc. Revenues	.00	8,400.00	8,400.00	1,099.16	7,300.84	13	5,678.87
3991	Cash Variations	.00	.00	.00	.00	.00	+++	988.00
Department 6510 - Harbor Department Totals		\$1,734,885.00	\$8,400.00	\$1,743,285.00	\$1,292,123.94	\$451,161.06	74%	\$1,877,245.17
Department 8479 - Launch Ramp Parking								
3499	Other Rev/Current Svc	25,000.00	.00	25,000.00	15,734.00	9,266.00	63	25,875.00
Department 8479 - Launch Ramp Parking Totals		\$25,000.00	\$0.00	\$25,000.00	\$15,734.00	\$9,266.00	63%	\$25,875.00
REVENUE TOTALS		\$1,759,885.00	\$8,400.00	\$1,768,285.00	\$1,400,357.94	\$367,927.06	79%	\$1,980,620.17
EXPENSE								
Department 1104 - Harbor Nature Conservancy Grant								
4310	Part-Time Pay	.00	.00	.00	18,972.00	(18,972.00)	+++	46,240.00
4910	Employer Paid Benefits	.00	.00	.00	207.55	(207.55)	+++	2,595.73
5199	Misc. Operating Supplies	.00	.00	.00	.00	.00	+++	95.64
6101	Legal Services	.00	.00	.00	3,190.00	(3,190.00)	+++	6,004.21
6105	Consulting Services	.00	.00	.00	.00	.00	+++	8,601.25
6510	Meetings & Conferences	.00	.00	.00	.00	.00	+++	469.09
Department 1104 - Harbor Nature Conservancy Grant Totals		\$0.00	\$0.00	\$0.00	\$22,369.55	(\$22,369.55)	+++	\$64,005.92
Department 1201 - NFWF Plan/Dev Grant								
4310	Part-Time Pay	.00	.00	.00	12,804.00	(12,804.00)	+++	.00
4910	Employer Paid Benefits	.00	.00	.00	1,651.89	(1,651.89)	+++	.00
6105	Consulting Services	.00	.00	.00	40,796.00	(40,796.00)	+++	.00
Department 1201 - NFWF Plan/Dev Grant Totals		\$0.00	\$0.00	\$0.00	\$55,251.89	(\$55,251.89)	+++	\$0.00

Budget Performance Report

Fiscal Year to Date 03/31/13
 Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd %	Prior Year Total
4110	Regular Pay	471,861.00	.00	471,861.00	311,986.05	159,874.95	66	430,574.81
4120	Overtime Pay	3,000.00	.00	3,000.00	4,103.00	(1,103.00)	137	2,789.16
4310	Part-Time Pay	63,000.00	.00	63,000.00	60,660.78	2,339.22	96	65,557.97
4515	Standby Pay	12,775.00	.00	12,775.00	8,610.00	4,165.00	67	11,655.00
4599	Other Pay	3,000.00	.00	3,000.00	6,858.47	(3,858.47)	229	11,013.71
4910	Employer Paid Benefits	288,230.00	.00	288,230.00	188,052.05	100,177.95	65	295,527.92
5101	Janitorial Supplies	.00	.00	.00	.00	.00	+++	84.05
5105	First Aide Supplies	850.00	.00	850.00	.00	850.00	0	383.66
5108	Communication Supplies	1,500.00	.00	1,500.00	591.39	908.61	39	1,753.74
5109	Uniforms/Safety Equipment	3,500.00	.00	3,500.00	3,083.20	416.80	88	4,729.38
5110	Fuel Oil & Lubricants	25,000.00	.00	25,000.00	16,839.61	8,160.39	67	26,160.95
5125	Repairs/Maint. Materials	1,000.00	.00	1,000.00	.00	1,000.00	0	1,413.05
5175	Computer Operating Supp.	200.00	.00	200.00	136.82	63.18	68	1,876.51
5199	Misc. Operating Supplies	750.00	.00	750.00	647.69	102.31	86	745.06
5201	Other Expense	.00	.00	.00	.00	.00	+++	2,959.00
5301	General Office Supplies	2,500.00	.00	2,500.00	2,264.87	235.13	91	2,981.55
5304	Periodical/Subscriptions	300.00	.00	300.00	256.91	43.09	86	255.68
5305	Forms Printing	2,000.00	.00	2,000.00	992.50	1,007.50	50	1,352.59
5501	Grounds Maint. Supplies	2,500.00	.00	2,500.00	2,540.49	(40.49)	102	3,288.26
5502	Building Maint. Supplies	2,000.00	.00	2,000.00	920.50	1,079.50	46	2,531.02
5503	Rolling Stock Supplies	.00	.00	.00	1,542.28	(1,542.28)	+++	317.72
5504	Machinery/Equip/Supplies	10,000.00	.00	10,000.00	12,945.12	(2,945.12)	129	13,349.58
5530	Small Tools	1,000.00	.00	1,000.00	1,300.35	(300.35)	130	1,148.07
6101	Legal Services	2,000.00	.00	2,000.00	.00	2,000.00	0	.00
6102	Legislative Analyst	8,400.00	.00	8,400.00	.00	8,400.00	0	.00
6103	Financial Audits	15,000.00	.00	15,000.00	.00	15,000.00	0	.00
6105	Consulting Services	1,000.00	.00	1,000.00	750.00	250.00	75	3,750.00
6106	Contractual Services	10,000.00	.00	10,000.00	15,278.78	(5,278.78)	153	34,784.76
6107	Promotion & Advertising	2,000.00	.00	2,000.00	2,667.80	(667.80)	133	8,902.75
6125	Professional Development	5,000.00	.00	5,000.00	4,275.01	724.99	86	3,907.93
6199	Other Professional Svc	1,000.00	.00	1,000.00	1,265.26	(265.26)	127	4,561.03
6201	Telephone	4,500.00	.00	4,500.00	4,294.48	205.52	95	5,818.92
6220	Postage	1,000.00	.00	1,000.00	993.56	6.44	99	1,379.27
6300	Utilities	.00	.00	.00	137.50	(137.50)	+++	361.50
6301	Electricity	22,600.00	.00	22,600.00	17,589.30	5,010.70	78	26,640.72
6302	Natural Gas	900.00	.00	900.00	546.09	353.91	61	886.93
6303	Water	29,000.00	.00	29,000.00	24,473.39	4,526.61	84	35,177.82
6305	Disposal	51,000.00	.00	51,000.00	38,519.00	12,481.00	76	51,417.73
6401	General Liability	50,316.00	.00	50,316.00	37,737.00	12,579.00	75	50,316.00
6411	Property Damage Ins.	1,130.00	.00	1,130.00	12,903.10	(11,773.10)	1142	15,359.48
6472	Other Ins./Employee Bond	16,134.00	.00	16,134.00	100.53	16,033.47	1	134.00
6473	Vehicle Insurance	610.00	.00	610.00	457.47	152.53	75	610.00
6510	Meetings & Conferences	3,500.00	.00	3,500.00	2,559.50	940.50	73	11,040.15
6519	Association Membership	2,500.00	.00	2,500.00	2,570.00	(70.00)	103	2,650.00
6601	Outside Equip. Repair/Mat	20,000.00	.00	20,000.00	34,265.54	(14,265.54)	171	84,162.38
6602	Outside Structural Repair	8,000.00	.00	8,000.00	1,117.09	6,882.91	14	13,552.49
6603	Outside Ground Repair	2,000.00	.00	2,000.00	600.00	1,400.00	30	4,090.00
6604	Outside Vehicle Repair/Maint	2,000.00	.00	2,000.00	379.41	1,620.59	19	6,038.48
6640	Maintenance Contracts	1,500.00	.00	1,500.00	1,128.00	372.00	75	1,253.00

Budget Performance Report

Fiscal Year to Date 03/31/13
Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd %	Prior Year Total
6710	Notices & Publications	500.00	.00	500.00	391.57	108.43	78	794.70
6741	Misc. Bank Charges	.00	.00	.00	4,414.66	(4,414.66)	+++	4,997.01
6742	Cr. Card Processing Chgs.	500.00	.00	500.00	.00	500.00	0	.00
6750	Business Equipment Rental	2,500.00	.00	2,500.00	1,267.65	1,232.35	51	2,376.50
6810	Equipment Rental	500.00	.00	500.00	489.53	10.47	98	468.44
8110	Interest Expense	48,019.00	.00	48,019.00	48,018.84	.16	100	51,758.37
8130	Principal Repayment	86,840.00	.00	86,840.00	86,840.16	(.16)	100	.00
8711	Non Capital Asset Expense	.00	.00	.00	.00	.00	+++	15,534.00
8730	Cap. Asset Depreciation	.00	.00	.00	.00	.00	+++	163,036.23
Department: 6510 - Harbor Department Totals		\$1,294,915.00	\$0.00	\$1,294,915.00	\$970,362.30	\$324,552.70	75%	\$1,496,609.03
Department: 6511 - Harbor Lifeguards								
4120	Overtime Pay	.00	.00	.00	256.13	(256.13)	+++	162.75
4310	Part-Time Pay	35,000.00	.00	35,000.00	27,262.37	7,737.63	78	47,815.29
4910	Employer Paid Benefits	8,275.00	.00	8,275.00	5,168.15	3,106.85	62	9,670.96
5105	First Aide Supplies	500.00	.00	500.00	.00	500.00	0	215.35
5109	Uniforms/Safety Equipment	500.00	.00	500.00	.00	500.00	0	121.35
5199	Misc. Operating Supplies	1,000.00	.00	1,000.00	71.80	928.20	7	467.83
Department: 6511 - Harbor Lifeguards Totals		\$45,275.00	\$0.00	\$45,275.00	\$32,758.45	\$12,516.55	72%	\$58,453.53
Department: 7710 - Interfund Transactions								
8410	Interfund Expense Trans.	133,909.00	.00	133,909.00	.00	133,909.00	0	341,600.67
8501	Transfers Out	281,986.00	.00	281,986.00	211,489.00	70,497.00	75	281,986.00
Department: 7710 - Interfund Transactions Totals		\$415,895.00	\$0.00	\$415,895.00	\$211,489.00	\$204,406.00	51%	\$623,586.67
Department: 8413 - Infrastructure Repairs & Maint.								
6106	Contractual Services	.00	.00	.00	.00	.00	+++	59,085.00
Department: 8413 - Infrastructure Repairs & Maint. Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$59,085.00
Department: 8479 - Launch Ramp Parking								
5501	Grounds Maint. Supplies	1,000.00	.00	1,000.00	.00	1,000.00	0	.00
5504	Machinery/Equip/Supplies	500.00	.00	500.00	652.92	(152.92)	131	.00
6106	Contractual Services	1,200.00	.00	1,200.00	1,872.36	(672.36)	156	2,477.76
6300	Utilities	600.00	.00	600.00	255.53	344.47	43	539.90
6601	Outside Equip. Repair/Mat	500.00	.00	500.00	.00	500.00	0	.00
6741	Misc. Bank Charges	.00	.00	.00	447.07	(447.07)	+++	599.85
Department: 8479 - Launch Ramp Parking Totals		\$3,800.00	\$0.00	\$3,800.00	\$3,227.88	\$572.12	85%	\$3,617.51
EXPENSE TOTALS		\$1,759,885.00	\$0.00	\$1,759,885.00	\$1,295,459.07	\$464,425.93	74%	\$2,305,357.66
Fund: 331 - Harbor Operating Fund Totals								
REVENUE TOTALS		1,759,885.00	8,400.00	1,768,285.00	1,400,357.94	367,927.06	79	1,980,620.17
EXPENSE TOTALS		1,759,885.00	.00	1,759,885.00	1,295,459.07	464,425.93	74	2,305,357.66
Fund: 331 - Harbor Operating Fund Totals		\$0.00	\$8,400.00	\$8,400.00	\$104,898.87	(\$96,498.87)		(\$324,737.49)
Fund: 430 - Risk Management								
REVENUE								
Department: 1111 - Undistributed/Non-Dept.								
3710	Interest Income	10,000.00	.00	10,000.00	.00	10,000.00	0	13,721.65
3750	Gain On Investment	.00	.00	.00	.00	.00	+++	1,549.00
3922	Refunds/Adj/Restitution	6,000.00	.00	6,000.00	.00	6,000.00	0	.00
Department: 1111 - Undistributed/Non-Dept. Totals		\$16,000.00	\$0.00	\$16,000.00	\$0.00	\$16,000.00	0%	\$15,270.65
Department: 4310 - Health & Dental Ins.								

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3922	Refunds/Adj/Restitution	.00	.00	.00	.00	.00	+++	2,363.40
Department	4310 - Health & Dental Ins. Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$2,363.40
3916	Chgs To Other Departments	150,000.00	.00	150,000.00	.00	150,000.00	0	704,526.14
3922	Refunds/Adj/Restitution	.00	.00	.00	.00	.00	+++	(158.82)
Department	4312 - Worker's Comp Insurance Totals	\$150,000.00	\$0.00	\$150,000.00	\$0.00	\$150,000.00	0%	\$704,367.32
Department	4314 - Unemployment Reserve	55,000.00	.00	55,000.00	.00	55,000.00	0	110,651.95
Department	4314 - Unemployment Reserve Totals	\$55,000.00	\$0.00	\$55,000.00	\$0.00	\$55,000.00	0%	\$110,651.95
3909	Special Event Insurance	.00	.00	.00	6,784.63	(6,784.63)	+++	9,545.67
3916	Chgs To Other Departments	735,000.00	.00	735,000.00	224,482.57	510,517.43	31	372,575.00
Department	4316 - Liability Insurance Totals	\$735,000.00	\$0.00	\$735,000.00	\$231,267.20	\$503,732.80	31%	\$382,120.67
Department	4317 - Other Insurance	11,000.00	.00	11,000.00	11,632.97	(632.97)	106	15,916.48
Department	4317 - Other Insurance Totals	\$11,000.00	\$0.00	\$11,000.00	\$11,632.97	(\$632.97)	106%	\$15,916.48
3916	Chgs To Other Departments	45,000.00	.00	45,000.00	154,348.56	(109,348.56)	343	204,701.00
3922	Refunds/Adj/Restitution	.00	.00	.00	.00	.00	+++	(2,342.26)
Department	4318 - Property Damage/Fire Ins Totals	\$45,000.00	\$0.00	\$45,000.00	\$154,348.56	(\$109,348.56)	343%	\$202,358.74
Department	4320 - Vehicle Insurance	4,000.00	.00	4,000.00	8,745.75	(4,745.75)	219	11,661.00
Department	4320 - Vehicle Insurance Totals	\$4,000.00	\$0.00	\$4,000.00	\$8,745.75	(\$4,745.75)	219%	\$11,661.00
REVENUE TOTALS		\$1,016,000.00	\$0.00	\$1,016,000.00	\$405,994.48	\$610,005.52	40%	\$1,444,710.21
EXPENSE								
Department:	1111 - Undistributed/Non-Dept.	.00	.00	.00	.00	.00	+++	40,000.00
Department	Employer Paid Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$40,000.00
Department:	1111 - Undistributed/Non-Dept. Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$40,000.00
Department	4301 - Administrative Services	.00	.00	.00	1,769.00	(1,769.00)	+++	.00
6101	Misc. Operating Supplies	.00	.00	.00	3,500.00	(3,500.00)	+++	.00
6106	Legal Services	.00	.00	.00	2,806.77	(2,806.77)	+++	9,783.39
6513	Contractual Services	.00	.00	.00	717.69	(717.69)	+++	1,164.03
6514	Meals & Lodging	.00	.00	.00	828.05	(828.05)	+++	513.06
6514	Travel Expense	.00	.00	.00	\$9,621.51	(\$9,621.51)	+++	\$11,460.48
Department	4301 - Administrative Services Totals	\$0.00	\$0.00	\$0.00	\$9,621.51	(\$9,621.51)	+++	\$11,460.48
Department	4308 - Health Flex Plan	.00	.00	.00	.00	.00	+++	329.40
6106	Contractual Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$329.40
Department	4308 - Health Flex Plan Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$329.40
Department	4312 - Worker's Comp Insurance	150,000.00	.00	150,000.00	232,470.00	(82,470.00)	155	148,687.00
Department	4312 - Worker's Comp Insurance Totals	\$150,000.00	\$0.00	\$150,000.00	\$232,470.00	(\$82,470.00)	155%	\$148,687.00
Department	4314 - Unemployment Reserve	55,000.00	.00	55,000.00	18,565.00	36,435.00	34	40,478.98
Department	4314 - Unemployment Reserve Totals	\$55,000.00	\$0.00	\$55,000.00	\$18,565.00	\$36,435.00	34%	\$40,478.98
Department	4316 - Liability Insurance	.00	.00	.00	.00	.00	+++	6,662.00
6106	Contractual Services	.00	.00	.00	405,068.00	329,932.00	55	479,246.00
6401	General Liability	.00	.00	.00	3,525.00	(3,525.00)	+++	3,439.00
6421	Boiler Insurance	.00	.00	.00	198,002.92	(198,002.92)	+++	194,589.79
6499	Earthquake & Flood Insurance	.00	.00	.00				

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Department	4316 - Liability Insurance Totals	\$735,000.00	\$0.00	\$735,000.00	\$606,595.92	\$128,404.08	83%		\$683,936.79
Department	4317 - Other Insurance								
6472	Other Ins./Employee Bond	11,000.00	.00	11,000.00	.00	11,000.00	0		1,688.00
6499	Earthquake & Flood Insurance	.00	.00	.00	15,634.25	(15,634.25)	+++		14,229.50
Department	4317 - Other Insurance Totals	\$11,000.00	\$0.00	\$11,000.00	\$15,634.25	(\$4,634.25)	142%		\$15,917.50
Department	4318 - Property Damage/Fire Ins								
6411	Property Damage Ins.	45,000.00	.00	45,000.00	34,919.93	10,080.07	78		17,366.84
6603	Outside Ground Repair	.00	.00	.00	34,570.01	(34,570.01)	+++		1,900.00
Department	4318 - Property Damage/Fire Ins Totals	\$45,000.00	\$0.00	\$45,000.00	\$69,489.94	(\$24,489.94)	154%		\$19,266.84
Department	4320 - Vehicle Insurance								
6473	Vehicle Insurance	20,000.00	.00	20,000.00	15,983.00	4,017.00	80		15,671.00
Department	4320 - Vehicle Insurance Totals	\$20,000.00	\$0.00	\$20,000.00	\$15,983.00	\$4,017.00	80%		\$15,671.00
Department	7710 - Interfund Transactions								
8510	Transfer To General Fund	100,000.00	79,600.00	179,600.00	154,601.00	24,999.00	86		.00
Department	7710 - Interfund Transactions Totals	\$100,000.00	\$79,600.00	\$179,600.00	\$154,601.00	\$24,999.00	86%		\$0.00
	EXPENSE TOTALS	\$1,116,000.00	\$79,600.00	\$1,195,600.00	\$1,122,960.62	\$72,639.38	94%		\$975,747.99
Fund	430 - Risk Management Totals								
	REVENUE TOTALS	1,016,000.00	.00	1,016,000.00	405,994.48	610,005.52	40		1,444,710.21
	EXPENSE TOTALS	1,116,000.00	79,600.00	1,195,600.00	1,122,960.62	72,639.38	94		975,747.99
Fund	430 - Risk Management Totals	(\$100,000.00)	(\$79,600.00)	(\$179,600.00)	(\$716,966.14)	\$537,366.14			\$468,962.22

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						%		
Fund 500 - Assessment Districts								
REVENUE								
Department 6162 - North Point Park								
3018	Property Tax Spec. Assess	5,645.00	.00	5,645.00	3,672.25	1,972.75	65	5,645.00
	Department 6162 - North Point Park Totals	\$5,645.00	\$0.00	\$5,645.00	\$3,672.25	\$1,972.75	65%	\$5,645.00
Department 6163 - Loperena Storm Drain No 1								
3018	Property Tax Spec. Assess	2,832.00	.00	2,832.00	2,053.68	778.32	73	2,832.48
	Department 6163 - Loperena Storm Drain No 1 Totals	\$2,832.00	\$0.00	\$2,832.00	\$2,053.68	\$778.32	73%	\$2,832.48
Department 6167 - Cloisters Park								
3018	Property Tax Spec. Assess	148,944.00	.00	148,944.00	100,118.14	48,825.86	67	152,513.06
	Department 6167 - Cloisters Park Totals	\$148,944.00	\$0.00	\$148,944.00	\$100,118.14	\$48,825.86	67%	\$152,513.06
Department 7710 - Interfund Transactions								
3801	Transfers In	.00	.00	.00	(48,512.19)	48,512.19	+++	48,512.19
	Department 7710 - Interfund Transactions Totals	\$0.00	\$0.00	\$0.00	(\$48,512.19)	\$48,512.19	+++	\$48,512.19
REVENUE TOTALS		\$157,421.00	\$0.00	\$157,421.00	\$57,331.88	\$100,089.12	36%	\$209,502.73
EXPENSE								
Department 6162 - North Point Park								
4910	Employer Paid Benefits	.00	.00	.00	45.76	(45.76)	+++	507.89
4999	Labor Costs Applied	.00	.00	.00	181.70	(181.70)	+++	869.94
5501	Grounds Maint. Supplies	.00	.00	.00	80.28	(80.28)	+++	6.66
6199	Other Professional Svc	5,645.00	.00	5,645.00	7,969.00	(2,324.00)	141	.00
6300	Utilities	.00	.00	.00	1,341.05	(1,341.05)	+++	1,075.18
6401	General Liability	.00	.00	.00	.00	.00	+++	250.00
6710	Notices & Publications	.00	.00	.00	.00	.00	+++	631.92
	Department 6162 - North Point Park Totals	\$5,645.00	\$0.00	\$5,645.00	\$9,617.79	(\$3,972.79)	170%	\$3,341.59
Department 6167 - Cloisters Park								
4110	Regular Pay	.00	.00	.00	.00	.00	+++	43,990.38
4310	Part-Time Pay	.00	.00	.00	.00	.00	+++	23.34
4910	Employer Paid Benefits	.00	.00	.00	518.89	(518.89)	+++	50,433.19
4999	Labor Costs Applied	.00	.00	.00	1,173.84	(1,173.84)	+++	28,333.22
5109	Uniforms/Safety Equipment	.00	.00	.00	.00	.00	+++	514.12
5110	Fuel Oil & Lubricants	.00	.00	.00	4.95	(4.95)	+++	1,161.10
5199	Misc. Operating Supplies	.00	.00	.00	97.04	(97.04)	+++	2,367.08
5305	Forms Printing	.00	.00	.00	.00	.00	+++	69.05
5501	Grounds Maint. Supplies	.00	.00	.00	1,147.54	(1,147.54)	+++	1,947.12
5503	Rolling Stock Supplies	.00	.00	.00	.00	.00	+++	138.01
5504	Machinery/Equip/Supplies	.00	.00	.00	.00	.00	+++	321.68
5530	Small Tools	.00	.00	.00	.00	.00	+++	137.42
6106	Contractual Services	.00	.00	.00	53,428.21	(53,428.21)	+++	48,562.50
6199	Other Professional Svc	148,944.00	.00	148,944.00	148,944.00	0	0	776.77
6300	Utilities	.00	.00	.00	16,543.71	(16,543.71)	+++	31,052.59
6401	General Liability	.00	.00	.00	.00	.00	+++	3,500.00
6411	Property Damage Ins.	.00	.00	.00	225.00	(225.00)	+++	300.00
6473	Vehicle Insurance	.00	.00	.00	450.00	(450.00)	+++	600.00
6710	Notices & Publications	.00	.00	.00	.00	.00	+++	631.92
6810	Equipment Rental	.00	.00	.00	.00	.00	+++	1,338.10
	Department 6167 - Cloisters Park Totals	\$148,944.00	\$0.00	\$148,944.00	\$75,589.18	\$75,354.82	49%	\$216,197.59
Department 7710 - Interfund Transactions								
8501	Transfers Out	.00	.00	.00	.00	.00	+++	12,607.00

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Department	7710 - Interfund Transactions Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$12,607.00
	EXPENSE TOTALS	\$154,589.00	\$0.00	\$154,589.00	\$83,206.97	\$71,382.03	54%	\$232,146.18
Fund	500 - Assessment Districts Totals	157,421.00	.00	157,421.00	57,331.88	100,089.12	36	209,502.73
	REVENUE TOTALS	154,589.00	.00	154,589.00	83,206.97	71,382.03	54	232,146.18
	EXPENSE TOTALS	\$2,832.00	\$0.00	\$2,832.00	(\$25,875.09)	\$28,707.09		(\$22,643.45)

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Fund 599	MB/CS Waste Water Fund								
	REVENUE								
Department 5255	Wastewater Treatment			1,954,832.00	923,935.05	1,030,896.95	47	2,402,110.15	
3499	Other Rev/Current Svc	.00	.00	.00	8,864.30	(8,864.30)	+++	.00	
3913	Sale of Real Property	.00	.00	.00					
Department 5255	Wastewater Treatment Totals	\$0.00	\$0.00	\$1,954,832.00	\$932,799.35	\$1,022,032.65	48%	\$2,402,110.15	
	REVENUE TOTALS	\$0.00	\$0.00	\$1,954,832.00	\$932,799.35	\$1,022,032.65	48%	\$2,402,110.15	
	EXPENSE								
Department 1103	WWTP Project Management								
6105	Consulting Services	.00	.00	.00	.00	.00	+++	61,527.15	
8950	Construction In Progress	.00	.00	.00	.00	.00	+++	(61,527.15)	
Department 1103	WWTP Project Management Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$0.00	
Department 1105	WWTP CA Coastal Comm Appeal Proc								
4910	Employer Paid Benefits	.00	.00	.00	.00	.00	+++	18,034.73	
4999	Labor Costs Applied	.00	.00	.00	.00	.00	+++	50,248.34	
Department 1105	WWTP CA Coastal Comm Appeal Proc Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$68,283.07	
Department 1107	WWTP Outfall Emergency Repairs								
4910	Employer Paid Benefits	.00	.00	.00	.00	.00	+++	194.33	
4999	Labor Costs Applied	.00	.00	.00	.00	.00	+++	676.38	
Department 1107	WWTP Outfall Emergency Repairs Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$870.71	
Department 5255	Wastewater Treatment								
4110	Regular Pay	456,038.00	.00	456,038.00	356,419.79	99,618.21	78	439,097.23	
4120	Overtime Pay	10,000.00	.00	10,000.00	9,299.91	700.09	93	10,185.93	
4515	Standby Pay	12,775.00	.00	12,775.00	9,520.00	3,255.00	75	12,950.00	
4599	Other Pay	.00	.00	.00	665.38	(665.38)	+++	3,044.46	
4910	Employer Paid Benefits	292,079.00	.00	292,079.00	201,070.24	91,008.76	69	277,418.14	
4999	Labor Costs Applied	.00	.00	.00	293.54	(293.54)	+++	.00	
5101	Janitorial Supplies	1,250.00	.00	1,250.00	678.86	571.14	54	1,322.07	
5105	First Aide Supplies	500.00	.00	500.00	163.32	336.68	33	201.70	
5108	Communication Supplies	1,000.00	.00	1,000.00	431.92	568.08	43	310.32	
5109	Uniforms/Safety Equipment	12,000.00	.00	12,000.00	10,178.42	1,821.58	85	11,641.35	
5110	Fuel Oil & Lubricants	5,000.00	.00	5,000.00	3,719.30	1,280.70	74	5,517.86	
5112	Lab Supplies	16,500.00	.00	16,500.00	12,449.35	4,050.65	75	17,478.03	
5120	Chemical Supplies	130,000.00	.00	130,000.00	85,224.56	44,775.44	66	113,971.81	
5125	Repairs/Maint. Materials	500.00	.00	500.00	.00	500.00	0	.00	
5175	Computer Operating Supp.	1,500.00	.00	1,500.00	389.64	1,110.36	26	1,382.91	
5199	Misc. Operating Supplies	1,500.00	.00	1,500.00	177.59	1,322.41	12	1,686.24	
5201	Other Expense	.00	.00	.00	.00	.00	+++	4,126.00	
5301	General Office Supplies	1,700.00	.00	1,700.00	861.52	838.48	51	886.30	
5302	Copying Supplies	.00	.00	.00	.00	.00	+++	297.94	
5303	Books & Manuals	100.00	.00	100.00	74.00	26.00	74	65.67	
5305	Forms Printing	.00	.00	.00	8.85	(8.85)	+++	.00	
5501	Grounds Maint. Supplies	2,500.00	.00	2,500.00	1,476.99	1,023.01	59	1,956.97	
5502	Building Maint. Supplies	12,000.00	.00	12,000.00	5,308.00	6,692.00	44	6,182.09	
5503	Rolling Stock Supplies	.00	.00	.00	120.00	(120.00)	+++	58.31	
5504	Machinery/Equip/Supplies	108,000.00	.00	108,000.00	128,254.31	(20,254.31)	119	82,143.56	
5530	Small Tools	2,000.00	.00	2,000.00	.00	2,000.00	0	1,998.48	
6101	Legal Services	200.00	.00	200.00	.00	200.00	0	.00	
6103	Financial Audits	6,000.00	.00	6,000.00	5,900.00	100.00	98	5,900.00	

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							%	
6104	Engineering Services	10,000.00	.00	10,000.00	9,895.00	105.00	99	27,325.00
6105	Consulting Services	25,000.00	.00	25,000.00	.00	25,000.00	0	.00
6106	Contractual Services	211,000.00	.00	211,000.00	5,698.46	205,301.54	3	197,312.15
6125	Professional Development	2,500.00	.00	2,500.00	1,485.41	1,014.59	59	1,350.35
6160	Vehicle Inspections	250.00	.00	250.00	.00	250.00	0	.00
6161	Licenses & Permits	6,000.00	.00	6,000.00	.00	6,000.00	0	.00
6162	Mandated Fees/Inspections	26,000.00	.00	26,000.00	19,154.00	6,846.00	74	20,124.56
6199	Other Professional Svc	1,500.00	.00	1,500.00	759.59	740.41	51	1,061.30
6201	Telephone	2,000.00	.00	2,000.00	1,651.94	348.06	83	1,751.21
6220	Postage	.00	.00	.00	6.16	(6.16)	+++	125.25
6300	Utilities	.00	.00	.00	458.57	(458.57)	+++	.00
6301	Electricity	120,000.00	.00	120,000.00	87,627.27	32,372.73	73	126,316.62
6302	Natural Gas	5,000.00	.00	5,000.00	2,496.66	2,503.34	50	3,750.20
6303	Water	7,500.00	.00	7,500.00	4,736.49	2,763.51	63	4,490.29
6305	Disposal	600.00	.00	600.00	580.61	19.39	97	695.07
6307	Disposal of Sludge	12,500.00	.00	12,500.00	7,363.40	5,136.60	59	11,262.76
6399	Other Utilities	14,000.00	.00	14,000.00	6,876.30	7,123.70	49	12,321.75
6401	General Liability	50,316.00	.00	50,316.00	37,737.00	12,579.00	75	50,316.00
6411	Property Damage Ins.	1,130.00	.00	1,130.00	847.53	282.47	75	1,130.00
6472	Other Ins./Employee Bond	.00	.00	.00	100.53	(100.53)	+++	134.00
6473	Vehicle Insurance	244.00	.00	244.00	182.97	61.03	75	244.00
6499	Earthquake & Flood Insurance	166,000.00	.00	166,000.00	122,603.94	43,396.06	74	162,523.48
6502	Shipping & Moving	1,000.00	.00	1,000.00	1,250.06	(250.06)	125	916.85
6510	Meetings & Conferences	.00	.00	.00	23.92	(23.92)	+++	271.60
6511	Mileage Reimbursement	.00	.00	.00	220.12	(220.12)	+++	.00
6514	Travel Expense	1,500.00	.00	1,500.00	767.81	732.19	51	91.48
6519	Association Membership	150.00	.00	150.00	.00	150.00	0	.00
6601	Outside Equip. Repair/Mat	132,500.00	.00	132,500.00	90,338.66	42,161.34	68	76,471.53
6602	Outside Structural Repair	20,000.00	.00	20,000.00	2,045.19	17,954.81	10	34,799.23
6604	Outside Vehicle Repair/Maint	2,500.00	.00	2,500.00	3,045.78	(545.78)	122	2,518.03
6710	Notices & Publications	.00	.00	.00	607.52	(607.52)	+++	.00
6720	Medical Examinations	.00	.00	.00	45.00	(45.00)	+++	.00
6810	Equipment Rental	2,500.00	.00	2,500.00	.00	2,500.00	0	.00
7202	Trucks	.00	.00	.00	28,683.81	(28,683.81)	+++	.00
7203	Other Maintenance Vehicle	30,000.00	.00	30,000.00	.00	30,000.00	0	.00
8721	Payment To Other Agency	30,000.00	.00	30,000.00	.00	30,000.00	0	14,985.25
8730	Cap. Asset Depreciation	.00	.00	.00	.00	.00	+++	475,299.98
Department 5255 - Wastewater Treatment Totals		\$1,954,832.00	\$0.00	\$1,954,832.00	\$1,269,975.19	\$684,856.81	65%	\$2,227,411.31
Department 8312 - WWTP Relocation & Trmt Altern								
4910	Employer Paid Benefits	.00	.00	.00	471.41	(471.41)	+++	.00
4999	Labor Costs Applied	.00	.00	.00	2,045.31	(2,045.31)	+++	.00
Department 8312 - WWTP Relocation & Trmt Altern Totals		\$0.00	\$0.00	\$0.00	\$2,516.72	(\$2,516.72)	+++	\$0.00
Department 8433 - WWTP Upgrade Design								
4910	Employer Paid Benefits	.00	.00	.00	.00	.00	+++	5,734.22
4999	Labor Costs Applied	.00	.00	.00	.00	.00	+++	9,546.28
6104	Engineering Services	.00	.00	.00	.00	.00	+++	5,119.46
8950	Construction In Progress	.00	.00	.00	.00	.00	+++	(20,399.96)
Department 8433 - WWTP Upgrade Design Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$0.00
Department 8462 - WWTP Environmental Permit								

Budget Performance Report

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 Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
4910	Employer Paid Benefits	.00	.00	.00	.00	.00	+++	976.90
4999	Labor Costs Applied	.00	.00	.00	.00	.00	+++	1,805.14
8950	Construction In Progress	.00	.00	.00	.00	.00	+++	(2,782.04)
Department - 8462 - WWTP Environmental Permit Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$0.00
EXPENSE TOTALS		\$1,954,832.00	\$0.00	\$1,954,832.00	\$1,272,491.91	\$682,340.09	65%	\$2,296,565.09
Fund 599 - MB/CS Waste Water Fund Totals								
REVENUE TOTALS		1,954,832.00	.00	1,954,832.00	932,799.35	1,022,032.65	48	2,402,110.15
EXPENSE TOTALS		1,954,832.00	.00	1,954,832.00	1,272,491.91	682,340.09	65	2,296,565.09
Fund 599 - MB/CS Waste Water Fund Totals		\$0.00	\$0.00	\$0.00	(\$339,692.56)	\$339,692.56		\$105,545.06

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Include Rollup Account and Rollup to Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
								%
Fund 900 - Governmental Impact Fees								
REVENUE								
Department	1111 - Undistributed/Non-Dept.	.00	.00	.00	.00	.00	+++	3,054.00
3710	Interest Income	.00	.00	.00	.00	.00	+++	300.00
3750	Gain On Investment	.00	.00	.00	.00	.00	+++	3,354.00
Department	1111 - Undistributed/Non-Dept. Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	
Department	3110 - City Manager's Office	.00	.00	.00	23,943.29	(23,943.29)	+++	16,055.51
Department	3110 - City Manager's Office Totals	\$0.00	\$0.00	\$0.00	\$23,943.29	(\$23,943.29)	+++	\$16,055.51
Department	4110 - Police Department	.00	.00	.00	7,884.94	(7,884.94)	+++	5,179.19
Department	4110 - Police Department Totals	\$0.00	\$0.00	\$0.00	\$7,884.94	(\$7,884.94)	+++	\$5,179.19
Department	4210 - Fire Department	.00	.00	.00	8,673.43	(8,673.43)	+++	5,697.12
Department	4210 - Fire Department Totals	\$0.00	\$0.00	\$0.00	\$8,673.43	(\$8,673.43)	+++	\$5,697.12
Department	5230 - Street Maintenance	.00	.00	.00	36,270.69	(36,270.69)	+++	23,911.69
Department	5230 - Street Maintenance Totals	\$0.00	\$0.00	\$0.00	\$36,270.69	(\$36,270.69)	+++	\$23,911.69
Department	5235 - Storm Drain/Creek Maint.	.00	.00	.00	5,258.21	(5,258.21)	+++	1,125.59
Department	5235 - Storm Drain/Creek Maint. Totals	\$0.00	\$0.00	\$0.00	\$5,258.21	(\$5,258.21)	+++	\$1,125.59
Department	6160 - R & P Parks Division	.00	.00	.00	10,957.47	(10,957.47)	+++	11,300.36
Department	6160 - R & P Parks Division Totals	\$0.00	\$0.00	\$0.00	\$10,957.47	(\$10,957.47)	+++	\$11,300.36
Department	6160 - R & P Parks Division Totals	\$0.00	\$0.00	\$0.00	\$92,988.03	(\$92,988.03)	+++	\$66,623.46
REVENUE TOTALS		\$0.00	\$0.00	\$0.00	\$92,988.03	(\$92,988.03)	+++	\$66,623.46
Fund 900 - Governmental Impact Fees Totals								
REVENUE TOTALS		.00	.00	.00	92,988.03	(92,988.03)	+++	66,623.46
EXPENSE TOTALS		.00	.00	.00	.00	.00	+++	.00
Fund 900 - Governmental Impact Fees Totals		\$0.00	\$0.00	\$0.00	\$92,988.03	(\$92,988.03)	+++	\$66,623.46
Fund 904 - Park Fee Fund								
REVENUE								
Department	1111 - Undistributed/Non-Dept.	250.00	.00	250.00	.00	250.00	0	268.00
3710	Interest Income	\$250.00	\$0.00	\$250.00	\$0.00	\$250.00	0%	\$268.00
Department	1111 - Undistributed/Non-Dept. Totals	.00	.00	.00	.00	.00	+++	9,019.67
Department	6160 - R & P Parks Division	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$9,019.67
Department	6160 - R & P Parks Division Totals	\$250.00	\$0.00	\$250.00	\$0.00	\$250.00	0%	\$9,287.67
REVENUE TOTALS		\$250.00	\$0.00	\$250.00	\$0.00	\$250.00	0%	\$9,287.67
EXPENSE								
Department	1111 - Undistributed/Non-Dept.	.00	.00	.00	.00	.00	+++	140.00
8710	Loss on Investment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$140.00
Department	1111 - Undistributed/Non-Dept. Totals	.00	.00	.00	.00	.00	+++	3,000.00
Department	6160 - R & P Parks Division	.00	.00	.00	.00	.00	+++	10,780.92
5501	Grounds Maint. Supplies	.00	.00	.00	2,570.00	(2,570.00)	+++	
6106	Contractual Services	.00	.00	.00	13,560.62	(13,560.62)	+++	.00
7302	Equipment Acquisition	.00	.00	.00			+++	

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Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
							%	
Department	6160 - R & P Parks Division Totals	\$0.00	\$0.00	\$0.00	\$16,130.62	(\$16,130.62)	+++	\$13,780.92
	EXPENSE TOTALS	\$0.00	\$0.00	\$0.00	\$16,130.62	(\$16,130.62)	+++	\$13,920.92
Fund	904 - Park Fee Fund Totals	250.00	.00	250.00	.00	250.00	0	9,287.67
	REVENUE TOTALS	.00	.00	.00	16,130.62	(16,130.62)	+++	13,920.92
	EXPENSE TOTALS	\$250.00	\$0.00	\$250.00	(\$16,130.62)	\$16,380.62		(\$4,633.25)
Fund	915 - Capital Projects Fund							
	REVENUE							
Department	1111 - Undistributed/Non-Dept.	.00	.00	.00	37.54	(37.54)	+++	17.35
3710	Interest Income	\$0.00	\$0.00	\$0.00	\$37.54	(\$37.54)	+++	\$17.35
Department	1111 - Undistributed/Non-Dept. Totals	.00	.00	.00	37.54	(37.54)	+++	17.35
Department	7710 - Interfund Transactions	.00	.00	.00	1,427,843.92	(1,427,843.92)	+++	1,216,892.54
3801	Transfers In	.00	.00	.00	.00	.00	+++	553,940.52
3802	Intrafund Revenue Trans.	.00	.00	.00	.00	.00	+++	\$1,770,833.06
Department	7710 - Interfund Transactions Totals	\$0.00	\$0.00	\$0.00	\$1,427,843.92	(\$1,427,843.92)	+++	\$1,770,833.06
Department	8444 - Fire Station 53 Admin	.00	.00	.00	.00	.00	+++	26,824.00
3304	USDA/FEMA Grant Funding	.00	.00	.00	480,882.00	(480,882.00)	+++	895,477.22
3305	ARRA/FEMA Federal Grant	.00	.00	.00	2,960.81	(2,960.81)	+++	11,282.86
3990	Other Misc. Revenues	\$0.00	\$0.00	\$0.00	\$483,842.81	(\$483,842.81)	+++	\$933,584.08
Department	8444 - Fire Station 53 Admin Totals	.00	.00	.00	.00	.00	+++	(578.68)
Department	8478 - ARRA Energy Efficiency Retrofits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	(\$578.68)
Department	8478 - ARRA Energy Efficiency Retrofits Totals	.00	.00	.00	.00	.00	+++	1,000.00
Department	9614 - Pavement Management Plan	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$1,000.00
3403	Sale of Plans/Specs	.00	.00	.00	.00	.00	+++	1,000.00
Department	9614 - Pavement Management Plan Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	1,000.00
Department	9818 - Tennis Ct. DelMar Park	.00	.00	.00	.00	.00	+++	172,452.00
3370	State Grant Capital Impv	.00	.00	.00	.00	.00	+++	330.00
3403	Sale of Plans/Specs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$172,782.00
Department	9818 - Tennis Ct. DelMar Park Totals	\$0.00	\$0.00	\$0.00	\$1,911,724.27	(\$1,911,724.27)	+++	\$2,877,637.81
	REVENUE TOTALS							
	EXPENSE							
Department	7710 - Interfund Transactions	.00	.00	.00	.00	.00	+++	472,543.99
8410	Intrafund Expense Trans.	.00	.00	.00	.00	.00	+++	180,238.12
8501	Transfers Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$652,782.11
Department	7710 - Interfund Transactions Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$652,782.11
Department	8213 - Parks Renovation	.00	.00	.00	1,147.83	(1,147.83)	+++	.00
4910	Employer Paid Benefits	.00	.00	.00	1,412.05	(1,412.05)	+++	.00
4999	Labor Costs Applied	.00	.00	.00	30,389.11	(30,389.11)	+++	.00
5199	Misc. Operating Supplies	.00	.00	.00			+++	.00

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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	%	Prior Year Total
Department	8213 - Parks Renovation Totals	\$0.00	\$0.00	\$0.00	\$32,948.99	(\$32,948.99)	+++	+++	\$0.00
Department	8230 - MB Blvd/Quintana Intersec	.00	.00	.00	1,112.50	(1,112.50)	+++	+++	740.00
Department	8230 - MB Blvd/Quintana Intersec Totals	\$0.00	\$0.00	\$0.00	\$1,112.50	(\$1,112.50)	+++	+++	\$740.00
Department	8444 - Fire Station 53 Admin								
4910	Employer Paid Benefits	.00	.00	.00	2,798.71	(2,798.71)	+++	+++	10,946.27
4999	Labor Costs Applied	.00	.00	.00	8,182.20	(8,182.20)	+++	+++	29,438.14
5108	Communication Supplies	.00	.00	.00	.00	.00	+++	+++	14,718.44
5199	Misc. Operating Supplies	.00	.00	.00	.00	.00	+++	+++	6,000.29
6101	Legal Services	.00	.00	.00	.00	.00	+++	+++	28,500.00
6105	Consulting Services	.00	.00	.00	68,391.36	(68,391.36)	+++	+++	363,413.80
6106	Contractual Services	.00	.00	.00	1,302,991.47	(1,302,991.47)	+++	+++	1,410,383.35
6161	Licenses & Permits	.00	.00	.00	.00	.00	+++	+++	25.00
6220	Postage	.00	.00	.00	.00	.00	+++	+++	5.59
6513	Meals & Lodging	.00	.00	.00	30.58	(30.58)	+++	+++	61.75
6514	Travel Expense	.00	.00	.00	36.79	(36.79)	+++	+++	303.59
6710	Notices & Publications	.00	.00	.00	.00	.00	+++	+++	145.01
8999	Capital Project Budget	1,242,683.00	.00	1,242,683.00	.00	1,242,683.00	0	+++	.00
Department	8444 - Fire Station 53 Admin Totals	\$1,242,683.00	\$0.00	\$1,242,683.00	\$1,382,431.11	(\$139,748.11)	111%	111%	\$1,863,941.23
Department	8478 - ARRA Energy Efficiency Retrofits								
4910	Employer Paid Benefits	.00	.00	.00	.00	.00	+++	+++	2,612.02
4999	Labor Costs Applied	.00	.00	.00	.00	.00	+++	+++	4,322.90
5199	Misc. Operating Supplies	.00	.00	.00	.00	.00	+++	+++	75.43
8999	Capital Project Budget	4,401.00	.00	4,401.00	.00	4,401.00	0	+++	.00
Department	8478 - ARRA Energy Efficiency Retrofits Totals	\$4,401.00	\$0.00	\$4,401.00	\$0.00	\$4,401.00	0%	0%	\$7,010.35
Department	9614 - Pavement Management Plan								
4910	Employer Paid Benefits	.00	.00	.00	3,037.85	(3,037.85)	+++	+++	3,378.24
4999	Labor Costs Applied	.00	.00	.00	7,242.36	(7,242.36)	+++	+++	7,045.90
5199	Misc. Operating Supplies	.00	.00	.00	786.22	(786.22)	+++	+++	781.01
5305	Forms Printing	.00	.00	.00	.00	.00	+++	+++	250.59
Department	9614 - Pavement Management Plan Totals	\$0.00	\$0.00	\$0.00	\$11,066.43	(\$11,066.43)	+++	+++	\$11,455.74
Department	9818 - Tennis Ct. DelMar Park								
4910	Employer Paid Benefits	.00	.00	.00	.00	.00	+++	+++	4,286.67
4999	Labor Costs Applied	.00	.00	.00	.00	.00	+++	+++	8,952.96
5199	Misc. Operating Supplies	.00	.00	.00	.00	.00	+++	+++	19.24
5305	Forms Printing	.00	.00	.00	.00	.00	+++	+++	72.41
6105	Consulting Services	.00	.00	.00	.00	.00	+++	+++	6,008.25
6106	Contractual Services	.00	.00	.00	4,800.00	(4,800.00)	+++	+++	318,675.51
6161	Licenses & Permits	.00	.00	.00	.00	.00	+++	+++	2,094.00
6710	Notices & Publications	.00	.00	.00	.00	.00	+++	+++	1,599.34
Department	9818 - Tennis Ct. DelMar Park Totals	\$0.00	\$0.00	\$0.00	\$4,800.00	(\$4,800.00)	+++	+++	\$341,708.38
EXPENSE TOTALS		\$1,247,084.00	\$0.00	\$1,247,084.00	\$1,432,359.03	(\$185,275.03)	115%	115%	\$2,877,637.81
Fund	915 - Capital Projects Fund Totals								
REVENUE TOTALS		.00	.00	.00	1,911,724.27	(1,911,724.27)	+++	+++	2,877,637.81
EXPENSE TOTALS		1,247,084.00	.00	1,247,084.00	1,432,359.03	(185,275.03)	115	115	2,877,637.81
Fund	915 - Capital Projects Fund Totals	(\$1,247,084.00)	\$0.00	(\$1,247,084.00)	\$479,365.24	(\$1,726,449.24)			\$0.00

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Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total	
Fund 921 - Water Capital Impv Fund									
REVENUE									
Department 7710 - Interfund Transactions									
3801	Transfers In	.00	.00	.00	7,632.48	(7,632.48)	+++	.00	
3802	Intrafund Revenue Trans.	.00	.00	.00	88,187.53	(88,187.53)	+++	40,579.62	
Department 7710 - Interfund Transactions Totals		\$0.00	\$0.00	\$0.00	\$95,820.01	(\$95,820.01)	+++	\$40,579.62	
Department 8464 - Desal Energy Recovery Sys									
3371	State Grant Public Svc	.00	.00	.00	.00	.00	+++	169,624.66	
3403	Sale of Plans/Specs	.00	.00	.00	1,000.00	(1,000.00)	+++	.00	
Department 8464 - Desal Energy Recovery Sys Totals		\$0.00	\$0.00	\$0.00	\$1,000.00	(\$1,000.00)	+++	\$169,624.66	
REVENUE TOTALS									
Department 5240 - Water		.00	.00	.00	235.03	(235.03)	+++	.00	
4910	Employer Paid Benefits	.00	.00	.00	585.12	(585.12)	+++	.00	
4999	Labor Costs Applied	.00	.00	.00	6,150.00	(6,150.00)	+++	.00	
6106	Contractual Services	.00	.00	.00	\$6,970.15	(\$6,970.15)	+++	\$0.00	
Department 5240 - Water Totals		\$0.00	\$0.00	\$0.00	\$7,760.27	(\$7,760.27)	+++	\$0.00	
Department 7710 - Interfund Transactions									
8410	Intrafund Expense Trans.	.00	.00	.00	.00	.00	+++	193,801.87	
Department 7710 - Interfund Transactions Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$193,801.87	
Department 8425 - Blanca Pipeline									
8998	Budget Carryover	250,000.00	.00	250,000.00	.00	250,000.00	0	.00	
Department 8425 - Blanca Pipeline Totals		\$250,000.00	\$0.00	\$250,000.00	\$0.00	\$250,000.00	0%	\$0.00	
Department 8437 - Nutmeg Tank									
4910	Employer Paid Benefits	.00	.00	.00	1,247.84	(1,247.84)	+++	994.82	
4999	Labor Costs Applied	.00	.00	.00	2,923.73	(2,923.73)	+++	2,096.31	
6105	Consulting Services	.00	.00	.00	6,344.50	(6,344.50)	+++	23,450.36	
6161	Licenses & Permits	.00	.00	.00	.00	.00	+++	8,855.00	
8950	Construction In Progress	.00	.00	.00	.00	.00	+++	(35,396.49)	
8998	Budget Carryover	334,846.00	.00	334,846.00	.00	334,846.00	0	.00	
Department 8437 - Nutmeg Tank Totals		\$334,846.00	\$0.00	\$334,846.00	\$10,516.07	\$324,329.93	3%	\$0.00	
Department 8464 - Desal Energy Recovery Sys									
4910	Employer Paid Benefits	.00	.00	.00	4,884.43	(4,884.43)	+++	2,601.31	
4999	Labor Costs Applied	.00	.00	.00	11,042.54	(11,042.54)	+++	4,969.76	
5199	Misc. Operating Supplies	.00	.00	.00	4,108.06	(4,108.06)	+++	.00	
6105	Consulting Services	.00	.00	.00	62,603.30	(62,603.30)	+++	12,970.00	
6106	Contractual Services	.00	.00	.00	.00	.00	+++	2,000.00	
8950	Construction In Progress	.00	.00	.00	.00	.00	+++	(22,541.07)	
8998	Budget Carryover	915,806.00	.00	915,806.00	.00	915,806.00	0	.00	
Department 8464 - Desal Energy Recovery Sys Totals		\$915,806.00	\$0.00	\$915,806.00	\$82,638.33	\$833,167.67	9%	\$0.00	
Department 9704 - Chorro Creek Stream Gauge									
8998	Budget Carryover	205,660.00	.00	205,660.00	.00	205,660.00	0	.00	
Department 9704 - Chorro Creek Stream Gauge Totals		\$205,660.00	\$0.00	\$205,660.00	\$0.00	\$205,660.00	0%	\$0.00	
EXPENSE TOTALS									
Department 5240 - Water		\$0.00	\$0.00	\$0.00	\$100,124.55	\$1,606,187.45	6%	\$193,801.87	
Fund 921 - Water Capital Impv Fund Totals									
REVENUE TOTALS		1,706,312.00	.00	1,706,312.00	96,820.01	(96,820.01)	+++	210,204.28	
EXPENSE TOTALS		(\$1,706,312.00)	\$0.00	(\$1,706,312.00)	(\$3,304.54)	(\$1,703,007.46)	6	193,801.87	
Fund 921 - Water Capital Impv Fund Totals								\$16,402.41	

City of Morro Bay

Budget Performance Report

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Include Rollup Account and Rollup to Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	%	Prior Year Total
Fund 922 - Sewer Capital Impv Fund									
REVENUE									
Department 7710 - Interfund Transactions		.00	.00	.00	1,646,585.29	(1,646,585.29)	+++	+++	1,166,812.09
Department 7710 - Interfund Revenue Trans.		\$0.00	\$0.00	\$0.00	\$1,646,585.29	(\$1,646,585.29)	+++	+++	\$1,166,812.09
Department 8228 - Reconstruct Lift St.#3		.00	.00	.00	.00	.00	+++	+++	1,875.00
Department 8228 - Reconstruct Lift St.#3 Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	+++	\$1,875.00
Department 8310 - Reconstruct Lift ST. #2		.00	.00	.00	.00	.00	+++	+++	1,425.00
Department 8310 - Reconstruct Lift ST. #2 Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	+++	\$1,425.00
REVENUE TOTALS		\$0.00	\$0.00	\$0.00	\$1,646,585.29	(\$1,646,585.29)	+++	+++	\$1,170,112.09
EXPENSE									
Department 7710 - Interfund Transactions		.00	.00	.00	.00	.00	+++	+++	1,403,221.57
Department 7710 - Interfund Expense Trans.		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	+++	\$1,403,221.57
Department 8228 - Reconstruct Lift St.#3		.00	.00	.00	396.24	(396.24)	+++	+++	.00
Department 8228 - Reconstruct Lift St.#3 Totals		.00	.00	.00	396.24	(396.24)	+++	+++	.00
Department 4910 - Employer Paid Benefits		.00	.00	.00	6,064.65	(6,064.65)	+++	+++	2,821.07
Department 4999 - Labor Costs Applied		.00	.00	.00	22,157.54	(22,157.54)	+++	+++	7,848.54
Department 5199 - Misc. Operating Supplies		.00	.00	.00	3,637.09	(3,637.09)	+++	+++	2,790.25
Department 6105 - Consulting Services		.00	.00	.00	93,654.06	(93,654.06)	+++	+++	27,545.12
Department 6106 - Contractual Services		.00	.00	.00	1,253,665.96	(1,253,665.96)	+++	+++	.00
Department 6710 - Notices & Publications		.00	.00	.00	.00	.00	+++	+++	1,699.91
Department 8950 - Construction In Progress		.00	.00	.00	.00	.00	+++	+++	(42,704.89)
Department 8998 - Budget Carryover		1,205,983.00	.00	1,205,983.00	.00	1,205,983.00	0	0	.00
Department 8228 - Reconstruct Lift St.#3 Totals		\$1,205,983.00	\$0.00	\$1,205,983.00	\$1,379,575.54	(\$173,592.54)	114%	114%	\$0.00
Department 8310 - Reconstruct Lift ST. #2		.00	.00	.00	821.95	(821.95)	+++	+++	.00
Department 8310 - Reconstruct Lift ST. #2 Totals		.00	.00	.00	821.95	(821.95)	+++	+++	.00
Department 4910 - Employer Paid Benefits		.00	.00	.00	2,640.62	(2,640.62)	+++	+++	7,817.86
Department 4999 - Labor Costs Applied		.00	.00	.00	6,289.21	(6,289.21)	+++	+++	20,269.05
Department 5199 - Misc. Operating Supplies		.00	.00	.00	63.94	(63.94)	+++	+++	6,313.09
Department 6105 - Consulting Services		.00	.00	.00	33,505.41	(33,505.41)	+++	+++	145,221.46
Department 6106 - Contractual Services		.00	.00	.00	212,633.20	(212,633.20)	+++	+++	945,792.76
Department 6161 - Licenses & Permits		.00	.00	.00	894.50	(894.50)	+++	+++	1,042.00
Department 6710 - Notices & Publications		.00	.00	.00	.00	.00	+++	+++	950.98
Department 8950 - Construction In Progress		.00	.00	.00	.00	.00	+++	+++	(1,127,407.20)
Department 8998 - Budget Carryover		322,672.00	.00	322,672.00	.00	322,672.00	0	0	.00
Department 8310 - Reconstruct Lift ST. #2 Totals		\$322,672.00	\$0.00	\$322,672.00	\$256,848.83	\$65,823.17	80%	80%	\$0.00
Department 8455 - No.Main Truck Line Replc		32,994.00	.00	32,994.00	.00	32,994.00	0	0	.00
Department 8455 - No.Main Truck Line Replc Totals		\$32,994.00	\$0.00	\$32,994.00	\$0.00	\$32,994.00	0%	0%	\$0.00
Department 9606 - Construct Hydro Bldg.		72,464.00	.00	72,464.00	.00	72,464.00	0	0	.00
Department 9606 - Construct Hydro Bldg. Totals		\$72,464.00	\$0.00	\$72,464.00	\$0.00	\$72,464.00	0%	0%	\$0.00
Department 9809 - Sewer Line Rehabilitation		.00	.00	.00	10,160.92	(10,160.92)	+++	+++	.00
Department 9809 - Sewer Line Rehabilitation Totals		\$158,552.00	\$0.00	\$158,552.00	\$0.00	\$158,552.00	0	0	.00
Department 9809 - Sewer Line Rehabilitation		\$158,552.00	\$0.00	\$158,552.00	\$10,160.92	\$148,391.08	6%	6%	\$0.00

Budget Performance Report

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Include Rollup Account and Rollup to Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd %	Prior Year Total
	EXPENSE TOTALS	\$1,792,665.00	\$0.00	\$1,792,665.00	\$1,646,585.29	\$146,079.71	92%	\$1,403,221.57
Fund 922 - Sewer Capital Impv Fund	Totals							
	REVENUE TOTALS	.00	.00	.00	1,646,585.29	(1,646,585.29)	+++	1,170,112.09
	EXPENSE TOTALS	1,792,665.00	.00	1,792,665.00	1,646,585.29	146,079.71	92	1,403,221.57
Fund 922 - Sewer Capital Impv Fund	Totals	(\$1,792,665.00)	\$0.00	(\$1,792,665.00)	\$0.00	(\$1,792,665.00)		(\$233,109.48)

Budget Performance Report

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Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
Fund 923 - Harbor Capital Impv Fund								
REVENUE								
Department 7710 - Interfund Transactions		.00	.00	.00	22,090.05	(22,090.05)	+++	.00
Department 7710 - Interfund Revenue Trans.		\$0.00	\$0.00	\$0.00	\$22,090.05	(\$22,090.05)	+++	\$0.00
Department 7710 - Interfund Transactions Totals		\$0.00	\$0.00	\$0.00	\$22,090.05	(\$22,090.05)	+++	\$0.00
REVENUE TOTALS								
EXPENSE								
Department 8002 - TOT Audits		.00	25,000.00	25,000.00	180.00	24,820.00	1	.00
Department 8002 - TOT Audits Totals		\$0.00	\$25,000.00	\$25,000.00	\$180.00	\$24,820.00	1%	\$0.00
Department 8006 - Anchor Park Pier		.00	30,000.00	30,000.00	10,825.07	19,174.93	36	.00
Department 8006 - Anchor Park Pier Totals		\$0.00	\$30,000.00	\$30,000.00	\$10,825.07	\$19,174.93	36%	\$0.00
Department 8106 - Harbor Storage Yard		.00	20,000.00	20,000.00	9,970.00	10,030.00	50	.00
Department 8106 - Harbor Storage Yard Totals		\$0.00	\$20,000.00	\$20,000.00	\$9,970.00	\$10,030.00	50%	\$0.00
Department 8201 - Harbor Patrol Boat Equip. Totals		.00	.00	.00	1,074.65	(1,074.65)	+++	.00
Department 8201 - Harbor Patrol Boat Equip.		\$0.00	\$0.00	\$0.00	\$1,074.65	(\$1,074.65)	+++	\$0.00
Department 8413 - Infrastructure Repairs & Maint. Totals		.00	.00	.00	40.33	(40.33)	+++	.00
Department 8413 - Infrastructure Repairs & Maint.		657,915.00	.00	657,915.00	.00	657,915.00	0	.00
Department 8435 - Boat Repair/Storage Yard Totals		\$657,915.00	\$0.00	\$657,915.00	\$40.33	\$657,874.67	0%	\$0.00
Department 8435 - Boat Repair/Storage Yard		55,332.00	.00	55,332.00	.00	55,332.00	0	.00
Department 8435 - Boat Repair/Storage Yard Totals		\$55,332.00	\$0.00	\$55,332.00	\$0.00	\$55,332.00	0%	\$0.00
EXPENSE TOTALS		\$713,247.00	\$75,000.00	\$788,247.00	\$22,090.05	\$766,156.95	3%	\$0.00
Fund 923 - Harbor Capital Impv Fund Totals		.00	.00	.00	22,090.05	(22,090.05)	+++	.00
REVENUE TOTALS		713,247.00	75,000.00	788,247.00	22,090.05	766,156.95	3	.00
EXPENSE TOTALS		(\$713,247.00)	(\$75,000.00)	(\$788,247.00)	\$0.00	(\$788,247.00)		\$0.00
Fund 924 - State Park Marina								
REVENUE								
Department 6510 - Harbor Department		.00	.00	.00	989,997.00	(989,997.00)	+++	.00
Department 6510 - Harbor Department Totals		.00	.00	.00	15,318.93	(15,318.93)	+++	183,679.71
Department 8107 - St Park Marina Dredging		\$0.00	\$0.00	\$0.00	\$1,005,315.93	(\$1,005,315.93)	+++	\$183,679.71
Department 8107 - St Park Marina Dredging Totals		.00	.00	.00	.00	.00	+++	700.00
Department 8445 - State Park Marina Grant		.00	.00	.00	45,476.06	(45,476.06)	+++	66,790.76
Department 8445 - State Park Marina Grant Totals		\$0.00	\$0.00	\$0.00	\$45,476.06	(\$45,476.06)	+++	\$67,490.76
Department 8445 - State Park Marina Grant Totals		61,000.00	.00	61,000.00	.00	61,000.00	0	.00
REVENUE TOTALS		\$61,000.00	\$0.00	\$61,000.00	\$0.00	\$61,000.00	0%	\$0.00
EXPENSE TOTALS		\$61,000.00	\$0.00	\$61,000.00	\$1,050,791.99	(\$989,791.99)	1723%	\$251,170.47

Budget Performance Report

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 Include Rollup Account and Rollup to Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	%	Prior Year Total
EXPENSE									
Department	6510 - Harbor Department								
5307	Bluepriny/Doc Reproduced	.00	.00	.00	.00	.00	+++		1,429.63
6106	Contractual Services	.00	.00	.00	1,116,094.05	(1,116,094.05)	+++		195,406.83
	Department 6510 - Harbor Department Totals	\$0.00	\$0.00	\$0.00	\$1,116,094.05	(\$1,116,094.05)	+++		\$196,836.46
Department	8107 - St Park Marina Dredging								
4910	Employer Paid Benefits	.00	.00	.00	.00	.00	+++		222.81
4999	Labor Costs Applied	.00	.00	.00	.00	.00	+++		415.13
6106	Contractual Services	.00	.00	.00	209,752.39	(209,752.39)	+++		.00
	Department 8107 - St Park Marina Dredging Totals	\$0.00	\$0.00	\$0.00	\$209,752.39	(\$209,752.39)	+++		\$637.94
Department	8445 - State Park Marina Grant								
6106	Contractual Services	61,000.00	.00	61,000.00	.00	61,000.00	0		.00
	Department 8445 - State Park Marina Grant Totals	\$61,000.00	\$0.00	\$61,000.00	\$0.00	\$61,000.00	0%		\$0.00
	EXPENSE TOTALS	\$61,000.00	\$0.00	\$61,000.00	\$1,325,846.44	(\$1,264,846.44)	2174%		\$197,474.40
Fund	924 - State Park Marina Totals								
	REVENUE TOTALS	61,000.00	.00	61,000.00	1,050,791.99	(989,791.99)	1723		251,170.47
	EXPENSE TOTALS	61,000.00	.00	61,000.00	1,325,846.44	(1,264,846.44)	2174		197,474.40
	Fund 924 - State Park Marina Totals	\$0.00	\$0.00	\$0.00	(\$275,054.45)	\$275,054.45			\$53,696.07

Budget Performance Report

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 Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
Fund 930 - WWTP Capital Impv Fund								
EXPENSE								
Department 1103 - WWTP Project Management								
6105 Consulting Services		.00	.00	.00	38,385.60	(38,385.60)	+++	.00
8999 Capital Project Budget		88,122.00	.00	88,122.00	.00	88,122.00	0	.00
Department 1103 - WWTP Project Management Totals		\$88,122.00	\$0.00	\$88,122.00	\$38,385.60	\$49,736.40	44%	\$0.00
Department 1105 - WWTP CA Coastal Comm Appeal Proc								
4910 Employer Paid Benefits		.00	.00	.00	8,486.29	(8,486.29)	+++	.00
4999 Labor Costs Applied		.00	.00	.00	23,556.34	(23,556.34)	+++	.00
5110 Fuel Oil & Lubricants		.00	.00	.00	135.59	(135.59)	+++	.00
5199 Misc. Operating Supplies		.00	.00	.00	31.23	(31.23)	+++	.00
6106 Contractual Services		.00	.00	.00	28,418.07	(28,418.07)	+++	.00
6510 Meetings & Conferences		.00	.00	.00	270.51	(270.51)	+++	.00
6513 Meals & Lodging		.00	.00	.00	1,930.44	(1,930.44)	+++	.00
8999 Capital Project Budget		92,023.00	.00	92,023.00	.00	92,023.00	0	.00
Department 1105 - WWTP CA Coastal Comm Appeal Proc Totals		\$92,023.00	\$0.00	\$92,023.00	\$62,828.47	\$29,194.53	68%	\$0.00
Department 8112 - WWTP MMRP								
4910 Employer Paid Benefits		.00	.00	.00	145.38	(145.38)	+++	.00
4999 Labor Costs Applied		.00	.00	.00	817.88	(817.88)	+++	.00
Department 8112 - WWTP MMRP Totals		\$0.00	\$0.00	\$0.00	\$963.26	(\$963.26)	+++	\$0.00
Department 8433 - WWTP Upgrade Design								
4910 Employer Paid Benefits		.00	.00	.00	991.85	(991.85)	+++	.00
4999 Labor Costs Applied		.00	.00	.00	1,723.30	(1,723.30)	+++	.00
6104 Engineering Services		.00	.00	.00	732.00	(732.00)	+++	.00
8999 Capital Project Budget		2,262,810.00	.00	2,262,810.00	.00	2,262,810.00	0	.00
Department 8433 - WWTP Upgrade Design Totals		\$2,262,810.00	\$0.00	\$2,262,810.00	\$3,447.15	\$2,259,362.85	0%	\$0.00
Department 8438 - WWTP Master Plan (JPA)								
8999 Capital Project Budget		55,000.00	.00	55,000.00	.00	55,000.00	0	.00
Department 8438 - WWTP Master Plan (JPA) Totals		\$55,000.00	\$0.00	\$55,000.00	\$0.00	\$55,000.00	0%	\$0.00
Department 8462 - WWTP Environmental Permit								
4910 Employer Paid Benefits		.00	.00	.00	(33.25)	33.25	+++	.00
4999 Labor Costs Applied		.00	.00	.00	104.13	(104.13)	+++	.00
Department 8462 - WWTP Environmental Permit Totals		\$0.00	\$0.00	\$0.00	\$70.88	(\$70.88)	+++	\$0.00
EXPENSE TOTALS		\$2,497,955.00	\$0.00	\$2,497,955.00	\$105,695.36	\$2,392,259.64	4%	\$0.00
Fund 930 - WWTP Capital Impv Fund Totals								
REVENUE TOTALS		.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS		2,497,955.00	.00	2,497,955.00	105,695.36	2,392,259.64	4	.00
Fund 930 - WWTP Capital Impv Fund Totals		(\$2,497,955.00)	\$0.00	(\$2,497,955.00)	(\$105,695.36)	(\$2,392,259.64)		\$0.00

Budget Performance Report

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Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
								%
Fund 941 - Affordable Housing In-Lieu Fund								
REVENUE								
Department	1111 - Undistributed/Non-Dept.	.00	.00	.00	55,591.41	(55,591.41)	+++	8,285.46
3432	Housing In-Lieu	.00	.00	500.00	.00	500.00	0	3,261.00
3710	Interest Income	.00	.00	.00	.00	.00		
Department 1111 - Undistributed/Non-Dept. Totals								
Department	7710 - Interfund Transactions	.00	.00	.00	.00	.00	+++	40,776.42
3801	Transfers In	.00	.00	.00	.00	.00	+++	40,776.42
Department 7710 - Interfund Transactions Totals								
Department	1111 - Undistributed/Non-Dept. Totals	\$500.00	\$0.00	\$500.00	\$55,591.41	(\$55,091.41)	11118%	\$11,546.46
Department	7710 - Interfund Transactions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$40,776.42
REVENUE TOTALS								
EXPENSE								
Department	1111 - Undistributed/Non-Dept.	.00	.00	.00	.00	.00	+++	(965.58)
6106	Contractual Services	.00	.00	.00	.00	.00	+++	405.00
8710	Loss on Investment	.00	.00	.00	.00	.00	+++	(\$560.58)
Department 1111 - Undistributed/Non-Dept. Totals								
Department	5205 - Public Services Admin	.00	.00	.00	.00	.00	+++	600,032.60
6106	Contractual Services	.00	.00	.00	.00	.00	+++	\$600,032.60
Department 5205 - Public Services Admin Totals								
Department	5205 - Public Services Admin Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$599,472.02
EXPENSE TOTALS								
Fund 941 - Affordable Housing In-Lieu Fund Totals								
REVENUE TOTALS		500.00	.00	500.00	55,591.41	(55,091.41)	11118	52,322.88
EXPENSE TOTALS		.00	.00	.00	.00	.00	+++	599,472.02
Fund 941 - Affordable Housing In-Lieu Fund Totals								
REVENUE		\$500.00	\$0.00	\$500.00	\$55,591.41	(\$55,091.41)		(\$547,149.14)
Fund 951 - Water Accumulation Fund								
REVENUE								
Department	1111 - Undistributed/Non-Dept.	15,000.00	.00	15,000.00	.00	15,000.00	0	39,770.00
3710	Interest Income	.00	.00	.00	.00	.00	+++	1,207.00
3750	Gain On Investment	.00	.00	.00	.00	.00		
Department 1111 - Undistributed/Non-Dept. Totals								
Department	5205 - Public Services Admin	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	0%	\$40,977.00
3455	Water NSF Fees	.00	.00	.00	(602.50)	602.50	+++	218.00
Department	5205 - Public Services Admin Totals	\$0.00	\$0.00	\$0.00	(\$602.50)	\$602.50	+++	\$218.00
3950	Impact Fees	.00	.00	.00	19,890.00	(19,890.00)	+++	6,920.00
Department	5240 - Water	\$0.00	\$0.00	\$0.00	\$19,890.00	(\$19,890.00)	+++	\$6,920.00
3802	Intrafund Revenue Trans.	.00	.00	.00	.00	.00	+++	135,864.31
Department	7710 - Interfund Transactions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$135,864.31
Department	7710 - Interfund Transactions Totals	\$15,000.00	\$0.00	\$15,000.00	\$19,287.50	(\$4,287.50)	129%	\$183,979.31
REVENUE TOTALS								
EXPENSE								
Department	7710 - Interfund Transactions	928,896.00	.00	928,896.00	95,820.01	833,075.99	10	672,958.27
8410	Intrafund Expense Trans.	.00	.00	.00	.00	.00	+++	2,950.20
8501	Transfers Out	.00	.00	.00	.00	.00	+++	
Department	7710 - Interfund Transactions Totals	\$928,896.00	\$0.00	\$928,896.00	\$95,820.01	\$833,075.99	10%	\$675,908.47
EXPENSE TOTALS								
Department	7710 - Interfund Transactions Totals	\$928,896.00	\$0.00	\$928,896.00	\$95,820.01	\$833,075.99	10%	\$675,908.47

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Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	Used/Rec'd	Prior Year Total
								%
Fund 951 - Water Accumulation Fund Totals								
REVENUE TOTALS		15,000.00	.00	15,000.00	19,287.50	(4,287.50)	129	183,979.31
EXPENSE TOTALS		928,896.00	.00	928,896.00	95,820.01	833,075.99	10	675,908.47
Fund 951 - Water Accumulation Fund Totals		(\$913,896.00)	\$0.00	(\$913,896.00)	(\$76,532.51)	(\$837,363.49)		(\$491,929.16)
Fund 952 - Sewer Accumulation Fund								
REVENUE								
Department 1111 - Undistributed/Non-Dept.		30,000.00	.00	30,000.00	.00	30,000.00	0	32,897.00
Interest Income		.00	.00	.00	.00	.00	+++	626.00
Gain On Investment		.00	.00	.00	.00	.00	0%	\$33,523.00
Department 1111 - Undistributed/Non-Dept. Totals		\$30,000.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00	0%	\$33,523.00
Department 5205 - Public Services Admin		.00	.00	.00	(4,690.47)	4,690.47	+++	.00
WW Coll Connection Permit		\$0.00	\$0.00	\$0.00	(\$4,690.47)	\$4,690.47	+++	\$0.00
Department 5205 - Public Services Admin Totals		\$0.00	\$0.00	\$0.00	(\$4,690.47)	\$4,690.47	+++	\$0.00
Department 5251 - Wastewater Collection		.00	.00	.00	30,329.50	(30,329.50)	+++	12,703.00
Impact Fees		\$0.00	\$0.00	\$0.00	\$30,329.50	(\$30,329.50)	+++	\$12,703.00
Department 5251 - Wastewater Collection Totals		\$0.00	\$0.00	\$0.00	\$30,329.50	(\$30,329.50)	+++	\$12,703.00
Department 7710 - Interfund Transactions		1,794,657.00	.00	1,794,657.00	.00	1,794,657.00	0	2,027,123.35
Intrafund Revenue Trans.		\$1,794,657.00	\$0.00	\$1,794,657.00	\$0.00	\$1,794,657.00	0%	\$2,027,123.35
Department 7710 - Interfund Transactions Totals		\$1,824,657.00	\$0.00	\$1,824,657.00	\$25,639.03	\$1,799,017.97	1%	\$2,073,349.35
REVENUE TOTALS		\$25,000.00	20,000.00	\$45,000.00	1,666,585.29	(\$1,621,585.29)	3704	1,166,812.09
EXPENSE		.00	.00	.00	25,000.00	(25,000.00)	+++	18,283.20
Department 7710 - Interfund Transactions Totals		\$25,000.00	\$20,000.00	\$45,000.00	\$1,691,585.29	(\$1,646,585.29)	3759%	\$1,185,095.29
EXPENSE TOTALS		\$25,000.00	\$20,000.00	\$45,000.00	\$1,691,585.29	(\$1,646,585.29)	3759%	\$1,185,095.29
Fund 952 - Sewer Accumulation Fund Totals								
REVENUE TOTALS		1,824,657.00	.00	1,824,657.00	25,639.03	1,799,017.97	1	2,073,349.35
EXPENSE TOTALS		25,000.00	20,000.00	45,000.00	1,691,585.29	(1,646,585.29)	3759	1,185,095.29
Fund 952 - Sewer Accumulation Fund Totals		\$1,799,657.00	(\$20,000.00)	\$1,779,657.00	(\$1,665,946.26)	\$3,445,603.26		\$888,254.06
Fund 953 - Harbor Accumulation Fund								
REVENUE								
Department 1111 - Undistributed/Non-Dept.		4,000.00	.00	4,000.00	.00	4,000.00	0	11,639.00
Interest Income		.00	.00	.00	.00	.00	+++	459.00
Gain On Investment		.00	.00	.00	.00	.00	0%	\$12,098.00
Department 1111 - Undistributed/Non-Dept. Totals		\$4,000.00	\$0.00	\$4,000.00	\$0.00	\$4,000.00	0%	\$12,098.00
Department 7710 - Interfund Transactions		133,909.00	.00	133,909.00	.00	133,909.00	0	341,600.67
Intrafund Revenue Trans.		\$133,909.00	\$0.00	\$133,909.00	\$0.00	\$133,909.00	0%	\$341,600.67
Department 7710 - Interfund Transactions Totals		\$133,909.00	\$0.00	\$133,909.00	\$0.00	\$133,909.00	0%	\$341,600.67
REVENUE TOTALS		\$137,909.00	\$0.00	\$137,909.00	\$0.00	\$137,909.00	0%	\$353,698.67
EXPENSE								
Department 7710 - Interfund Transactions								

Budget Performance Report

Fiscal Year to Date 03/31/13

Include Rollup Account and Rollup to Account

City of Morro Bay

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Budget Remaining	% Used/Rec'd	Prior Year Total
8410	Intrafund Expense Trans.	230,000.00	35,000.00	265,000.00	52,090.05	212,909.95	20	.00
8501	Transfers Out	.00	.00	.00	31,000.00	(31,000.00)	+++	.00
Department 7710 - Interfund Transactions Totals		\$230,000.00	\$35,000.00	\$265,000.00	\$83,090.05	\$181,909.95	31%	\$0.00
EXPENSE TOTALS		\$230,000.00	\$35,000.00	\$265,000.00	\$83,090.05	\$181,909.95	31%	\$0.00
Fund 953 - Harbor Accumulation Fund Totals								
REVENUE TOTALS		137,909.00	.00	137,909.00	.00	137,909.00	0	353,698.67
EXPENSE TOTALS		230,000.00	35,000.00	265,000.00	83,090.05	181,909.95	31	.00
Fund 953 - Harbor Accumulation Fund Totals		(\$92,091.00)	(\$35,000.00)	(\$127,091.00)	(\$83,090.05)	(\$44,000.95)		\$353,698.67

**CITY OF MORRO BAY
QUARTERLY PORTFOLIO PERFORMANCE
3/31/2013**

INVESTMENT OR CUSIP NUMBER	INSTITUTION	PURCHASE PRICE	MARKET VALUE	COUPON INTEREST RATE	PURCHASE DATE	MATURITY DATE	DAYS TO MATURITY
LAIF	LOCAL AGENCY INVESTMENT FUND	\$ 623,308	\$ 623,308	0.285%	DAILY	DAILY	1
MONEY MARKET ACCOUNT:							
MM	RABOBANK - MONEY MARKET	5,834,938	5,834,938	0.285%	DAILY	DAILY	1
SWEET	RABOBANK - SWEEP	906,085	906,085	0.010%	DAILY	DAILY	1
MM	SANTA BARBARA BANK & TRUST	2,002,116	2,002,116	0.450%	DAILY	DAILY	1
MM	FOOTHILL SECURITIES	21,867	21,867	0.010%	DAILY	DAILY	1
AGENCY INVESTMENTS HELD BY SUTTER SECURITIES:							
3133XU2S1	FEDERAL HOME LOAN BANK	500,000	519,365	3.350%	6/24/2009	6/26/2014	452
3134G3TJ9	FEDERAL HOME LOAN BANK	500,004	506,380	1.350%	3/14/2012	3/28/2017	1,458
3133ECGC2	FEDERAL FARM CREDIT BANK	500,004	501,375	1.080%	2/26/2013	2/26/2018	1,793
CERTIFICATES OF DEPOSIT:							
1242677314	CAPITAL ONE	100,000	100,000	4.640%	4/30/2008	5/1/2013	31
31970001028936	M & T BANK	99,000	99,000	5.000%	6/11/2008	6/12/2013	73
4122703616	BEAL BANK	250,000	250,000	1.250%	11/8/2011	11/8/2013	222
16011	WORLD'S FOREMOST BANK	100,000	100,000	5.400%	11/20/2008	11/20/2013	234
71 013310 2	BROADWAY BANK	250,000	250,000	1.450%	1/13/2012	1/13/2015	653
02005QT94	SANTA BARBARA BANK & TRUST	249,000	249,000	1.000%	11/14/2012	11/14/2015	958
4656	ALLY BANK	250,004	250,004	0.900%	12/5/2012	12/7/2015	981
11413176	FIRST CHOICE	250,000	250,000	1.100%	12/15/2012	12/14/2015	988
38143AXT7	OPUS BANK	250,000	250,000	0.900%	12/20/2012	12/20/2015	994
814602 - 814604	STERLING BANK & TRUST	200,000	200,000	1.100%	1/22/2013	1/22/2016	1,027
50007651	GOLDMAN SACHS BANK	250,004	250,004	1.400%	8/1/2012	8/1/2016	1,219
	TRIUMPH SAVINGS BANK (3)	250,000	250,000	1.916%	1/11/2012	1/11/2017	1,382
	UNITED CENTRAL BANK	249,000	249,000	1.920%	1/11/2012	1/11/2017	1,382
		<u>\$ 13,635,330</u>	<u>\$ 13,662,442</u>				

WEIGHTED AVERAGE		
% OF LIQUID PORTFOLIO HOLDINGS	RATE OF EARNINGS	WEIGHTED AVERAGE MATURITY
68.853%	0.757%	315

QUARTERLY PERFORMANCE COMPARISON - PORTFOLIO VS LAIF

	3/31/2012	6/30/2012	9/30/2012	12/31/2012	3/31/2013
Portfolio - weighted average rate of earnings	0.856%	0.850%	0.926%	0.699%	0.757%
LAIF - quarterly earnings rate	0.400%	0.358%	0.358%	0.326%	0.285%
Portfolio over (under) LAIF	0.456%	0.492%	0.568%	0.373%	0.472%

Portfolio holdings as of the third quarter ended March 31, 2013, are in compliance with the current Investment Policy. With 68.853% of the portfolio held in liquid instruments, the cash needs of the City will be met.



AGENDA NO: A-5

Meeting Date: 4/23/13

Staff Report

TO: Honorable Mayor and City Council **DATE:** April 18, 2013

FROM: Robert Schultz, City Attorney

SUBJECT: Reaffirm Council Action of April 9, 2013 Pertaining to the Selection of Five (5) Citizen Members to Participate on the Selection Committee for Consultation Services for the Water Reclamation Facility.

RECOMMENDATION:

Staff recommends that City Council reaffirm and approve its previous decision by selecting Don Boatman, Stephen Shively, Donald Smith, Paul Donnelly and Valerie Levulett to serve as Citizen Members to Participate on the Selection Committee for Consultation Services for the Water Reclamation Facility.

ALTERNATIVES

Rescind Council Action of April 9, 2013 and select a different number of Citizen Members to participate on the Selection Committee for Consultation Services for the Water Reclamation Facility.

FISCAL IMPACT:

None. Placing the item on the agenda again required additional staff time.

SUMMARY

The City received a complaint alleging that the City violated the Brown Act at the Council meeting on April 9, 2013 in regard to the Selection Committee for the WRF. Although no Brown Act violation occurred, the Brown Act allows the City an opportunity to cure or correct a challenged action within thirty (30) days. This action will cure any perceived or alleged violation.

Prepared By: _____ Dept Review: _____

City Manager Review: _____

City Attorney Review: _____

BACKGROUND:

On April 9, 2013, the City Council Agenda contained the following item entitled:

Selection of Two (2) Citizen Members to Participate on the Selection Committee
for Consultation Services for the Water Reclamation Facility

At the Council meeting, the Council, prior to taking public comment, discussed and deliberated on increasing the size of the selection committee from 2 to 5 members based upon the high quality and number of applicants. The Mayor then opened the discussion for public participation. After public comment, Council decided to increase the selection committee to 5 citizens and selected Don Boatman, Stephen Shively, Donald Smith, Paul Donnelly and Valerie Levulett.

On April 12, 2013, the City received an email from Linda Stedjee alleging that the City violated the Brown Act at the April 9, 2013 City Council meeting. The email alleges that the City failed to give proper notice for the approval of the number of citizen members to be chosen for the WRF Project consultation services selection committee.

DISCUSSION

The Brown Act requires that the agenda item contain a brief general description of each item of business to be transacted or discussed at the meeting. The purpose of the agenda description is to let the public know what is going to be discussed, not the exact action that will be taken. In this case, the agenda description clearly informed the public that Council would discuss selection of citizens to participate on a committee. Members of the public had enough information to decide whether or not they wanted to attend the meeting and participate. In addition, the Council provided the public the ability to comment on increasing the selection committee number prior to taking action on the item. Also, there is a long list of cases that have held that a violation of the Brown Act will not automatically invalidate an action taken by a local agency or legislative body. The facts must show, in addition, that there was prejudice caused by the alleged violation. *Cohan v. City of Thousand Oaks* (1994) 30 Cal.App.4th 547, 555-556; *North Pacifica LLC v. California Coastal Com.* (2008) 166 Cal.App.4th 1416, 1433; *San Lorenzo Valley Community Advocates for Responsible Education v. San Lorenzo Valley Unified School Dist.* (2006) 139 Cal.App.4th 1356, 1410; *North Pacifica LLC v. California Coastal* (2008) 166 Cal.App.4th 1416, 1433-34.

Although I disagree that any violation of the Brown Act has occurred, or that anyone has been prejudiced by the action taken by the Council, the Brown Act allows the City an opportunity to cure or correct a challenged action within thirty (30) days. Since we never want to be perceived as depriving residents of their right to public participation; it appears that it is in the City's best interest to simply reaffirm its previous action.

CONCLUSION:

Staff recommends that City Council reaffirm and approve its previous decision by selecting Don Boatman, Stephen Shively, Donald Smith, Paul Donnelly and Valerie Levulett to serve as Citizen Members to Participate on the Selection Committee for Consultation Services for the Water Reclamation Facility.

#

**PROCLAMATION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY
DECLARING MAY 2013 AS BIKE MONTH;
MAY 13 TO MAY 17, 2013 AS BIKE TO WORK WEEK;
AND MAY 8, 2013 AS BIKE TO SCHOOL DAY**

**CITY COUNCIL
City of Morro Bay, California**

WHEREAS, bicycle commuting is an effective means to reduce air pollution and conserve energy and promotes the “livability” of communities by reducing traffic, noise and congestion; and

WHEREAS, Bike Month 2013 is an inclusive request to people of all ages and abilities, whether veteran or novice, commuter or recreational rider, to ride bicycles to their destinations throughout San Luis Obispo County; and

WHEREAS, Rideshare will help businesses, organizations and schools encourage and reward customers, students and employees who commute by bicycle through incentives awards, lockers and other benefits; and

WHEREAS, bicycle transportation is an integral part of the "multi-modal" transportation system planned by federal, state, regional, and local transportation agencies; and

WHEREAS, Bike Month promotions such as Bike to Work Week and Bike to School Day and the iRide Bike Challenge and Bike to Work Week Competition encourages citizens to ride their bicycles, thereby reducing vehicular emissions in the county; and

WHEREAS, the Suit Commute creates a forum for leaders, business executives, management, Directors, City Council members, Mayors and the Board of Supervisors to use active transportation and lead by example by riding to work at least once during May 2013.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Morro Bay does hereby proclaim May 2013 as Bike Month, May 13 to May 17, 2013 as Bike to Work Week and May 8, 2013 as Bike to School Day.

IN WITNESS WHEREOF I have hereunto set my hand and caused the seal of the City of Morro Bay to be affixed this 23rd day of April, 2013.

JAMIE L IRONS, Mayor
City of Morro Bay, California



AGENDA NO: A-7

MEETING DATE: April 23, 2013

Staff Report

TO: Honorable Mayor and City Council **DATE:** April 18, 2013

FROM: Rob Livick, PE/PLS – Public Services Director/City Engineer
Kathleen Wold, Planning Manager

SUBJECT: Resolution 25-13 Adopting Findings to Uphold the Appeal and Overturn the Planning Commission’s Approval of Coastal Development Permit (#CP0-390), Morro Strand Campground Improvements Project

RECOMMENDATION:

Staff recommends that the City Council approve Resolution No. 25-13 adopting findings to uphold the appeal and overturn the Planning Commission’s approval of Coastal Development Permit (#CP0-390)

DISCUSSION:

At the April 9, 2013 City Council meeting the Council heard two appeals filed on the Planning Commission’s conditional approval of Coastal Development Permit (#CP0-390), the Morro Strand Campground Improvement Project.

After taking public testimony, the decision of the Council was to uphold the appeal filed by Walter R. Auerbach on March 13, 2013, deny the appeal filed by Harold Wiebenga on March 11, 2013; and deny the project (#CP0-390). The Auerbach appeal specifically stated that the project should be denied based on the project’s noncompliance with the City of Morro Bay’s Local Coastal Plan. It was noted that the specific areas of noncompliance were view protection, public access, and parking. In their April 9, 2013 action, Council requested that the applicant (State Parks) work with the City to develop a phased project proposal with performance standards.

Since the appeal did specifically state the findings for denial, and the Council did not directly state the findings for the record, staff is bringing back findings for the Council’s consideration and action.

Prepared By: ___RL___

Dept Review: ___RL___

City Manager Review: _____

City Attorney Review: _____

RESOLUTION NO. 25-13

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
ADOPTING FINDINGS TO UPHOLD THE APPEAL
AND OVERTURN THE PLANNING COMMISSION'S
APPROVAL OF COASTAL DEVELOPMENT PERMIT #CP0-390
MORRO STRAND CAMPGROUND IMPROVEMENTS PROJECT**

**THE CITY COUNCIL
City of Morro Bay, California**

WHEREAS, the Planning Commission of the City of Morro Bay held a public hearing in the Veterans Memorial Building located at 209 Surf Street, Morro Bay, California, on March 6, 2013 and did grant a Coastal Development Permit for the upgrade of 25 existing campsites plus the two camp host sites at Morro Strand State Park Campground to include recreational vehicle utility hook-ups in order to modernize services as well as increase visitation and revenue; and

WHEREAS, the Morro Bay City Council held a public hearing in the Veterans Memorial Building located at 209 Surf Street, Morro Bay, California, on April 9, 2013 for the purpose of considering two appeals (Auerbach and Wiebenga) of Coastal Development Permit #CP0-390; and

WHEREAS, the applicant (State of California) was required to apply for a Coastal Development Permit because the project is located in the coastal zone, specifically within the Coastal Commission's appeals jurisdiction; and

WHEREAS, the applicant is not required to apply for a building permit or a use permit because the State Parks project is under the jurisdiction of the State as a superior agency, and not within the City's jurisdiction; and

WHEREAS, the City of Morro Bay's Local Coastal Plan and General Plan set forth goals for preserving and improving the natural and built environment of the City, protecting the health of its residents and visitors, and fostering its economy; and

WHEREAS, the Local Coastal Plan and General Plan directs the City to enforce and implement the goals and policies of the Local Coastal Plan and General Plan; and

WHEREAS, pursuant to the California Environmental Quality Act the project is categorically exempt pursuant to Section 15301, Class 1. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alter of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project as described above involves minor alterations to the existing campground through the upgrade of 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue. The upgrade of the campsites at this campground will not result in an intensification of use; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, on March 27, 2012 the City Council did adopt Resolution No. 15-12 to take immediate steps to keep Morro Strand State Beach campground open; and

WHEREAS, Resolution No. 15-12 stated that permanent closure of Morro Strand State Beach Campground will create considerable harm for the City of Morro Bay that relies on tourism from state parks for their community's livelihood and community identity; and

WHEREAS, Resolution No. 15-12 also stated that the continued operation of the Morro Strand State Beach Campground is in the public's interest, as it provides access to the ocean, and opportunities for interaction with nature; and

WHEREAS, Resolution No. 15-12 further stated that during the City Council's Annual Goal Setting Workshop, the Council declared keeping the Morro Strand State Beach Campground open their number one goal; and

WHEREAS, Resolution No. 15-12 resolved to direct the City Manager to take all necessary steps and legal means available to make absolutely certain that the Morro Strand State Beach Campground remains open, including, but not limited to, authorizing the City Manager to negotiate an Agreement with the State of California for operation of the Morro Strand State Beach Campground, and also authorizes the City Manager to execute any further documentation in order to carry out the intent of this Resolution.

WHEREAS, at the Morro Bay City Council on April 9, 2013 considered the appeals of Coastal Development Permit #CP0-390, the Council determined that there were concerns and issues raised in regard to compliance with various Local Coastal Plan policies and requested the applicant to continue the matter to address their concerns; and

WHEREAS, at the hearing on the appeals, the applicant declined to request a continuance and instead requested that the City of Morro Bay uphold the appeal and deny the project instead of continuing the appeal to a future date.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay as follows:

Section 1. Findings. Based upon all the evidence, the City Council makes the following findings of denial for Coastal Development Permit #CP0-390:

- A. That the project is an allowable use in its zoning district, however it has been found to be not in compliance with the Local Coastal Plan in terms of view protection, public access, and parking (as it relates to access) based on the information contained within the appeals filed by Walter R. Auerbach on March 13, 2013. Specifically Section 30251 Scenic and visual qualities, LCP Policy 12.01; 12.02; 12.03; Section 30212.5 Public facilities; distribution and Section 30211 Development not to interfere with access; LCP 1.01;

- B. The project is not in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and it was found that the campground has insufficient parking thereby impeding public access to the beach. Specifically Section 30212.5 Public facilities; distribution and Section 30211 Development not to interfere with access. LCP 1.01; LCP 1.05; LCP 1.07
- C. The appeal filed by Harold Wiebenga on March 11, 2013 did not contain specific criteria consistent with the Local Coastal Plan to find reason for denial.

Section 2. Council Decision. Based on the above findings, the City Council of Morro Bay does hereby uphold the appeal filed by Walter R. Auerbach on March 13, 2013, deny the appeal filed by Harold Wiebenga on March 11, 2013; and deny Coastal Development Permit #CP0-390 without prejudice. The City Council in upholding the appeal requests the applicant to work with the City to develop a phased proposal with performance standards.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 23rd day of April, 2013 on the following vote:

AYES:
NOES:
ABSENT:

JAMIE L. IRONS, Mayor

ATTEST:

JAMIE BOUCHER, City Clerk



AGENDA NO: **B-1**

MEETING DATE: **04/23/2013**

Staff Report

TO: Honorable Mayor and City Council DATE: April 15, 2013

FROM: Susan Slayton, Administrative Services Director/City Treasurer

SUBJECT: Resolution No. 24-13 Declaring the Intention to Continue the Program and Assessments for the 2013/14 Fiscal Year for the Morro Bay Tourism Business Improvement District (MBTBID) and Scheduling a Public Hearing to Levy the Assessments

RECOMMENDATION

Council to:

1. Hold a public hearing to record testimony for/against the continuation of the MBTBID;
2. Review the Morro Bay Tourism Bureau Annual Report and draft FY 2013/14 budget;
3. Adopt Resolution No. 24-13; and
4. Set the date of May 14, 2013 for a public hearing to levy the assessments.

ALTERNATIVES

Council may:

1. Adopt Resolution No. 24-13, and set the date of May 14, 2013 for a public hearing to levy the assessments; or
2. Reject Resolution No. 24-13, and direct staff to bring this item back to the May 14, 2013 meeting for further direction.

FISCAL IMPACT

The 2013/14 draft budget from the Morro Bay Tourism Bureau is summarized below:

Revenues:		
Assessments	\$	550,000
Proposed City General Fund contribution		216,850
Total Revenues	\$	<u>766,850</u>
Expenses:		
Visitors Center	\$	114,600
Tourism Bureau administration		129,500
Destination marketing		405,900
Regional marketing		116,850
Total Expenses	\$	<u>766,850</u>

Prepared By: _____

Dept Review: _____

City Manager Review: _____

City Attorney Review: _____

SUMMARY

This is the annual reaffirmation of the MBTBID and intention to continue the 3% assessments, as required by California Streets and Highway Code Section 36520-36537. Staff requests that Council hold the public hearing to receive testimony for and/or against the continuation of the MBTBID, review the Morro Bay Tourism Bureau Annual Report and draft FY 13/14 budget, adopt Resolution No. 24-13, and set the date of the public hearing as May 14, 2013, to levy the assessments. If rejecting the Resolution, direct staff to bring this item back to the May 14, 2013, meeting for further discussion.

BACKGROUND

The Morro Bay Tourism Business Improvement District (MBTBID) was established by Ordinance #546, dated April 27, 2009. It is an improvement district composed of hotel businesses that are self-assessing 3% of the rent charged by the operator per occupied room per night for all transient occupancies. This improvement district is established under the State of California Streets and Highway Code Section 36520-36537. Annual reaffirmation of the improvement district is required.

DISCUSSION

This is the second step in the reaffirmation of the MBTBID, as required by California law. The financial reports were provided to City Council with the April 9, 2013 staff report. The annual report of the Morro Bay Tourism Bureau and draft FY 13/14 budget is presented herewith, along with Resolution No. 24-13, which is the intent to continue the activities of the MBTBID and levy the 3% assessments.

CONCLUSION

Staff requests that Council hold the public hearing to receive testimony for and/or against the renewal of the MBTBID, review the annual report of the Morro Bay Tourism Bureau and draft FY 13/14 budget, adopt Resolution No. 24-13, and set the date of May 14, 2013 to levy the assessments.

If City Council rejects Resolution No. 24-13, staff requests further direction.

ATTACHMENTS

1. Resolution No. 24-13
2. Annual Report from the Morro Bay Tourism Bureau
3. Draft 2013/14 budget from the Morro Bay Tourism Bureau

RESOLUTION NO. 24-13

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MORRO BAY, CALIFORNIA,
DECLARING THE INTENTION TO CONTINUE THE PROGRAM AND
ASSESSMENTS FOR THE 2013/14 FISCAL YEAR FOR THE MORRO BAY
TOURISM BUSINESS IMPROVEMENT DISTRICT (MBTBID)**

**THE CITY COUNCIL
City of Morro Bay, California**

WHEREAS, the Parking and Business Improvement Area Law of 1989, Section 36500 et seq., of the California Streets and Highway Code authorizes cities to establish and review business improvement areas of the purpose of promoting tourism; and

WHEREAS, on April 13, 2009, the City Council held a public hearing and first reading of Ordinance 546 to establish the Morro Bay Tourism Business Improvement District (MBTBID), and approved Ordinance 546 at its April 27, 2009 meeting; and

WHEREAS, the advisory board has requested the renewal of the TBID for the 2013/14 fiscal year to continue its activities; and

WHEREAS, all other findings of Ordinance 546 to establish the TBID remain unchanged; and

WHEREAS, on April 9, 2013, staff presented the annual financial report for the fiscal year 2011/12 (the third year of the TBID), the adopted budget for 2012/13, all of which are attached to this Resolution as Exhibit A; and

WHEREAS, the City Council was provided with the Annual Report of the Morro Bay Tourism Bureau FY 2013/14 budget, and has reviewed said report at this meeting; and

WHEREAS, the annual report and budget generally describes the activities to be marketing activities, which attract and extend overnight stays in Morro Bay hotels, and operate the Visitors Center, whose outreach to potential visitors is key; and

WHEREAS, it is the intention of the City Council to levy and collect 3% assessments from the hoteliers within the TBID for the 2013/14 fiscal year; and

WHEREAS, the City Council conducted a public meeting on April 9, 2013, to affirm the annual financial reports, and set the public hearing date as April 23, 2013, at 6:00 p.m. (or soon thereafter as possible), said hearing to be held in the Morro Bay Veterans Memorial Hall located at 209 Surf Street, Morro Bay, California, in accordance with the California Streets and Highway Code Sections 36524 and 36525; and

WHEREAS, on April 23, 2013, the City Council conducted a public hearing regarding

the renewal of the TBID for the 2013/14 fiscal year, and set the date of May 14, 2013, as the public hearing for reaffirming the activities of the MBTBID and levying the assessments.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Morro Bay as follows:

1. That the above recitations are true and correct, and incorporated herein by reference.
2. That the City Council, having affirmed the annual report and budgets on April 23, 2013 at a regular meeting, declares its intention to renew the Morro Bay Tourism Business Improvement District for the 2013/14 fiscal year, and to levy and collect 3% assessments from hoteliers.
3. That the City Council sets the date of the public hearing to adopt a Resolution to reaffirm the MBTBID and levy and collect the 3% assessments from hoteliers as May 14, 2013.

PASSED AND ADOPTED by the City Council of the City of Morro Bay, at a regular meeting thereof held on the 23rd day of April, 2013, by the following vote:

AYES:

NOES:

ABSENT:

JAMIE L. IRONS, Mayor

JAMIE BOUCHER, City Clerk

YOUR CENTRAL COAST
ADVENTURE DESTINATION



MILES OF
PRISTINE BEACHES

KAYAKING / SURFING / SAILING

HIKING / BIKING / FISHING / DIVING

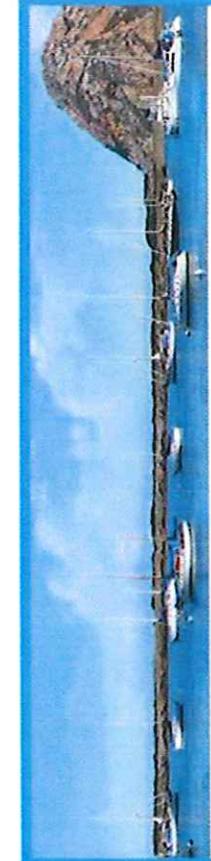
OCEAN VIEW GOLFING

THE EMBARCADERO EXPERIENCE

SHOPPING / DINING / WINE TASTING

SEASIDE LODGING

FAMILY FUN
CENTRAL COAST STYLE



Annual Stakeholders Meeting
MORRO BAY
Tourism Business Improvement District

Windows on the Water
Thursday, April 18, 2013
8:30 – 10:30 A.M.



Michele Jacques

Welcome to the Annual Stakeholder's Meeting. I am pleased to be working with you as your 2013 President of the Morro Bay Tourism Business Improvement District Board of Directors. I come to you with a lengthy background in the area and in the hospitality industry. I was born and raised here and graduated from San Luis Obispo High School. I've attended Cuesta College and while going to school worked as a desk clerk at one of the motels in Morro Bay. You might say I learned the industry from the ground up and was honored to be appointed General Manager of the Best Western San Marcos and La Serena Inn and the Masterpiece Motel establishments in Morro Bay thanks to the confidence of the Bartfield Family Group. I am also a Certified Hotel Administrator, a designation I received from Best Western.

My vision for all of us is to have a prosperous and involved community where we all work in collaboration with each other. I foresee eco-tourism as an industry that will grow exponentially in Morro Bay in the coming years. Nature is our blessing here and we should promote it to the traveling public to our benefit. Our new Visitors Center is up and running with a professional staff of trained travel counselors. We have an open door policy and everyone is welcome there, visitors and locals alike. We have a new Executive Director, Karin Moss, who comes to us with more than 30 years of marketing experience and will make sure our marketing efforts are channeled into a cohesive package emphasizing the Morro Bay brand and all there is to offer the visitor to our town.

The Morro Bay Tourism Business Improvement District Board looks forward to working with all of you, assisting you in any way possible, and we welcome your suggestions and feedback. Morro Bay has a unique appeal and it is our goal to focus on promoting this to the traveling public both nationally and internationally.



Morro Bay Tourism Business Improvement District

Michele Jacquez	President
John Meyers	Vice President
Karen Biaggini	Treasurer
Jayne Behman	Secretary
Alex Amini	Board Member
Nick Mendoza	Board Member
Joan Solu	Board Member and Former President
Karin Moss	Executive Director

ORGANIZATION'S MISSION:

The purpose of the Morro Bay Tourism Bureau is to promote and increase tourism in the City of Morro Bay by improving and strengthening the condition of the tourism business environment.



Stakeholders Meeting

AGENDA

Welcome	Michele Jacquez, Board President
Introduction of Board and Staff	Karin Moss, Executive Director
Meeting Overview	Karin Moss describes today's objectives: <ul style="list-style-type: none"> • To inform stakeholders • To receive feedback from stakeholders • To deliver a Call to Action

Presentations:

Christine Johnson	City Councilmember and Tourism Board Liaison
Jeff Eckles	Laying the Groundwork
John Meyers	TOT & Financial Analysis
Karin Moss	Marketing Strategy for 2013/2014 Visitor Center Update (Ed Krovitz) Special Event Strategy

QUESTIONS & ANSWERS FROM THE FLOOR (moderated by Karin Moss)

ADJOURNMENT



MORRO BAY TOURISM BUREAU'S VALUES:

- To accept a leadership role in pursuit of the stakeholder's overall vision
- To be transparent and collaborative in our planning and decision making
- To hold ourselves accountable to achieving the TBID's mission and objectives
- To have a collaborative process that ensures the strategic direction, future development, marketing and management of tourism in Morro Bay
- To maintain a long term strategic focus while being flexible enough to make changes as market conditions dictate
- To track, measure and communicate results of our efforts to our stakeholders

STRATEGIC PLAN FOR MORRO BAY TOURISM BUREAU – 2013 / 2014

- Continue to enhance definition of the Morro Bay brand and build on existing brand strengths – "A genuine brand is the internalized sum of impressions received by customers and consumers resulting in a distinctive position in their mind's eye based in perceived emotional and functional benefits"
- Increase overnight leisure travel
- Maintain existing and develop new partnerships/alliances that strengthen Morro Bay's tourism interests
- Focus promotions primarily on target audience
- Maintain awareness with traditional visitors
- Increase seasonal promotions showcasing packages and activities
- Focus on key feeder markets...SF/LA/Central Valley/Orange County
- Leverage advertising buys with PR opportunities
- Create a plan for improving, developing and marketing special events
- Development and use of cutting edge e-marketing and on-line technology



OUR GOALS AND OBJECTIVES:

- To produce image building collateral materials and direct marketing campaigns that support the initiatives of the MBTB brand
- To develop effective consumer promotions and to ensure return on investment
- To increase peak season travel with current audiences and to cultivate demand for off season peak travel through niche marketing using promotions, video, mobile apps, digital, earned and social media
- To improve marketing of events so that they appeal more to the traveling public and improve the overall impression of Morro Bay
- To improve technology by streamlining on-line engagement programs
- To better collect and distribute electronic database information to stakeholders

ACCOMPLISHMENTS OF THE LAST YEAR

- Became a nonprofit 501-c-6 entity and hired a full-time Executive Director
- Secured, remodeled and staffed a Visitor Center open 7 days a week
- Opened a Tourism Bureau business office staffed with an administrative assistant
- Adhered to all budgeted numbers
- Added all Lodging Stakeholders as members of the SLO VCB and paid membership dues
- Distributed Morro Bay Visitor Guides to 10 California Welcome Centers including SF, Pismo Beach, San Diego and Central Valley and at several airports throughout California
- Ongoing Facebook and Twitter Campaigns
- Provided grants to numerous Morro Bay events
- Purchased full page ad with high visibility placement across from the Table of Contents in the official State of California destination magazine
- Continued partnership with VCB and Sunset Magazine for Savor the Central Coast marketing programs and weekend events
- Ran TripAdvisor.com continuous banner ads on other Central Coast hotel pages



Multiple Los Angeles Times banner ad campaigns
 Multiple Sunset.com banner ad campaigns
 Multiple campaigns in San Jose and the Silicon Valley
 Partnered with the VCB for co-op campaigns in Fresno and Bakersfield
 Purchased Morro Bay graphics emblazoned on the side of a Silverado Bus to Hearst Castle for a period of 5 years
 Funded the Visitor Center contract with the Chamber for the first 6 months of the year at \$25,000
 Developed partnerships and strategic alliances throughout the community and the region
 Participated in numerous media missions and Familiarization Trips including Sunset Celebration, Film Scouts Tours and Pet Friendly media tour. Working on several others that will take place this year.

REASONS FOR CREATION OF IN-HOUSE AGENCY

Our in-house agency will be owned and operated by its one and only client.....US! We will pay no retainers, have no contracts and can still utilize the services of outside agencies on a per project basis.
 MBTB and its Executive Director will immediately take marketing services in-house

- To retain total control
- To maintain sole authority over the way product is presented
- To avoid high commissions and up charges
- For cost efficiencies/savings
- For quicker turnaround times

HOW WILL THIS BE ACCOMPLISHED?

There is an excellent regional pool of freelance talent available. We will operate with low overhead and the lion's share of the budget will be put into the media buy rather than spent on agency fees and operating costs.
 With an "in house" agency we "live" the brand. With our unique combination of advertising prowess and business/organizational acumen we can connect the dots in ways that an agency can't.



In house agencies understand that creativity is about problem solving. It's about capitalizing on product attributes in new and different ways, exploring new marketing, new channels, new strategies and new media.

METHODS

- By enhancing our website to drive more traffic to the site
- By reviewing and developing more co-op opportunities
- By targeting consumer's desire to stay closer to home and to stress the affordability of our hotels
- By emphasizing Morro Bay's unique appeal
- More focused messages to primary and secondary target audiences

ENHANCED PUBLIC RELATIONS

- By creating fresh editorial copy while unearthing newsworthy stories that highlight Morro Bay's offerings and attributes
- By proactively pitching story ideas to editors and developing P.R. initiatives
- By increasing consumer engagement and fine-tuning Morro Bay's messaging through social networking and blogging
- By working closely with event producers to ensure that events are properly promoted to their target audiences

HOW YOU CAN PARTICIPATE

- By being responsive to emails asking for specials, deals and thematic packages
- By sharing your questions and concerns with our Board and Executive Director
- By being proactive and willing to partner with other entities
- By attending meetings and forums with community leaders and being part of our collaborative planning and decision making
- By keeping the brand promise of customer service, affordable venues and a premier tourism experience



MEET OUR NEW DIRECTOR OF TOURISM

Karin Moss, an award-winning tourism marketing, public relations and economic development professional relocated from North Carolina in early December to begin her position as our inaugural Director of Tourism. Prior to this, she served as Executive Director of a regional tourism-marketing agency representing six counties in the Blue Ridge Mountains. In this capacity, Moss created co-op marketing campaigns for a 500 member hospitality organization and served on the Board of the Blue Ridge Parkway Association helping to promote the 75th anniversary of the iconic Parkway.

Karin's career spans over 30 years and is characterized by a wide range of corporate and nonprofit association leadership success. She has served as a marketing consultant to downtown revitalization and Main Street programs throughout California and North Carolina as well as to the National Main Street Center in Washington. As Campaign Director of Census 2000 in the Central Valley, she was honored for her success in developing multi-ethnic marketing campaigns. Her expertise as a speaker on the topics of event marketing and sponsorship has regularly been tapped at national conferences including the International Downtown Association, International Association of Fairs and Expositions, Western Fairs Association and the Governor's Conference on Tourism.

As Executive Director of the California Sesquicentennial Foundation, she was responsible for raising funds to underwrite a series of events which took place throughout California commemorating the State's 150th anniversary. In this capacity, she worked closely with the State's Department of Travel and Tourism to provide community and media outreach.

Karin has owned and operated a consulting practice with clients as diverse as the City of Vallejo, a downtown revitalization program in Sacramento, the Branson Visitors and Convention Bureau and travel publications such as Travel Oregon and Adventure NW. Her early career years were spent in the Marketing departments of internationally renowned hotels in Palm Springs, San Francisco and Chicago.



**Tourism Bureau
Budget 2014**

	Fiscal 2014 Budget
<u>Revenue</u>	
Assessment Funds	\$ 550,000
General Funds -	
Regional Marketing	116,850
Visitor Center	100,000
Total Revenue	\$ 766,850
<u>Expense</u>	
Visitor Center	
Wages	\$ 68,000
Payroll Tax	6,000
Benefits	6,600
Workman's Comp	6,500
Rent & Utilities	15,000
Insurance	2,000
Office	10,500
Total Visitor Center Expense	\$ 114,600
Tourism Bureau	
Wages	\$ 90,000
Payroll Tax	8,000
Benefits	6,600
Workman's Comp	8,900
Rent & Utilities	3,000
Insurance	1,800
Office	5,200
Travel & Entertainment	6,000
Total Tourism Bureau Expense	\$ 129,500
Destination Marketing	
Advertising & Promotion	
Advertising & Promotion	\$ 187,500
Planning, Artwork, Production	14,000
Public Relations	4,000
WebSite	24,000
Billboard	2,000
Collateral	12,000
Total Advertising & Promotion	\$ 243,500
Other Expense	
Trade Shows/Savor	\$ 38,000
VCB Membership	39,000
County Co-Op Marketing	30,000
Fulfillment	6,000
Jackrabbit	14,400
CTTC	300

DRAFT

**Tourism Bureau
Budget 2014**

	Fiscal 2014 <u>Budget</u>
AGP	5,000
Contingency	29,700
Total Other Expense	\$ 162,400
Total Destination Marketing Expense	\$ 405,900
Regional Marketing	
Advertising & Promotion	
Advertising & Promotion	\$ 58,850
Planning, Artwork, Production	3,000
Public Relations	3,000
WebSite	3,000
Billboard	1,000
Collateral	2,000
Total Advertising & Promotion	\$ 70,850
Other Expense	
VCB	5,000
Community Events	40,000
AGP	1,000
Total Other Expense	\$ 46,000
Total Regional Marketing Expense	\$ 116,850
Total Expense	\$ 766,850
Net Increase/(Decrease) in Cash	\$ -

DRAFT



AGENDA NO: B-2

MEETING DATE: April 23, 2013

Staff Report

TO: Honorable Mayor and City Council **DATE:** April 16, 2013

FROM: Eric Endersby, Harbor Director

SUBJECT: Approval of Consent of Landowner for Lease Site 82-85/82W-85W (Rose's Landing) to File an Application for Dock Improvements and Allow Staff to Enter Into Lease Negotiations

RECOMMENDATION

Council to consider the three alternatives and provide staff direction. Staff is recommending Alternative B.

ALTERNATIVES

- A. Continue with the historical process as outlined in the Lease Management Policy (no change).
- B. Provide any preliminary consideration and/or comments concerning the Leaseholder's proposed project and direct the City Manager to execute the Consent of Landowner Agreement (attached) with the Leaseholder, and authorize staff to begin lease negotiations with the Leaseholder for his proposed development at the beginning of the Planning review process (moderate change from past practice).
- C. Direct staff to craft a Development Agreement with the Leaseholder, which includes finalizing new lease terms based on the Leaseholder's proposal, now at the beginning of the Planning review process subject to CEQA and other legal requirements (significant change from past practice).

FISCAL IMPACT

None at this time. Positive fiscal impact expected if proposed project (slips) are approved and percent gross revenues are realized over time.

SUMMARY

The leaseholder on Lease Site 82-85/82W-85W, Doug Redican, has proposed a water lease development commensurate with his portion of a previously-approved development. In addition, he is requesting that the City enter into a Development Agreement prior to his committing to the project, and that a new lease be agreed-upon prior to his commencing the Planning process.

Prepared By: EE Dept Review: _____

City Manager Review: _____

City Attorney Review: _____

Staff has analyzed the project and the City's Lease Management Policy and is recommending an alternative that they feel best meets the interests of both the tenant and City.

BACKGROUND

The owner of Lease Site 82-85/82W-85W (commonly known as Rose's Landing), Doug Redican, undertook a considerable lease site redevelopment in 2002 with a complete tear-down and rebuild of the site into its current configuration. At the time a new modern 40-year lease was entered into with the tenant, in addition to a 3-year addendum for a projected total investment of \$1.5M, though final costs were reportedly more. The lease expires in 2045, so it currently has 32 years left.

In recent history there has been no development on this water lease site. In 2007 Mr. Redican proposed a significant water-side development in conjunction with the tenant in the adjoining lease site to the north, 86/86W (801 Embarcadero LLC/Embarcadero Grill), for a water and land lease development of the two sites in a combined effort physically as well as financially. That project received Concept-level approval from the City Council in 2008, and Coastal Commission approval in 2009. However, the two tenants dissolved their interest in the joint project when they were unable to negotiate a lease with the City. Mr. Redican now wishes to pursue development of his water lease separately but to a similar degree of what he previously proposed in the joint project. Mr. Redican has stated that his cost estimate for the added slips will be approximately \$250,000, and when added to his stated costs of the original redevelopment will be "well above \$2 million."

Historically, when a tenant has proposed a development or redevelopment project on their lease site, the tenant would submit their plans to the Planning Department for the full public review under the Planning and Planning Commission processes. Once it received Planning Commission Concept Plan approval, it would then be moved to the City Council for their Concept Plan approval. If so approved, staff then had authorization to enter into lease negotiations with the tenant while the tenant was concurrently applying for and seeking Coastal Commission and any other permit approvals necessary. Assuming lease negotiations were successful, the City and tenant would have agreed upon lease terms and conditions largely contingent upon the proposed development/redevelopment, with the lease term generally predicated on the dollar amount of investment that the tenant was willing to commit to. Provided the project emerged from the Coastal Commission intact and relatively unchanged it would receive Precise Plan approval from the City, and proceed through the normal building process.

The Council-adopted Harbor Department Lease Management Policy (attached) states, in part;

The normal stage for lease negotiation to commence in a reconstruction or redevelopment situation is when the tenant has received Planning Commission and/or City Council approval of a Concept Plan for a Conditional Use Permit to redevelop the site.

At the point of Concept Plan approval, the tenant typically has expended a considerable amount

of money on engineering, architecture, and consultants to move their plan forward. However, in recent years, some tenants have experienced difficulty in securing funding for their proposed project or have been reluctant to commit to large or even moderate-sized development projects because, until they received Concept Plan approval, there was no written assurance that they would get to the negotiation table or be able to successfully negotiate a lease with acceptable terms. This scenario has caused Staff to sometimes bring to Council, proposed projects in closed session to determine preliminary lease payment terms. However, this process now appears to be unacceptable because it does not allow the opportunity to publicly vet the project in open session prior to beginning negotiations.

DISCUSSION

The above-outlined process in our Lease Management policy can prove to be a deterrent to lease site development/redevelopment and Leaseholders are beginning to seek more assurance at the outset that the City will commit to their proposed projects. Mr. Redican has re-proposed his separate plans (attached) and has requested that the City Council consider them and grant him a Development Agreement with the hopes of establishing agreed-upon lease terms *at the outset* of the Planning approval process, as opposed to *after* he has obtained Concept Plan approval as has been past practice and as is stated in the Lease Management Policy.

Although it is possible to create such a mechanism for proposed projects, the California Environmental Quality Act requires that public agencies conduct environmental review before they commit themselves to a definite course of action. Therefore, so long as the development agreement does not preclude any alternatives, mitigation measures, and establishes that the project may be modified or not implemented at all, depending on a number of factors, including environmental review, then the City could change its policy to allow for development agreements.

While staff does understand the hurdles faced by lease holders in proposed development/redevelopment projects, and that it ultimately is in the City's best interest to maximize utilization, and therefore revenue, of waterfront lease sites, staff also understands that there is certain value and logic to the existing process that the risk of a proposed development be placed entirely on the Leaseholder to ensure that good, viable projects are proposed and ultimately undertaken. However, staff believes that, given the current economic climate and other factors, some increased assurance from the City "up front" that a proposed project will be given a good faith consideration by the City with known possible outcomes, i.e. some degree of lease terms and conditions, closer to the front-end of the Planning process may be warranted in some instances.

Three alternatives for Council to consider are being provided, with Alternative B being considered the Preferred Alternative by staff as providing the best middle ground to accommodate the Leaseholder, the Public and the City. Under this alternative, prior to the Leaseholder submitting an application for development/redevelopment, City staff will initiate a public hearing for the Council to give preliminary consideration and comment to the

Leaseholder's proposal and decide whether to direct staff to issue a Consent of Landowner agreement and begin negotiations with the Leaseholder. If directed by Council, staff would then begin the negotiation process with the ultimate goal of having a lease agreement set for approval at or near the same time as concept plan approval, instead of beginning the negotiation process after concept approval or without any public input.

CONCLUSION

Staff recommends that City Council provide any preliminary consideration and/or comments concerning the Leaseholder's proposed project and direct the City Manager to execute the Consent of Landowner agreement with the Leaseholder, and authorize staff to begin lease negotiations with the lease holder for his proposed development now at the beginning of the Planning review process.

City of Morro Bay
Tidelands Trust Grant Properties
Consent of Landowner Form

Consent For:

Development of slips at Lease Site 82-85/82W-85W by Tenant, Doug Redican, 725 Embarcadero LLC, commonly known as Rose's Landing, as proposed in letter dated March 7, 2013 and attached plans, and negotiation of new lease.

Site Location: Lease Site 82-85/82W-85W, 725 Embarcadero, Morro Bay, CA 93442

Property Owner: City of Morro Bay Telephone: 805-772-6254

Address: 595 Harbor St. City: Morro Bay State: CA Zip: 93442

Applicant: Doug Redican, 725 Embarcadero LLC Telephone: 805-704-7771

Address: 1427 Doral Ct. City: San Luis Obispo State: CA Zip: 93401

I/We, the undersigned owner(s) of record of the fee interest in the above noted land for which an application for a permit, business license or other City entitlement is being requested, do certify that:

1. **Business Licenses:** I am aware of the Home Occupation Permit being requested and the applicant has my/our full consent to operate the home occupation at this location.

2. **Building Permits, Land Use Permits:** Such application may be filed and processed with my/our full consent. The applicant is authorized to act as our agent in all contacts with the City in connection with this matter. I/We hereby grant the City of Morro Bay or any of its authorized agents the right to enter upon the land described herein at any time during normal business hours for the purposes of site inspection in advance of City action on the Land Use Permits; inspection of any construction, grading or other development activities following any land use permit approval or evaluation of the satisfactory completion of development authorized through land use permit approval, including continuing compliance with any conditions of approval.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Andrea Lueker, City Manager

Date

Rose's Landing Restaurant
725 Embarcadero
Morro Bay, CA 93449

March 7, 2013

Eric Endersby, Harbor Director
City of Morro Bay Harbor Dept.
1275 Embarcadero
Morro Bay, CA 93442

Re: Lease Site 82-85/82W-85W
Request for Developmental Agreement Regarding Application for Construction of Boat Slips.

Dear Mr. Endersby,

Recently I submitted plans to the City of Morro Bay Planning Department to build six boat slips on the above lease site.

I respectfully request that the Harbor Department and the City of Morro Bay enter into a Developmental Agreement with 725 Embarcadero, LLC and Doug Redican. The following is a proposed outline for that agreement:

1. Applicant, upon approval and construction of boat slips, receives a lease under the same terms and conditions as the present lease for a total of fifty years.
2. Development Agreement is finalized at beginning of application process.

Adjoining this letter are correspondence between applicant and the previous Harbor Director dating back to March 8, 2000. In this correspondence it is explained that the length of the lease will be negotiated depending on the level of capital investment committed to the city's property. Examples are given including *Marina Square* and *the Flying Dutchman*. Since then, I believe other projects can be used as examples i.e. *Anderson's*.

Upon reading that correspondence and accompanying data showing capital investment in the projected completed in November 2004, we have already exceeded the capital investment for the examples given

Along with our present proposal of six boat slips our investment in this lease will be well above \$2 million.

Our estimates on the construction of the six boat slips are in the \$250,000 plus or minus range. The quality of construction of these slips will be similar to the most recent boat slips built at *Giovanni's Fish Market*.

If my request is accepted I will immediately go forward with this project. I hope the City of Morro Bay and the Harbor Department are pleased with what we have accomplished together with the reconstruction of the Rose's Landing site in 2004, and I believe the additional boat slips will be a win-win for both applicant and the City of Morro Bay. Time is of the essence as I will look forward to working with you to get this project completed.

Sincerely,

Doug Redican
President
Rose's Landing
725 Embarcadero, LLC
c: (805) 704-7771
e: DougRedican@gmail.com

CC: Rob Schultz

**CITY OF MORRO BAY
HARBOR DEPARTMENT LEASE MANAGEMENT POLICY**

BACKGROUND

Tracing back to English Common law the Public Trust Doctrine establishes that navigable water or lands subject to tidal influence are "sovereign", held open to the public for commerce, fisheries or navigation. In 1942-44, the federal government constructed a revetment along the Morro Bay waterfront and filled most of the area now known as the commercial strip along the Embarcadero. The State of California claimed ownership of the newly created land as at least a portion of it had previously been below the high tide line. After many years of dispute with private property owners, who also claimed an interest in the land, most title issues were settled in the 1950s-1960s by designating those lands west of Embarcadero Road as public trust lands owned by the State, and those lands east of Embarcadero Road as privately owned. Attached is a map of the tidelands grant in Morro Bay.

In 1947, the State of California granted those public trust lands in Morro Bay to the County of San Luis Obispo. The City of Morro Bay assumed trusteeship of the granted lands upon incorporation in 1964-1965. The tidelands grant in Morro Bay is in perpetuity, provided the City conforms to the terms of the legislative grant. The granted lands must be used for commerce, fisheries, navigation, recreational purposes, parklands, public access, public parking and environmental protection or enhancement. Residential use of these public lands is specifically prohibited. The City may lease out these lands to private businesses for a period up to 50 years and all revenues from such leases must be expended within the area of the granted lands for the purposes of the public trust. Much of the granted lands were leased to established businesses in the 1960s on long-term leases that provided low rental rates in exchange for tenant investment in the business on the sites or settlement of previous land ownership or county lease disputes. Some of these old long-term leases have accrued significant "bonus" value to the benefit of the private party because waterfront property values have increased far in excess of the contractual rental return to the City.

Over the years, the City has changed its leasing practices and policies to better protect the public interest by adopting modern lease formats and standards for fair market rent and periodic rental adjustments. There has been some resistance on the part of existing tenants to changes in the City's leasing practices and many issues regarding granted land use and City policy have been difficult to make clear to the general public because of their complexity. In 1985, the City created the Harbor Department to focus property management efforts in the tidelands and to assure the State that tidelands revenues were properly accounted for. The Harbor Department is operated through a City enterprise fund known as the Harbor Fund. Similar to the Water and Wastewater enterprise funds, all Harbor services are funded with either users fees or property management income (no tax revenues). In FY88-89 Harbor Fund lease revenues were \$427,634 increasing to \$777,784 in lease revenues in FY98-99. The aggressive modernization of the City's property management practices over the last 15 years have allowed the Harbor Department to expand services to the boating public and improve existing harbor/park facilities.

While many coastal cities in California manage tidelands grants similar to that in Morro Bay, such a property management role is not necessarily a natural fit for local government. Familiarity with the history and terms of the various contract forms allows for resolution on contract interpretation issues before they become problems.

The Harbor Department routinely handles five to ten lease "questions" a week. If these questions were put through a political or bureaucratic process, the result would replicate the situation in Morro Bay in the mid-1980s when the Harbor Commission reviewed all lease actions. The City Council reorganized the Harbor Commission into the current Harbor Advisory Board and took lease management issues out of the Board's purview to streamline City responsiveness and improve lease management. Inability to answer contract interpretation questions, or to process City required contractual approvals in a timely manner could cripple tenants' ability to succeed on the tidelands lease sites.

On the one hand, the purpose of the tidelands grant is to develop harbor facilities and with percentage rents, the City is essentially a partner with the lessees along the tidelands. On the other hand, facility development and the desire to increase harbor lease revenues through tidelands lease improvement and business success must be balanced with City planning and land use policies requiring public benefit on sites and good community projects. In the 1990s the City demonstrated it can successfully achieve that balance by working cooperatively with tenants to renegotiate long-term leases (with increased rental revenues) for commercial redevelopment.

The City Manager coordinates the various interests by delegating lease management to the Harbor Director with the understanding that planning, zoning and land use issues shall be determined in accordance with adopted City Plans and Policies administered by the City Planning Staff, legal issues by the City Attorney and insurance issues by the City Risk Manager. The City has previously adopted a lease negotiation policy and a master lease format as policy but has never attempted a more comprehensive statement of management policy. The purpose of this document is an attempt to integrate existing policy with broader statement of public leasing policy to enhance public understanding and provide a framework for future actions.

The City of Morro Bay will use the following policy guidelines in management of the tidelands and Harbor Fee leases in the Harbor Department lease management program.

GENERAL POLICY

The City will manage the tidelands leases to provide and support harbor facilities and enhancement.

The City shall appropriately account for tidelands revenues and expenses in compliance the state law and the tidelands grant.

The Harbor Department will actively work with and attempt to enhance marine dependent or marine related uses in compliance with the adopted City Plans and Policies, and the City's goals of maintaining a small commercial fishing harbor and working waterfront.

The City shall at all times be governed in its management of the tidelands properties by the granting statutes as interpreted and managed by the State Lands Commission.

The Harbor Department will manage leases in a way that will strive to support tidelands visitor serving lease businesses to increase revenues consistent with adopted City Plans and Policies, and coordinated with City planning and land use policies.

Many property management functions of the City such as: lease assignment, sublease approval, lease renewal, extension or renegotiations contractually require City Council review and approval. The City Council approval process can sometimes be misconstrued by the public or the lessees to mean the City Council approves other issues, required permits or plans for the site. The Harbor Department will process lease contract administration issues requiring City Council approval in a timely fashion so lessees are not unduly burdened in their business operations. Any such approval shall not waive any and all other permits, approvals or governmental regulations such as planning and land use permits, building permits, etc.

SPECIFIC POLICIES FOR CONTRACT ADMINISTRATION

Master Lease Format: The City has developed a master lease format based on modern leasing practices and similar formats used by other public agencies. The City master lease format adopted in 1986 is hereby amended and attached to this policy statement. Any lease agreements in the future will be in the approved master lease format. The City may use a license agreement for temporary, interim or non-exclusive use of property when appropriate.

Approved Uses: Uses on the lease sites shall be in conformance with the Tidelands Trust and the City Conditional Use Permit for the site. Proposed new uses for lease sites must be in conformance with the then planning, zoning and land use policies of the City. Lessees proposing or considering new uses for a site will be referred to the Planning Division or Department of the City for review and approval.

Negotiation: Following is the lease negotiation policy adopted by the City Council July 10, 1987:

“It is the policy of the City Council of the City of Morro Bay that negotiations relative to leasing public tidelands shall commence and remain at the appropriate staff level, as managed by the City Administrator. The City Administrator is to serve as the initial level of negotiation appeal, with the City Attorney participating when legal issues arise. Differences of opinion shall be resolved to the maximum extent possible between the parties at the staff level, *prior* to any City Council consideration of the lease.

In the event certain lease issues remain unresolved upon exhaustion of administrative review, the lessee (tenant) may submit a written document to the City Council outlining their points and perspectives concerning the outstanding lease issues. Upon City receipt of the written report, the City Clerk shall cause the item to be placed on the City Council agenda, and the lessee or his/her representative may provide a brief verbal summary of their perspectives to the City Council during a public meeting. It is the policy of the City Council to receive under advisement any written or verbal report at that time, but not to comment on or negotiate in public.

Following receipt of this input from the lessee, the City Council will exercise its authority under California Government Code Section 54956.8, to meet in Closed Session to give instructions to the City’s negotiator(s) regarding negotiations for lease of real property (public tidelands). Upon conclusion of the Closed Session considering the points submitted by the tenant, the City’s negotiators will be properly instructed and authorized to finalize negotiations and the lease with the tenant.”

The following two sub paragraphs are added for clarification on the negotiation process:

- A. In many cases parties who are considering buying a tidelands leasehold interest desire to renegotiate the lease (to extend the term, change rent or uses) prior to completing the sale/assignment of the lease. Normally, City staff will not negotiate with prospective tenants due to limited staff time and the potential impact on the “sale” price of a lease. **Prospective buyers of leasehold interest are buying the existing lease agreement only.**

- B. All lease sites eventually need to be reconstructed or significantly remodeled. In general, the City desires such reconstruction to bring improvements up to modern building codes, design criteria, and market conditions. The City acknowledges that tenants will need to renegotiate leases to new longer terms to amortize and collateralize their investment on the public property. The normal stage for lease negotiation to commence in a reconstruction redevelopment situation is when the tenant has received Planning Commission and/or City Council approval of a Concept Plan for a Conditional Use Permit to redevelop the site. The project will therefore be at a stage when the CUP can be attached to a new lease and the tenant can be required to construct improvements in compliance with the CUP in a given period of time. The appropriate term for the new lease will be determined by the size of the lease site and the level of private investment proposed for the public property.

Lease Renewal: The practice of the City in the past has been to automatically renew or renegotiate a lease with an existing tenant. This has led to a false sense of private ownership of the lease site and sometimes leads to tenants not maintaining lease or reconstructing prior to the expiration of a given lease term. The City should set some standards for renewing a lease. Lease expiration dates should be encouraged to coincide where adjoining sites may have mutual planning benefits. In some cases, the City should not renew a lease, either for the purpose of consolidating sites or to pursue other extenuating public benefit.

The City will use the following standards for determining whether it should negotiate a new lease with a tenant:

- A. The tenant has a good history of performance and lease compliance and the improvements on the site are well maintained. Example standards for determining “good history” of lessee performance are:
 - 1. The tenant’s record with respect to the prompt and accurate payment of rent due the City;
 - 2. The tenant’s record of compliance with existing lease conditions;
 - 3. The appropriateness of the proposed tenant business with respect to the total mix of uses and services available to the public and with respect to the long-term planning goals of the City;
 - 4. The tenant’s financial and personal investment in tenant business and the leasehold improvements;
 - 5. The contribution to the surrounding business community made by the tenant’s business;
 - 6. The quality of direct services to the public provided by the tenant and its business;
 - 7. The value received by the public in goods or services.
 - 8. The total financial return to City from the leasehold;
 - 9. Other pertinent considerations as may be appropriate as determined by the City Council.

B. In addition to the above, the City recognizes that there are three distinct zoning areas on the waterfront that require different considerations in lease renewals issues. As follows:

1. Tidelands Park south water area only leases. In this area the City leases only the water areas as the upland property and access to the water areas is owned and controlled by private parties. The City will encourage continuation/enhancement of marine dependent uses such as boats slips and boat repair facilities where feasible. However, this area is not suitable for large redevelopment projects and in most cases the City will negotiate a new 10 to 30 year lease extension with existing tenants when they meet the above criteria.
2. Embarcadero from Beach Street to Tidelands Park. In this area, the City controls land and water areas. In this area tenants are encouraged to propose redevelopments of lease sites to improve public benefits on these sites, enhance the Embarcadero business environment, and renegotiate leases to modern terms. To help accomplish this, and to provide tenants motivation not to let long-term leases run to the very end of their terms with degraded building/improvements, and under market lease terms, the City will generally not renew leases with existing tenants in this area if they allow their leases to run to a term of less than five years remaining.
3. Embarcadero from Beach Street north. This area is designated with zoning to preserve commercial fishing/marine dependent uses. In addition, existing restaurants or retail uses are grandfathered in. The City will strongly encourage tenants who propose enhancement of commercial fishing uses or marine dependent uses by considering new long-term leases that facilitate these types of projects. Existing restaurant/retail sites shall be extended or renewed if the tenant can develop plans for enhancement of the site within the constraints of CF District zoning. Within the general outlines of this policy the City Council will provide specific direction to the City's designated negotiator on the Morro Bay Power Plant outfall lease.

In general, leases that are not renewed should be put out to public bid or kept in short-term interim lease arrangements until adjacent sites become available for consolidation. In addition, the City has many long-term ground leases (known as the County or Pipkin leases), which provide low rent in exchange for tenant investment or settlement of previous disputes. These long-term leases provide that the tenant-constructed improvements revert to City ownership upon lease termination and this was a critical part of the consideration in allowing the tenant such a long-term lease at the specified rents. The County and Pipkin leases were 50-year leases (the maximum term set by the tidelands grant) and may not be extended or renewed. The City shall encourage tenants to renegotiate these leases into the new City master lease format well before the termination date of that lease.

In the CF District the City should attempt to consolidate leases in the area between the T-Piers to facilitate marine dependent redevelopment such as a seafood processing plant.

Fair Market Rent: State Law requires that fair market rent be charged for use of the granted tidelands. Fair market rental shall be determined through the use of an independent appraiser to appraise the fair market value of the property and the City will set a minimum annual rent equal to 8% of the appraised value of the land or improvements if the improvements have reverted to the City. The lease rent will be structured to provide for a minimum annual rent as outlined above or a percentage of gross sales rent as shown on the attached Schedules entitled Standard City percentage of gross sales rent.

In cases where the tenant is proposing complete redevelopment of a site to eminent modern design criteria at significant private investment the City may allow both temporary reductions in the outlined minimum rent to offset tenants period of reduced revenues during construction and reduction in the standard retail percentage of gross sales to 3% for the first 10 years of a new long-term lease agreement.

Maintenance of Improvements: The City has a paramount interest in ensuring that the improvements on the lease site are being properly maintained and are in a safe and secure condition. The City shall contract to have the lease sites inspected and a report made on such inspections every five years. City staff will require significant deficiencies noted in the lease site inspection reports to be repaired or cured by the tenants. As long-term leases draw close to expiration tenants tend to defer maintenance and the City must carefully monitor and strictly enforce lease maintenance provisions to protect the reversionary interest in the lease site improvements.

Percentage of Gross Sales Audits: Where tenants are subject to percentage of gross sales rent, the City will contract to have the business accounting records examined for lease compliance at least every five years. City staff will require tenants to comply with or cure any deficiencies noted in the accounting records examinations.

Lease Assignment/Sale: All City leases require City Council approval of the sale or assignment of a lease agreement. Any tenant requesting such approval will be required to pay fees noted in the master fee schedule, to submit financial documentation to indicate qualifications to the satisfaction of the Finance Director, and be in full compliance with the terms and conditions of their lease agreement. If the proposed assignment or sale includes a change in use of the site, then the change in use will be reviewed by the Public Services Department of the City for conformance with planning and zoning regulations. Proposed changes in uses for lease sites must comply with City planning and zoning ordinances, the City's adopted Local Coastal Plan and Measure D limitations for properties north of Beach Street. Where zoning allows a variety of uses, preference will be given to coastal related uses whenever possible.

Sublease Approval: All leases require City approval of sublease agreements. Prior to approval of the sublease, the tenant shall pay any fees noted in the master fee schedule; submit a properly executed copy of the City standard Consent to Sublease form and a copy of the Sublease Agreement. Future lease agreements may provide for the City Manager or designee to approve sublease agreements which meet the stated qualifications for approval and which comply with the terms and conditions of the lease agreements.

Financing: The City will not approve financing related to or using the lease site, or leasehold interest as collateral unless such financing is for sole investment upon the lease site or for City requested public improvements.

SCHEDULE A

PERCENTAGE RENT FOR GROUND LEASES

		% GROSS SALES
FOOD SERVICE:	Restaurant, Dining Room	3
	Snack Bar, Delicatessen,	5
	Fast Food, Convenience Food	5
	Bar/Lounge, Beer & Wine Sales	5
RETAIL SALES & SERVICE:	Tenant	3-5
FISH & SEAFOOD:	Retail Sales	3-5
	Wholesale Sales	0
MOORINGS, TIES & SLIPS:	Pier/Fixed Piles	10
	Pier/Floating	10
BOAT REPAIR & SALES:	Boat & Marine Repair	3
	New Boat Sales	1
	Used Boat Sales	2
FUEL:	Gasoline	\$0.02/gal.
	Diesel	\$0.015/gal.
MOTEL:		5
ALL OTHER USES:		5

Percentage Rental is to be based on the gross amount received from any and all sources of income derived from the lease site.

SCHEDULE B

PERCENTAGE RENT FOR BUILDING LEASES

		% GROSS SALES
FOOD SERVICE:	Restaurant, Dining Room	5
	Snack Bar, Delicatessen,	7
	Fast Food, Convenience Food	7
	Bar/Lounge, Beer & Wine Sales	10
RETAIL SALES & SERVICE:	Tenant	7
	Sublease	7
FISH & SEAFOOD:	Retail Sales	5
	Wholesale Sales	0.5
MOORINGS, TIES & SLIPS:	Pier/Fixed Piles	20
	Pier/Floating	20
BOAT REPAIR & SALES:	Boat & Marine Repair	5
	New & Used Boat Sales	2
FUEL:	Gasoline	.02/gal.
	Diesel	\$0.015/gal.
MOTEL:		10
RV PARK:		25
ALL OTHER USES:		10

Percentage Rental is to be based on the gross amount received from any and all sources of income derived from the lease site.

AGENDA NO: D-1

MEETING DATE: 4/23/13

PRESENTATION

by

Economic Development Program

This will be a verbal
presentation;

No report will be attached



AGENDA NO: D-2

MEETING DATE: 4/23/2013

Staff Report

TO: Honorable Mayor and City Council

DATE: 4/23/2013

FROM: Joseph M. Woods, Recreation and Parks Director

SUBJECT: Review and Discussion of Co-Sponsorship of Special Events to include Initial Review of the Sponsorship Policy

RECOMMENDATION

Staffs recommends the City Council review and consider the Co-Sponsorship Application and process, and provide staff with direction for further refinement.

ALTERNATIVES

- 1) Continue utilizing the current Co-Sponsorship Application and review process – no change.
- 2) Expand current Co-Sponsorship Application to add criteria and then develop related levels of benefits.

FISCAL IMPACT

The fiscal impact of co-sponsoring a specific special event could range from a complete waiver of all City fees to providing a reduction of some City fees to a name only association. Special events requiring Public Area Use Permits (outdoor, city-owned property) during the 2012 year were invoiced for processing, permitting, and use fees; as well as, the labor costs related to City support services (Fire, Police, Harbor, etc.). The processing, permit and usage fees are specific to permitted areas and are outlined in the attached Master Fee Schedule. Fees for City support services for each of the eleven (11) special events invoiced in 2012 totaled \$18,594.21. These charges are detailed by event in the attachment labeled Post Event Charges for 2012. Events which required the most City support services had major traffic impacts, involved pyrotechnics and/or the sale of alcohol. Co-sponsoring special events could, depending on the level of sponsorship, decrease revenues to the General Fund, and increase liability exposure based on the event's activities.

SUMMARY

The Co-Sponsorship Application and process will be included as a section in an overall Sponsorship Policy. Staff has included the draft Sponsorship Policy (as reviewed and recommended by the Recreation and Parks Commission) for your information, but is not asking for any Council action on that item at this time. The only item for specific discussion this evening is a review of the current

Prepared By: _____

Dept Review: _____

City Manager Review: _____

City Attorney Review: _____

Co-Sponsorship Application and its process, and any alternative direction the City Council may want to take in the efforts of helping special events in the City. Staff has purposefully provided a very basic overview of a direction the City Council could move in. Staff anticipates bringing this item back before the City Council for further discussion and finalization.

BACKGROUND

In 2009 the City began formal discussions on the topic of co-sponsorships with groups hosting special events. The item was discussed at the Recreation and Parks Commission on both September 3, and October 1, 2009; with recommendations forwarded to City Council for consideration. At the regular meeting of City Council on October 12, 2009 Council considered three options in regard to co-sponsorship agreements. Concluding the item, Council approved the continuance of co-sponsorships with the following conditions:

1. The event is held off-season (November 1st through April 30th).
2. The event is a multi-day, or a one day event with financial return to the City.
3. The requesting party is a non-profit organization.

DISCUSSION

Currently the City co-sponsors two events: Morro Bay Winter Bird Festival and Morro Bay Dahlia Daze. Both of these events are held in City buildings, either the Community Center or the Veteran's Memorial Building and are required to secure a Facility Use Permit. Both events are offered reduced rates, which is equal to the direct hourly costs for facilities and any direct staff costs such as a rental attendant or maintenance support.

The City has not entered into a co-sponsorship agreement with any group for an event held outdoors on City property. Furthermore, the City has only received one formal request to co-sponsor a special event associated with a Public Area Use Permit. The Morro Bay 4th, Inc. requested co-sponsorship, and that request is pending City Council's decision. The Morro Bay 4th, Inc.'s application does not meet all of the City's current co-sponsorship criteria. Their event does not occur in the off-season which is November through April, nor is it a multiple day event. Their event likely has financial returns to the City, but these returns are immeasurable at this time.

The existing Co-Sponsorship Application and process was set up to benefit the local economy by providing incentives to non-profit organizations to generate multiple day event(s) during the shoulder season (November through April). The benefit or value received from the recipient, City of Morro Bay, would be realized through an increase to the Transient Occupancy Tax and Sales Tax in the off season. Events not meeting these criteria were not considered for co-sponsorship based on the intended purpose and benefit to the City.

Should the City Council desire to expand the co-sponsorship criteria, staff suggests modifying the existing Co-Sponsorship Application to identify pertinent and relative criteria to satisfy the City's goal and objectives.

The expanded criteria may include but isn't necessarily limited to:

1. Date of event (off season: November through April)
2. Non-Profit status
3. Event aligns with Department and City Mission Statements
4. Multiple day event
5. Event advertising is outside of County

Upon meeting the some, none or all of the above criteria, the group would be approved for co-sponsorship and that could coordinate to a specific level of benefit. For example, if an event met only one of the above criteria, that would equate to #1 below (no lowering or waiving of any fee). If an event met two of the above criteria, that would equate to #2 below (financial relief of the cost of benefits). Should the City Council determine they are interested in this sort of matrix, staff will bring back a further report on the special events, what criteria they would meet and how their fees would be amended.

1. Standard permitting fees and City support services (base hourly rate + benefits)
2. Standard permitting fees and City support services (base hourly rate only)
3. Lowest permitting fees and City support services (base hourly rate only)
4. Waived permitting fees, but require City support services (base hourly rate only)
5. Waived permitting fees, and City support services

It should be noted that City support services in terms of preparation for special events are not charged to the event applicant. This preparation includes meeting the applicant to discuss the proposed special event, site visits, creation and dissemination of permit conditions, and the development of the Police Internal Special Operations Plan, which is necessary for each special event.

CONCLUSION

The current Co-Sponsorship Application and process should be considered as part of the greater Sponsorship Policy (which will come back to the City Council for review). While the current Co-Sponsorship Application and policy have been working, staff anticipates that the City Council, based on recent public comments, will begin to receive numerous requests for co-sponsorships. With that in mind, staff is proposing a more global policy with enhanced criteria. Staff is recommending the City Council review this proposed direction and should they determine this favorable, staff will return with further specifics.

Attachments: Draft Sponsorship Policy
 Post Event Charges for 2012
 City Council Staff Report D-3, 4/9/2013

Co-Sponsorship Application
 Master Fee Schedule 2012/13

In 2009 the City began formal discussions on the topic of co-sponsorships with groups hosting special events. The item was discussed at the Recreation and Parks Commission on both September 3, and October 1, 2009; with recommendations forwarded to City Council for consideration. At the regular meeting of City Council on October 12, 2009 Council considered three options in regard to co-sponsorship agreements. Concluding the item, Council approved the continuance of co-sponsorships with the following conditions:

4. The event is held off-season (November 1st through April 30th)
5. The event is a multi-day, or one day event with financial return to the City.
6. The requesting party is a non-profit organization.

Attached is the complete motion regarding this item for review. Please note staff did amend the application to include a question of the applicant's recycling plan. Furthermore staff has developed expanded criteria for sponsorships which recently was reviewed by the RPC and will be agendized for Council's review in the near future.

DISCUSSION:

Currently the City co-sponsors two events, the Morro Bay Winter Bird Festival and Morro Bay Dalia Daze. Both events were reviewed by the RPC and City Council during the initial review and have been approved annually by staff. Recently, staff has received an application for co-sponsorship from the Morro Bay 4th, Inc., which is attached for your review. At the regular meeting of RPC on March 21, 2013 the Morro Bay 4th, Inc.'s application was reviewed and supported. The RPC recommends City Council approve the co-sponsorship with the Morro Bay 4th, Inc. and waive all related permit and City support services fees.

The Morro Bay 4th Inc. sponsors an annual event to celebrate the Fourth of July for the City of Morro Bay. This Fourth of July event is a family friendly, alcohol free picnic and fireworks celebration of Independence Day. This event has increased in popularity over recent years with the addition of a bike parade and skateboarding event. In co-sponsoring the Fourth of July event, the Morro Bay 4th Inc. would realize an increased ability to reallocate resources to enhance their program and marketing efforts. The funds generated would be directed to program enhancement to better serve the community. In co-sponsoring, the City will have shown action towards a stated goal as well as increase the opportunities for sales tax enhancement through the possible increased numbers of attendees.

In review, this Fourth of July event does not meet all of the City's requirements for co-sponsorships. Although the Morro Bay 4th, Inc. is a non-profit organization, the event is not held in the off-season, and is only a one day event. Presently, staff does not have a clear definition of financial returns to the City, which is linked to any one day event. This condition could be interpreted differently depending on type of criteria and resources used in analysis.

The financial return to the City could be realized in both the reimbursements of City support services and additional increase of taxes generated by attracting visitors. These taxes may be both sales and transient occupancy, which would be subjected to historical statistics.

CONCLUSION:

The City has previously co-sponsored events which mutually benefit the parties involved. Sponsorships should create community relationships, as well as support the City's mission to preserve and enhance the quality of life. Currently the City has basically three criteria used as qualifiers for requesting co-sponsorships: The event is multi-day, held off-season, and by a non-profit organization. If the event is one day, it must show a financial return to the City.

The Fourth of July, 2013 event held by the Morro Bay 4th, Inc. does meet some, but not all of these requirements. The Morro Bay 4th, Inc. is a non-profit organization; however, the event is not off-season and is not multi-day. Being one day, the financial return to the City could be realized in both the reimbursements of City support services and additional increase of taxes generated by attracting visitors. After review, the RPC is recommending City Council approve the co-sponsorship request by Morro Bay 4th, Inc. and waive all permitting fees as well as fees associated with City support services.

Attachments: Morro Bay 4th, Inc. application and Post Event invoice dated July 30, 2012

- A. Council Report 8/10/2009
- B. RPC Report 9/3/2009
- C. RPC Report 10/1/2009
- D. Council Report 10/12/2009
- E. Council Minutes 10/12/2009



City of Morro Bay

Morro Bay, CA 93442

(805) 772-6278

May 29, 2012

Morro Bay 4th, Inc.
Mr. Dan Podesto
Post Office Box 43
Morro Bay, CA 93443

Dear Dan:

Thank you for meeting with City Staff regarding your request for a permit for the July 4th use of Tidelands Park, the Embarcadero, Coleman Drive and the Harborwalk Bike Path. Below are estimates of the costs for your event and conditions of approval. An invoice will be generated following the event based on actual usage/hours. Please review all documents carefully and contact me with any questions you may have.

Note: This permit shall not take the place of any other license or permit required by any other agency law. This permit shall continue for the period as designated. Permits are non-transferable and any change in use, occupancy, operation or ownership shall require a new permit. Permits shall be kept on the premises designated at all times and shall be posted in a conspicuous location. The permit is granted providing:

I. GENERAL CONDITIONS

- a. A permit and processing fee as well as the Park use fee are due 30 days prior to your event. Details of fees are presented on approved permit(s).
- b. Deposit check for \$500.00.

II. RISK MANAGEMENT CONDITIONS

- a. Liability insurance naming the City of Morro Bay as additional insured for 1 million from an "A" rated company (specifications included). **Both a certificate of insurance and a policy endorsement is required to cover Amp Surf, Bike Parade, Skate board Event, and Park Usage.** Please note the specific "Other Insurance Provisions" section requiring the policy endorsement to include primary and non-contributory language. The applicant/group that is named in the application and has control and authority over the event must provide the liability insurance. **Liability insurance must be approved at least 14 days prior to your event.** If you are unable to provide this insurance, the City works with a company to provide insurance. Please contact the Recreation and Parks Department for the application for insurance.
- b. Liability Insurance Coverage for the fireworks show falls under the attached "Fourth of

July Fireworks Show Temporary Event Conditions” referred to in Section VIII-Legal Department Conditions.

III. PUBLIC SERVICES DEPARTMENT CONDITIONS

- a. Trolley use will be discussed at the Department Head/applicant meeting including trolley schedule, notification of street closures and special advertising to notify the general public regarding the amended trolley routes.
- b. Adequate trash and recycling receptacles shall be made available and emptied in a timely manner with continuous litter patrol.
- c. All vendors and food distributors to recycle at a minimum 50% of all material generated on site.
- d. Food and beverage distributors shall be encouraged to use paper or plastic containers that are recyclable and have recycled content. **Styrofoam and single use plastic water bottles shall be highly discouraged.**
- e. Compliance with the requirements for the Transient Vendor Business License Tax for vendors.

IV. POLICE DEPARTMENT CONDITIONS

- a. Estimate staffing for this year's event dedicated to the July 4th daytime and evening fireworks show is as follows:
 1. Two bicycle teams of two officers (4) officers total x 10 hrs. each = 40 hrs. x OT rate of \$55.00 = \$2,200.00.
 2. Additional Police Dispatcher - 6 hrs. x OT rate of \$30.00/hr = \$180.00
 3. Equipment Costs (vehicles, barricades) = No Charge
 4. Police Volunteer hours-130 hrs. = No Charge
 5. Event planning and meetings, traffic control planning, formulation of written plan, and briefing-Staff time 8 hrs. = No Charge

Total estimated Police Department staffing costs are \$4,600

- b. Applicant shall be responsible for staffing the vehicle stopping point at Tidelands Park and handling all parking issues and disputes for the Tidelands Boat Launch Ramp and parking area. Pending availability, Police Department volunteers will assist at this location by providing a volunteer to assist the event promoter staff.
- c. Bike Parade: Applicant shall be responsible for staffing any vehicle stopping/parking point at Morro Rock parking lot and handling minor parking issues and disputes for the Morro Rock parking area.
- d. Bike Parade: Parade shall have a police escort in the front and rear to provide a rolling traffic barrier.
- e. Bike Parade: Participants gathering time is scheduled for 11:00 a.m. with the parade beginning at 12:00 p.m. Route:
 - Parade starts at the Target Rock parking area.
 - Enters the bike path at the Coleman Drive intersection
 - Travels south on the bike path and exits to Embarcadero
 - Continues South along Embarcadero
 - Finish at Tidelands Park (N.W. parking lot)
- f. Bikes are scheduled to be stored at a bike valet corral at Tidelands Park.
- g. Bike corral is scheduled to operate from 12:00 p.m. to 6:00 p.m.
- h. Applicant to provide event traffic plan at least 14 days prior to event.

V. FIRE DEPARTMENT CONDITIONS

- a. Staffing consists of a crew of four, already on duty, augmented by two additional firefighters. Each unit will be staffed with two employees.
 - 1. Fire Marshal inspections range from \$0 to \$40.00/hour (inspect storage, loading of fireworks on barge, and safety inspection prior to ignition)
 - 2. One medic unit x 3 hrs (6:30 to 9:30) x \$76.88 = \$230.64
 - 3. One EMT unit x 3 hrs x \$30.00. = \$90.00

Total estimated Fire Department staffing costs = \$500

- b. The entire event site shall abide by all regulations listed in the “Tent and Canopy Guidelines for Special Event Cooking” and “Tents and Other Membrane Structures” Ch. 24. (attached)
- c. Applicant shall post City provided signs at the park outlining the City ordinance which prohibits safe and sane fireworks on public property.
- d. Emergency Vehicle access (min. 20 ft.) must be maintained at all times.
- e. Applicant must have possession of current and valid permit for Fireworks.
- f. Applicant must reserve one large parking space for City’s Fire vehicle.

VI. RECREATION AND PARKS CONDITIONS

- a. Streets Lead Worker-12 hrs. x \$33.55 = \$402.60
- b. Streets Maintenance Worker-12 hrs. x \$29.81 = \$357.72
Total estimated Public Services staffing and equipment costs = \$760.32
- c. It will be necessary to post temporary “No Parking” signs 72 hours prior to the event. Following the event, these signs must be removed by Thursday, July 5, 2012. Barricades for traffic/crowd control will also need to be gathered, assembled, disassembled and returned to the Corp. Yard.
- d. “No Parking” signs shall include Event Name, Date and Hours of no parking, and **“MBMC 10.08.030; CVC §22651 (m) (n)”**
Reservations/closures of Handicapped parking stalls are prohibited.
- e. Estimated Recreation and Parks Department staffing costs: City Maintenance Worker II - 12 hrs. x \$26.03 = \$312.36 (trash pick-up, general park maintenance during the event, including restroom maintenance).
- f. **The park must be completely cleaned by July 5 at noon with all trash, staging, electrical cords, etc. cleared from the park.**
- g. Provide adequate port-a-potties to sustain the participants in the event (15-20 units, 2 handicap accessible units and several wash stations).
- h. Applicant must maintain an open parking stall in front of the park restroom for both trolley stops and maintenance vehicle.
- i. All setup and breakdown must be performed within the hours stated on the permit.
- j. Follow and adhere to all adopted rules and policies set by the Recreation and Parks Commission and the Recreation and Parks Department as stated on the reverse side of the P.A.U.P. application.
- k. A map/diagram of the event area shall be provided at least two weeks prior to the event.
- l. **Pony Rides:** This attraction must be contained to the south end of Tidelands Park. Vehicles and trailers must remain in the parking lot. Applicant shall be responsible for all cleanup associated with the pony attraction.
- m. Contact Mike Wilcox, Maintenance Superintendent, at 772-6278 regarding the use of City barricades and traffic signs and equipment. Arrangements must be made at least 2 weeks prior to the event. Please note the City will not be able to provide the total number of

barricades and traffic control devices necessary. Please make the appropriate arrangements.

VII. HARBOR DEPARTMENT CONDITIONS

- a. Contact the Harbor Department concerning use of the side-tie dock. The Harbor Department does reserve the right to retain at least a boat length of space for public use/Coast Guard use.
- b. Maintain public access to the Tidelands Boat Launch Ramp and trailer-towing vehicle parking spaces until at least 2:00 p.m.
- c. Coordinate landing craft/barge placement with vessel operators; 1 officer 1.5 hours @ \$65/hour = \$97.50.
- d. One Harbor Patrol vessel underway with two officers from 7:30 pm to 10:00 pm; 2.5 hours X 2 personnel, 5 man hours @ \$65/hour = \$325.
- e. Additional safety vessel underway with two officers from 8:00 pm to 10:00 pm; 2 hours X 2 personnel, 4 man hours @ \$65/hour = \$260.
- f. Total estimated Harbor Dept. costs: \$682.50.
- g. Applicant must obtain a valid Marine Event Permit from the USCG 30 days prior to event.

SURF CONDITIONS

- a. The Harbor Patrol access from Morro Rock parking lot to the beach must remain open at all times.
- b. No vehicles are allowed on the beach under any circumstances.
- c. Beach/ocean access may not be restricted at any time and must remain open to all.
- d. Any banners, signage or structures built/displayed for the event must have prior approval.
- e. Activity is prohibited in the area of designated Snowy Plover habitat, as a result, no activity will be allowed north of the creek (pursuant to the State approved Snowy Plover Recovery Plan).
- f. One USLA-certified lifeguard must be provided for your event and present and ready to respond when participants are in the water. If needed, the Harbor Department may be contacted (772-6254) for names of local USLA-certified lifeguards that may be contracted-with independently for their services or the Harbor Department can provide one at the current rate of \$65.00/hr. **If independently contracted, at least 15 days prior to the event, the life guard must contact Harbor Operations Manager Eric Endersby or Harbor Patrol Supervisor Becka Kelly with their contact information and to brief about their proposed plan for providing water safety for the event.**

VIII. RISK MANAGEMENT/LEGAL DEPARTMENT CONDITIONS

FOURTH OF JULY FIREWORKS SHOW TEMPORARY EVENT

Information and Education of Public. The attached “Attention” memorandum will be posted at key locations on the Embarcadero, at Boat and Kayak launch areas and on the City Trolleys. The attached “Sharing the Sand Spit with the Western Snowy Plover” memorandum along with a State Parks brochure will be given to each and every boat launched from the Tidelands boat launch ramp. This area will be barricaded, requiring each boater to stop and receive the memorandum before entering the boat launch ramp area.

Location. The fireworks shall be launched from a barge in the same location as 2008. The location is approximately ½ mile from critical habitat area on the sand spit and the rookery at Fairbanks Point. The

fireworks show will last approximately 20 minutes.

Fencing. All suitable plover-nesting habitats on the Sand Spit shall be identified by a qualified biologist and delineated with posts and warning signs or symbolic fencing on or before Memorial Day weekend. All posts and warning signs or symbolic fencing shall remain in place until Labor Day weekend.

Marine Resources Monitoring. A report shall be prepared by a qualified coastal biologist detailing the effect of the event on any marine wildlife. Such report shall identify a baseline condition of wildlife present in the event vicinity in advance of the event and describe wildlife movement from field observations during the day of the event and include follow-up monitoring following the event. The report shall include recommended event modifications meant to avoid and/or lessen the adverse effect of any identified negative impact on marine wildlife.

Monitors and Law Enforcement Personnel. Provide adequate numbers of monitors and law enforcement personnel in the vicinity of plover breeding areas to patrol fenced areas from the time when spectators begin congregating on the Sand Spit until the crowd disperses after the event. Assure that monitors and enforcement personnel receive accurate current information about the locations of threatened birds and plants so that they can minimize any disruptions from their own activities.

Pets. Pets must be leashed and under their owners' control at all times. Pets will be prohibited on the Sand Spit if, based on observations and experience, pet owners fail to keep pets leashed and under control.

Cleanup and Restoration of Sand Spit. The Sand Spit and the water area surrounding the Sand Spit shall be cleared of all debris, including but not limited to all fireworks detritus, and returned to their pre-event condition by July 5 at 5 p.m. The Permitted shall inspect the Sand Spit and the water area surrounding the Sand Spit for a minimum of two days following the conclusion of the fireworks (i.e., on Monday and Tuesday) for any remaining event debris, including but not limited to all fireworks detritus. All such debris found shall be properly disposed of and the inspections shall continue for at least 24 hours from the time that any such debris is located, and indefinitely until such inspections do not identify any more debris.

Post-Event Monitoring Report. Within three months of the conclusion of the event, the Permitted shall submit a brief Post-Event Monitoring Report to the City for review and approval. The Report shall include a narrative description with photographs of the event, including event set-up, the event itself, and event clean-up.

Upon receipt of verification of insurance, receipt of permit and use fees, compliance with the above conditions, your permit will be granted. Should you have any questions, please contact me at your earliest convenience.

Sincerely,

Joseph M. Woods
Recreation and Parks Director

**City of Morro Bay
Master Fee Schedule
For the 2012/13 Fiscal Year**

**Recreation and Parks Department
Public Area Use Permits**

	<u>Non-Profit and Resident Groups</u>	<u>Non-resident Groups</u>	<u>For Profit Groups</u>
Del Mar Park Hillside or Meadow Multi-Area, Entire Park, Multi Day Event	\$49/Permit \$134/Day+Permit	\$86/Permit \$134/Day+Permit	\$215/Permit \$134/Day+Permit
Lila Keiser Park BBQ or Fields ¹² Multi-Area, Entire Park, Multi Day Event ¹²	\$49/Permit \$134/Day+Permit	\$86/Permit \$134/Day+Permit	\$215/Permit \$134/Day+Permit
Monte Young Tennis Courts ¹³	\$49/Permit	\$86/Permit	\$215/Permit
Tidelands Open Area Multi-Area, Entire Park, Multi Day Event	\$49/Permit \$100/Day+Permit	\$86/Permit \$100/Day+Permit	\$215/Permit \$100/Day+Permit
Cloisters Open Area Multi-Area, Entire Park, Multi Day Event	\$49/Permit \$100/Day+Permit	\$86/Permit \$100/Day+Permit	\$215/Permit \$100/Day+Permit
Bayshore Bluffs Open Area Multi-Area, Entire Park, Multi Day Event	\$49/Permit \$67/Day+Permit	\$86/Permit \$67/Day+Permit	\$215/Permit \$67/Day+Permit
Morro Rock Open Area Multi-Area, Entire Park, Multi Day Event	\$49/Permit \$100/Day+Permit	\$86/Permit \$100/Day+Permit	\$215/Permit \$100/Day+Permit
City Park Open Area Multi-Area, Entire Park, Multi Day Event	\$49/Permit \$67/Day+Permit	\$86/Permit \$67/Day+Permit	\$215/Permit \$67/Day+Permit
North Point Overlook Multi-Area, Entire Park, Multi Day Event	\$49/Permit \$67/Day+Permit	\$86/Permit \$67/Day+Permit	\$215/Permit \$67/Day+Permit
Coleman Park Multi-Area, Entire Park, Multi Day Event	\$49/Permit \$67/Day+Permit	\$86/Permit \$67/Day+Permit	\$215/Permit \$67/Day+Permit
Deposit - Public Area Use Permit - \$150.00 Deposit - Organized Sports Facilities - \$500.00			

Hourly and Park Use Fees

Giant Chessboard - use Wooden Pieces	\$25	\$40	\$107
Giant Chessboard - use Plastic Pieces (June, July, August)	\$9 N/C	\$10 N/C	\$11 N/C
¹² Lila Keiser hourly field rental	\$4 without lights \$15 with lights	\$5 without lights \$17 with lights	\$6 without lights \$19 with lights
¹² Lila Keiser field preparation	\$23	\$28	\$31
¹³ Monte Young Tennis Court Hourly Rate	\$4.00	\$5	\$6

**MORRO BAY RECREATION AND PARKS DEPARTMENT
POST EVENT CHARGES FOR 2012**

Event	Date	Lead Organization	Fees
Morro Bay Parade & Kite Festival	4/28	Morro Bay Chamber of Commerce	\$1299.20
Cruisin' Morro Bay Car Show	5/3 – 5/6	Cruisin' Morro Bay	\$1754.08
Art in the Park	5/25 – 5/28	Morro Bay Art Association	\$572.10
Morro Bay Music Festival	6/2	Morro Bay Harbor Festival, Inc.	\$894.80
Art in the Park	6/29 – 7/2	Morro Bay Art Association	\$572.10
4 th of July in Morro Bay	7/4	Morro Bay 4 th , Inc.	\$3916.55
Art in the Park	8/31 – 9/3	Morro Bay Art Association	\$572.10
Avocado Margarita Festival	9/15 – 9/16	Morro Bay Chamber of Commerce	\$1124.62
Morro Bay Harbor Festival	10/3 – 10/8	Morro Bay Harbor Festival, Inc.	\$6993.86
Morro Bay Beer Festival	10/12	Morro Bay 4 th , Inc.	\$468.40
SLO Gran Fondo Bike Ride	10/20	Gracie Rey	\$426.40
Total			\$18594.21

City of Morro Bay

Recreation & Parks Department

Sponsorship Policy

MARCH 2013

Morro Bay Recreation & Parks Department

Sponsorship Policy

Introduction

The following guidelines in this Sponsorship Policy have been specifically designed for the Morro Bay Recreation & Parks Department, while considering that these guidelines may be later adapted and implemented on a city-wide basis. Some assumptions regarding this policy are:

- Partnerships for recreation and parks facilities and program development may be pursued based on the Morro Bay Recreation & Parks Partnership Policy, encouraging the development of partnerships for the benefit of the City, its citizens, and potential partners. Sponsorships are one type of partnership, and one avenue of procurement for alternative funding resources. The Sponsorship Policy may evolve as the needs of new projects and other City Departments are incorporated into its usage.
- Broad guidelines are offered in this policy primarily to delineate which types of sponsors and approval levels are currently acceptable for the Morro Bay Recreation & Parks Department.
- The policy should ensure that the definition of potential sponsors may include non-commercial community organizations (for example: YMCAs and Universities), but does not include a forum for non-commercial speech or advertising.
- Sponsorships are clearly defined and are different from advertisements. Advertisements are one type of benefit that may be offered to a sponsor in exchange for cash or in-kind sponsorship.
- The difference between sponsors and donors must be clarified, as some staff and the public often confuse and misuse these terms.

Structure

Part A of this document gives the **Sponsorship Policy**

Part B gives the **Levels of Sponsorship Tiers and Benefits**

Part C provides the vocabulary and **Glossary of Sponsorship Terms**

Part A.

Sponsorship Policy

Morro Bay Recreation & Parks Department

I. Purpose

In an effort to utilize and maximize the community's resources, it is in the best interest of the City's Recreation & Parks Department to create and enhance relationship-based sponsorships. This may be accomplished by providing local, regional, and national commercial businesses and non-profit groups a method for becoming involved with the many opportunities provided by the Recreation & Parks Department. The Department delivers quality, life-enriching activities to the broadest base of the community. This translates into exceptional visibility for sponsors and supporters. It is the goal of the Department to create relationships and partnerships with sponsors for the financial benefit of the Department.

Sponsorships vs. Donations

It is important to note that there is a difference between a sponsorship and a philanthropic donation. Basically, sponsorships are cash or in-kind products and services offered by sponsors with the clear expectation that an obligation is created. The recipient is obliged to return something of value to the sponsor. The value is typically public recognition and publicity or advertising highlighting the contribution of the sponsor and/or the sponsor's name, logo, message, products, or services. The Sponsor usually has clear marketing objectives that they are trying to achieve, including but not

limited to the ability to drive sales directly based on the sponsorship, and/or quite often, the right to be the exclusive sponsor in a specific category of sales. The arrangement is typically consummated by a letter of agreement or contractual arrangement that details the particulars of the exchange.

In contrast, a donation comes with no restrictions on how the money or in-kind resources are used. This policy specifically addresses sponsorships, the agreements for the procurement of the resources, and the benefits provided in return for securing those resources. Since donations or gifts come with no restrictions or expected benefits for the donor, a policy is generally not needed.

II. Guidelines for Acceptable Sponsorships

Sponsors should be businesses, non-profit groups, or individuals that promote mutually beneficial relationships for the Recreation & Parks Department. All potentially sponsored properties (facilities, events, or programs) should be reviewed in terms of creating synergistic working relationships with regard to benefits, community contributions, knowledge, and political sensitivity. All sponsored properties should promote the goals and mission of the Recreation & Parks Department as follows:

Morro Bay Recreation & Parks Mission Statement:

We are committed to providing quality recreational services, facilities, and parks necessary to live a healthy and enriched life. We provide these services to our customers in a responsive courteous manner. Our programs strive to build wellness in people, families, and the community.

"Creating Community through People, Parks and Programs"

Goals of the Recreation & Park Department:

- To ensure that programs and services are able to stay relevant to the Community and the City in terms of money generated and how the program and services are perceived by the individual participant.
- To provide short and long term planning to enhance recreational opportunities and park services to the City of Morro Bay and the communities of the Estero Bay.
- To provide safe and well maintained parkland, public buildings, waterfront landscaping, open space, and street medians.
-

III. Sponsorship Selection Criteria

A. Relationship of Sponsorship to Mission and Goals

The first major criterion is the appropriate relationship of a sponsorship to the above outlined Recreation & Parks Department's Mission and Goals. While objective analysis is ideal, the appropriateness of a relationship may sometimes be necessarily subjective. This policy addresses this necessity by including approval levels from various levels of City management staff and elected officials, outlined in **Section B**, to help assist with decisions involving larger amounts and benefits for sponsorship.

The following questions are the major guiding components of this policy and should be addressed prior to soliciting potential sponsors:

- Is the sponsorship reasonably related to the purpose of the facility or programs as exemplified by the Mission Statement and Goals of the Department/City?
- Will the sponsorship help generate more revenue and/or less cost per participant than the City can provide without it?

- What are the real costs, including staff time, for procuring the amount of cash or in-kind resources that come with the generation of the sponsorship?

Sponsorships which shall NOT be considered are those which:

- Promote environmental, work, or other practices that, if they took place in the City, would violate U.S. or State law (i.e., dumping of hazardous waste, exploitation of child labor, etc.), or promote drugs, alcohol, or tobacco, or that constitute violations of law.
- Duplicate or mimic the identity of programs of the Recreation & Parks Department or any of its divisions.
- Exploit participants or staff members of the Department.
- Offer benefits which may violate other accepted policies for the Morro Bay Municipal Code.

B. Sponsorship Plan and Approval Levels

Each project or program that involves solicitation of Sponsors should, PRIOR to procurement, create a Sponsorship Plan specific to that project or program that is in line with the Sponsorship Levels given in Part B. This plan needs to be approved by the Management Team Members supervising the project and in accordance to City Partnership and Sponsorship policies and Morro Bay Municipal Code. In addition, each sponsorship will need separate approval if they exceed pre-specified limits. The approval levels are outlined below:

Under \$1,000	The Department Director may approve this level of Agreement.
\$1,001 to \$10,000	The Agreement needs approval of Department Director and City Manager.
\$10,001 to \$25,000	The Agreement needs approval of the Department Director, Executive Management Team, and City Manager.
Over \$25,000	The Agreement needs approval of the Department Director, Executive Management Team, and City Manager.

C. No Non-Commercial Forum is Permitted

This criterion deals with the commercial character of a sponsorship message. The City intends to create a limited forum, focused on advertisements incidental to commercial sponsorships of Recreation & Parks facilities and programs. While non-commercial community organizations or individuals may wish to sponsor Department activities or facilities for various reasons, no non-commercial speech is permitted in the limited forum created by this policy.

Advertisements incidental to commercial sponsorship must primarily propose a commercial transaction, either directly, through the text, or indirectly, through the association of the sponsor's name with the commercial transaction of purchasing the commercial goods or services which the sponsor sells.

The reasons for this portion of the Policy include:

- (1) The desirability of avoiding non-commercial proselytizing of a "captive audience" of event spectators and participants.
- (2) The constitutional prohibition on any view-point related decisions about permitted advertising coupled with the danger that the City and the Recreation & Parks Department would be associated with advertising anyway.
- (3) The desire of the City to maximize income from sponsorship, weighed against the likelihood that commercial sponsors would be dissuaded from using the same forum commonly used by persons wishing to communicate non-commercial messages, some of which could be offensive to the public.
- (4) The desire of the City to maintain a position of neutrality on political and religious issues.
- (5) In the case of religious advertising and political advertising, specific concerns about the danger of "excessive entanglement" with religion (and resultant constitutional violations) and the danger of election campaign law violations, respectively.

Guidelines for calculating the **Levels of Sponsorship Tiers and Benefits** are provided and outlined in **Part B**.

IV. Additional Guidelines for Implementation

A. Equitable Offerings

It is important that all sponsorships of equal levels across divisions within Recreation & Parks yield the same value of benefits for potential sponsors.

B. Sponsorship Contact Database

A designated staff person or representative of the Recreation & Parks Department will keep an updated list of all current sponsors, sponsored activities, and contacts related to sponsorship.

Purpose of Maintaining the Database:

- Limit duplicate solicitations of one sponsor
- Allow management to make decisions based on most appropriate solicitations and levels of benefits offered
- Keep a current list of all Department supporters and contacts
- Help provide leads for new sponsorships, if appropriate

For staff below Management Team level, access to the database will be limited to printouts of listing of names of sponsors and their sponsored events. This limited access will provide information to help limit duplicated solicitations, and will also protect existing sponsor relationships, while allowing the evaluation of future sponsorships to occur at a management level. If a potential sponsor is already listed, staff should not pursue a sponsorship without researching the sponsor's history with the most recently sponsored division. If more than one division wishes to pursue sponsorship by the same company, the Management Team shall make a decision based on several variables, including but not limited to:

- History of sponsorship, relationships, and types of sponsorship needed.
- Amount of funding available.
- Best use of funding based on departmental priorities.

C. Sponsorship Committee

A committee consisting of the supervisors of each program using sponsorships and other management team designees shall meet twice per year to review the database, exchange current contract samples, and recommend adjusting benefit levels and policy as needed. Changes shall not take effect before approval by the Management Team.

Part B.

Levels of Sponsorship Tiers and Benefits

The following tiers are presented as a guideline for types of benefits that may be presented as opportunities for potential sponsors.

Each sponsorship will most likely need to be individually negotiated. One purpose for these guidelines is to create equity in exchanges across sponsorship arrangements. While for the sake of ease the examples given for levels are based on amount of sponsorship requested, the level of approval needed from City staff is really based on the amount of benefits exchanged for the resources. The levels of approval are necessary because the costs and values for different levels of benefits may vary, depending on the sponsorship. It is important to note that these values may be very different. Sponsors will not typically offer to contribute resources that cost them more than the value of resources that they will gain and, typically, seek at least a 2-1 return on their investment. Likewise, the City should not pursue sponsorships unless the total value the City receives is greater than its real costs.

A hierarchy of Sponsors for events, programs, or facilities with more than one sponsor is listed below from the highest level to the lowest. Not all Levels will necessarily be used in each Sponsorship Plan. Note that the hierarchy is not dependent on specific levels or amounts of sponsorship. Specific levels and amounts should be designed for each property before sponsorships are procured within the approved Sponsorship Plan. Complete definitions of terms are included in Part C. *Hierarchy of Sponsorship Levels (highest to lowest)*

- **Recreation and Parks Department-Wide Sponsor**
- **Facility/Park Title or Primary Sponsor**
- **Event/Program Title or Primary Sponsor**
- **Presenting Sponsor (Facility, Event, or Program)**
- **Facility/Park Sponsor**
- **Program/Event Sponsor**
- **Media Sponsor**
- **Official Supplier**
- **Co-sponsor**

This hierarchy will help decide the amounts to ask various sponsors for, and will determine what levels of benefits to provide. It is important to build flexibility and choice into each level so that sponsors can have the ability to choose options that will best fit their objectives. Note that the benefits listed under each level are examples of value. The listing does not mean that all of the benefits should be offered. It is a menu of options for possible benefits, depending on the circumstances. These are listed primarily as a guideline for **maximum** benefit values. It is recommended that each project create a project-specific Sponsorship Plan for approval in advance of Sponsorship procurement, based on the benefits available and the values specific to the project.

Recreation and Parks Department-Wide Sponsor

Facility/Park Title or Primary Sponsor (Current Park Naming Policy Resolution #78-80)

- 1) Public buildings will be named by their function. For example, a City Hall will be called a City Hall and recreation building will be called recreation building.
- 2) Park amenities will not be named; however, donors of amenities may be recognized.
- 3) Parks will be named by their location in the city; either by proximity to the geologic feature, location and subdivision tract, or fronting on a street, such as Morro Rock Park – such as Del Mar Park – Such as Hemlock Park.

Facilities/parks may be named after persons when:

- 1) The person has been primarily instrumental in obtaining donation of funds or land for the facility.
- 2) The person donates the land or funds to purchase the land and desires to have the facility name in his or her honor.
- 3) A person has been deceased for more than two years and the City Council believes the person's contributions to the aspect of the City which the facility represents were of such value to the City that the person's memory should be honored by the naming of the facility.

Event/Program Title or Primary Sponsor

Presenting Sponsor (Facility, Event, or Program)

Facility/Park Sponsor

Program/Event Sponsor

Media Sponsor

Official Supplier

Co-sponsor

Part C.
Glossary of Sponsorship Terms

Activation

The marketing activity a company conducts to promote its sponsorship. Money spent on activation is over and above the rights fee paid to the sponsored property. Also known as leverage.

Advertising

The direct sale of print or some other types of City communication medium to provide access to a select target market.

Ambush Marketing

A promotional strategy whereby a non-sponsor attempts to capitalize on the popularity/prestige of a property by giving the false impression that it is a sponsor. Often employed by the competitors of a property's official sponsors.

Audio Mention

The mention of a sponsor during a TV or radio broadcast.

Business-to-Business Sponsorship

Programs intended to influence corporate purchase/awareness, as opposed to individual consumers.

Category Exclusivity

The right of a sponsor to be the only company within its product or service category associated with the sponsored property.

Cause Marketing

Promotional strategy that links a company's sales campaign directly to a non-profit organization. Generally includes an offer by the sponsor to make a donation to the cause with purchase of its product or service. Unlike philanthropy, money spent on cause marketing is a business expense, not a donation, and is expected to show a return on investment.

Co-sponsors

Sponsors of the same property.

CPM (Cost per Thousand)

The cost to deliver an ad message to a thousand people.

Cross-Promotions

A joint marketing effort conducted by two or more co-sponsors using the sponsored property as the central theme.

Donations

Cash or in-kind gifts that do not include any additional negotiated conditions in return.
Synonyms: Philanthropy, Patronage.

Editorial Coverage

Exposure that is generated by media coverage of the sponsored property that includes mention of the sponsor.

Emblem

A graphic symbol unique to a property. Also called a mark.

Escalator

An annual percentage increase built into the sponsorship fee for multi-year contracts. Escalators are typically tied to inflation.

Exclusive Rights

A company pays a premium or provides economic benefit in exchange for the right to be the sole advertised provider, at the most competitive prices, of goods purchased by consumers within Parks & Recreation Department facilities and parks.

Fulfillment

The delivery of benefits promised to the sponsor in the contract.

Hospitality

Hosting key customers, clients, government officials, employees, and other VIPs at an event or facility. Usually involves tickets, parking, dining, and other amenities, often in a specially designated area, and may include interaction with athletes.

In-Kind Sponsorship

Payment (full or partial) of sponsorship fee in goods or services rather than cash.

Licensed Merchandise

Goods produced by a manufacturer (the licensee) who has obtained a license to produce and distribute the official Marks on products such as clothing and souvenirs.

Licensee

Manufacturer which has obtained a license to produce and distribute Licensed Merchandise.

Licensing

Right to use a property's logos and terminology on products for retail sale. Note: While a sponsor will typically receive the right to include a property's marks on its packaging and advertising, sponsors are not automatically licensees.

Mark

Any official visual representation of a property, including emblems and mascots.

Mascot

A graphic illustration of a character, usually a cartoon figure, used to promote the identity of a property.

Media Equivalencies

Measuring the exposure value of a sponsorship by adding up all the coverage it generated and calculating what it would have cost to buy a like amount of ad time or space in those outlets based on media rate cards.

Media Sponsor

TV and radio stations, print media, and outdoor advertising companies that provide either cash, or more frequently advertising time or space, to a property in exchange for official designation.

Municipal Marketing

Promotional strategy linking a company to community services and activities (sponsorship of parks and recreation programs, libraries, etc.)

Option to Renew

Contractual right to renew a sponsorship on specified terms.

Philanthropy

Support for a non-profit property where no commercial advantage is expected.
Synonym: Patronage.

Perimeter Advertising

Stationary advertising around the perimeter of an arena or event site, often reserved for sponsors.

Premiums

Souvenir merchandise, produced to promote a sponsor's involvement with a property (customized with the names/logos of the sponsor and the property).

Presenting Sponsor

The sponsor that has its name presented just below that of the sponsored property. In presenting arrangements, the event/facility name and the sponsor name are not fully integrated since the word(s) "presents" or "presented by" always come between them.

Primary Sponsor

The sponsor paying the largest fee and receiving the most prominent identification (Would be naming rights or title sponsor if sponsored property sold name or title).

Property

A unique, commercially exploitable entity (could be a facility, site, event, or program)
Synonyms: sponsee, rights holder, seller.

Right of First Refusal

Contractual right granting a sponsor the right to match any offer the property receives during a specific period of time in the sponsor's product category.

Selling Rights

The ability of a sponsor to earn back some or its entire sponsorship fee selling its product or service to the property or its attendees or members.

Signage

Banners, billboards, electronic messages, decals, etc., displayed on-site and containing sponsors ID.

Sole Sponsor

A company that has paid to be the only sponsor of a property.

Sponsee

A property available for sponsorship.

Sponsor

An entity that pays a property for the right to promote itself and its products or services in association with the property.

Sponsor ID

Visual and audio recognition of sponsor in property's publications and advertising; public-address and on-air broadcast mentions.

Sponsorship

The relationship between a sponsor and a property, in which the sponsor pays a cash or in-kind fee in return for access to the commercial potential associated with the property.

Sponsorship Agency

A firm which specializes in advising on, managing, brokering, or organizing sponsored properties. The agency may be employed by either the sponsor or property.

Sponsorship Fee

Payment made by a sponsor to a property.

Sports Marketing

Promotional strategy linking a company to sports (sponsorship of competitions, teams, leagues, etc.).

Supplier

Official provider of goods or services in exchange for designated recognition. This level is below official sponsor, and the benefits provided are limited accordingly.

Title Sponsor

The sponsor that has its name incorporated into the name of the sponsored property.

Venue Marketing

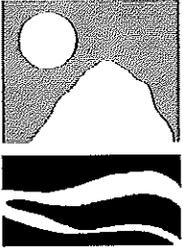
Promotional strategy linking a sponsor to a physical site (sponsorship of stadiums, arenas, auditoriums, amphitheaters, racetracks, fairgrounds, etc.)

Web Sponsorship

The purchase (in cash or trade) of the right to utilize the commercial potential associated with a site on the World Wide Web, including integrated relationship building and branding.

Form template provided by:





City of Morro Bay

Morro Bay, CA 93442
(805) 772-6200

REQUEST CONSIDERATION FOR CITY CO-SPONSORSHIP
PLEASE COMPLETE THIS FORM AND SUBMIT WITH YOUR APPLICATION
(To be attached to Permit Application – Retain in City files)

Requesting Organization: _____

Address: _____

Contact Person: _____ Daytime Phone: _____
(Authorized to sign all documents)

Email: _____ Organization Website: _____

_____ Non-Profit _____ Resident _____ Non-Resident _____ Profit

If Non-Profit, please provide Tax Exempt #: _____

Event Dates: _____ Location: _____

Time: (Include setup and take down) _____

Is event scheduled between Nov. 1st and April 30th? _____ Offered more than one day? _____

Total attendance per day: (include participants, spectators, guests, exhibitors, performers, entertainers, volunteers and employees)

Day 1: _____ Day 2: _____ Day 3: _____ Day 4: _____ Day 5: _____

Detailed description of event: _____

Who is the target audience for the event? _____

Will the event be advertised for participants outside of San Luis Obispo County? _____

Will the event be advertised for participants from outside the State of California? _____

How will your event be advertised? _____

Is this event an Annual Event? _____ How many previous? _____

Why is your group requesting City co-sponsorship? _____

What are your group's expectations of a City co-sponsorship? _____

How does the City benefit from co-sponsorship of your event? _____

Describe the type of Vendors / Exhibitors / Concessionaires: _____

Do you have a Recycling Program? _____ Please describe: _____

Describe any food service to be provided at event: _____

Caterer

Alcoholic Beverages Served

Alcoholic Beverages Sold

List entertainment activities:

On site: _____

Off site: _____

***** CITY REVIEW *****

1. Department Head Review: _____

2. RPC Review: _____

3. Department Head Approval: _____

4. City Council Approval (if required): _____



AGENDA NO: D-3

MEETING DATE: 4/23/13

Staff Report

TO: Honorable Mayor and City Council **DATE:** 4/17/2013

FROM: Andrea K. Lueker, City Manager

SUBJECT: Water Reclamation Facility (WRF) Project Status and Discussion

RECOMMENDATION

Discuss the progress to date on the Water Reclamation Facility (WRF) and provide direction to staff as necessary,

ALTERNATIVES

Not applicable at this time.

FISCAL IMPACT

Not applicable at this time.

SUMMARY

Staff provides this report as a bi-weekly update on the progress made with the new WRF project.

BACKGROUND

With the denial of permit for the WWTP project at its current location, the City has embarked on a process for a new WRF. This staff report provides a review of what has occurred to date as well as provides the City Council an opportunity for discussion on the WRF project.

DISCUSSION

Below is a brief review of dates, status and accomplishments on the WRF facility:

Date **Action**

Prepared By: _____	Dept Review: _____
City Manager Review: _____	
City Attorney Review: _____	

01/03/13 Special City Council meeting – City Adopted Resolution No. 07-13 recommending denial of the WWTP project.

01/08/13 WWTP Project denied by the California Coastal Commission (CCC).

01/08/13 January JPA not held due to CCC meeting.

01/24/13 City Staff, Morro Bay JPA Sub-Committee, Cayucos SD representatives, staff and attorney meet and discuss strategy with the goal of moving forward.

02/14/13 February JPA meeting held, “Discussion and Consideration of Next Steps for the WWTP Upgrade Project” was on the agenda and discussed.

02/26/13 City Council meeting - draft schedule/project timeline presented to City Council.

City Council directed staff to prepare an RFP for a project manager.

03/11/13 & City Council goal session, WRF established as the #1 Essential City Goal.

03/14/13

03/18/13 RFP issued.

03/26/13 City Council meeting - City Council approves citizens to serve on the RFP selection committee.

03/27/13 Announcement placed on City website, etc. regarding citizen selection committee application period.

04/04/13 Citizen selection committee deadline.

04/09/13 City Council meeting - appointment of 5 citizens for the RFP selection committee at City Council meeting.

04/10/13 Addendum to RFP issued, re: selection committee

04/15/13 RFP due.

04/16/13 Study Session on WRF facility announced for April 29, 2013

04/23/13 City Council meeting – proposed reaffirmation of 5 members of citizen selection committee.

04/25/13 Meeting of the Council, staff and citizen representatives to determine the format for the project manager interviews.

05/02/13 Interviews of the WRF project manager applicants.

CONCLUSION

Since the denial of the WWTP permit in January, the City Council has made deliberate and measurable progress on the WRF project, as outlined above.



AGENDA NO: D-4

MEETING DATE: April 23, 2013

Staff Report

TO: Honorable Mayor and City Council **DATE:** April 16, 2013

FROM: Andrea K. Lueker, City Manager

SUBJECT: Confirmation of City Goals and Goal Outlines for 2013

RECOMMENDATION

Staff is recommending the City Council adopt the attached City Goals and Goal Outlines for 2013 as designated priorities by the City Council of the City of Morro Bay.

ALTERNATIVES

1. The City Council can adopt the attached City Goals and Goal Outlines as presented.
2. The City Council can make amendments to the attached City Goals and then move for adoption.

FISCAL IMPACT

Not applicable.

SUMMARY

The City Council and City Staff engaged in a Goal Setting process in March 2013 which provided 10 City goals broken down into 1 "Essential City Goal", 6 "Major City Goals" and 3 "Other Important Objectives". The goals and their corresponding goal outlines are provided for review and approval.

BACKGROUND

In November 2007, the City Council determined that conducting an annual Goal Setting Process was an important part of strategic planning for the City of Morro Bay. As a result, in June 2008, the City Council held their first such workshop, facilitated by Amy Paul of Management Partners. The second Goal Setting Workshop was held on February 17 & 18, 2009 with the 2010 Goal Setting Workshop held on March 16 & 17, 2010. The City Council did not hold a separate process in 2011, but instead held a public workshop entitled "Council Direction on the 2011/2012 City Goals and Priorities" at their March 8, 2011 meeting. On March 6 & 7, 2012 the City Council held a 2 day Goal Setting Workshop facilitated by Rich and Sharon Thomas.

Prepared By: _____

Dept Review: _____

City Manager Review: _____

City Attorney Review: _____

For fiscal year 2013/14, staff sent out a very brief Request for Proposal (RFP) in late November, 2012. Three of the four proposals were returned and the City Council evaluated those proposals at their January 3, 2013 Council meeting. The Goal Setting Contract for Services was then awarded to Don Maruska in the amount of \$5,000.

DISCUSSION

The City Council held two Goal Setting Workshops, March 11th and March 13th which resulted in the selection of 10 City Goals, separated as such: 1 Essential City Goal, 6 Major City Goals and 3 Other Important Objectives. The City Council then directed staff to provide Goal Outlines for the 1 Essential City Goal and the 6 Major City Goals. Those outlines were developed and City Council reviewed, discussed and amended those 7 goals during two Special City Council meetings held on March 26th and April 9th.

CONCLUSION

Attached are the 10 City Goals established during the March 2013 Goal Setting process. Staff is recommending the City Council adopt the Goals as well as the Goal Outlines.

**City of Morro Bay
2013 Goal Setting Workshop
Essential City Goal – Outline Goal 1**

1. **Objective** - Develop a New Water Reclamation Facility (WRF)
2. **Brief Discussion** - Develop and implement a long-term wastewater treatment and reclamation plan with specific project milestones for a new facility satisfying key partners, public, and regulatory agencies, with a short-term focus on site location, type of project, funding, and affordability
 - a. **Key factors driving the need:** Aging infrastructure at the end of its lifecycle
 - b. **What’s been accomplished:** Project manager RFP approved and released, draft project schedule created, WRF Study Session being planned for late April 2013
 - c. **Challenges/obstacles:** Funding, location of new facility, timeline, community support/buy-in
 - d. **Stakeholders:** Morro Bay residents and visitors, business owners
 - e. **Key assumption:** Plant to be moved, likely to accommodate both MB and Cayucos, reclamation to be included
 - f. **Opportunities:** Community support and communication, diversify the City’s water supply

3. **Action plan**

<u>Key tasks</u>	<u>Schedule</u>	<u>Measurable milestones</u>	<u>Status</u>
a. Hire Project Manager for the preliminary phase of the project	May 2013	Negotiations, contract signed	
b. Conduct WRF rate study	July 2013	Rate Analysis completed	
c. Determine Goals/Objs of WRF	Sept. 2013	Agreed upon goals and obj.	
d. Issue RFP for Facilities Master Plan	Dec. 2013	Document available	
e. Determine project site	Dec. 2013	Begin acquisition of site	
f. Pursue alternative funding (grants, loans)	Ongoing	Report to City Council	
g. Engage public in all possible phases			
h. Provide quarterly status report			

4. **Responsible department** – Administration, Public Services
5. **Estimated financial and staff resources** – with the hiring of a project manager, no additional City staff are anticipated to be needed for the next two year period. Construction will necessitate additional funds and staff will be working to identify those resources on an ongoing basis.
6. **Desired outcome and community benefit** - both the communities of Morro Bay and Cayucos are ready to make progress on the goals/objectives, site selection and construction of a new WRF.

City of Morro Bay 2013 Goal Setting Workshop Major City Goal – Outline Goal 2

1. **Objective - Improve Streets**

2. **Brief Discussion** - Increase the maintenance, functioning and safety of the streets within existing budget levels, while exploring short and long-term strategies and plans to fund more

- a. **Key factors driving the need:** Aging infrastructure at the end of its lifecycle
- b. **What’s been accomplished:** Over the past 2 years, over 1.5 million has been allocated for street repair in accordance with the adopted Pavement Management Plan (PMP). A Street Summit was held in January to review the PMP and provide an avenue for the public to comment on the plan. The City Council will consider the results of the Street Summit at their 3/26/13 meeting
- c. **Challenges/obstacles:** Funding, timeline in terms of tourist season and weather
- d. **Stakeholders:** Morro Bay residents and visitors, business owners
- e. **Key assumption:** Without an additional revenue infusion, significant and sustained progress will be difficult
- f. **Opportunities:** Community support.

3. **Action plan**

<u>Key tasks</u>	<u>Schedule</u>	<u>Measurable milestones</u>	<u>Status</u>
a. Review of the PMP/direction of future work and revise to include day to day maintenance activities	March 2013	Amended PMP	
b. Discuss revenue measures	July 2013	Review options provided in the 2008 Management Partners report/ others	
c. Review paving alternative, short term strategies (i.e. cape seal)	July 2013		
d. Continue to maintain and improve streets	Thru 2014		
e. Complete a Street Summit Report/Meeting	Annually (Jan)		

4. **Responsible department** – Administration, Public Services, Recreation and Parks

5. **Estimated financial and staff resources** – without an additional revenue measure, the City’s progress on streets maintenance will be similar to that of the past two years. City Staff’s efforts are mainly concentrated on pot hole issues, with the larger repaving and resurfacing projects contracted out.

6. **Desired outcome and community benefit** - ensuring well maintained, safe and drivable streets.

City of Morro Bay

2013 Goal Setting Workshop

Major City Goal – Outline Goal 3

1. **Objective - Update Plans for Current and Future Land Use Needs**
2. **Brief Discussion** - Develop a strategy and the resources to complete an update of the General Plan and Local Coastal Plan (GP/LCP).
 - a. **Key factors driving the need:** The General Plan was adopted in 1988 and has had a number of minor revisions in the subsequent years. The Local Coastal Plan was approved in 1983 and was last amended in 1994 to include a revised Water Management Plan.
 - b. **What's been accomplished:** Over the past 4 years, a sub-committee has worked on updating several of the elements in the General Plan, this task has proved to be a significant drain on existing staff time and resources. Due to the complexity of the topic, there are several of the elements that will not be able to be done in-house such as the circulation element. Last year, staff applied for a grant for funds to have a consultant perform the update, unfortunately, the City was not successful in receiving a grant award. A grant submission is currently being prepared for this year's round of funding. Additionally, staff will continue to work in house to process amendments and revisions to the GP/LCP as resources are available\ and is in the process of seeking outside clerical help to facilitate this process.
 - c. **Challenges/obstacles:** Funding, staff resources
 - d. **Stakeholders:** Morro Bay residents and visitors, City staff, business owners
 - e. **Key assumptions:** While the project can be done in a piecemeal fashion, it is unlikely this approach will be successful and timely in terms of the entire document.
 - f. **Opportunities:** Community support.

3. **Action plan**

<u>Key tasks</u>	<u>Schedule</u>	<u>Measurable milestones</u>	<u>Status</u>
a. Complete the application for grant funding		Completed grant document	
b. Discuss adding 20 hours of staffing to begin the update in-house (long range planning) or contract for project	July 2013		
c. Search for alternative grants	Ongoing		
d. Establish quarterly meeting with the California Coastal Commission to discuss current projects including the GP/LCP update, strategies and review options	April, July, Oct, Jan.	Confirmed meetings	

4. **Responsible department** – Administration, Public Services
5. **Estimated financial and staff resources** – Staff is seeking a grant for the entire project which is estimated at approximately \$900,000. Alternative approach would be to augment staffing levels at the Public Services Department to begin work in-house with a long range planner.
6. **Desired outcome and community benefit** - an updated and usable document that will help guide the future of the Morro Bay Community.

City of Morro Bay
2013 Goal Setting Workshop
Major City Goal – Outline Goal 4

1. Objective - Maintain Core Public Safety Services

2. Brief Discussion - Maintain high standard of public safety in police, fire, and harbor. Ensure employees are properly equipped to perform their jobs safely, explore options and incentives to retain safety employees, develop an efficient training and development program for new employees, identify critical facility needs, and collaborate with community to build upon relationships, existing community policing and volunteer participation.

- a. Key factors driving the need:** The public’s expectation is the City’ Police, Fire and Harbor Departments provide a high level of safety services. Recruitment and retention of employees as well as the provision of adequate, well maintained and modern safety equipment continues to be a challenge. City facilities housing both the Harbor Department and the Police Department are in need of significant renovation and more likely replacement.
- b. What’s been accomplished:** The Police, Fire and Harbor Departments have been successful in the use of reserves and volunteers (where appropriate) to augment and provide vital services. Training opportunities between the departments as well as training with other county organizations continues to be used and maximized. Community groups such as the Police Volunteers, “Friends of” organizations and CERT programs are continually being fine-tuned.
- c. Challenges/obstacles:** Funding, staff resources, vacancies, the expense of training new hires, and overtime backfill costs.
- d. Stakeholders:** Morro Bay residents and visitors, City staff, business owners
- e. Key assumptions:**
- f. Opportunities:** Continue to provide a safe community.

3. Action plan

<u>Key tasks</u>	<u>Schedule</u>	<u>Measurable milestones</u>	<u>Status</u>
a. Continue to work with lead on facility needs assessment for the Police Dept.	Ongoing	Completed agreement/document	
b. Begin process for a Harbor office needs assessment	Dec. 2013	Locate firm, pursue funding	
c. Ensure continued funding of SRO	July 2013	School District confirmation	
d. Engage FD/PPD Volunteers in CERT	Oct 2013	Conduct initial training and recruitment for CERT membership	
e. Continue work on a boat haul-out fac.	Oct 2013	Form ad hoc committee	
f. Investigate the use of Social Media	Dec 2013	Staff report to City Council	
g. Continue to support Police Volunteers, Explorer Post, Neighborhood Watch	Ongoing	Stats/ new services (Nat. Night Out)	
h. Public Safety Town Hall Meeting(s)	Set Date	Public input re: safety needs	
i. Develop Succession Plan and Mentoring Program	July 2013	Completed document/training schedule	

4. Responsible department – Administration, Harbor, Police and Fire Departments

5. Estimated financial and staff resources – additional staff and funding resources will need to be identified for the needs assessments.

6. Desired outcome and community benefit - continuation of high functioning public safety services in Morro Bay.

City of Morro Bay 2013 Setting Workshop Major City Goal – Outline Goal 5

1. **Objective** - Ensure Fiscal Sustainability

2. **Brief Discussion** - Continue commitment to a structurally sustainable budget with a five-year outlook to ensure adequate funding for essential services and employee contracts. Evaluate increased revenue, operational efficiency options, grant funding, opportunities to reallocate funds, and enhanced clarity of budget reporting.

- a. **Key factors driving the need:** The increased interest in transparency in local, regional and state government continues to necessitate a significant effort on the City’s behalf to make sure budget reporting is open, clear and understandable.
- b. **What’s been accomplished:** All City Departments have, over the past 5 years, been restructured to increase efficiently, avoid redundancy and maintain sustainable and static budgets. Each Department Head along with the City Manager, meet at least annually to review operations and implement changes accordingly. The City’s website has been enhanced and financial documents are readily available for review.
- c. **Challenges/obstacles:** Funding, staff resources
- d. **Stakeholders:** Morro Bay residents and visitors, City staff, business owners
- e. **Key assumptions:** While the revenues in the City continue to rise slowly, there is not an expectation of significant swings in either direction in the near future.
- f. **Opportunities:** Provide more complete and comprehensive financial information.

3. **Action Plan**

<u>Key tasks</u>	<u>Schedule</u>	<u>Measurable milestones</u>	<u>Status</u>
a. Provide a 5-year outlook	May/June 2013	Completed document	
b. Continue to be proactive in grant research	Ongoing	Report on grant awards	
c. Continue with budget workshops to include more information and detail as well as a glossary (terms and definitions)	Spring 2013		
d. Quarterly review of goal status	Dec 2013	Report to City Council	

4. **Responsible department** – All City Departments

5. **Estimated financial and staff resources** – additional staff time will be allocated within the existing budget to complete the key tasks

6. **Desired outcome and community benefit** - enhance clarity of budget operations and additional education to the general public on municipal budgeting.

**City of Morro Bay
2012 Setting Workshop
Major City Goal – Outline Goal 6**

1. Objective - Support Economic Development.

2. Brief Discussion - Continue to partner with and support the Economic Development Program and Tourism Marketing to ensure that the City and private sector are collaborating to help businesses thrive. Achieve measurable economic results and clear reporting on the expenditure of public funds. Develop a robust plan with public-private partnerships for commercial property development, including incentives to update the City's commercial inventory and improve our business districts.

- a. Key factors driving the need:** The City needs to foster economic development to continue to grow opportunities in Morro Bay.
- b. What's been accomplished:** Morro Bay has committed to Economic Development by funding \$58,000 to the Chamber to foster a program headed by a designated staffer. The Chamber has provided a comprehensive Economic Development program that outlines clear milestones and reporting parameters as provided in the Chamber's Work Plan, budget and Economic Development Agreement. Also convened is an Economic Development Sub-committee in which a cross section of stakeholders participate to collectively help guide an economic development strategy for the City.
- c. Challenges/obstacles:** Funding, staff resources
- d. Stakeholders:** Morro Bay residents and visitors, City staff, business owners
- e. Key assumptions:** Economic growth and development is paramount to fiscal sustainability.
- f. Opportunities:** Growth in the community.

3. Action Plan

<u>Key tasks</u>	<u>Schedule</u>	<u>Measurable milestones</u>	<u>Status</u>
a. Fund Economic Dev. Program.	July 2013	Budget adoption	
b. Review Quarterly Econ Dev. Status reports	April/July, Oct, Jan	Report reviewed by City council	
c. Review Econ. Dev. Annual Report	Dec 2013	Report reviewed by City Council	
d. Determine future of Parking in Lieu fee	TBD	Schedule council hearing	
e. Work with Econ. Dev. to encourage public/private partnerships for improvements to aging commercial inventory	Ongoing		
f. Through collaboration with the Econ. Dev. Program provide impact report from athletic special events	Annually	Report reviewed by CC	

4. Responsible department – Administration, Administrative Services

5. Estimated financial and staff resources – additional staff time will be allocated within the existing budget to complete the above key tasks

6. Desired outcome and community benefit - economic development within the City, allowing continuing and enhance sustainability.

City of Morro Bay 2013 Setting Workshop Major City Goal – Outline Goal 7

1. **Objective** – Improve City Infrastructure

2. **Brief Discussion** – Focus on community improvements to enhance citywide mobility and connectivity, harbor facilities, recreation and open space opportunities, public restrooms, environmental stewardship and overall efficiency of utilities and facilities.

- a. **Key factors driving the need:** Aging infrastructure, lack of funds resulting in postponed repairs and difficulty in providing preventative maintenance.
- b. **What’s been accomplished:** The City has a 5-year Capital Improvement Project Plan which outlines capital improvements needed and that document is reviewed during the budget process. The City continues to work toward the provision of a restroom in the downtown area. Staff also has performed significant work in retrofitting facilities and continues with that push.
- c. **Challenges/obstacles:** Funding, staff resources
- d. **Stakeholders:** Morro Bay residents and visitors, City staff, business owners
- e. **Key assumptions:** The City Council will continue to need to prioritize improvements and look at unique as well as the traditional funding mechanisms.
- f. **Opportunities:** A better looking, cohesive community.

3. **Action Plan**

<u>Key tasks</u>	<u>Schedule</u>	<u>Measurable milestones</u>	<u>Status</u>
a. Continue work on Morro Ck. Bridge	April 2014	Design, environmental complete	
b. Work on Sidewalk Gap closures	TBD	City Council action	
c. Bike Path Gap Closures	TBD	RFP Proposal Awarded	
d. Complete Shasta Street Open Space	July/2013	Adopt a Park Agreement complete	
e. Determine Downtown restroom feasibility	TBD	Agreement/Purchase complete	
f. Continue to work on Boat Haul-out and T-Pier projects/improvements	Ongoing	TBD	
g. Continue to Refine the Let us Know module	Ongoing	Customer input	
h. Investigate/report on development/status of a maintenance plan for City pathways and sidewalks – similar to the PMP	Feb 2014	Report at CC meeting	

4. **Responsible department** – Administration, Administrative Services, Public Services, Recreation and Parks, Harbor

5. **Estimated financial and staff resources** – additional staff time will be allocated within the existing budget to complete the above key tasks; there may be some projects requiring work to be contracted.

6. **Desired outcome and community benefit** – improved appearance, ride-ability and walk-ability throughout the city as well as additional and needed public facilities.

City of Morro Bay
2013 Goal Setting Workshop
Other Important Objectives – Goal 8

1. **Objective** – Enhance Quality of Life
2. **Brief Discussion** - Engage the community in the preservation of our heritage and environment, the arts and music, beautification, and other initiatives. Collaborate with the public and others to support homeless and low-income populations and affordable housing development.
 - a. **Key factors driving the need:** Quality of life enhances the residents and visitors experience
 - b. **What's been accomplished:** City has hired two co-Community Services Volunteer Coordinators to provide a resource document/support for homeless and low income populations.
 - c. **Challenges/obstacles:** Funding
 - d. **Stakeholders:** Morro Bay residents and visitors, business owners
 - e. **Key assumption:** Some of these services are Social Services and are provided by the County of San Luis Obispo, who receives funding for the provision of such services.
 - f. **Opportunities:** Residents and visitors an increased quality of life
3. **Action plan**
Not applicable.
4. **Responsible department** – All
5. **Estimated financial and staff resources** – in terms of the Volunteer Community Services Coordinator, staff will provide minimal supervision.
6. **Desired outcome and community benefit** - increased quality of life.

City of Morro Bay
2013 Goal Setting Workshop
Other Important Objectives – Goal 9

1. **Objective** – Boost Community Disaster Preparedness.

2. **Brief Discussion** - Identify potential risks, develop plans, and engage the community in disaster preparedness and response through public education and participation.
 - a. **Key factors driving the need:** Safety for residents and visitors
 - b. **What’s been accomplished:** City has a Multi-Hazard Emergency Response Plan that addresses earthquake, hazardous materials, multi-casualty, storm/flood, wildland major fire, civil disturbance, terrorism, nuclear power plant disaster and tsunami. Training exercises are scheduled and held yearly for employees and City Council as needed. This year an added training will be conducted for families of City Staff. Staff has also taken advantage of the 5-Cities Fire Grant by sending 4 employees and 1 retired staff member to Maryland for Emergency Response training.
 - c. **Challenges/obstacles:** Funding, timing and scheduling.
 - d. **Stakeholders:** Morro Bay residents and visitors, business owners
 - e. **Key assumption:** The City of Morro Bay has provided excellent response to emergencies (flood, chemical spill, and tsunami) in the past due the extensive training that has been conducted.
 - f. **Opportunities:** To be able to respond in a coordinated and calm manner.

3. **Action plan**
Not applicable.

4. **Responsible department** – Public Safety, led by the Fire Department

5. **Estimated financial and staff resources** – the EOC has a small budget that has been sustained over the past several years. Grant funding also aids in equipment and training.

6. **Desired outcome and community benefit** - Safety for residents, visitors and staff.

**City of Morro Bay
2013 Goal Setting Workshop
Other Important Objectives – Goal 10**

1. **Objective** – Leverage Outside Resources to Support City’s Goals
2. **Brief Discussion** - Examine additional ways to track federal, state, and local legislation. Strengthen relationships and pursue grant opportunities that may support the City’s goals.
 - a. **Key factors driving the need:** Acquisition of additional funds for projects/programs.
 - b. **What’s been accomplished:** Staff continues to look within their areas of expertise for grant funding as well as participate on a number of list serve registries for notification of information. The City Attorney and League of California Cities monitor legislation that may affect the City and the City Attorney provides a yearly report to the City Council.
 - c. **Challenges/obstacles:** Meeting matching requirements, timing and staff resources.
 - d. **Stakeholders:** Morro Bay residents and visitors, business owners
 - e. **Key assumption:** The City of Morro Bay has been aggressive in the pursuit of grants and will continue with those pursuits.
 - f. **Opportunities:** Additional funds.
3. **Action plan**
Not applicable.
4. **Responsible department** – All
5. **Estimated financial and staff resources** – staff will likely continue to pursue grants at a similar level to that of previous years, however, staff will continue to try and put additional resources toward grant research and application, if possible.
6. **Desired outcome and community benefit** - Continue to receive a variety of grant funds



AGENDA NO: D-5

MEETING DATE: April 23, 2013

Staff Report

TO: Honorable Mayor and City Council **DATE:** April 12, 2013
FROM: Robert Schultz, City Attorney
SUBJECT: Selection of Real Estate Contract Services and Authorization to Execute a Residential Listing Agreement for Exclusive Authorization and Right to Sell the City-Owned Property on the Corner of Coral Avenue and San Jacinto Street.

RECOMMENDATION:

Staff recommends that the City Council review the five proposals for real estate contract services that have been received, select a real estate broker, and authorize the City Manager to execute a Residential Listing Agreement for exclusive authorization and right to sell the City-Owned Property at the SEC of Coral Avenue and San Jacinto Street.

FISCAL IMPACT:

None at this time.

DISCUSSION:

The City obtained ownership of the property at SEC Coral Avenue and San Jacinto Street in September 1996. At the time of the dedication, the property was a possible site for an additional fire station. In 2005, the City Council determined that alternative sites were better suited for a fire station. Therefore, pursuant to Resolution 30-05, the City Council authorized the sale of the City-owned property at SEC Coral Avenue and San Jacinto Street. The City tried to market the property for sale on its own but received no acceptable offers. In 2008, the City contracted with Morro Bay Realty to represent the City in marketing and negotiating the property. Unfortunately, the City again received no acceptable offers.

At the March 12, 2013 City Council meeting, Council authorized Staff to solicit proposals for real estate contract services to assist in the sale of City-owned property located at the southeast corner (SEC) of Coral Avenue and San Jacinto Street. The Request for Proposals was mailed to Morro Bay realtors on March 15th, with a deadline to respond of April 5, 2013. Five proposals were submitted and are attached for your review and selection.

CONCLUSION:

It is Staff's recommendation that the City Council review the five proposals for real estate contract services that have been received, select a real estate broker and authorize the City Manager to execute a Residential Listing Agreement for exclusive authorization and right to sell the City-Owned Property at the SEC of Coral and San Jacinto.

Prepared By: <i>RUS</i>	Dept Review: _____
City Manager Review: _____	
City Attorney Review: <i>RUS</i>	



RECEIVED
City of Morro Bay

MAR 25 2013

City Attorney

798 Morro Bay Boulevard
Morro Bay, CA 93442

Bus 805.772.4277
Fax 805.772.5196

www.TheFranklinTeam.com
www.CentralCoastRental.com

March 21, 2013

Robert Schultz
City of Morro Bay
595 Harbor Street
Morro Bay, Ca. 93442

Re: City of Morro Bay
Request for Proposals
Real Estate Broker Service

Dear Rob,

Per request enclosed is a personal resume, including qualifications, and past sales report from the Scenic Coast MLS.

The subject property appears of record as one lot APN: 065-386-015. However when the final map, as described in the offering, is recorded it is my professional opinion that 6 lots in this location will sell in the \$200,000 to \$250,000 range.

The market for vacant lots is soft. Four lots sold in the past 6 months, 3 are pending sale, and 16 are active for sale. Average time on the market is 9 to 12 months. The final list price of the subjects 6 lots cannot be pinpointed without a review of the final map. However the City may expect a minimum of \$200,000 to a maximum of \$250,000 per lot. We propose a one year listing agreement at a service fee of 5 % of the final selling price of each lot.

Our market plans includes for sale signs on the lots, exposures in 4 local newspapers, placement on 56 internet websites, slide show advertising in our high traffic office location, MLS exposure to 2,400 local real estate agents, and 40 years of market knowledge, experience, and integrity in servicing the publics real estate needs.

Sincerely,

A handwritten signature in blue ink that reads "Jack A. Franklin". The signature is fluid and cursive, with a large initial "J".

Jack A. Franklin

Credentials:

Jack A. Franklin is experienced in all facets of Real Estate, and Property Management. He is a recognized expert in buying or selling residential, commercial, ranch, motel, and investment properties. He has personally listed or sold over 750 properties. Jack is also a recognized expert in property management and manages over 350 properties in Morro Bay, Los Osos, and Cayucos.

Testimonials:

“My late husband, Charles and I have used Jack’s real estate and property management services for many years. He helped us buy vacant lots to build homes on, helped us buy and sell rentals, and then exchanged us into small and large apartment complexes. Thanks to Jack I still have rentals to help provide for retirement. I trust him completely”.

Edna Leeta Dovica

“Jack has represented me personally, and many of my clients since 1973. He’s listed and sold some of the premier properties on the Central Coast including the Domenghini Dairy, the Hollister Peak Ranch, Mike Fiscalini Ranch and Brebes Wharf. I highly recommend him for any Real Estate transaction.”

Charles E. Ogle, Attorney at Law

“My wife and I employ Jack exclusively. He’s helped us buy and sell over 15 commercial and residential properties and continues to consult with us in our Trust and Estate matters. We look to him for advice on all our Real Estate needs. You might say we have a Realtor for life.”

Jim and Ilene Silver

“Jack helped us buy a triplex, and he got us a good loan. His great property management staff collects the rents, manages the tenants, does all the accounting, and takes good care of the property. We look forward to buying more real estate from him in the future.”

Henry and Michelle Tse

“Jack and his wonderful property management team have taken care of my apartments in Morro Bay for over 10 years. He sold me 3 more units in 2011 and they cash flow much more than I was getting in bank certificates of deposit. I would not hesitate to recommend his expertise in real estate matters”.

Jane Bednarski

Career Achievements:

- Licensed to sell Real Estate in 1972.
- Member of the National and California Association of Realtors since 1972.
- Top Producer, Minugh Realty 1973, 1974.
- Licensed as a Real Estate Broker in 1975.
- Founder Broker of Liberty Real Estate in 1975.
- Founder Broker of Liberty Management in 1976.
- Founder President of Coldwell Banker Liberty Realty with offices in Morro Bay, Los Osos, Cayucos, and San Luis Obispo in 1983 through 1995.
- Director, California Association of Realtors 1983, 1984.
- President, Scenic Coast Board of Realtors in 1984.
- Guest lecturer in Real Estate Exchange, Cuesta College 1984, 1985, and 1986.
- Member the National Mortgage Institute 1987.
- Founder / Member of National Association of Property Managers 1994.
- Founder Broker of Franklin Real Estate & Rentals 2010.

Objectives and Future Goals:

- Brand Franklin Real Estate & Rentals as the premier real estate and property management company on the central coast.
- Stay active in supervision of Property Management, Tenant Placement, and Leasing.
- Stay active in helping clients with buying and selling Real Estate, Trust and Estate Planning, and general Real Estate consulting.
- Provide clients with factual data, sound planning, persuasive skills, professional ethics, and quality service.
- Be honest, trustworthy, and loyal in all matters necessary to insure a long and lasting business relationship.

One Line Report

Property Types Comm/Ind/BusOp-Sale, Lots and Land, Mixed Use, Multi-family, Residential Include Property
 Subtypes (Residential) SFR Stick Built, Condo, PUD, (Lots and Land) Single Family, Multi Family, Commercial/Indust., Agricultural
 Cities Cayucos, Los Osos, Morro Bay Status Sold (1/1/2009 to 12/31/2012) Listing Office (SCLRER) Franklin Real Estate & Rentals
 Listings as of 03/16/13 at 5:12pm

Property Type: Residential

Status	DOM/Status	CDOM Date	Listing#	Price	Address	City	Area	BD	BA	Lot Size	Approx SqFt
Sold	18/18	11/10/11	180609	95,000	589 Los Osos Valley Rd	Los Osos	Los Osos	2	1 (1 0 0 0)	0.153	786
Sold	457/457	11/02/12	173869	180,000	381 Los Osos Valley Rd	Los Osos	Los Osos	3	3 (1 2 0 0)	0.118	1399
Sold	57/57	09/13/12	184647	180,000	1841 Don Ave	Los Osos	Los Osos	1	1 (1 0 0 0)	0.092	576
Sold	119/119	06/29/12	184251	255,000	1877 12th St	Los Osos	Los Osos	2	1 (1 0 0 0)	0.143	952
Sold	48/48	08/30/12	187085	255,000	589 Los Osos Valley Rd	Los Osos	Los Osos	2	1 (1 0 0 0)	0.153	786
Sold	225/314	07/31/12	180830	270,000	1119 16th St	Los Osos	Los Osos	3	2 (1 1 0 0)		850
Sold	3/350	12/08/11	181097	300,000	1620 13th St	Los Osos	Los Osos	2	3 (1 1 1 0)	0.143	1615
Sold	65/65	06/19/12	183428	305,000	1623 13th St	Los Osos	Los Osos	3	2 (2 0 0 0)	0.143	1188
Sold	7/7	07/29/11	177266	315,000	1229 17th St	Los Osos	Los Osos	3	2 (2 0 0 0)	0.143	1410
Sold	13/13	12/26/12	190951	329,000	433 Woodland Dr	Los Osos	Los Osos	2	1 (1 0 0 0)	0.126	1024
Sold	1/1	12/04/12	187769	335,000	1548 Los Osos Valley Rd	Los Osos	Los Osos	3	2 (1 1 0 0)	1.476	1400
Sold	216/356	06/19/12	180832	419,000	2196 Humboldt St	Los Osos	Los Osos	3	2 (2 0 0 0)	6790	1729
Sold	139/336	04/17/12	180833	575,000	1100 11th St	Los Osos	Los Osos	3	2 (2 0 0 0)	9365	1887
Sold	171/171	07/06/12	180909	660,000	2791 Rodman Dr	Los Osos	Los Osos	3	3 (3 0 0 0)	0.593	2742
Sold	84/84	01/11/12	180434	768,000	2830 Rodman Dr	Los Osos	Los Osos	3	4 (3 0 1 0)	0.257	3640
Sold	122/122	12/13/12	188148	860,000	2780 Houston Dr	Los Osos	Los Osos	3	3 (2 0 1 0)	0.459	3056
Sold	14/14	04/29/11	174214	249,000	2780 Greenwood Ave	Morro Bay	Morro Bay	2	1 (1 0 0 0)		1016
Sold	365/365	04/17/09	140215	295,000	1270 Prescott Dr	Morro Bay	Morro Bay	3	2 (2 0 0 0)	4000	1168
Sold	364/364	06/25/09	140352	295,000	1289 Bolton Dr	Morro Bay	Morro Bay	3	1 (1 0 0 0)	4000	1000
Sold	14/14	07/15/11	176660	300,000	450 Java St	Morro Bay	Morro Bay	2	1 (1 0 0 0)	2400	816
Sold	688/688	11/09/12	170038	332,000	356 Yerba Buena St	Morro Bay	Morro Bay	2	2 (1 0 1 0)	0.110	1024
Sold	39/39	05/27/11	173367	335,000	320 Kings Ave	Morro Bay	Morro Bay	1	1 (1 0 0 0)	0.115	900
Sold	323/323	02/18/09	139874	345,000	560 Olive St	Morro Bay	Morro Bay	2	1 (1 0 0 0)	4000	806
Sold	102/102	12/12/12	187967	350,000	446 Arbutus Ave	Morro Bay	Morro Bay	3	2 (2 0 0 0)	0.115	1716
Sold	331/331	02/05/09	140825	360,000	550 Fresno Ave	Morro Bay	Morro Bay	2	1 (1 0 0 0)	5500	952
Sold	623/623	08/23/12	168432	377,000	1025 Monterey Ave	Morro Bay	Morro Bay	2	1 (1 0 0 0)	4350	1267
Sold	95/95	12/23/09	157942	390,000	410 Tahiti St	Morro Bay	Morro Bay	3	2 (1 1 0 0)	0.050	1300
Sold	84/84	08/25/10	165247	425,000	3013 Sandalwood Ave	Morro Bay	Morro Bay	3	2 (1 1 0 0)	6900	1189
Sold	356/356	04/24/09	140103	435,000	194 Island St	Morro Bay	Morro Bay	2	2 (2 0 0 0)		1120
Sold	306/306	10/16/12	181534	440,000	390 Luzon St	Morro Bay	Morro Bay	3	3 (2 0 1 0)	0.055	1461
Sold	211/211	02/18/11	167260	445,000	995 Napa Ave	Morro Bay	Morro Bay	3	2 (1 1 0 0)	0.169	1670
Sold	158/158	09/10/10	163073	450,000	2040 Bayview Ave	Morro Bay	Morro Bay	3	3 (1 1 1 0)	13560	2188
Sold	8/8	12/21/12	191289	468,000	454 Fresno Ave	Morro Bay	Morro Bay	2	2 (1 1 0 0)	0.126	997
Sold	93/93	10/05/11	176301	480,000	1188 Morro Ave	Morro Bay	Morro Bay	3	3 (1 1 1 0)	8460	1524
Sold	69/69	11/17/10	168138	510,000	168 Luzon St	Morro Bay	Morro Bay	3	2 (1 1 0 0)	4800	1482
Sold	69/69	09/04/09	153413	585,000	999 Ridgeway St	Morro Bay	Morro Bay	2	2 (2 0 0 0)	5000	1280
Sold	44/44	09/17/09	157496	625,000	688 Ponderosa St	Morro Bay	Morro Bay	4	2 (1 1 0 0)	0.500	1887
Sold	6/6	02/26/10	161691	650,000	2796 Cedar Ave	Morro Bay	Morro Bay	5	4 (3 0 1 0)	6000	2942
Sold	359/359	05/27/09	142814	710,000	2571 Nutmeg Ave	Morro Bay	Morro Bay	3	4 (0 3 1 0)	8000	3920

Property Type: Multi-family

Status	DOM/Status	CDOM Date	Listing#	Price	Address	City	Area	BD	BA	Lot Size	Approx SqFt
Sold	80/246	09/30/10	167321	390,000	2840 N Main St	Morro Bay	Morro Bay	3	4 (2 0 2 0)	4500	3000
Sold	477/477	04/27/10	150218	662,500	1029 Monterey Ave	Morro Bay	Morro Bay	8	8 (0 8 0 0)	13728	

Presented By: Jack A Franklin Lic: 00426210 / Franklin Real Estate & Rentals Phone: 805-772-4277 Lic: 00426210

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U.S. Patent 6,910,045

One Line Report

Property Types Comm/Ind/BUSOp-Sale, Lots and Land, Mixed Use, Multi-family, Residential Include Property
 Subtypes (Residential) SFR Stick Built, Condo, PUD, (Lots and Land) Single Family, Multi Family, Commercial/Indust., Agricultural
 Cities Cayucos, Los Osos, Morro Bay Status Sold (1/1/2009 to 12/31/2012) Selling Office (SCLRER) Franklin Real Estate & Rentals
 Listings as of 03/16/13 at 5:15pm

Property Type: Residential

Status	DOM/Status CDOM Date	Listing#	Price	Address	City	Area	BD	BA	Lot Size	Approx SqFt
Sold	93/253 04/10/12	181496	310,000	101 13th St	Cayucos	Cayucos	3	1 (0 1 0 0)	0.186	866
Sold	130/130 02/22/12	179732	835,000	3347 Studio Dr	Cayucos	Cayucos	3	2 (2 0 0 0)	0.057	1808
Sold	18/18 11/10/11	180609	95,000	589 Los Osos Valley Rd	Los Osos	Los Osos	2	1 (1 0 0 0)	0.153	786
Sold	457/457 11/02/12	173869	180,000	381 Los Osos Valley Rd	Los Osos	Los Osos	3	3 (1 2 0 0)	0.118	1399
Sold	42/42 05/31/12	184203	231,000	492 Ash St	Los Osos	Los Osos	2	1 (1 0 0 0)	0.115	952
Sold	74/74 10/26/12	187732	289,000	1415 9th St	Los Osos	Los Osos	3	2 (2 0 0 0)	0.143	1180
Sold	41/188 10/05/11	178518	303,750	1248 17th St	Los Osos	Los Osos	3	2 (2 0 0 0)	0.143	1300
Sold	101/101 04/26/12	182750	305,000	1325 14th St	Los Osos	Los Osos	3	2 (1 1 0 0)	0.143	1534
Sold	334/334 11/15/11	170941	319,000	491 Henrietta Ave	Los Osos	Los Osos	3	2 (1 1 0 0)	0.057	1292
Sold	121/121 09/09/11	174799	380,000	600 Lilac Dr	Los Osos	Los Osos	3	2 (2 0 0 0)	0.206	1900
Sold	216/356 06/19/12	180832	419,000	2196 Humboldt St	Los Osos	Los Osos	3	2 (2 0 0 0)	0.6790	1729
Sold	167/167 07/10/12	181758	555,000	1247 10th St	Los Osos	Los Osos	4	3 (1 2 0 0)	0.6625	2791
Sold	384/384 10/13/11	168690	220,000	391 Sequoia St #6	Morro Bay	Morro Bay	2	2 (1 0 1 0)	0.024	1050
Sold	52/52 10/19/12	188280	315,000	368 Dunbar St	Morro Bay	Morro Bay	3	2 (1 1 0 0)	0.111	1248
Sold	39/39 05/27/11	173367	335,000	320 Kings Ave	Morro Bay	Morro Bay	1	1 (1 0 0 0)	0.115	900
Sold	124/124 08/30/12	184888	391,000	360 Tahiti St	Morro Bay	Morro Bay	3	2 (1 1 0 0)	0.055	1431
Sold	130/130 10/26/12	186078	749,000	2560 Laurel Ave	Morro Bay	Morro Bay	4	3 (1 2 0 0)	0.191	2800
Sold	321/321 06/10/10	155544	755,000	1131 West St	Morro Bay	Morro Bay	2	2 (1 1 0 0)	5001	1230
Sold	177/177 09/19/12	179828	1,320,000	1628 San Bernardo Creek Rd	Morro Bay	Morro Bay	3	3 (2 1 0 0)	52.140	1781

Property Type: Multi-family

Status	DOM/Status CDOM Date	Listing#	Price	Address	City	Area	BD	BA	Lot Size	Approx SqFt
Sold	60/60 07/19/11	176791	300,000	534 Kern Ave	Morro Bay	Morro Bay	3	3 (3 0 0 0)	0.115	1991

Property Type: Lots and Land

Status	DOM/Status CDOM Date	Listing#	Price	Address	City	Area	Lot Size Acres
Sold	358/358 12/02/11	171532	105,000	3288 Ocean Blvd	Cayucos	Cayucos	0.064 0.064
Sold	127/127 09/25/12	185954	110,000	4th St	Los Osos	Los Osos	0.214 0.214

Property Type: Comm/Ind/BUSOp-Sale

Status	DOM/Status CDOM Date	Listing#	Price	Address	City	Area	Lot Sq Ft Size (aprx)
Sold	134/134 04/15/11	169968	272,500	1698 Main St	Morro Bay	Morro Bay	6000

Presented By: Jack A Franklin Lic: 00426210 / Franklin Real Estate & Rentals Phone: 805-772-4277 Lic: 00426210

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U.S. Patent 6,910,045

CMA Report
Sorted by Status (asc), Area (asc), Price (asc)

Listings as of 03/21/13 at 05:18PM

Property Type: Lots and Land Include Property Subtype: Single Family City: Morro Bay Statuses: Active, Pending, Sold (9/22/2012 or after)

Active

Listing #	APN	Address	City	Map	Acre	SqFt	Date	\$/Acre	DOM/CDOM	Orig Price	List Price
189391	068-082-010	986 Las Tunas St	Morro Bay	611, H6	0.115	0.115 ac	09/08/12	1391304.35	194/194	160,000	160,000
177998	065-036-028	505 Yerba Buena St	Morro Bay	611, E7	0.066	0.066 ac	06/28/11	2877272.73	632/632	239,000	189,900
187989	068252046	2681 Nutmeg Ave	Morro Bay	611, F2	0.083	0.083 ac	07/03/12	2349397.59	261/261	295,000	195,000
187474	068-254-026	Maple	Morro Bay	611, F2	0.092	0.092 ac	06/15/12	2281521.74	279/462	269,000	209,900
185484	068-391-002	2880 Juniper Ave	Morro Bay	611, F2	0.142	0.142 ac	04/10/12	1548591.55	345/529	209,900	219,900
165207	068-157-017	Clarabelle Dr	Morro Bay	611, F5	0.093	0.093 ac	04/26/10	2365591.40	1054/1054	220,000	220,000
194316	068-383-013	2940 Hemlock Ave	Morro Bay	611, E2	0.151	0.151 ac	03/06/13	1655629.14	15/15	250,000	250,000
188016	065-149-032	3039 Ironwood Ave	Morro Bay	611, E2	0.152	6600 sf	07/05/12	1776315.79	245/245	285,000	270,000
193977	065-081-020	Zanzibar St	Morro Bay	611, D1	0.046	0.046 ac	02/25/13	6413043.48	24/24	295,000	295,000
194304	066-342-012	Piney Way	Morro Bay	611, G7	0.138	0.138 ac	03/06/13	2311594.20	15/15	349,000	319,000
189686	000-000-000	300 Piney Lane #Lot 1	Morro Bay	324, A1	0.170	7400 sf	09/06/12	2000000.00	196/196	349,000	340,000
189687	000-000-000	300 Piney Lane #Lot 2	Morro Bay	324, A1	0.170	7400 sf	09/06/12	2000000.00	196/196	349,000	340,000
189688	000-000-000	300 Piney Lane #Lot 3	Morro Bay	324, A1	0.170	7400 sf	09/06/12	2000000.00	196/196	349,000	340,000
192744	073-051-062	Little Morro Creek Rd	Morro Bay	611, F4	6.680	6.680 ac	01/14/13	67365.27	66/555	450,000	450,000
159122	068-282-029	1899-1901 Sunset Ave	Morro Bay	611, F4	0.373	16267 sf	10/01/09	2091152.62	1267/1267	995,000	780,000
186259	073-031-009	Atascadero Rd	Morro Bay	611, H3	145.000	145.00ac	05/07/12	12931.03	296/296	1,975,000	1,875,000
Listing Count	16	Averages			9.6			2071356.94	330/383	439,931	403,356
				High	1,875,000			Low	160,000	Median	282,500

Pending

Listing #	APN	Address	City	Map	Acre	SqFt	Date	\$/Acre	DOM/CDOM	Orig Price	List Price
193595	065-056-039	Orcas St	Morro Bay	611, E1	0.078	0.078 ac	03/07/13	1730769.23	6/6	135,000	135,000
194155	065-111-030	Orcas St	Morro Bay	611, E1	0.1340	0.1340ac	03/20/13	1679104.48	19/19	225,000	225,000
192067	068-340-002	Ironwood Ct	Morro Bay	, 0	0.157	0.157 ac	02/28/13	1780254.78	79/79	279,500	279,500
Listing Count	3	Averages			.12			1730042.83	34/34	213,167	213,167
				High	279,500			Low	135,000	Median	225,000

Sold

Listing #	APN	Address	City	Map	Acre	SqFt	Date	\$/Acre	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
190748	068-153-003	Hickresl Dr	Morro Bay	611, F5	0.092	4000 sf	12/11/12	1413043.48	2/2	139,000	139,000	130,000	93.53s
160315	068-381-008	2920 Juniper Ave	Morro Bay	611, F2	0.142	0.142 ac	01/18/13	1338028.17	1057/1057	340,000	220,900	190,000	86.01s
188653	065-057-018	433 Oahu St	Morro Bay	, 0	0.110	0.110 ac	10/05/12	2318181.82	51/51	279,000	279,000	255,000	91.40s
182369	066-273-001	Dana Way	Morro Bay	631, G1	0.228	0.228 ac	12/05/12	1644736.84	327/407	475,000	395,000	375,000	94.94s
182367	065-091-019	3450 Toro Lane	Morro Bay	611, D1	0.372	16217 sf	11/20/12	1397849.46	301/301	979,000	550,000	520,000	94.55s
Listing Count	5	Averages			.19			1622367.95	347/363	442,400	316,780	294,000	92.09
				High	520,000			Low	130,000	Median	255,000		

Property Type Count 24

Averages		6.46		1935153.31	296/335	412,100	361,546	294,000
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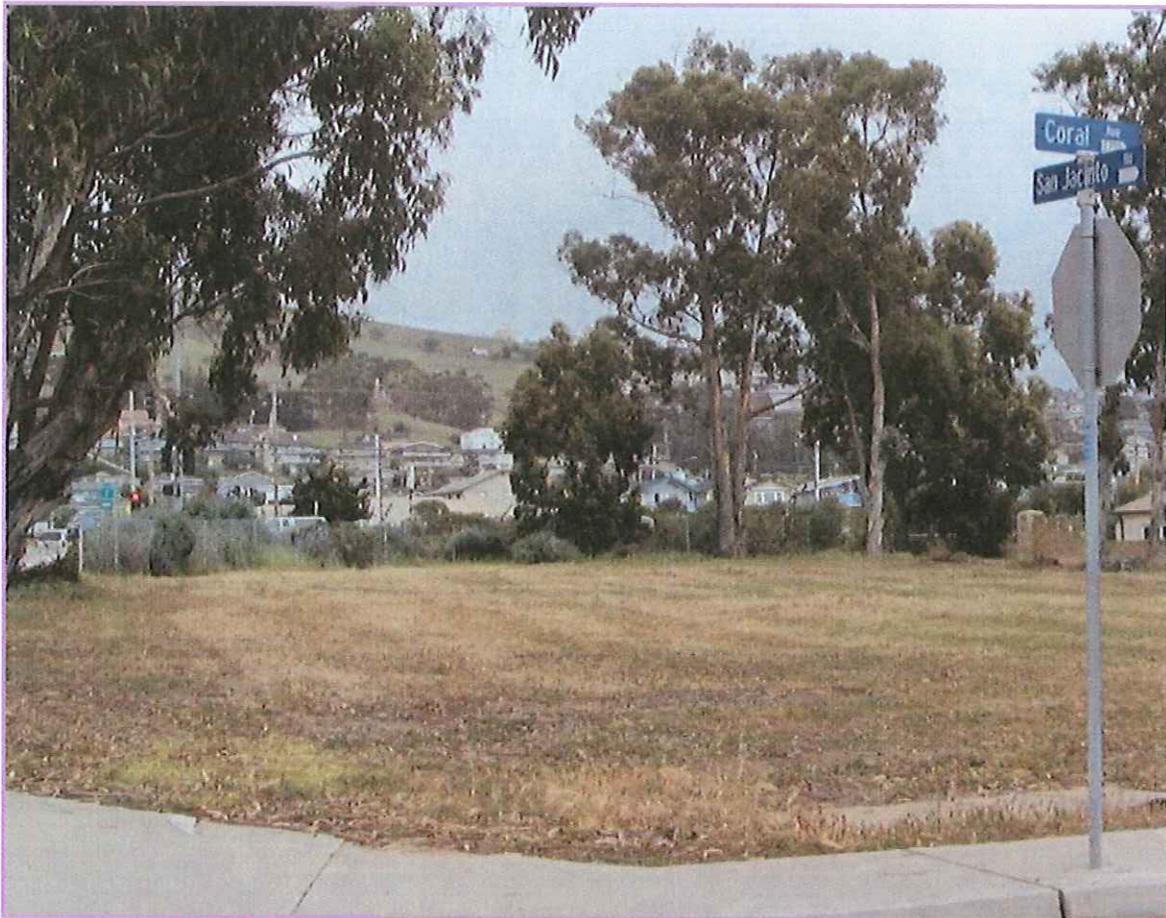
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City of Morro Bay

APR - 2 2013

City Attorney

Marketing Proposal for:

2783 Coral Ave. Morro Bay, CA 93442



WEST COAST PROPERTIES
KIRK NAJARIAN
Broker-Owner

710 Morro Bay Blvd.,
Morro Bay, CA 93442

Office: (805) 706-2890
Toll-Free: (877) 772-7838
Cell: (805) 471-6087
Fax: (805) 772-7921
Email: wproperties@charter.net

westcoastproperties.us



WEST COAST PROPERTIES

April 1, 2013

RE: "RFP"- RE Broker

To Whom It May Concern:

Thank you for the opportunity to present an application to represent the City of Morro Bay in their property dispositions and acquisitions.

About Me:

I have lived in Morro Bay for 25 years. My real estate career started at the end of my senior at Cal Poly where I earned a degree in Marketing and Management. I have now been in real estate here on the Central Coast for almost 20 years.

This has been and still is my full time 7 day a week career. Unlike most agents and Brokers who sell 3-6 properties a year and work a few hours a day. I sell 50-70 properties a year and work 60-70 hours a week.

I am the Broker/Owner of West Coast Properties which I founded in 2000. Prior to that I work in Los Osos at Bay Osos Brokers which is where I started my real estate career.

Real estate to me is my not just a job or a career to me. It is my passion. I invest in it, study it and am constantly learning from its changes markets.

My Statistics:

Since 1994 I have remained in the top 1%-3% of highest production agents/Brokers in the Scenic Coast Association of Realtors.

Since 2007 I have and still remain the top listing agent/Broker for the Scenic Coast Association of Realtors. The association's membership consists of 99 offices and over 350 agents & Brokers through out the County. I have also remained the #6 top listing agent/Broker in all of San Luis Obispo County since 2007.

Current Stats from 1/01/2012 to present for San Luis Obispo County ONLY:

47 REO Properties Sold

List Price vs. Sales Price for all properties: 98.01%

Average Day on Market: 29

Average Sales Price to Brokers Price Opinion: 102.35

Specialties:

- Asset Management and Disposition
- Accurate Valuation Reports (BPO's & MSR's)
- Fast, Accurate and Dependable Task & Report Completion
- Server Based Computerized Office Systems/Programs
- National Web Exposure for each Property
- Property Preservation
- Excellent Client Communication

Current Corporate Clients: Fannie Mae, One West Bank, Citi Mortgage, Bank of America, Chase, Rabobank, First Bank of California, Old Republic, First American...and more.

Client References:

One West Bank	Tim Ransom	512-250-3840/ tim.ransom@owb.com
Fannie Mae	Kathryn Flynn	949-930-0895/ Kathryn_a_flynn@fanniemae.com
Goodman Dean	John Chace	714-229-8999 x 119/ jchace@goodmandean.com
Rabobank	Mike Stevenson	559-447-7908/ Michael.stevenson@rabobank.com
Old Republic	Laura Olson	714-940-7659/ LOlson@OldRepublicTitle.com
CitiMortgage	Katia Zamora	469-220-3756/ katia.jovanny.zamora@citi.com

Business References:

VP Fidelity National	Liz Childres	(805) 771-1920/ LChildres@fnf.com
VP Rabobank MB	Gregg Kaufman	(805) 772-1252/ gregg.kaufman@rabobank.com
Pacific Capital Mtg	Kathy Breska	(805) 528-5353/ kbreska@aol.com

Education:

Business Degree Cal Poly
Accredited Agent Certified
ResNet Certified
Equator Certified
Advanced Evaluations
Asset Best Practices
Certified Short Sale Agent
HUD Certified

Affiliations:

National Association of Realtors
California Association of Realtors
National Association of Hispanic Real Estate Professionals
Asian Real Estate Association of America
Scenic Coast Association of Realtors
Greater Antelope Valley Association of Realtors
Trained Mediator and Arbitrator
Serve on the Professional Standards Committee

Compensation:

Listing Commission: 5%

Consultations: No Charge

Marketing:

96% of consumers use the internet to search for properties.

76% of the consumers drove by the property once they found it on the internet.

33% found an agent.

20% requested more information.

47% of internet searchers ultimately found the property they purchased online.

Only 1% of consumers found the property they purchased through the newspaper.

0% found their property in a real estate magazine.

Due to the facts above I advertise my properties on over 900 websites and search engines. I track all of my leads as do my agents and overwhelmingly they are coming from the internet. The second highest call volume comes from yard signs. Over the past 2 years our call volume from the Real Estate Book has decreased to only 3-4 calls per month while still maintaining a full page ad for presence.

So the majority of my marketing budget goes into internet marketing.

Vacant Land Sales for the Past 3 Year

<u>Address</u>	<u>Sold Date</u>	<u>Zoning</u>	<u>List Price</u>	<u>Sale Price</u>	<u>Terms</u>	<u>DOM</u>
1) 661 Rosemary Ct. Arroyo Grande .60 acre lot.	3/10	SFR	\$287,900	\$250,000	Cash	65
2) 10555 Escondido, Atascadero 4.55 acre lot.	4/11	SFR	\$95,000	\$85,000	Cash	161
3) 1052 Par Ave. Paso Robles .30 acre lot.	2/12	SFR	\$42,000	\$42,000	Cash	6
4) 1011 Los Osos Valley Rd. Los Osos .40 acre lot.	6/12	Comm.	\$99,000	\$65,000	Cash	281
5) Pasadena Rd., Atascadero 2.5 acre lot.	10/12	SFR	\$255,000	\$210,000	Cash	699
6) 2555 Alturas Rd. Atascadero 6 acre lot.	3/13	SFR	\$49,900	\$45,000	Cash	649
7) 2109 Ogden Dr. Cambria .08 acre lot.	3/13	SFR	\$149,500	\$149,500	Cash	38

Primary sales method for all properties were internet marketing, signage and email blasts to agents and buyers.

Proposed Pricing for Subject Property

The subject property is basically and will be evaluated based on its end result which is the creation of 6-SFR lots in size of approximately 6000 square feet each. The comparable properties below are what were used for that evaluation.

The comparables with a median sales price in the low \$200,000 range were lots with all of the site work complete. (curbs, cutters, sidewalks, street work, etc.)

The subject property, after speaking to several contractors, I am estimating will cost between \$1,100,000-\$1,300,000 to create these 6-ready to be built on vacant lots on the subject property.

So even though the market is appreciating currently and by the time a developer was to have these parcels completed the market will have gone up the lots will not breach \$300,000. Especially where these lots are located in the Cloisters.

Based on the development costs, comparables, lack of financing for vacant and the still lagging demand for vacant land in the market place I determine the value of the subject property at \$600,000.

Current Vacant Land Sales and Listings in Morro Bay

Active Listings

- 1) 401 Atascadero Rd. Morro Bay: .97 acre lot zoned R4 with 7 lots. Current list price is \$799,000. Location is inferior to subject and property has been on and off of the market for years. Current days on market is 251.
- 2) 3039 Ironwood Ave. Morro Bay: .152 acre SFR zoned lot. Current list price \$270,000. Desirable location but inferior to subject. Current DOM is 249.
- 3) Orcas St. Morro Bay (Beach Tract): .134 acre SFR zoned lot. Current list price \$225,000 and comes with plans that are about ready for submission. Comparable location to subject. DOM 19 and currently in escrow.
- 4) Ironwood Ct. Morro Bay: .157 acre SFR zoned lot. Current list price \$279,500. Comparable location. DOM 79 and currently in escrow.

Sold Listings

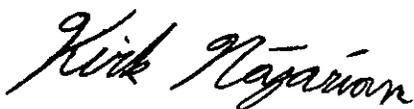
- 1) 2920 Juniper Ave. Morro Bay: .142 acre SFR zoned lot. Sales price of \$190,000 all cash. Comparable location if not superior. DOM 1057. Sale date was 1/18/13
- 2) Dana Way, Morro Bay: .23 acre SFR zoned lot. Sales price was \$375,000 all cash. Superior location and size. DOM was 407. Sale date was 12/5/12.
- 3) 2940 Greenwood Ave. Morro Bay: .092 acre SFR zoned lot. Sales price was \$175,000 all cash. Inferior location. DOM was 979. Sale date was 2/10/12.

Expired Listing

- 1) 2234 Emerald Circle, Morro Bay: .264 acre SFR zoned lot. List price was \$259,000. DOM 311. Superior size and location to subject property.

Please let me know if you would like any additional information.

Sincerely,



Kirk Najarian
805-471-6087

Attached Documents

- 1) Ranking Report
- 2) Agent Production
- 3) Listing Brokers Past Sales
- 4) Comparable Listing and Sales

Ranking Report

Ranking Report

Report By: Agent

Sort By: Transactions, Volume Display Top: 25 Sold Counts Include: Listing Agent Only & Co Info

Associations: Scenic Coast Association Property Type: Residential Status: Sold (1/1/2007 to 1/7/2013)

Transactions as of 01/08/13 at 10:52am

Page 1

Rank	MLS ID	Name	Transactions			Volume	Average	% - Total
			Listed	Sold	Total			
1	01188188	Kirk Najarian	147	0	147	\$45,311,801	\$308,244	4.58
2	00880858	Becky Adams	126	0	126	\$94,043,278	\$746,375	3.92
3	00980315	Lance Morales	90	0	90	\$57,619,000	\$640,211	2.80
4	00646313	Leon Van Beurden	86	0	86	\$51,024,500	\$593,308	2.68
5	00692631	Bob Davis	76	0	76	\$27,495,655	\$361,785	2.37
6	228668	Jerri L Walsh	62	0	62	\$10,235,400	\$165,087	1.93
7	01266316	Richard Margetson	60	0	60	\$10,075,400	\$167,923	1.87
8	01193039	Christine McDonald	57	0	57	\$25,139,576	\$441,045	1.78
9	01297036	Dale Kaiser	50	0	50	\$48,286,000	\$965,720	1.56
10	01487058	Sophia M McDonald	47	0	47	\$18,871,176	\$401,514	1.46
11	01348655	Andy Katsev	42	0	42	\$19,954,500	\$475,107	1.31
12	00910058	Debbi Crossland	41	0	41	\$13,441,500	\$327,841	1.28
13	01220362	Dan Reddell	39	0	39	\$20,660,500	\$529,756	1.21
14	01068681	Steve Auslender	38	0	38	\$17,064,861	\$449,075	1.18
15	01836276	Jay J Chiasson	37	0	37	\$19,646,930	\$530,998	1.15
16	01200642	Kellie Williams	36	0	36	\$21,145,500	\$587,375	1.12
17	01184353	Jack Posemsky	33	0	33	\$16,715,000	\$506,515	1.03
18	sc1383421	Dawn Valenti	32	0	32	\$15,462,000	\$483,188	1.00
19	01326603	Matthew Franklin	30	0	30	\$11,370,500	\$379,017	0.93
20	01402990	Staci McKay	29	0	29	\$13,868,900	\$478,238	0.90
21	00870894	Kathy Taverner, CRS, GRI	28	0	28	\$11,075,000	\$395,536	0.87
22	919745	Victoria Petty	26	0	26	\$22,440,900	\$863,112	0.81
23	01221805	Betty Malone	26	0	26	\$18,919,000	\$727,654	0.81
24	01231010	Christopher Bath	26	0	26	\$14,296,500	\$549,865	0.81
25	00687207	Greg Astle	26	0	26	\$13,223,000	\$508,577	0.81
Other Agents *			1921	0	1921	\$1,026,969,687	\$534,602	59.83
Total Agents *			3211	0	3211	\$1,664,356,064	\$518,330	100.00

* An agent who is both the listing agent and selling agent is granted 200% credit.

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

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(STATS-5)

Agent Production

Agent Production & Inventory Report

Report run on 03/18/13 at 10:41am

Page 1

Sale Transactions Only For: Kirk Najarian Property Types: All Statuses: All Sold Date: 01/01/2012 or after

Production Section

	Count	List \$ Volume	Sold \$ Volume	Avg List Price	Avg Sold Price	SP % LP
Total Sold / Entire MLS	7994	\$3,101,546,548	\$2,950,825,863	\$387,984	\$369,130	95.14
I Listed / I Sold	3	\$1,146,800	\$1,113,000	\$382,267	\$371,000	97.05
I Listed / In House Sold	5	\$1,281,800	\$1,267,000	\$256,360	\$253,400	98.85
In House Listed / I Sold	0	0	0	0	0	0.00
I Listed / Co-Broker Sold	35	\$10,497,100	\$10,288,150	\$299,917	\$293,947	98.01
Co-Broker Listed / I Sold	4	\$2,231,500	\$2,188,000	\$557,875	\$547,000	98.05
Total	47	\$15,157,200	\$14,856,150			

Sale Transactions Only For: Kirk Najarian Property Types: All Statuses: All

Inventory Section

Residential

Status	Count	Total Price	Average Price
Cancelled	1	\$52,500	\$52,500
Pending	4	\$1,173,200	\$293,300
Sold	219	\$68,275,801	\$311,762
Expired	14	\$4,903,350	\$350,239
Total:	238	\$74,404,851	\$312,625

Multi-family

Status	Count	Total Price	Average Price
Sold	12	\$5,549,200	\$462,433
Expired	1	\$1,725,000	\$1,725,000
Total:	13	\$7,274,200	\$559,554

Lots and Land

Status	Count	Total Price	Average Price
Active	3	\$378,900	\$126,300
Cancelled	1	\$259,000	\$259,000
Sold	23	\$3,366,900	\$146,387
Expired	12	\$2,452,500	\$204,375
Total:	39	\$6,457,300	\$165,572

Commercial Lease

Status	Count	Total Price	Average Price
Active	1	\$1,350	\$1,350
Total:	1	\$1,350	\$1,350

Comm/Ind/BUSOP-Sale

Status	Count	Total Price	Average Price
Cancelled	1	\$819,000	\$819,000
Sold	6	\$1,683,000	\$280,500
Expired	2	\$1,322,500	\$661,250
Total:	9	\$3,824,500	\$424,944

Prepared By: Kirk Najarian / West Coast Properties

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Agent Production & Inventory Report

Report run on 03/18/13 at 10:41am

Page 2

Inventory Section

Mixed Use

<u>Status</u>	<u>Count</u>	<u>Total Price</u>	<u>Average Price</u>
Sold	1	\$210,000	\$210,000
Total:	1	\$210,000	\$210,000
Report Total:	301	\$92,172,201	

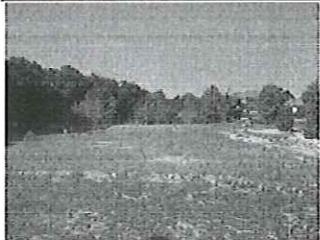
Prepared By: Kirk Najarian / West Coast Properties

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Listing Broker's Past Sales

Client Detail Report

Listings as of 03/25/13 at 10:43am

Sold 03/31/10	Listing # 161205	661 Rosemary Ct Arroyo Grande, CA 93420	Listing Price: \$287,900
	County: San Luis Obispo	Cross St: La Canada	Map: 714, J3
	Prop Type	Lots and Land	Prop Subtype(s) Single Family
	Area	Arroyo Grande	Price/Acre \$417,362.27
	APN	007-893-014	Lot Sq Ft (approx) 26092 ((Tax Records))
			Lot Acres (approx) 0.599
	DOM/CDOM	65/65	

[See Additional Pictures](#)

Directions Arroyo Grande exit HWY 101 to Oak Park Blvd then right on to James Way then left on to La Canada then 2nd left on to Rosemary Ct.

Public Remark Beautiful lot in one of the nicest areas of Rancho Grande. Located in a cul de sac and borders open space, oak preserve, and creek.

Selling Price \$250,000
Original Price 287,900

Selling Date 03/31/10
SP % LP 86.84

Pending Date 02/24/10

Subdiv/HOA/Prk Name	Rancho Grande	Reo	Yes
Utilities	Water-Cty/Util, Sewer, Cable, Electricity, Gas, Telephone	Lot Characteristics	Cul-De-Sac
Association	Yes	Association Fee	\$58.00
HOA Fee Paid	Monthly	Association Fee Incl	Com Area Mn
Site Improvements	Paved Streets, Curbs/Gutter, Street Lights	Wait List Type	None
View	Greenbelt, Hill/Peak/Mnt, Wooded		

Presented By:**Kirk Najarian****West Coast Properties**

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 Secondary: 805-772-7838
 Other: 805-471-6087

Lic: 01188188
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March 2013

E-mail: wcproperties@charter.net
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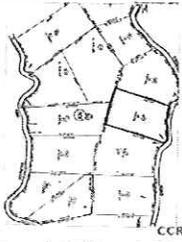
U.S. Patent 6,910,045



Client Detail Report

Listings as of 03/25/13 at 10:43am

Sold 04/26/11	Listing # 170674	10555 Escondido Rd Atascadero, CA 93422	Listing Price: \$95,000
	County: San Luis Obispo	Cross St: San Gabriel	Map: 573, F6



Prop Type	Lots and Land	Prop Subtype(s)	Single Family
Area	Atascadero	Sub-area	ATNorthwest
		Price/Acre	\$18,681.32
APN	054-301-019	Lot Sq Ft (approx)	198198 ((Tax Records))
		Lot Acres (approx)	4.550
DOM/CDOM	161/161		

[See Additional Pictures](#)

Directions Hwy 41 then north on San Gabriel to Escondido turn left. The lot is up the road on the left side.

Public Remark Beautiful West Side Atascadero 4.5 Acre Lot! Come build your dream home in this exclusive area. There is a seasonal creek that runs through the property.

Selling Price \$85,000
Original Price 119,950

Selling Date 04/26/11
SP % LP 89.47

Pending Date 03/29/11

Listing Detail	Probate/Court	Utilities	Water-Cty/Util, Electricity, Telephone
Lot Characteristics	Creek/Stream, Level, Upslope	Association	No
Wait List Type	None	View	Hill/Peak/Mnt, Panoramic

Presented By:



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U.S. Patent 6,910,045



Client Detail Report

Listings as of 03/25/13 at 10:43am

Sold 02/01/12	Listing # 182711	1052 Par Ave Paso Robles, CA 93446	Listing Price: \$42,000
	County: San Luis Obispo	Cross St: Country Club Drive	Map: 513, J7



Prop Type	Lots and Land	Prop Subtype(s)	Single Family
Area	PR Inside City Limit	Sub-area	PR City Limits East
		Price/Acre	\$138,613.86
APN	009-481-001	Lot Sq Ft (approx)	13199 ((Other))
		Lot Acres (approx)	0.303
DOM/CDOM	6/6		

[See Additional Pictures](#)

Directions South River to Niblick then left to Country Club Dr. to Par. The lot is adjacent to the parking lot.

Public Remark Very nice level lot located on golf course. There is a large water line that runs through the middle of the lot that must be relocated at buyers expense prior to building.

Selling Price \$42,000
Original Price 42,000

Selling Date 02/01/12
SP % LP 100.00

Pending Date 01/12/12

Reo	Yes	Utilities	Water-Cty/Util, Sewer, Cable, Electricity, Gas
Lot Characteristics	Golf Course, Level	Association	No
Site Improvements	Paved Streets, Curbs/Gutter, Sidewalks, Street Lights	Wait List Type	None

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U.S. Patent 6,910,045



Client Detail Report

Listings as of 03/25/13 at 10:43am

Sold 06/01/12	Listing # 176826	1011 Los Osos Valley Rd Los Osos, CA 93402	Listing Price: \$99,000
	County: San Luis Obispo	Cross St: Bay View Heights	Map: 631, H7
	Prop Type	Lots and Land	Prop Subtype(s) Commercial/Indust.
	Area	Los Osos	Sub-area Bay Oaks
			Price/Acre \$161,290.32
	APN	074-303-028	Lot Sq Ft (approx) 17555 ((Tax Records))
			Lot Acres (approx) 0.403
	DOM/CDOM	281/281	

[See Additional Pictures](#)

Directions Behind 1019 Los Osos Valley Rd.

Public Remark Great commercial lot between Rabobank and Chase on Los Osos Valley Rd. Don't let the price scare you just bring us an offer and we will see if we can make it work.

Selling Price \$65,000
Original Price 169,000

Selling Date 06/01/12
SP % LP 65.66

Pending Date 03/16/12

Reo	Yes	Utilities	None
Lot Characteristics	Flag, Level	Association	No
Wait List Type	Other	View	None

Presented By:

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March 2013

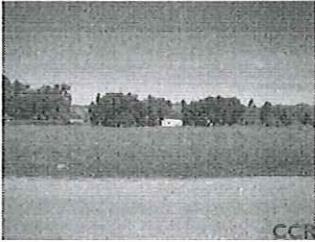
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 U.S. Patent 6,910,045

Client Detail Report

Listings as of 03/25/13 at 10:43am

Sold 10/22/12	Listing # 170979	Pasadena Rd Atascadero, CA 93422	Listing Price: \$255,000
	County: San Luis Obispo	Cross St: Carmel St.	Map: 594, E5
	Prop Type	Lots and Land	Prop Subtype(s) Single Family
	Area	Atascadero	Sub-area ATSouthwest
			Price/Acre \$84,000.00
	APN	059-221-041	Lot Sq Ft (approx) 108900 ((Tax Records))
			Lot Acres (approx) 2.500
	DOM/CDOM	699/699	

[See Additional Pictures](#)

Directions HWY 101 to Santa Barbara head East to San Antonio Rd. and head South until you reach Carmel and turn Right, Pasadena will be up the road on the right side.

Public Remark Build your dream home on this exceptional, level 2 1/2 acre lot in desirable Atascadero neighborhood. Favorably situated on a quiet cul-de-sac, there are only 5 homes on the street. Truly a rare find, don't miss out on this opportunity!!

Selling Price \$210,000
Original Price 299,000

Selling Date 10/22/12
SP % LP 82.35

Pending Date 09/27/12

Listing Detail	None	Utilities	Water-Cty/Util, Septic, Electricity, Gas, Telephone
Lot Desc/Dimensions	275 foot frontage and 260 feet in rear	Lot Characteristics	Level, Rural Setting
Association	No	Site Improvements	Paved Streets
Wait List Type	None	View	Hill/Peak/Mnt

Presented By:**Kirk Najarian**

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U.S. Patent 6,910,045



Client Detail Report

Listings as of 03/25/13 at 10:43am

Sold 03/05/13	Listing # 170672	2555 Alturas Rd Atascadero, CA 93422	Listing Price: \$49,900	
	County: San Luis Obispo	Cross St: Del Rio	Map: 573, C1	
	Prop Type	Lots and Land	Prop Subtype(s)	Single Family
	Area	Atascadero	Sub-area	ATNorthwest
			Price/Acre	\$7,500.00
	APN	049-271-002	Lot Sq Ft (approx)	261360 ((Tax Records))
			Lot Acres (approx)	6.000
	DOM/CDOM	649/649		

Directions North on Del Rio to Alturas and take left. The property is on the left side.

Public Remark Large 6 acre parcel located in Las Encinas subdivision. A lot of land for the money. 6 acres for only \$49,900!!!! This will be an expensive lot to build on.

Selling Price \$45,000
Original Price 99,950

Selling Date 03/05/13
SP % LP 90.18

Pending Date 01/18/13

Listing Detail	Other	Short Sale	No
Reo	No	Utilities	Water-Cty/Util, Electricity, Telephone
Lot Characteristics	Downslope	Association	No
Wait List Type	None	View	Hill/Peak/Mnt, Panoramic

Presented By:**Kirk Najarian**

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March 2013

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U.S. Patent 6,910,045



Client Detail Report

Listings as of 03/25/13 at 10:43am

Sold 03/08/13	Listing # 192088 County: San Luis Obispo	2109 Ogden Dr Cambria, CA 93428 Cross St: Ardath Dr.	Listing Price: \$149,500 Map: 548, F2
----------------------	---	---	--



[See Additional Pictures](#)

Prop Type	Lots and Land	Prop Subtype(s)	Single Family
Area	Cambria/San Simeon	Sub-area	Happy Hill
		Price/Acre	\$1,868,750.00
APN	023-096-044	Lot Sq Ft (approx)	3485 ((Other))
		Lot Acres (approx)	0.080
DOM/CDOM	38/38		

Public Remark Fantastic ocean view lot with gently downslope. This lot is #30 on the CCSD wait list. Don't let this one get away.

Selling Price \$149,500
Original Price 154,500

Selling Date 03/08/13
SP % LP 100.00

Pending Date 01/18/13

Listing Detail	Other	Short Sale	No
Reo	Yes	Utilities	None
Lot Desc/Dimensions	50' x 70'	Lot Characteristics	Downslope
Association	No	Wait List Type	Water
Wait List Number	30	View	Ocean, Panoramic

Presented By:

Kirk Najarian

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West Coast Properties

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March 2013

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Comparable Listing's and Sale's

Agent Detail Report

Listings as of 03/25/13 at 11:09am

Active 07/17/12	Listing # 188339	401 Atascadero Morro Bay, CA 93442-1603	Listing Price: \$799,000	
	County: San Luis Obispo	Cross St: Sunset	Map: 611, F4	
	Prop Type	Lots and Land	Prop Subtype(s)	Multi,Commin
	Area	Morro Bay	Sub-area	Highway 41
	APN	068-323-034	Price/Acre	\$823,711.34
			Lot Sq Ft (approx)	42250 ((Tax Records))
			Lot Acres (approx)	0.970
	DOM/CDOM	251/251		

Directions Take Main or HWY 1 to HWY 41, go east to Sunset. NE Corner of Sunset and Hwy 41.

Public Remark Great location near Beach w/partial Rock Views. Recently re-zoned to R-4. Seven lots. This property represents a unique opportunity to build a large housing complex on a prime Morro Bay location, motel, stores, restaurant or storage units. Just under one acre in size.

Agent-Only Rmrks Surveyed. Archeological report in progress. Owner has designed storage units.

Listing Agent	Dan Reddell (ID:01220362) Primary:805-431-7565, FAX: 805-772-0500
Listing Office	Bayshore Realty (ID:SCBAY) Phone: 805-772-0300, FAX: 805-772-0500
Listing Type	Excl. Right to Sell Listing Date 07/17/12 Expiration Date 07/17/13

Commission 2.5% Variable Rate CNo

Lock Box No	Showing Instructions Vacant, Other/See Remarks, No Lock Box
Showing Comments Contact Dan - 805-431-7565	Reports Available Survey
Listing Detail None	Terms Cash, Cash New Loan
Possession Close/Escrow	
General Information	
Zone Description Multi-Fam R4, Commercial	Utilities Water-Cty/Util, Sewer, Electricity, Telephone
Utility Location On Site	Lot Characteristics Level, Corner
Association No	Site Improvements Paved Streets
Wait List Type None	View Rock, Hill/Peak/Mnt

Presented By: Kirk Najarian Lic: 01188188 / West Coast Properties Phone: 805-471-6087 Lic: 01188188

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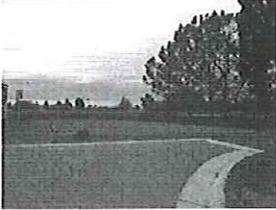
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U.S. Patent 6,910,045

Agent Detail Report

Listings as of 03/25/13 at 10:51am

Active 07/05/12	Listing # 188016	3039 Ironwood Ave Morro Bay, CA 93442-1336	Listing Price: \$270,000
	County: San Luis Obispo	Cross St: San Jacinto	Map: 611, E2
	Prop Type	Lots and Land	Prop Subtype(s) Single Family
	Area	Morro Bay	Sub-area North Morro Bay
	APN	065-149-032	Price/Acre \$1,776,315.79
			Lot Sq Ft (approx) 6600 ((Tax Records))
	DOM/CDOM	249/249	Lot Acres (approx) 0.152

Directions Hwy 1 to San Jacinto. East to Ironwood Ave. Turn left to site, just before entrance to park.

Public Remark Now is your opportunity to build the dream house you want in beautiful Morro Bay. This lot is a rare find with no power lines blocking your views of the ocean and Morro Rock. Best lot in subdivision on the end of cul-de-sac next to the park and the widest view range. This is the only lot available in this development due to high demand. Site plan and elevation plan have been approved by the city, saving you time, cost and headaches. Still time to customize your floor plan or simply use the one that has been custom designed for the site. Custom designed home plans available. Lot and construction financing available through Mark Monro at US Bank 805-384-2661. Owner will consider carry back so bring offers. Call your agent today and take advantage of this great lot for your new home.

Agent-Only Rmrks We have a lender available that is loaning on lots/construction. Limitations to square footage and height restrictions noted in CC&R's. This is lot 7 on the map. Primary information and documents available are attached to listing. LA has more information if requested, including possible home drawings that work on the lot. Please park on Ironwood and walk down to the lot. You will find property markers on the south and southeast corners of the property. One is located in the pavement. Please have your buyers contact the City of Morro Bay concerning building restrictions and permits. All information provided by Listing Broker is information only.

Listing Agent	Kylie Hatch (ID:1795735) Primary:805-616-5398 Secondary:805-823-4643, FAX: 805-823-4643		
Listing Office	Peterson Team Realty (ID:PC2908) Phone: 805-550-4490, FAX: 866-467-0612		
Listing Type	Excl. Right to Sell	Listing Date 07/05/12	Expiration Date 07/31/13

Commission 2% **Variable Rate CNo**

Lock Box	No	Showing Instructions	Vacant
Reports Available	Soils, Engineering, C.C.&R., Public Report, Survey, Other, Plat Map	Listing Detail	None
Short Sale	No	Reo	No
Terms	Cash, Cash New Loan, OMC 2nd	Possession	Close/Escrow
General Information		Utilities	Water-Cty/Util, Sewer, Cable, Electricity, Gas, Telephone, Underground
Zone Description	Residential, Resi Single Family, Single Family	Utility Comments	Ready to build stubbed to lot
Utility Location	On Site	Lot Characteristics	Cul-De-Sac, Level, Corner, Private/Easement Rd
Lot Desc/Dimensions	Corner cul-de-sac with view	Site Improvements	Paved Streets, Curbs/Gutter, Sidewalks
Association	No	View	Ocean, Rock, City, Greenbelt, Hill/Peak/Mnt
Wait List Type	None		

Presented By: Kirk Najarian Lic: 01188188 / West Coast Properties Phone: 805-471-6087 Lic: 01188188

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U.S. Patent 6,910,045

Agent Detail Report

Listings as of 03/25/13 at 10:51am

Pending 03/20/13	Listing # 194155	Orcas St Morro Bay, CA 93442	Listing Price: \$225,000
	County: San Luis Obispo	Cross St: Orcas Way	Map: 611, E1
	Prop Type	Lots and Land	Prop Subtype(s) Single Family
	Area	Morro Bay	Sub-area Beach Tract
	APN	065-111-030	Price/Acre \$1,679,104.48
			Lot Sq Ft (approx) 5837 ((Tax Records))
	DOM/CDOM	19/19	Lot Acres (approx) 0.1340

Directions Hwy 1, turn West on Orcas St. Last lot on the left before the bridge (the only vacant lot on the street)**Public Remark** View lot in the Beach Tract. Seller has plans and most all required work has been done. Package is nearly complete to submit to the city for a permit. County records shows lot is 5,837 sq. ft.**Agent-Only Rmrks** With a large down, Seller may carry for a very short time.

Listing Agent	Kathy Taverner, CRS, GRI (ID:00870894) Primary:805-235-0437 Secondary:805-772-6590 x22, FAX: 805-772-8466		
Listing Office	Morro Bay Realty - Main Street (ID:SCMORR) Phone: 805-772-7305, FAX: 805-772-8466		
Listing Type	Excl. Right to Sell	Listing Date 03/01/13	Expiration Date 09/02/13

Commission 4% **Variable Rate CNo****Pending Date** 03/20/13 **Estimated Selling Date**

Lock Box	No	Showing Instructions	Vacant
Reports Available	Topo Map	Listing Detail	None
Short Sale	No	Reo	No
Terms	Cash, OMC 1st	Possession	Close/Escrow
General Information		Utilities	Water-Cty/Util
Zone Description	Residential	Association	No
Lot Characteristics	Upslope	View	Ocean
Wait List Type	None		

Presented By: Kirk Najarian Lic: 01188188 / West Coast Properties Phone: 805-471-6087 Lic: 01188188

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U.S. Patent 6,910,045

Agent Detail Report

Listings as of 03/25/13 at 10:51am

Pending 02/28/13	Listing # 192067	Ironwood Ct Morro Bay, CA 93442	Listing Price: \$279,500
	County: San Luis Obispo	Cross St: Ironwood	Map: , 0
	Prop Type	Lots and Land	Prop Subtype(s) Single Family
	Area	Morro Bay	Sub-area North Morro Bay
	APN	068-340-002	Price/Acre \$1,780,254.78
	DOM/CDOM	79/79	Lot Sq Ft (approx) 6839 ((Tax Records))
			Lot Acres (approx) 0.157

Directions Ironwood to Ironwood Ct.

Public Remark Luxury View Lot Buildable Now! One of Morro Bay's finest. This is a Level Lot in an enclave of Luxury Homes with Value Range of \$700's-\$1M+. Last Lot available for purchase. Ocean Views and should have Rock views. Wait No Longer - This is your retirement nest egg at the coast!(View Pictures taken from house next door to give an idea of 2nd Story View.)

Agent-Only Rmrks Sell it.

Listing Agent	Jay J Chiasson (ID:01836276) Primary:805-591-9931 Secondary:805-771-9779, FAX: 805-771-9889
Listing Office	Ciano Real Estate (ID:SCFRAN) Phone: 805-771-9779, FAX: 805-771-9889
Listing Type	Excl. Right to Sell Listing Date 12/11/12 Expiration Date 12/11/13

Commission	2%	Variable Rate CNo
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Pending Date	02/28/13	Estimated Selling Date
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Lock Box	No	Showing Instructions	Vacant
Reports Available	None	Listing Detail	None
Short Sale	No	Reo	No
Terms	Cash, Cash New Loan	Possession	Close/Escrow
General Information		Utilities	None
Zone Description	Residential	Utility Comments	At the Street!
Utility Location	On Site	Association	No
Lot Characteristics	Cul-De-Sac, Level	Wait List Type	None
Site Improvements	Paved Streets, Curbs/Gutter		
View	Ocean, Rock		

Presented By: Kirk Najarian Lic: 01188188 / West Coast Properties Phone: 805-471-6087 Lic: 01188188

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U.S. Patent 6,910,045

Agent Detail Report

Listings as of 03/25/13 at 10:51am

Sold 01/18/13	Listing # 160315	2920 Juniper Ave Morro Bay, CA 93442	Listing Price: \$220,900
	County: San Luis Obispo	Cross St: San Jacinto	Map: 611, F2
	Prop Type	Lots and Land	Prop Subtype(s) Single Family
	Area	Morro Bay	Sub-area North Morro Bay
	APN	068-381-008	Price/Acre \$1,338,028.17
			Lot Sq Ft (approx) 6186 ((Tax Records))
			Lot Acres (approx) 0.142
	DOM/CDOM	1057/1057	

Directions Take hwy 1, east on San Jacinto up to Ironwood. Right on Ironwood, left on San Joaquin, left on Juniper. Towards the end of the the block.
Public Remark New Low Price! You can build your dream home here on the central coast! Panoramic, unblockable and unobstructed Ocean and Rock Views from this 6186 sq/ft lot. Located on desirable street, surrounded by million dollar homes, backs up to private ranch land. This is the place to be! Plans for a 3800 sq/ft home with 4 bedrooms and 3 baths has already been paid for they just need your finishing touches.
Agent-Only Rmrks Soils & Engineer report available, they are about 2 years old. Call with any questions.
Legal Description Cy Mb Tr 174 Bl 1 Lt 8

Listing Agent	Christine McDonald (ID:01193039) Primary:805-441-5018 Secondary:805-528-7171 x135, FAX: 805-888-2756
Listing Office	Prudential Hunter Realty (ID:SCHUNT) Phone: 805-528-7171, FAX: 805-528-3704
Listing Co-Agent	Sophia M McDonald (ID:01487058) Primary:805-234-5828 Secondary:805-528-7171 x124
Listing Co-Office	Prudential Hunter Realty (ID:SCHUNT) Phone: 805-528-7171, FAX: 805-528-3704
Listing Type	Excl. Right to Sell Listing Date 11/13/09 Expiration Date 01/30/13

Commission	2.5%	Variable Rate CNo
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Pending Date	12/10/12	Estimated Selling Date
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Sold Price 190,000	Selling Date 01/18/13
Original Price 340,000	SP % LP 86.01
Selling Agent Non Member (ID: SCNON)	Selling Office Non-member Office (ID: SCNON)
Selling Co-Agent	Selling Co-Office
Financing Cash	Selling Comments

Lock Box	No	Showing Instructions	Vacant
Reports Available	Soils, Engineering	Listing Detail	None
Terms	Cash, Cash New Loan, Submit	Possession	Close/Escrow
General Information		Assessments	No
Zone Description	Residential	Utility Location	On Site
Utilities	Water-Cty/Util, Sewer	Lot Characteristics	Upslope
Lot Desc/Dimensions	62 x 100	Site Improvements	Paved Streets
Association	No	View	Ocean, Rock, Hill/Peak/Mnt, Panoramic
Wait List Type	None		

Presented By: Kirk Najarian Lic: 01188188 / West Coast Properties Phone: 805-471-6087 Lic: 01188188

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U.S. Patent 6,910,045

Agent Detail Report

Listings as of 03/25/13 at 10:51am

Sold 12/05/12	Listing # 182369	Dana Way Morro Bay, CA 93442	Listing Price: \$395,000
	County: San Luis Obispo	Cross St: Kern	Map: 631, G1
	Prop Type	Lots and Land	Prop Subtype(s) Single Family
	Area	Morro Bay	Sub-area Morro Heights
	APN	066-273-001	Price/Acre \$1,644,736.84
	DOM/CDOM	327/407	Lot Sq Ft (approx) 9932 ((Tax Records))
			Lot Acres (approx) 0.228

Directions Hwy 1 to Morro Bay Blvd., left on Main street, left on Cabrillo. Lot is on the corner of Dana Way.

Public Remark Imagine yourself looking at this view...you can! Located on the Central Coast of California in Morro Bay, this beautiful corner lot is ready for your dream home. At almost 10,000 sq ft, this lot is the perfect place to build that single story home with views you have been waiting for. The lot is centrally located near the Morro Bay Golf Course as well as the Embarcadero and downtown.

Agent-Only Rmrks This is a large lot in a great neighborhood, with nice views and ready for your buyers to build on. Seller is looking into putting a height restriction on building to protect the view from the house they own behind this property. Sellers to do a 1031 exchange at no cost to buyer.

Listing Agent Linda Mendoza (ID:01254598) Primary:805-455-5944 Secondary:805-772-9016, FAX: 805-772-8016
Listing Office Keller Williams Realty-Central Coast (ID:SCKELLWILL) Phone: 805-772-9016, FAX: 805-772-8016
Listing Type Excl. Right to Sell **Listing Date** 12/16/11 **Expiration Date** 12/18/12

Commission 2.5% **Variable Rate CNo**

Pending Date 11/13/12 **Estimated Selling Date**

Sold Price 375,000 **Selling Date** 12/05/12
Original Price 475,000 **SP % LP 94.94**
Selling Agent Bob Bennett (ID: sc1875031) Phone: 805-202-6390 **Selling Office** Keller Williams Realty-Central Coast (ID: SCKELLWILL) Phone: 805-772-9016
Selling Co-Agent **Selling Co-Office**
Financing Cash **Selling Comments** Thanks for a smooth escrow Bob!

Lock Box	No	Showing Instructions	Vacant
Reports Available	Topo Map, None	Listing Detail	None
Terms	Cash New Loan	Possession	Close/Escrow
General Information		Utilities	Water-Cty/Util, Sewer, Cable, Electricity, Gas, Telephone
Zone Description	Resi Single Family	Utility Comments	All Utilities available on street
Utility Location	Other	Association	No
Lot Characteristics	Corner	Wait List Type	None
Site Improvements	Paved Streets, Street Lights		
View	Ocean, Bay, Rock, City, Hill/Peak/Mnt		

Presented By: Kirk Najarian Lic: 01188188 / West Coast Properties Phone: 805-471-6087 Lic: 01188188

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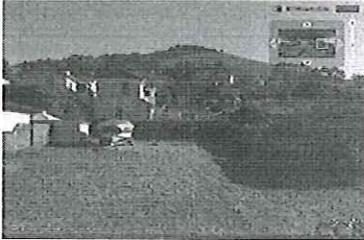
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U.S. Patent 6,910,045

Agent Detail Report

Listings as of 03/25/13 at 10:53am

Sold 02/10/12	Listing # 154208	2940 Greenwood Ave Morro Bay, CA 93442	Listing Price: \$199,000
	County: San Luis Obispo	Cross St: San Jacinto	Map: 611, E2
	Prop Type	Lots and Land	Prop Subtype(s) Single Family
	Area	Morro Bay	Sub-area North Morro Bay
			Price/Acre \$1,902,173.91
	APN	068-198-036	Lot Sq Ft (approx) 4008 ((Tax Records))
			Lot Acres (approx) 0.092
	DOM/CDOM	979/979	

Directions Highway 101 to Morro Bay. Turn right on San Jacinto, turn left on Greenwood and proceed north to 2900 block.
Public Remark Great Morro Bay lot on quiet residential street. Walking distance to schools and the ocean. Lot is on the 2900 block of Greenwood Avenue, East Side of Street. Buyer to co-operate with seller's 1031 exchange.
Agent-Only Rmrks Buyer to co-operate with seller's 1031 exchange. Escrow must close concurrently with seller's upleg. Property is on the 2900 Block of Greenwood Avenue, East side of street. Seller to choose escrow services.
Legal Description Cy MB Ocean Heights 1 Bl, 1 LT 7

Listing Agent Ray Spencer (ID:00890817) Primary:805-448-8703 Secondary:805-934-2105
Listing Office Century 21 Hometown Realty SM (ID:SM345) Phone: 805-934-2105, FAX: 805-934-2175
Listing Type Excl. Right to Sell **Listing Date** 04/24/09 **Expiration Date** 03/31/12

Commission 2.5% **Variable Rate CNo**

Pending Date 01/24/12 **Estimated Selling Date**

Sold Price 175,000 **Selling Date** 02/10/12
Original Price 249,000 **SP % LP** 87.94
Selling Agent Jerry Gregory (ID: 00837003) Phone: 805-235-8385 **Selling Office** Baywood Realty (ID: SCBAYWR) Phone: 805-528-4001
Selling Co-Agent **Selling Co-Office**
Financing Cash **Selling Comments**

Lock Box	No	Showing Instructions	No Lock Box
Reports Available	None	Listing Detail	Agent Rel/Princ
Terms	Cash, Cash New Loan, Exchange	Possession	Close/Escrow
General Information		Assessments	No
Zone Description	Residential, Resi Single Family, Single Family	Lot Desc/Dimensions	80 X 50
Utilities	Water-Cty/Util, Sewer, Electricity, Telephone	Association	No
Lot Characteristics	Upslope	Wait List Type	None
Site Improvements	Paved Streets		

Presented By: Kirk Najarian Lic: 01188188 / West Coast Properties Phone: 805-471-6087 Lic: 01188188

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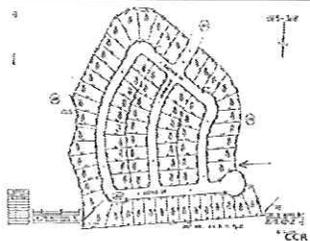
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U.S. Patent 6,910,045

Agent Detail Report

Listings as of 03/25/13 at 11:06am

Expired 08/11/12	Listing # 180651	2234 Emerald Cir Morro Bay, CA 93442	Listing Price: \$259,000
	County: San Luis Obispo	Cross St: Coral	Map: 611, E3



Prop Type	Lots and Land	Prop Subtype(s)	Single Family
Area	Morro Bay	Sub-area	Cloisters
APN	065-388-043	Price/Acre	\$981,060.61
DOM/CDOM	311/311	Lot Sq Ft (approx)	11500 ((Tax Records))
		Lot Acres (approx)	0.264

Public Remark Great corner lot in the Cloisters with southern exposure. Plans for 2519 sq.ft. single level home with 512 sq.ft. cabana included. Ready for the buyer to pay the fees and get started building.

Agent-Only Rmrks Come by listing office to look at the house plans.

Listing Agent	David Bjerre (ID:00891620) Primary:805-544-6060, FAX: 805-543-8040
Listing Office	Bjerre & Garcia Realty (ID:SL607) Phone: 805-544-6060, FAX: 805-543-8040
Listing Type	Excl. Right to Sell Listing Date 10/05/11 Expiration Date 08/11/12

Commission 2.5% Variable Rate CNo

Lock Box	No	Showing Instructions	Vacant
Reports Available	None	Listing Detail	None
Short Sale	No	Reo	No
Terms	Cash, Cash New Loan	Possession	Close/Escrow
General Information			
Zone Description	Residential	Utilities	Water-Cty/Util
Association	Yes	Association Fee	\$1200.00
HOA Fee Paid	Annually	Wait List Type	None

Presented By: Kirk Najarian Lic: 01188188 / West Coast Properties Phone: 805-471-6087 Lic: 01188188

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U.S. Patent 6,910,045



"The finest in real estate service"

RECEIVED
City of Morro Bay

APR - 5 2013

City Attorney

April 5, 2013

Dear Robert Schultz,

A. The name, structure, and specific local market experience of the company.

Ciano Real Estate, located in the heart of the city, at 360 Morro Bay Boulevard has become the leading independent local real estate firm over the past decade. Our primary philosophy is to cultivate and establish long term business relationship through our personal community outreach and networking – extending all the way to the central San Joaquin Valley.

On a personal level, I, Frankie Ciano have been actively selling real estate since February 2004. Prior to operating Ciano Real Estate, I received a bachelors degree at Cal Poly, became an associate for a real estate group where I received top sales associate three consecutive years, then opened and managed an office for the same group until I decided to create Ciano Real Estate.

Raised in Fresno County and having a family background in agriculture as well as real estate development, I have utilized the two in order to build a strong cliental, since such a large portion of property owners here have originated from the Valley areas.

Ciano Real Estate
805-771-9779 • 360 Morro Bay Blvd, Morro Bay
www.cianorealestate.com



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- B. The names, qualifications, and specific local market experience of each principal individual who will be working on the City's account and his/her area of responsibility in servicing the account, including administering and fulfilling the Morro Bay contract, listing and marketing City properties, and maintaining primary contact with the city.

The city will be working with myself as the Principal contact. My associate Jay Chiasson, office manager Kelly Benedict, and consultant Steve Stevens will also be helping with the City's account.

I will be the primary contact for the City, and will be administering the Morro Bay contract. I will be implementing my outstanding marketing skills to advantageously represent the City's parcels. I have developed strategic Internet marketing techniques and property showcasing which will ensure the City's property is advertised in order to attract the most qualified buyer. I am an expert negotiator with integrity; therefore my transactions are smooth and create win-win scenarios.

Associate, Jay Chiasson will also be helping to promote the subject property through his wide range of marketing techniques. Jay is very well networked into the community due to his four year service as the executive officer of the U.S Coast Guard Station here in Morro Bay. He is currently a licensed agent and is marketing over \$20 million worth of real estate including several land development opportunities.

Office manager, Kelly Benedict will help facilitate daily office tasks, accounting and business management. She has been actively performing these services since 2002 and is highly talented in these areas.



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Steve Stevens will be participating as a consultant. Steve has been in business since 1971, California real estate broker since 1982. He was the original exclusive broker of the Cloisters, sold original 120 lots of the development: has participated in more sales in the Cloisters development from the approval of the subdivision than any other sales agent, worked with a substantial number of principals and builders throughout the construction process, and have established good relationships and contacts which can help facilitate a successful sale off the city owned property.

- C. A marketing plan outline, target price, and proposed launch schedule for the Subject Property. Explain the rationale behind the proposed plan.

Here are a few of the marketing advantages offered by Ciano Real Estate to the City, demonstrating how the Subject property will be promoted:

MorroBay.com and CentralCoast.com

- We have an exclusive agreement with www.MorroBay.com and www.CentralCoast.com as the premier real estate firm, generating thousands of views per month.

Prime Highway 41 Billboard

- Ciano Real Estate has the prominent Highway 41 billboard at the entrance to Morro Bay. The billboard exposure is ~ approximately 10,000 people a day.

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www.cianorealestate.com



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Selective Mailing and Marketing

- We are the exclusive real estate brokerage in an upscale cooperative mail campaign targeting 80,000 affluent out of area homeowners every quarter, addressed to them on a personalized, first name basis. This attractive, glossy postcard grabs consumer attention, and generates high volume response.

Local and Fresno County Multiple Listing Services

- We are members of the Scenic Coast, and Fresno County Multiple Listing Service, where our listings are posted.

Syndication of Real Estate Related Websites

- Our inventory is updated daily as headlines on over 20+ different global MLS related websites.

Internet Advertising

- We advertise heavily on the Internet through sites such as Trulia, Zillow, REALTOR.com, MSN, Bing, Yahoo, Zurple, all of which capture thousands of views per month.

Print Advertising

- Weekly Newspaper print advertising, both local and regional.



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Although the property is near the "Cloisters", its location is most similar to the "Beach Tract" parcels due to its proximity to Highway 1, therefore needs to be examined with this comparison.

In review of the Subject property, I've determined a price range of \$1,350,000.00 - \$1,500,000 with a suggested list price of \$1,499,000 in the current market. This price was constructed from personally viewing the property then comparing it to other sold, pending, and active listings in the area, as well as establishing the highest value of a newly constructed home in the subdivision and subtracting construction costs, sales expenses, and reasonable equity to conclude a final land/lot value.

Upon partnering and listing the City's subject property, our process will include the aforementioned marketing techniques as well as the following.

- Loopnet commercial MLS
- A 40,000 + E-mail presentations to a national real estate network.
- Prepare a highly visible for sale property on-site signage.
- Direct mail marketing package to local and out of area land developers.

As soon as the agreement between the City and Ciano Real Estate is signed I will begin by having the property professionally photographed, description(s) written and entered into the marketing channels mentioned above.



"The finest in real estate service"

The time lines for placing this on the market is now, do to a positive shift in the market, exceptionally low interest rates, psychology of buyers seems to be opportune, and history of inventory turnover during the spring and summer months is typically high.

- D. Comparative results of past sales. Provide at least 4 past sales examples for which the Principal is the Listing Broker. The examples should be one each from listings sold in the years of 2009, 2010, 2011, 2012. For each example, provide a description of the property, relevant sales information, and how long the property had been listed with the Principal prior to being sold. Sales information should include at a minimum: price, date, property address, land area, any payment terms if applicable, and any revenue streams from the property at the time sold.

Although Ciano Real Estate has listed and sold several properties throughout the county during the requested time period, I have only provide sales specific to Morro Bay.

In November 2008, I listed 120 Panay Street in Morro Bay's "Beach Tract". This was an upscale 2700 square foot custom home with white water views. The Listing Price was \$1,850,000.00 and within 25 days the home was sold for \$1,675,000.00 to an "all cash" buyer.



"The finest in real estate service"

In February 2010 we listed 219-421 Monterey Ave. This property included two homes on one parcel, where like new, and had excellent rock and ocean views. The property was listed for \$879,000 and on the market for 56 days until I found a buyer who purchased the property for \$815,000 and again paid all cash.

In August 2011 I listed 2641 Laurel Street in Morro Bay. This was a beautiful home located on the hilltop, with panoramic views. I listed the property for \$635,000 and it was on the market for 157 days, and then sold for \$625,000

In October 2012 I listed 169 Kodiak Street in Morro Bay. This home was an immaculately kept beach home three houses from the sand in the Beach Tract. I listed the property for \$625,000 It was on the market for 7 days and sold for \$638,000 cash.



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E. Proposed compensation structure and method, using the Subject Property as example. Please specify any services you propose to offer that are not included in the proposed commission structure and the rates and basis for such additional services.

All marketing carried out for the subject property will be part of Ciano Real Estates "in-house" expense, and the total compensation for services will be 4.0% of the listing price.

F. Terms/conditions for the City to terminate an active listing.

A 30-day written notice from the City requesting termination of the active listing will be sufficient.

G. General market research information that will be available to the City.

Ciano Real Estate will provide all monthly sales statistics generated in Morro Bay, as well as activity of on-line reports from marketing sites - including number of views per week/month of the subject property. Historical market data will also be provided upon City's request.



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H. Information on other optional real estate consultant services available from the Firm.

Ciano Real Estate manages short and long term rentals.

Ciano Real Estate also works exclusively with an in-house architect/designer that is well experienced and can draft single-family residences as well as neighborhood subdivisions. A proposal can be provided regarding fee structure upon City's request.

I. Three references.

- Joe Mistretta is a Morro Bay resident and client. Home phone (805) 772-1359 and cell (805) 550-9199
- Jim Muscarella is a client. Home phone (650) 949-0348 and cell (650) 255-2155
- Bill Allen a Cayucos resident and client. Home (559) 434-1212



"The finest in real estate service"

I appreciate the City taking the time to review this proposal, and it will be an honor to work with and offer Ciano Real Estate's services to the beautiful City of Morro Bay!

Sincerely,

A handwritten signature in blue ink that reads "Frankie M. Ciano". The signature is written in a cursive, flowing style.

Frankie Ciano

Ciano Real Estate
360 Morro Bay Blvd.
Morro Bay, CA 93442

Direct: (805) 748-1026

Office: (805) 771-9779

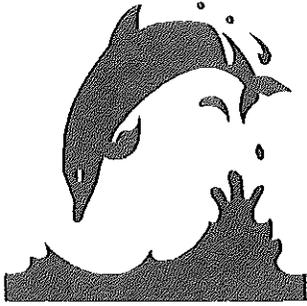
Fax: (805) 771-9889

E-mail: Frankie@cianorealestate.com

RECEIVED
City of Morro Bay

APR - 5 2013

City Attorney



Bayshore Realty

560 Morro Bay Blvd. Morro Bay, CA 93442

Robert Schultz
City of Morro Bay
595 Harbor Street
Morro Bay, CA 93442

Dear Robert Schultz:

A. My name is Dan Reddell. I am the Owner/Broker of Bayshore Realty located at 560 Morro Bay Blvd. I founded the business in 1997 and established it in the historic Caccia house that I had purchased the same year. I was a home builder in Morro Bay from 1970 until 1993. I became a licensed General Contractor in 1978 and still hold an inactive license. In 1993 I entered the real estate business fulltime.

B. I will be the Principal individual working on the City's account and I will be responsible for servicing the account, administering and fulfilling the Morro Bay contract, listing and marketing of City properties. I will be the primary contact with the City if chosen as the listing agent.

C. My real estate involvement with the City of Morro Bay has been extensive. I brought the City the buyer for Flippos, George Salwasser, when it was not listed. I did not ask for a commission. I represented the sellers when the City bought my listing on the corner of Market Street and Embarcadero Rd. I then brought a buyer to the City when the Council decided to sell the building and the City parking lot on the southeast corner of Market and Pacific. George Salwasser was the buyer. The negotiations lasted a long time, but we made it work. I also took the City an offer of \$2,200,000 for the lots on Coral before they were subdivided. One of my agents, Chris Bath, who now has his own company, Coast Realty, brought the buyer, Julian Lipschitz.

The property should be put on the market as soon as an agent is chosen. We will see the best opportunity for it to sell starting in May. The price will have to be paired with the cost of developing the lots. We need to get bids on developing the lots so we could present that to buyers. If the lots were currently developed they would probably sell for somewhere between \$300,000 and \$350,000 each. It would probably cost somewhere

805-772-0300 / Toll Free: 888-401-0800 / Fax: 805-772-0500

between \$200,000 and \$250,000 per lot. This would be the price an investor would sell the lots for after developing them. The investor would only purchase the lots if there was a profit in the sale of the individual lots for the investor. I would suggest the starting price to be \$1,250,000 and be prepared to accept an offer around a million dollars.

My marketing plan is simple: I have one of the most effective real estate websites anywhere: bayshorerealty.net.. I would put the property on the front page of the website as a featured property. I belong to Trulia, Zillow, Realtor.com, and Homes.com so I would place the listing as featured properties on those websites. I would have a professional photographer take photos of the site and the nearby beach. It would include spectacular sunset photos. I have a lot of contacts with buyers from all over the State and internet inquiries.

All the documents from the City would be posted on the MLS listing so buyers could be informed about exactly what will be required of them to build. I also advertise locally. Most of our customers want to live in Morro Bay so I do what it takes to inform them about possibilities. A good example is Bud Sturgel who purchased the corner of Ironwood and HWY 41 with me as his agent. He is building 15 condos on the property and the only reason he bought the property is because he loves Morro Bay and wants to live here full time. I am also open to suggestions from anyone about better ways to market the property.

D. I have listed and sold a lot of properties in Morro Bay, not counting all the properties my agents have listed and/or sold. Here are some examples from 2009 until present:

ATTACHMENT ONE: 2281 Emerald Circle. Sold on September 15 of 2009 for \$1,325,000. Listed on 6/25/2009 for \$1,495,000. The market was collapsing and we aggressively marketed the home to get as much as we did for it. The prior sale price was \$1,700,000 in 2005. Prices continued to drop until recently.

ATTACHMENT TWO: 1885 Ironwood Ave. Sold on July 2, 2010 for \$625,000. Listed on May 30, 2009 for \$995,000. No response for months showed that the property was overpriced. When the price was dropped to current market value, it immediately sold to Mr. Bud Sturgel, a builder from Fresno who is currently building 15 condos on the property.

ATTACHMENT THREE: 221 Piney Way. Sold for \$609,000 on September 16, 2011. Listed for \$619,000 on April 3, 2011. The owner is the Owner/Broker of Coldwell Banker in a community near Fresno. He chose me over the Coldwell Banker business here.

ATTACHMENT FOUR: Three buildings sold together: 736 Bernardo, a four-plex, 700 Bernardo, a tri-plex, and 821 Pacific, a single family residence on a multi-family lot. Sold for \$1,060,000 on 2/26/2013. Listed for \$1,249,000 on February 20, 2012. I obtained a lot split from the City for the owner in order to enhance the salability. Each building can now be on it's own lot. That worked. Two reasons the price dropped: first, the market had not rebounded any at this time. Secondly, the amount of work required by the pest inspection and home inspection exceeded expectations.

ATTACHMENT FIVE: 1155 West Street. Sold for \$1,300,000 on 2/26/2013. Listed for \$2,200,000 on June 29, 2012. Zillow showed the value of the house at \$750,000. I convinced Zillow to raise it up to \$1,200,000. The owner had a deep emotional attachment to the house and it took a long time for him to bring the price down to market value. It sold shortly after that decision to lower the price.

E. The commission should be 5%. I split the 5% so that half of it goes to the selling office. There will be not additional costs to the City for any additional services. If I personally sell the property, I will donate 2% of the commission to the Morro Bay Police Department Foundation, which has changed their name from Friends of the Morro Bay Police Department.

F. The City may cancel the listing at anytime with a 48 hour notice.

G. General market information: The difference in price between 2005 and now is significant. For instance, see ATTACHMENT SIX-A: 2880 Juniper Ave. Sold 03/24/05 for \$415,000. ATTACHMENT SIX-B: 2920 Juniper Ave. Sold on 1/18/2013 for \$190,000. ATTACHMENT SEVEN-A: Lot on Kern Ave. Sold on 11/12/2005 for \$480,000. ATTACHMENT SEVEN-B: Lot on Dana Way (cross street Kern). Sold on 12/05/2012 for \$375,000. The Dana Way lot is worth at least \$100,000 more than the one that sold for \$480,000 on 11/12/05.

These are just a couple of examples of what happened to the market. I have attached a list of all lots that sold in Morro Bay in 2005 (ATTACHMENT EIGHT) and 2012 (ATTACHMENT NINE). There have been no lot sales closed in 2013 but there are six pendings (ATTACHMENTS TEN). The price they sold at will not be public until escrows close.

The sale of the lot on Juniper and Kern in 2005 is a good reason why the City listed the Coral Street lots at \$2,400,000. Obviously, the price was too high because the property was not subdivided and developed like the lots that sold for \$480,000.

H. There is no need for a real estate consultant services unless the City wants an appraisal. I do not recommend an appraisal because it will undoubtedly come in under market value based on the rising market at this time.

I. Three references: Bud Sturzel 559-696-4253. Purchaser of 1885 Ironwood. A.J. Wright, Seller of 1155 West Street. 805-441-1210. Dave Hammack, purchaser of 736, 700 Bernardo & 821 Pacific. 805-234-5303.

Thank you for your invitation to make this listing presentation.

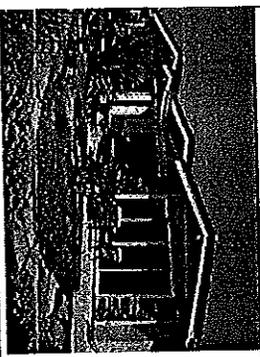
Sincerely,

Dan Reddell
Owner/Broker
Bayshore Realty
560 Morro Bay Blvd.
805-431-7565

Attachment One

Agent Detail Report

Listing Numbers 182369, 107915, 160315, 1029196, 187602, 184942, 175208, 155340, 156144
 Listings as of 04/05/13 at 2:48pm
 Sold 09/15/09
 Listing # 156144
 County: San Luis Obispo
 2281 Emerald Cr Morro Bay, CA 93442-1589
 Cross St: Coral
 Map: 611, E3
 Listing Price: \$1,495,000



Prop Type	Residential	Prop Subtype(s)	SFR Stick Built
Area	Morro Bay	Sub-area	Coisters
Baths (FTHQ)	3	Approx SqFt	2687 Tax Records
Garage Spaces	2 (2 0 0 0)	Price/Sq Ft	\$493.12
Year Built	2	Lot Acres (approx)	805-431-7565
APN	2001	Phone to Show	
Occupant	065-388-024		
Owner Name	Vacation Tenant None		
DOM/CDOM	of record 000-000-0000		
	20/20		

Directions Take Hwy 1 to San Jacinto and turn west. Take a left at Coral and go all the way to the south end of the Coisters. Turn right at Emerald Circle & home is located a couple of 100 ft on the right side
Public Remark Only steps to the sand and a world class beach. This is one of the premier Morro Bay homes! It is loaded with class and one-of-a-kind features such as unique cathedral ceilings, and wall-to-wall glass that makes you feel like you are outside in the fabulously landscaped backyard that faces the walkway to the beach and the beautiful sand dunes. The gourmet kitchen has stunning black granite countertops and the wood cabinets are incredible. This is the perfect beach home, made for entertaining!
Agent-Only Remarks Being used as a vacation rental. Call listing agent for appointment--Dan Reddell 805-431-7565

Listing Agent Dan Reddell (ID:01220362) Primary:805-431-7565, FAX: 805-772-0500
Listing Office Bayshore Realty (D:SCOBAY) Phone: 805-772-0300, FAX: 805-772-0500
Listing Type Excl. Right to Sell
Commission 2.5% Variable Rate C No
Pending Date 07/15/09
Estimated Selling Date
Selling Date 09/15/09
SP % LP 88.63
Expiration Date 09/25/09

Sold Price 1,325,000
Original Price 1,495,000
Selling Agent Shirley Fisher (ID: 01129557) Phone: 805-801-0747
Selling Co-Agent Selling Office Morro Bay Realty - Main Street (ID: SCMORR) Phone: 805-772-7305
Financing Cash
cyberhomes.com Yes
Lock Box No
Under Construction No
Listing Detail Estate Sale
Possession Close/Escrow
General Information Residential, Resi Single Family
Zone Description 1 Story
Story/Type/Level 7800
Lot Desc/Dimensions Other
Lot Characteristics \$1200.00
Association Fee Com Area Mn
Association Fee Incl Attached Garage
Covered Parking Paved Streets, Curbs/Gutter, Sidewalks, Street Lights, Telephone,
Site Improvements Cable Available
Flooring Carpet, Wood, Stone
Interior Features Fire Sprinklers, Cathedral Ceilings, Dual Pn Window s, Security Alarm
Room Information Dining Room Desc
Mstr Bdrm on LRLVL Yes
Additional Information Composite Siding
Exterior Concrete Tile
Roof Description Exterior Features
View Fenced Yard, Yard Sprinklers, Patio
Other Ocean, Rock, Greenbelt

Agent Detail Report

Listing Numbers 182369, 107915, 160315, 1029196, 187602, 184942, 175208, 155340, 156144 Listing Price: \$625,000

Listings as of 04/05/13 at 2:48pm 1885 Ironwood Ave Morro Bay, CA 93442-1623 Map: 591, F3

Sold 07/02/10 Listing # 155340 County: San Luis Obispo Cross St: HWY 41 SFR Stick Built Highway 41



Prop Type	Residential	Prop Subtype(s)	SFR Stick Built
Area	Morro Bay	Sub-area	Highway 41
Beds	2	Price/Sq Ft	\$
Baths (FTHQ)	3 (1 1 1 0)	Lot Sq Ft (approx)	40032 ((Tax Records))
Garage Spaces	1	Lot Acres (approx)	0.919
Year Built	Unknown	Phone to Show	000-000-0000
APN	068-231-018		
Occupant	Vacant/None		
Owner Name	Margaret M Barberick		
DOM/CDOM	000-000-0000		
	348/348		

Directions HWY 41 to Ironwood Ave. North west corner of intersection. Public Remark Great location at the entrance to Morro Bay on HWY 41. Single story home with a large room which zoning allows to be used as offices--but no retail. There is a nice room off the living room which has a built-in ironing board. A workshop is near the entry. The real value to the property is the R4 zoning. It is nearly an acre and the hillside could be terraced and most units could have a view of Morro Valley and hillsides. Agent-Only Ranks Property is owned by Margaret Barberick but the trustee is Jerry Urquhart. Any offer will be submitted to Jerry. The tax map shows two lots, but no one ever got a certificate of compliance from the City.

Listing Agent Dan Reddell (ID:01220362) Primary:805-431-7565, FAX: 805-772-0500 Expiration Date 10/10/10
 Listing Office Bayshore Realty (ID:SCBA Y) Phone: 805-772-0300, FAX: 805-772-0500
 Listing Type Excl. Right to Sell Listing Date 05/30/09

Commission 2.5% Variable Rate C No Estimated Selling Date 05/14/10
 Pending Date 05/14/10 Selling Date 07/02/10
 SP % LP 100.00

Sold Price 625,000 Original Price 995,000 Selling Agent Dan Reddell (ID: 01220362) Phone: 805-431-7565 Selling Office Bayshore Realty (ID: SCBA Y) Phone: 805-772-0300
 Selling Co-Agent Selling Co-Office Selling Comments

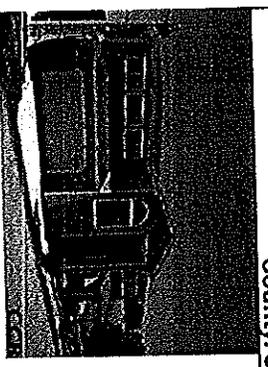
cyberhomes.com	Yes	Age Restricted	No
Lock Box	No	Lockbox by Monday	No
Showing Instructions	Vacant	Under Construction	No
Reports Available	None	Listing Detail	None
Terms	Cash, Cash New Loan	Possession	Close/Escrow
General Information		Assessments	No
Zone Description	Multi-Fam R4	Stairs to Entry	No
Story/Type/Level	1 Story	Foundation	No
Lot Desc/Dimensions	Irregular	Covered Parking	Slab
Association	No	Site Improvements	Attached Carport
Other Parking	Other	Appliances Included	Paved Streets, Telephone, Cable Available
Rooms	Den/Lib/Stud. Office, Other		Elec Cooktop, Oven Double
Flooring	Carpet, Vnyl/Linoleum		
Room Information	Yes	Dining Room Desc	Dining Area
Mstr Bdrm on LRLVL			
Additional Information		Exterior Features	Patio, Fenced Hill/Peak/Mnt, Valley
Exterior	Stucco	View	Water-Cy/Util, Sewer
Roof Description	Clay/Inh Tile	Sewer and Water	None
Additional Buildings	Tool Shed	Air Conditioning	None
Heating	Forced Air		

Presented By: Dan Reddell Lic: 01220632 / Bayshore Realty Phone: 805-431-7565 Lic: 01220632
 Featured properties may not be listed by the office/agent presenting this brochure.

Attachment Three

Agent Detail Report

Listing Numbers 182369, 107915, 160315, 1029196, 187602, 184942, 175208, 155340, 156144
 Listings as of 04/05/13 at 2:48pm
 Sold 09/16/11 Listing # 175208
 County: San Luis Obispo
 221 Finney Way Morro Bay, CA 93442-2834
 Cross St: Sierra Court
 Map: 611, G7
 Listing Price: \$619,000



Prop Type	Residential	Prop Subtype(s)	SFR Stick Built
Area	Morro Bay	Sub-area	Morro Heights
Beds	3	Approx SqFt	1944 Tax Records
Baths (FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$313.27
Garage Spaces	2	Lot Sq Ft (approx)	5097 ((Tax Records))
Year Built	1990	Lot Acres (approx)	0.117
APN	066-261-015	Phone to Show	805-772-3336
Occupant	Vacation Tenant changes		
Owner Name	Bayshore Rentals 805-772-3336		
DOM/CDOM	133/133		

Directions Hwy 1 to Morro Bay Blvd Turn south on Finney Way. House is on west side and is three houses up from Main St.
 Public Remark Wonderful views of the Bay! It is a beautiful upscale home close to the Bay, marina, and Natural History Museum. It is a short walk to the bluff top park at Baysshore Village and only a few hundred yards from the fabulous Morro Bay Golf Course. This home is a licensed vacation rental and has one of the best rental histories in town. It is in like new condition and has an extra deep garage with a great workshop and storage room.
 Agent-Only Remarks To show, please call Bayshore Rentals at 805-772-3336 to see if a vacation tenant is in the house. Previously listed as a two bedroom home, a glass french door was installed in the downstairs family room, making it a third bedroom or family room.

Listing Agent Dan Reddell (ID:012220362) Primary:805-431-7565, FAX: 805-772-0500
 Listing Office Bayshore Realty (ID:SCBA) Phone: 805-772-0300, FAX: 805-772-0500
 Listing Type Excl. Right to Sell Listing Date 04/03/11 Expiration Date 02/29/12

Commission 2.5% Variable Rate C No
 Pending Date 08/17/11 Estimated Selling Date

Sold Price 609,000 Selling Date 09/16/11
 Original Price 669,000 SP % LP 98.38
 Selling Agent Laura McKinney (ID: 01493489) Phone: 805-235-0457 Selling Office Barnes & Associates Sotheby's International Realty (ID: SCBA) Phone: 805-927-1200
 Selling Co-Agent Selling Co-Office
 Financing Cash Selling Comments Thank you Laural!

cyberhomes.com	Yes	Age Restricted	No
Lock Box	Yes	Lock Box Location	hose bib right side of garage door
Showing Instructions	Vacant, Appointment Only	Under Construction	No
Reports Available	None	Listing Detail	Close + 3-7
Terms	Cash, Cash New Loan	Possession	
General Information		Assessments	No
Zone Description	Residential	Foundation	Raised, Slab
Story/Type/Level	2 Story	Association	No
Lot Characteristics	Attached Garage	Site Improvements	Paved Streets, Telephone, Cable Available
Covered Parking	Dishwasher, Garbage Disp	Flooring	Carpet, Tile
Appliances Included	Laundry Rm/Inside	Bedroom 2	12x17 Level: First Floor
Laundry			
Room Information	No		
Mstr Edrm on LRLVL			
Additional Information			
Exterior	Wood Siding	Roof Description	Comp Shingle
View	Ocean, Bay	Additional Buildings	Workshop
Sewer and Water	Water-Cy/Util	Heating	Forced Air, Natural Gas
Air Conditioning	None		

Presented By: Dan Reddell Lic: 012220632 / Bayshore Realty Phone: 805-431-7565 Lic: 012220632
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Agent Detail Report

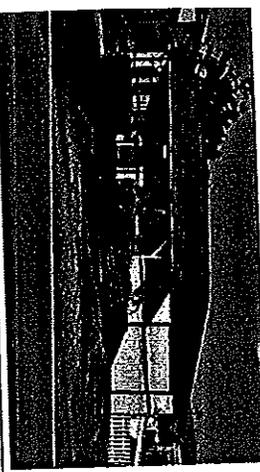
Attachment Four

Listing Numbers 182369, 107915, 160315, 1029196, 187602, 184942, 175208, 155340, 156144 Listing Price: \$1,249,000

Listings as of 04/05/13 at 2:48pm Listing # 184942 Map: 611, G6

Sold 08/29/12 Country: San Luis Obispo

700 Bernardo Morro Bay, CA 93442 Cross St: Pacific



Prop Type	Area	Beds	Baths (FTHQ)	Year Built	APN	Occupant	Owner Name	DOM/CDOM
Multi-family	Morro Bay	14	8 (8 0 0 0)	Unknown	066-000-000	Tenant unknown	OF RECORD 000-000-0000	79/79
Sub-area	Approx SqFt	Price/Sq Ft	Lot Sq Ft (approx)	Lot Acres (approx)	Phone to Show			
Morro Heights	5000 Other	\$212.00	6534 ((Tax Records))	0.150	805-431-7565			

Directions HWY 1 to Morro Bay Blvd. Go west to Bernardo St. Turn south. The Four-plex is on the south side of the alley that goes to the Police Dept. and faces Bernardo. The next building is the Tri-plex.

Public Remark Currently, this listing has one SFR, a four-plex and a tri-plex--821 Pacific and 700 to 730 Bernardo. At this time, these buildings are sitting on five legal 25x128lots. The seller has gotten permission from the City of Morro Bay to split the lots so each building is on its own lot. If you want to buy just one of the buildings, the lot split will have to be put into effect before escrow can close. One of the conditions is to remove four feet of the garage to the left of the tri-plex and turn it into a storage building or just tear it down completely. The garage in the SFR has been turned into a bedroom and has to be restored to a garage. The City lot split paperwork is attached up in the document section of this listing. The gross rent of the four-plex is \$46,227, the tri-plex--\$31,500, and the projected rent for the SFR would be \$15,600 for a total of \$93,327 gross annual return. This is a 7.47% gross return on the investment of \$1,249,000 Agent-Only Remarks The four-plex and tri-plex cannot be seen until an offer is written. The SFR is now available for showing. It is vacant and the lockbox is on the gas meter to the west side of house. The key to the lower garage that has to be cut back is on the dining room table.

Listing Agent Dan Raddell (ID:01220362) Primary: 805-431-7565, FAX: 805-772-0500 Expiration Date 11/21/12
 Listing Office Bayshore Realty (ID:SCBAV) Phone: 805-772-0300, FAX: 805-772-0500
 Listing Type Excl. Right to Sell Listing Date 02/20/12

Commission 2.5% Variable Rate C No Estimated Selling Date 05/09/12

Pending Date 05/09/12 Selling Date 08/29/12 SP % LP 84.87

Sold Price 1,060,000 Original Price 1,249,000 Selling Agent Dan Raddell (ID: 01220362) Phone: 805-431-7565 Selling Office Bayshore Realty (ID: SCBAV) Phone: 805-772-0300
 Selling Co-Agent Selling Co-Office Financing C/NL

cyberhomes.com Showing Instructions Yes Yes Agent Accompany, Subject to Offer, No Lock Box
 Terms Cash, Cash New Loan Lock Box Listing Detail No
 Possession Close + 3-7

General Information Story/Type/Level 1 Story, 2 Story Foundation Concrete Block, Slab
 Unit Information Total Units 0 Sewer and Water Water-Cy/Ult, Sewer
 Additional Information Other Air Conditioning None
 Roof Description Wall Furnace Heating

Presented By: Dan Raddell Lic: 01220632 / Bayshore Realty Phone: 805-431-7565 Lic: 01220632
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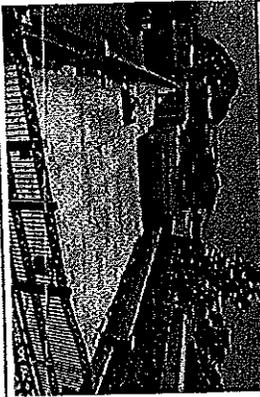
Agent Detail Report

Attachment Five

Listing Numbers 182369, 107915, 160315, 1029196, 187602, 184942, 175208, 155340, 156144 Listing Price: \$1,439,000

Listings as of 04/05/13 at 2:48pm Listing # 187602 Map: 0

Sold 02/26/13 Listing # 187602 County: San Luis Obispo Cross St: Beach Street 1155 West St Morro Bay, CA 93442



Prop Type	Residential	Prop Subtype(s)	SFR Stick Built
Area	Morro Bay	Sub-area	Embarcadero
Beds	4	Approx Sq Ft	3611 Tax Records
Baths (FTHQ)	4 (3 0 1 0)	Price/Sq Ft	\$360.01
Garage Spaces	2	Lot Sq Ft (approx)	7884 ((Tax Records))
Year Built	2010	Lot Acres (approx)	0.181
APN	066-034-018	Phone to Show	805-431-7565
Occupant	Vacant none		
Owner Name	OF RECORD 805-772-2595		
DOM/CDOM	238/238		

Directions Take HWY 1 to Main St. exit. Turn west on Beach Street, turn north on West. House is a few houses north on the west side of the street.

Public Remark This is a fabulous bluff top home with unblockable panoramic ocean, Bay, and Morro Rock views. It is top QUALITY construction. Over 3,600 SF of wonderful living area with 4 bedrooms and 3.5 baths. An elevator eliminates the need to climb the beautiful curved stairway from the magnificent entry to the upstairs living area. All walls inside and out are constructed of 2x6 studs with R-30 insulation. There are fire sprinklers and a Central Vac in every main room including the garage. All rain water drains into a dry well and the block wall around the property averages 5' on the interior yard. A solar system produces credit back from PG&E. There are 2 forced air heaters--one for each floor. Cameras at the front gate. The kitchen is designed for a gourmet chef and there are many custom features throughout such as 24k gold plated faucets in master bath! The lot has 7,900 SF.

Agent-Only Remarks The lockbox has a key to the small gate on the left side and a key to the front door. You can reach inside the gate and unlatch it without using the key.

Listing Agent Dan Reddell (ID:01220362) Primary: 805-431-7565, FAX: 805-772-0500 **Expiration Date** 06/29/13
Listing Office Bayshore Realty (ID:SCBAVY) Phone: 805-772-0300, FAX: 805-772-0500
Listing Type Excl. Right to Sell **Listing Date** 06/20/12

Commission 2.5% **Variable Rate C** No **Estimated Selling Date** 02/15/13

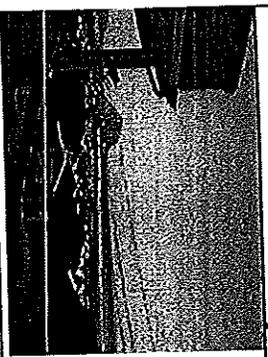
Pending Date 02/15/13 **Selling Date** 02/26/13 **SP % LP** 90.34
Sold Price 1,300,000 **Original Price** 22,000,000 **Selling Agent Non Member Office (ID: SCNON)**
Selling Co-Agent Selling Office Non-member Office (ID: SCNON)
Financing Selling Co-Office
Cash Selling Comments

Dwelling	Attached	cyberhomes.com	Yes
Age Restricted	No	Lock Box	Yes
Lock Box Location	No	Showing Instructions	Vacant
Under Construction	No	Reports Available	None
Listing Detail	None	Short Sale	No
Reo	No	Terms	Cash, Cash New Loan
Possession	Close + 3-7		
General Information		Assessments	No
Zone Description	Residential	Foundation	Slab
Story/Type/Level	2 Story	Association	No
Other	Other	Other Parking	Other
Attached Garage	Attached Garage	Appliances Included	Over/Range-Gas, Gas Cooktop, Oven Double, Dishwasher, Microwave
Paved Streets, Telephone, Cable Available	Paved Streets, Telephone, Cable Available	Laundry	Laundry Rm/inside
Flooring	Carpet		
Room Information		Exterior Features	Fenced Yard, Hot Tub/Spa
Mstr Bdrn on LRLVL	No	View	Ocean, Bay, Rock, Marina, Panoramic
Additional Information		Heating	Forced Air
Exterior	Stucco		
Roof Description	Concrete Tile		
Sewer and Water	Water-Cy/Util, Sewer		
Air Conditioning	None		

Attachment Six-A

Agent Detail Report

Listing Numbers 182369, 107915, 160315, 1029196, 187602, 184942, 175208, 155340, 156144
 Listings as of 04/05/13 at 2:48pm
 Sold 03/24/05 Listing # 1029196
 Country: San Luis Obispo
 2880 Juniper Ave Morro Bay, CA 93442-1447
 Cross St: San Joaquin
 Map: 611, P2 Listing Price: \$419,000



Prop Type: Lots and Land
 Area: Morro Bay
 APN: 068391002
 DOM/CDOM: 307/307
 Prop Subtype(s): Sub-area
 Price/Acre: Lot Sq Ft (approx)
 Lot Acres (approx): 0.115
 Single Family
 Morro del Mar
 \$3,608,695.65
 5001 ((Tax Records))
 0.115

Public Remark Build Now View Lot in Morro Bay, 60 X 100, Upslope. Soils Report Available Upon Acceptance.

Listing Agent: Janet Whitlock (ID:00303369) Primary: 805-772-4447 Secondary: 805-441-3929, FAX: 805-772-8612
 Listing Office: Coldwell Banker Premier Real Estate (1) (ID:SQLBE) Phone: 805-772-4447, FAX: 805-772-8612
 Listing Type: Excl. Right to Sell Listing Date 04/23/04 Expiration Date 06/01/05

Commission: 3.0% Variable Rate C No
 Pending Date: 02/24/05
 Estimated Selling Date: 03/24/05

Sold Price 415,000
 Original Price 419,000
 Selling Agent Patty Garrison (ID: 01121864) Phone: 805-772-7838
 Selling Office West Coast Properties (ID: SCWCP) Phone: 805-772-7838
 Selling Co-Office: Selling Comments

Lock Box Location	N/A	Showing Instructions	Vacant
Reports Available	Soils	Listing Detail	Own/Licensee
Terms	Cash	Possession	Close/Escrow
General Information	Residential	Assessments	No
Zone Description	None, Sewer, Water-City/Util	Lot Desc/Dimensions	60 X 100
Utilities	Upslope	Association	Unknown
Lot Characteristics	Paved Streets	Wait List Type	None
Site Improvements	City, Rock, Ocean		
View			

Presented By: Dan Reddell Lic: 01220632 / Bayside Realty Phone: 805-431-7565 Lic: 01220632
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 U.S. Patent 6,910,045

Agent Detail Report

Listing Numbers 182369, 107915, 160315, 1029196, 187602, 184942, 175208, 155340, 156144

Listings as of 04/05/13 at 2:48pm

Sold 01/18/13

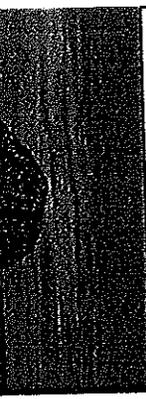
Listing # 160315

County: San Luis Obispo

2920 Juniper Ave Morro Bay, CA 93442
Cross St. San Jacinto

Map: 611, F2

Listing Price: \$220,900



Prop Type	Area	APN	DOM/CDOM	Prop Subtype(s)	Sub-area	Price/Acre	Lot Sq Ft (approx)	Lot Acres (approx)
Area	Morro Bay	068-381-008	1057/1057	Single Family	North Morro Bay	\$1,338,028.17	6186 ((Tax Records))	0.142
				Prop Subtype(s)	Sub-area	Price/Acre	Lot Sq Ft (approx)	Lot Acres (approx)
				Single Family	North Morro Bay	\$1,338,028.17	6186 ((Tax Records))	0.142

Directions Take hwy 1, east on San Jacinto up to Ironwood. Right on Ironwood, left on Juniper. Towards the end of the block. Public Remark New Low Price! You can build your dream home here on the central coast! Panoramic, unblockable and unobstructed Ocean and Rock Views from this 6186 sqft lot. Located on desirable street, surrounded by million dollar homes, backs up to private ranch land. This is the place to be! Plans for a 3800 sqft home with 4 bedrooms and 3 baths has already been paid for they just need your finishing touches.

Agent-Only Remarks Soils & Engineer report available, they are about 2 years old. Call with any questions.

Legal Description Cy Mb Tr 174 B1 Lt 8
Christine McDonald (ID:01193039) Primary: 805-441-5018 Secondary: 805-528-7171 x135, FAX: 805-888-2756
Prudential Hunter Realty (D:SCHUNT) Phone: 805-528-7171, FAX: 805-528-3704
Sophia McDonald (ID:01487058) Primary: 805-234-5828 Secondary: 805-528-7171 x124
Prudential Hunter Realty (D:SCHUNT) Phone: 805-528-7171, FAX: 805-528-3704
Listing Co-Office Excl. Right to Sell Listing Date: 11/13/09 Expiration Date 01/30/13

Commission 2.5% Variable Rate C No
Pending Date 12/10/12 Estimated Selling Date
Selling Date 01/18/13
SP % LP 86.01

Original Price 190,000
Selling Office Non-Member Office (ID: SCNON)
Original Price 340,000
Selling Co-Office
Selling Co-Office
Selling Comments

Lock Box No
Reports Available No
Terms Soils, Engineering
General Information Cash, Cash New Loan, Submt
Zone Description Residential
Utilities Water-Cy/Util, Sewer
Lot Desc/Dimensions 62 x 100
Association No
Wait List Type None

Showing Instructions Vacant
Listing Detail None
Possession Close/Escrow
Assessments No
Utility Location On Site
Lot Characteristics Upslope
Site Improvements Paved Streets
View Ocean, Rock, Hill/Peak/Mnt, Panoramic

Presented By: Dan Reddell Lic: 01220632 / Bayshore Realty Phone: 805-431-7565 Lic: 01220632
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U.S. Patent 6,910,045

Agent Detail Report

Listing Numbers 182369, 107915, 160315, 1029196, 187602, 184942, 175208, 155340, 156144
 Listings as of 04/05/13 at 2:48pm
 Listing # 107915
 County: San Luis Obispo
 Kern Ave Morro Bay, CA 93442
 Cross St: Riddgeway
 Lots and Land
 Morro Bay
 Map: 611, G7
 Listing Price: \$489,000



Public Remark Great Morro Heights Lot. Very large lot with nice view s. The lot is almost level and there is even room for a granny unit/guest house.
 Agent-Only Remarks This lot is between 426 and 416 Kern. Please use the chain link gate to enter onto the lot. Surveyed two years ago. The home at 426 Kern is occupied by tenants but the owners plan on moving into it within two years.

Listing Agent Kirk Najarian (ID:01188188) Primary: 805-471-6087 Secondary: 805-772-7838 Other: 805-471-6087, FAX: 805-772-7921
 Listing Office West Coast Properties (ID:SCWCP) Phone: 805-772-7838, FAX: 805-772-7921
 Listing Type Excl. Right to Sell
 Listing Date 10/11/05
 Expiration Date 03/16/06

Commission 2.5% Variable Rate C No
 Pending Date 10/12/05
 Estimated Selling Date

Sold Price 480,000
 Original Price 489,000
 Selling Agent Venessa Armstrong (ID: 01301684) Phone: 805-235-7963
 Selling Co-Agent Williams Realty-Central Coast (ID: SCKELWILL) Phone: 805-772-9016
 Financing Convention
 Selling Co-Office
 Selling Comments

Lock Box	No	Showing Instructions	Vacant
Reports Available	None	Listing Detail	None
Terms	Cash, Cash New Loan	Possession	Close/Escrow
General Information		Assessments	No
Zone Description	Residential	Utility Location	Off Site
Utilities	Water-Cy/Util, Sewer, Cable, Electricity, Gas, Telephone	Association	No
Lot Characteristics	Level, Other	View	Ocean, Rock, City, Hill/Peak/Mnt
Wait List Type	None		

Presented By: Dan Reddell Lic: 012220632 / Bayshore Realty Phone: 805-431-7565 Lic: 012220632
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 U.S. Patent 6,910,045

Agent Detail Report

Attachment Seven-B

Listing Numbers 182369, 107915, 160315, 1029196, 187602, 184942, 175208, 155340, 156144

Listings as of 04/05/13 at 2:48pm

Listing Price: 3,335,000

Sold 12/05/12

Listing # 182369
County: San Luis Obispo

Dana Way Morro Bay, CA 93442
Cross St: Kern

Map: 631, G1

Prop Type
Area
APN
DOM/CDOM

Lots and Land
Morro Bay
066-273-001

327/407

Prop Subtype(s)
Sub-area
Price/Acre
Lot Sq Ft (approx)
Lot Acres (approx)

Single Family
Morro Heights
\$1,644,736.84
9932 ((Tax Records))
0.228



Directions Hwy 1 to Morro Bay Blvd., left on Main street, left on Cabrillo. Lot is on the corner of Dana Way. Public Remark: Imagine yourself looking at this view...you can! Located on the Central Coast of California in Morro Bay, this beautiful corner lot is ready for your dream home. At almost 10,000 sq ft, this lot is the perfect place to build that single story home with view's you have been waiting for. The lot is centrally located near the Morro Bay Golf Course as well as the Embarcadero and downtown. Agent-Only Remarks: This is a large lot in a great neighborhood, with nice views and ready for your buyers to build on. Seller is looking into putting a height restriction on building to protect the view from the house they own behind this property. Sellers to do a 1031 exchange at no cost to buyer.

Listing Agent Linda Mendoza (ID:01254598) Primary:805-455-5944 Secondary:805-772-9016, FAX: 805-772-8016
Listing Type Keller Williams Realty-Central Coast (ID:SCHELLWILL) Phone: 805-772-9016, FAX: 805-772-8016
Expiration Date 12/18/12
Listing Date 12/16/11

Commission 2.5% **Variable Rate C No**
Pending Date 11/13/12 **Estimated Selling Date**

Sold Price 375,000 **Selling Date** 12/05/12 **Selling Agent** Bob Bennett (ID:sc1875031) Phone: 805-202-6390
Original Price 475,000 **SP % LP** 94.94 **Selling Office** Keller Williams Realty-Central Coast (ID: SCKELLWILL) Phone: 805-772-9016
Selling Co-Agent Selling Co-Office
Financing Cash **Selling Comments** Thanks for a smooth escrow Bob!

Lock Box	No	Showing Instructions	Vacant
Reports Available	Topo Map, None	Listing Detail Possession	None
Terms	Cash New Loan	Utilities	Water-City/Util, Sewer, Cable, Electricity, Gas, Telephone
General Information	Resi Single Family	Utility Comments	All Utilities available on street
Zone Description	Other	Association	No
Utility Location	Corner	Wait List Type	None
Lot Characteristics	Paved Streets, Street Lights		
Site Improvements	Ocean, Bay, Rock, City, Hill/Peak/Mnt		
View			

Presented By: Dan Reddell Lic: 01220632 / Baysshore Realty Phone: 805-431-7565 Lic: 01220632
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One Line Report

Attachment Nine

Property Type: Lots and Land
Listings as of 04/05/13 at 2:34pm

County: San Luis Obispo City
Morro Bay Status: Sold (1/1/2012 to 4/5/2013)

Property Type: Lots and Land	DOM/Status	CDOM Date	Listing#	Price	Address	City	Area	Lot Size Acres
Sold	294/294	01/12/12	170988	80,000	Main St	Morro Bay	Morro Bay	0.192
Sold	316/316	09/07/12	180523	125,000	380 Bonita St	Morro Bay	Morro Bay	3367 0.077
Sold	2/2	12/11/12	190748	130,000	Hillcrest Dr	Morro Bay	Morro Bay	4000 0.092
Sold	979/979	02/10/12	154208	175,000	2940 Greenwood Ave	Morro Bay	Morro Bay	0.092 0.092
Sold	1057/1057	01/18/13	160315	190,000	2920 Juniper Ave	Morro Bay	Morro Bay	0.142 0.142
Sold	51/51	10/05/12	188653	255,000	433 Oahu St	Morro Bay	Morro Bay	0.110 0.110
Sold	327/407	12/05/12	182369	375,000	Dana Way	Morro Bay	Morro Bay	0.228 0.228
Sold	334/334	05/25/12	174521	450,000	1840 Main St	Morro Bay	Morro Bay	0.631 0.631
Sold	301/301	11/20/12	182367	520,000	3450 Toro Lane	Morro Bay	Morro Bay	16217 0.372

Presented By: Dan Reddell Lic: 012220632 / Baysshore Realty Phone: 805-431-7565 Lic: 012220632

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U.S. Patent 6,910,045

Property Type: Lots and Land County: San Luis Obispo City: Morro Bay Status: Pending
 Listings as of 04/05/13 at 2:29pm

One Line Report

Attachment Ten

Status	DOM/Status CDOM Date	Listing#	Price	Address	City	Area	Lot Size Acres
Pending	280/280 01/18/13	185497	99,000	399 Quintana Rd	Morro Bay	Morro Bay	0.4520 0.4520
Pending	6/6 03/07/13	193595	135,000	Orcas St	Morro Bay	Morro Bay	0.078 0.078
Pending	19/19 03/20/13	194155	225,000	Orcas St	Morro Bay	Morro Bay	0.1340 0.1340
Pending	79/79 02/28/13	192067	279,500	Ironwood Ct	Morro Bay	Morro Bay	0.157 0.157
Pending	28/28 04/03/13	194304	319,000	Piney Way	Morro Bay	Morro Bay	0.1380 0.1380
Pending	22/22 02/27/13	193369	488,000	1840 Main St	Morro Bay	Morro Bay	0.631 0.631

Presented By: Dan Reddell Lic: 01220632 / Baysshore Realty Phone: 805-431-7565 Lic: 01220632

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U.S. Patent 6,910,045

APR - 5 2013

City Attorney

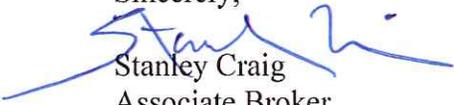
To The City of Morro Bay,

I would like to take the opportunity to introduce myself and my experience. My family moved to Morro Bay in 1951. My Father, Carney Craig, worked for Pacific Gas and Electric for over 30 years. My Mother, Louise Craig Tucker, drove a school bus for San Luis Unified School District for 12 years retiring in my senior year in 1977. Mrs. Tucker purchase Morro Bay Realty in 1980 and sold the business in 1997 to Richard and Shirley Fisher.

As a Morro Bay native, I have a lifetime of local knowledge and understanding of the area. I graduated from Morro Bay High School in 1977. I graduated from the University of Houston with a Business Finance Degree in 1987. In 1988 I received my Real Estate License and went work for Coldwell Banker Camino Real Properties in 1989. In 1991 I became the General Manager for Morro Bay Realty representing three offices and over 33 agents. In 2009 I was hired by the City of Morro Bay to list 2783 Coral and 781 Market in Morro Bay. I offer over 25 years of Real Estate experience to my customers. I have specialized in Residential Sales, Lot Sales and Subdivision Sales throughout my career. I have developed personal residential projects from raw land through the permit process to a completed project in the City of Morro Bay. My extensive construction experience has allowed me to provide valuable assistance to the many builders and individuals I have represented. I believe these assets will be valuable when representing the City of Morro Bay in acquiring the highest and best fair market price.

I believe the strength of my Real Estate success can be attributed to my Team Approach. Susan Craig has worked as my Transaction Coordinator over 10 years. As a licensed Real Estate Agent she is capable of providing a full range of services. She is an expert in our paperless transaction process. Her technical computer skills allow for a detailed accountability allowing the transaction to proceed smoothly. Our Real Estate philosophy is supported and supplemented through Morro Bay Realty and its staff. From Commercial properties, Residential Sales and Development, and Property Management we are able to provide you with the full range of services that will allow for a successful close.

Sincerely,



Stanley Craig
Associate Broker
Morro Bay Realty

Morro Bay Realty

(Think Green, Think Paperless)

Morro Bay Realty is a dba under Western Heritage Enterprises, a family held corporation. Western Heritage Enterprises is owned by Shirley Fisher (President), Shirley Fisher (Central Coast Sales Manager), and Directors Suzette Caufield, Deborah Bolton, Barbara Fisher (Broker/Manager) and Cynthia Fisher (Broker/Manager) who all grew up and went to school in Morro Bay. The Fisher family moved to Morro Bay in 1965.

Morro Bay Realty first opened its doors in Morro Bay in the early 1950s under the ownership of Vern Crass. Louise Tucker bought Morro Bay Realty in January of 1980 and operated it locally until 1997 when it was sold to Western Heritage Enterprises. Morro Bay Realty is associated with the following real estate offices also under Western Heritage Enterprises:

1. Western Heritage Realty, serving northern San Luis Obispo County, Fresno, Tulare and Kern counties;
2. San Luis Obispo County Properties, serving central and southern San Luis Obispo County; and
3. Morro Bay Realty Rentals and Western Heritage Realty Rentals service residential, full time, extended stay and vacation rentals as well as the commercial rentals, through out San Luis Obispo County with 2 full time Associates.

All offices are fully capable of servicing our local area Globally with property listing on over 30 National search engines and websites as well as a number of International Websites and VRBO.com.

Besides placing our listings on the local Multiple Listing Service (MLS), which is distributed to Realtor.Com, etc.; each property has its own Domain Name and Individual Property Website; is represented on our Virtual Office Website (VOW) which gives each prospective client full access to all information about a property they would receive if they walked through our office doors; and investment and commercial properties are advertised on LoopNet.com, Postlets.com and Craigslist.com for investors.

With our ability to perform all transaction work in all areas completely paperless and using TransactionPoint, a very secure server, as our Internet Management Storage all clients have 24/7/365/7 access to their up-to-date information. Our offices have the ability to write their contracts on-line, send them for review and digital signature with DocuSign and return them to TransactionPoint for storage by email; no one needs to maintain any paper files.

Morro Bay Realty is a Nationally Recognized Real Estate Industry Leader committed to the Best Customer Service using the Latest in Technology. Morro Bay Realty ranks as the top listing and sales agency in our local area with offices in Cayucos & Morro Bay with over 25 licensed Associates with the majority who are licensed Brokers. Morro Bay Realty Associates represent over 25% of the current listings just in Morro Bay with

comparable listings in surrounding areas representing properties ranging from vacant land, mobile homes in parks to over \$25 million ranch properties.

The following is a list of some of the Advertising supported by Western Heritage Enterprises advertising all listings and rentals that are active on the market.

Morro Bay Realty's written advertising is the following:

1. The Tribune – Weekly Saturday
2. Homes&Land Magazine – Full page
3. Realty Connection Magazine – Full Page
4. Real Estate Monthly Magazine – Individual Agent Properties
5. The Real Estate Book Magazine – Individual Agent Properties
6. Phone Directories

Hotel & Visitor advertising

1. Morro Bay Trolley – during visitor season on each trolley.

Signage

1. Two 4X8 signs
2. Detail parcel map sign

Internet

1. Realtor.com – all MLS listings
2. LoopNet.com – Commercial and Investment Listings
3. ListHub.com – syndicates to over 30 websites or search engines
4. PropertyWorld.com – World Wide in Europe and Asia
5. SanLuisObispo.com – The Tribunes Website
6. Homes and Land.com- Homes & Land Magazine also syndicates to the Wall Street Journal, New York Times, etc.
7. CyberHomes.com – has our own web framing from our site – Property values
8. MorroBayRealty.com, WesternHeritageRealty.com, etc. – Several other Real Estate business websites.
9. Individual Property Websites – over 100 – instant email or text message contact
10. Individual Agent Websites – instant email or text message contact
11. All Websites – well over 200

Subject property Listed with Stanley Craig

Agent Detail Report

Listings as of 04/04/13 at 10:07pm

Expired 06/15/11	Listing # 155566	2783 Coral Ave Morro Bay, CA 93442	Listing Price: \$1,399,000
	County: San Luis Obispo	Cross St: San Jacinto	Map: , 0
	Prop Type	Lots and Land	Prop Subtype(s) Single Family
	Area	Morro Bay	Sub-area Cloisters
	APN	065-386-015	Price/Acre \$1,413,131.31
	DOM/CDOM	693/693	Lot Sq Ft (approx) 43124 ((Tax Records))
			Lot Acres (approx) 0.990

CCR

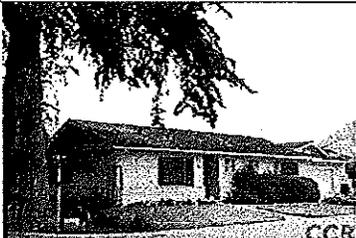
Directions Hwy 1 West on San Jacinto Street.**Public Remark** The property is approximately .99 acres that has received subdivision approval for 6 one-story SFR home sites from the City and the Coastal Commission. The planned lots are all over 6000 sq ft. Close to 57 acres of scenic natural preserve, Cloisters park, miles of walking and bicycling trails, along with miles of beach to enjoy! Click the VIRTUAL TOUR button for more information.**Agent-Only Rmrks** Once final map is recorded the lots are subject to the CC&Rs for the Cloisters development and are included in an assessment district for maintenance of the Cloisters' park and landscaping, for which assessments remain unchanged at \$1,241.20/lot, or 103.43 per month. Currently, there is no association. Please go to virtual tour for more information.**Legal Description** 065-386-015 Lot 124, Tract 1996**Listing Agent** Stanley P Craig (ID:00995466) Primary:805-235-0514 Secondary:805-235-6079 Other:805-772-6590 x27, FAX: 805-771-9272**Listing Office** Morro Bay Realty - Main Street (ID:SCMORR) Phone: 805-772-7305, FAX: 805-772-8466**Listing Type** Excl. Right to Sell**Listing Date** 06/05/09**Expiration Date** 06/15/11**Commission** 2.5% Variable Rate CNo**Lock Box** No**Showing Instructions**No Lock Box**Reports Available** NHD**Listing Detail** None**Terms** Cash, Cash New Loan**Possession** Close/Escrow**General Information****Zone Description** Residential**Utilities** None**Association** No**Wait List Type** None*Presented By: Stanley P Craig Lic: 00995466 / Morro Bay Realty - Main Street Phone: 805-235-0514 Lic: 01129557**Featured properties may not be listed by the office/agent presenting this brochure.**Information has not been verified, is not guaranteed, and is subject to change. Copyright© 2013 by the following Associations of REALTORS®**- Atascadero, Paso Robles, Scenic Coast, San Luis Obispo, Pismo Coast, Santa Maria, Santa Ynez Valley, Lompoc Valley.**All rights reserved. Copyright 2013 Rapattoni Corporation. All rights reserved.**U.S. Patent 6,910,045*

Listed & Sold

Client Detail Report

Listing Numbers 155226, 179395, 160272, 174678, 188653

Listings as of 04/04/13 at 9:00pm

Sold 08/06/09	Listing # 155226	155 Terra St Morro Bay, CA 93442-3163	Listing Price: \$699,000
	County: San Luis Obispo	Cross St: Sandlewood	Map: , 0
	Prop Type	Residential	Prop Subtype(s) SFR Stick Built
	Area	Morro Bay	Sub-area Beach Tract
	Beds	3	Approx SqFt 1152 Tax Records
	Baths(FTHQ)	2 (1 1 0 0)	Price/Sq Ft \$564.24
	Garage Spaces	2	Lot Sq Ft (approx) 3615 ((Tax Records))
	Year Built	1967	Lot Acres (approx) 0.083
	APN	065-364-005	
	DOM/CDOM	35/35	

See Additional Pictures See Virtual Tour

Directions Hw 1 West on San Jacinto to Sandlewood turn Right. Home is on the corner of Terra and Sandlewood.

Public Remark Location, Location, Location! Delightful Beach Tract single level home with Rock and Ocean views. Near the beach and walking trails. Great potential for a vacation rental. Personal property items included in the sale. All section 1 work has been completed. New rain gutters. Property sold in as-is condition.

Selling Price \$650,000
Original Price 699,000

Selling Date 08/06/09
SP % LP 92.99

Pending Date 07/02/09

Age Restricted	No	Under Construction	No
Listing Detail	None	Story/Type/Level	1 Story
Stairs to Entry	No	Foundation	Raised
Lot Characteristics	Level, Corner	Association	No
Covered Parking	Attached Garage	Site Improvements	Paved Streets, Street Lights, Telephone, Cable Available
Appliances Included	Oven/Range-Electric, Dishwasher, Garbage Disp, Refrigerator, Washer, Dryer, Water Softener	Flooring	Carpet, Vinyl/Linoleum
# of Fireplaces	1	Type of Fireplace	Brick/Stone, Gas Log, Living Room
Laundry	Laundry in Garage, Electric Hookup	Master Bedroom	0x0 Level: First Floor
Bedroom 2	0x0 Level: First Floor	Bedroom 3	0x0 Level: First Floor
Kitchen	0x0 Level: First Floor	Living Room	0x0 Level: First Floor
Dining Room	0x0 Level: First Floor	Dining Room Desc	Dining Area
Exterior	Wood Siding, Brick/Stone	Exterior Features	Fenced Yard
Roof Description	Wood/Shk/Shg	View	Ocean, Rock, Wooded
Sewer and Water	Water-Cty/Util, Sewer	Heating	Forced Air, Natural Gas
Air Conditioning	None		

Presented By:

Stanley P Craig

Morro Bay Realty - Main Street



Lic: 00995466
Primary: 805-235-0514
Secondary: 805-235-6079
Other: 805-772-6590 x27
Fax: 805-771-9272
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Lic: 01129557
805 Main Street
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See our listings online:

April 2013

Web Page: <http://WWW.StanleyPCraig.com>

<http://www.MorroBayRealty.com>

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U.S. Patent 6,910,045



Represented Buyer

Client Detail Report

Listing Numbers 155226, 179395, 160272, 174678, 188653

Listings as of 04/04/13 at 9:00pm

Sold 09/02/10	Listing # 160272	2985 Beachcomber Dr Morro Bay, CA 93442	Listing Price: \$1,849,000
	County: San Luis Obispo	Cross St: Easter	Map: 611, E2
	Prop Type	Residential	Prop Subtype(s)
	Area	Morro Bay	Sub-area
	Beds	3	Approx SqFt
	Baths(FTHQ)	2 (1 1 0 0)	Price/Sq Ft
	Garage Spaces	2	Lot Sq Ft (approx)
	Year Built	1965	Lot Acres (approx)
	APN	066-233-055	
	DOM/CDOM	215/215	

[See Additional Pictures](#)

Directions Highway one going North, left turn on San Jacinto, right on Sandelwood, left on Sienna, right on to Beachcomber Dr.
Public Remark Ocean front home on huge over sized lot, walk out your door to level beach access with no stairs. Walk South to Morro Rock or North to Cayucos without ever leaving the beach. Located in a quite low traffic area, away from the high tourist beach traffic. Sunny North side of Morro Bay.

Selling Price \$1,550,000
 Original Price 1,849,000

Selling Date 09/02/10
 SP % LP 83.83

Pending Date 06/17/10

Age Restricted	No	Under Construction	No
Listing Detail	None	Story/Type/Level	1 Story
Stairs to Entry	No	Foundation	Raised, Slab
Lot Characteristics	Oceanfront	Association	No
Covered Parking	Detached Garage	Other Parking	Drive Space
Site Improvements	Paved Streets, Street Lights, Telephone, Cable Available	Rooms	Family Room, Dining Room
Appliances Included	Oven/Range-Electric, Elec Cooktop, Cable, Dishwasher, Microwave, Garbage Disp, Refrigerator, Washer, Dryer	Flooring	Carpet, Wood
# of Fireplaces	1	Type of Fireplace	Wood Burning
Laundry	Laundry in Garage	Interior Features	Wide Doors
Bedroom 2	0x0 Level: First Floor	Bedroom 3	0x0 Level: First Floor
Bedroom 4	0x0 Level: First Floor	Kitchen	0x0 Level: First Floor
Family/Great Room	0x0 Level: First Floor	Living Room	0x0 Level: First Floor
Dining Room	0x0 Level: First Floor	Dining Room Desc	Dining Area
Exterior	Wood Siding, Stucco	Exterior Features	Fenced Yard
Roof Description	Comp Shingle	View	Ocean
Sewer and Water	Water-Cty/Util, Sewer	Heating	Forced Air, Natural Gas
Air Conditioning	None		

Presented By:**Stanley P Craig**

Lic: 00995466
 Primary: 805-235-0514
 Secondary: 805-235-6079
 Other: 805-772-6590 x27
 Fax : 805-771-9272

E-mail: scraig@morrobayrealty.com
 Web Page: <http://WWW.StanleyPCraig.com>

Morro Bay Realty - Main Street

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 805 Main Street
 Morro Bay, CA 93442
 805-772-7305

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U.S. Patent 6,910,045



Listing Agent

Client Detail Report

Listing Numbers 155226, 179395, 160272, 174678, 188653

Listings as of 04/04/13 at 9:00pm

Sold 05/13/11	Listing # 174678	465 Rennell St Morro Bay, CA 93442-2937	Listing Price: \$499,000
	County: San Luis Obispo	Cross St: Main	Map: , 0
	Prop Type	Residential	Prop Subtype(s) SFR Stick Built
	Area	Morro Bay	Sub-area North Morro Bay
	Beds	3	Approx SqFt 1597 Tax Records
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft \$306.20
	Garage Spaces	2	
	Year Built	1987	Lot Sq Ft (approx) 2396 ((Tax Records))
	APN	065-048-042	Lot Acres (approx) 0.055
	DOM/CDOM	16/16	

[See Additional Pictures](#) [See Virtual Tour](#)**Directions** North Main Street to Rennell turn right on the left.**Public Remark** This charming home with fabulous Morro Rock and Ocean Views is a must see. The owners pride in ownership shows thru their meticulously well maintained home. This is just the home you are looking for. Come see the views from the large south facing deck. Enjoy the large fireplace in the cozy open floor plan living area. Just what you need for the central coast lifestyle. Roof is only 3.5 years old.**Selling Price** \$489,000**Selling Date** 05/13/11**Pending Date** 03/31/11**Original Price** 499,000**SP % LP** 98.00

Age Restricted	No	Under Construction	No
Listing Detail	None	Story/Type/Level	2 Story
Stairs to Entry	Yes	Foundation	Raised
Association	No	Covered Parking	Attached Garage
Site Improvements	Paved Streets, Street Lights, Telephone, Cable Available	Furn/Fixt Exclude	All personal items
Appliances Included	Oven/Range-Gas, Dishwasher, Garbage Disp	Flooring	Carpet, Vinyl/Linoleum, Laminate
Laundry	Laundry in Garage, Gas Hookup	Interior Features	Skylights, Cathedral Ceilings, Dual Pn Windows
Master Bedroom	0x0 Level: Second Floor	Bedroom 2	0x0 Level: First Floor
Bedroom 3	0x0 Level: First Floor	Kitchen	0x0 Level: Second Floor
Living Room	0x0 Level: Second Floor	Dining Room	0x0 Level: Second Floor
Dining Room Desc	Dining Area	Exterior	Stucco, Brick/Stone
Exterior Features	Fenced Yard, Decks	Roof Description	Comp Shingle
View	Ocean, Rock	Sewer and Water	Water-Cty/Util, Sewer
Heating	Forced Air, Natural Gas	Air Conditioning	Ceiling Fans

Presented By:**Stanley P Craig****Morro Bay Realty - Main Street**

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Lic: 01129557

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805 Main Street

Secondary: 805-235-6079

Morro Bay, CA 93442

Other: 805-772-6590 x27

805-772-7305

Fax: 805-771-9272

See our listings online:E-mail: sraig@morrobayrealty.comWeb Page: <http://WWW.StanleyPCraig.com><http://www.MorroBayRealty.com>

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U.S. Patent 6,910,045

Listed - Short Sale

Client Detail Report

Listing Numbers 155226, 179395, 160272, 174678, 188653

Listings as of 04/04/13 at 9:00pm

Sold 05/25/12	Listing # 179395 County: San Luis Obispo	2228 Coral Ave Morro Bay, CA 93442-1590 Cross St: Emerald Circle	Listing Price: \$719,000 Map: , 0
	Prop Type	Residential	Prop Subtype(s) SFR Stick Built
	Area	Morro Bay	Sub-area Cloisters
	Beds	4	Approx SqFt 2861 Tax Records
	Baths(FTHQ)	4 (3 0 1 0)	Price/Sq Ft \$252.43
	Garage Spaces	3	
	Year Built	2002	Lot Sq Ft (approx) 5001 ((Other))
	APN	065-388-050	Lot Acres (approx) 0.115
	DOM/CDOM	259/259	

[See Additional Pictures](#) [See Virtual Tour](#)**Directions** Hwy 1 West on San Jacinto Left on Coral Ave. Property is on the corner of Emerald Circle & Coral.

Public Remark Impressive 2,850 sq Ft Craftsman style 2 story home located in the Cloister's tract. Stunning Morro Rock and Ocean views. Granite counter tops ordain the well appointed kitchen. An open floor plan with sculptured cathedral ceilings, granite faced fireplace and wood floors finish the room. The 4 bedroom 3.5 bath home is meticulously maintained. Only a short walk to the beach or park on the paved walking paths. Space ready for a dumb waiter. Assessment is \$1,200 a year.

Selling Price \$722,190
Original Price 849,000

Selling Date 05/25/12
SP % LP 100.44

Pending Date 05/03/12

Dwelling	Attached	Age Restricted	No
Under Construction	No	Short Sale	Yes
Assessments	Yes	Story/Type/Level	2 Story
Foundation	Slab	Lot Characteristics	Level, Corner
Association	No	Covered Parking	Attached Garage
Other Parking	Garage Conversion	Site Improvements	Paved Streets, Curbs/Gutter, Sidewalks, Street Lights, Telephone, Cable Available
Furn/Fixt Exclude	ALL PERSONAL PROPERTY	Rooms	Family Room, Den/Lib/Stud
Appliances Included	Gas Cooktop, Oven Double, Cable, Dishwasher, Microwave, Garbage Disp	Flooring	Carpet, Wood, Tile
# of Fireplaces	1	Type of Fireplace	Gas Jet, Brick/Stone, Gas Log, Living Room
Laundry	Laundry Rm/Inside, Gas Hookup	Interior Features	Wide Doors, Cathedral Ceilings, Pantry, Dual Pn Windows
Dining Room Desc	Dining Area, Breakfast Bar	Exterior	Stucco, Brick/Stone
Exterior Features	Fenced Yard, Yard Sprinklers, Decks	Roof Description	Concrete Tile
View	Ocean, Rock, Hill/Peak/Mnt	Sewer and Water	Water-Cty/Util, Sewer
Heating	Forced Air	Air Conditioning	None
Green Features	None, Unknown	Green Ratings	Unknown
Renewable Energy	None		

Presented By:**Stanley P Craig****Morro Bay Realty - Main Street**

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U.S. Patent 6,910,045

Listing Agent

Client Detail ReportListing Numbers 155226, 179395, 160272, 174678, 188653
Listings as of 04/04/13 at 9:00pm

Sold 10/05/12	Listing # 188653	433 Oahu St Morro Bay, CA 93442	Listing Price: \$279,000
	County: San Luis Obispo	Cross St: Main	Map: , 0
	Prop Type	Lots and Land	Prop Subtype(s) Single Family
	Area	Morro Bay	Sub-area North Morro Bay
	APN	065-057-018	Price/Acre \$2,318,181.82
			Lot Sq Ft (approx) 4792 ((Tax Records))
	DOM/CDOM	51/51	Lot Acres (approx) 0.110

Public Remark Builders Delight! South facing location! Easy to build! 2 lots #'s one APN. Drive by to check it out. Possible ocean view from second story. Buyers to satisfy themselves regarding lot #'s and views.

Selling Price \$255,000
Original Price 279,000Selling Date 10/05/12
SP % LP 91.40

Pending Date 09/07/12

Listing Detail	None	Utilities	Water-Cty/Util, Sewer, Cable, Electricity, Gas, Telephone
Association	No	Site Improvements	Paved Streets, Street Lights
Wait List Type	None		

	Presented By: Stanley P Craig	Morro Bay Realty - Main Street
	Lic: 00995466 Primary: 805-235-0514 Secondary: 805-235-6079 Other: 805-772-6590 x27 Fax: 805-771-9272 E-mail: scraig@morrobayrealty.com Web Page: http://WWW.StanleyPCraig.com	Lic: 01129557 805 Main Street Morro Bay, CA 93442 805-772-7305 <i>See our listings online:</i> http://www.MorroBayRealty.com
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U.S. Patent 6,910,045



* Two lots with one APN# -

April 3, 2009

To whom it may concern,

Stanley Craig has worked as our broker in Sanger California between the years of 2003-2007 selling and marketing 3 sub divisions.

His business ethics, honestly not only to his client, us, Sanger II CA LLC but to the home buyers exemplifies his customer service, can do attitude, from the rest of the pack.

We had interviewed a lot of potential brokers for our projects in Sanger, but Stanley outshined the rest and we were successful in our sales.

Please call me if you have questions or any questions I might be able to answer for you.

Sincerely,

John Solu

John Solu
Sanger II CA LLC
805 441 3552

Morro Bay Realty



805 Main Street
Morro Bay, CA. 93442
(805)772-7305 FAX (805)772-8466

Thank you for contacting Morro Bay Realty and giving us the opportunity to work with you in your real estate transaction at 155 Terra
Morro Bay, CA Stanley / Susan Craig and our professional staff of qualified and experienced real estate agents are always here to serve your real estate needs.

We take pride in our ability to meet your real estate needs and are constantly striving to maintain our high standards of integrity. Would you help us by taking a minute to answer the following questions? Your comments are valuable and will help us to serve you better in the future. Thank you.

- * Were we responsive to your needs? Yes No * Did we do everything we agreed to do? Yes No
- * Were our agents and staff courteous? Yes No * Were your calls returned quickly? Yes No
- * Was the transaction timely? Yes No * Were you pleased with your transaction? Yes No
- * Would you consider us again? Yes No * Would you recommend us? Yes No

We invite you to comment on your overall opinion of our service.

Please check here if we may use your comments in our advertising. Thank you.

<i>Stanley Craig was a pleasure to work with. He did an excellent job of providing guidance and assistance throughout the listing and final sale of the house.</i>	
<i>Many thanks to Stanley Craig!</i>	

Dick Fisher
Dick Fisher, Broker
8/11/09
Date

Betsy Ellis
Signature

Address

City, State, ZIP

Morro Bay Realty



805 Main Street
Morro Bay, CA. 93442
(805)772-7305 FAX (805)772-8466

Thank you for contacting Morro Bay Realty and giving us the opportunity to work with you in your real estate transaction at 2985 Beachcomber Morro Bay, CA. Stanley & Susan Craig and our professional staff of qualified and experienced real estate agents are always here to serve your real estate needs.

We take pride in our ability to meet your real estate needs and are constantly striving to maintain our high standards of integrity. Would you help us by taking a minute to answer the following questions? Your comments are valuable and will help us to serve you better in the future. Thank you.

- * Were we responsive to your needs? Yes No
- * Did we do everything we agreed to do? Yes No
- * Were our agents and staff courteous? Yes No
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- * Was the transaction timely? Yes No
- * Were you pleased with your transaction? Yes No
- * Would you consider us again? Yes No
- * Would you recommend us? Yes No

We invite you to comment on your overall opinion of our service.

Please check here if we may use your comments in our advertising. Thank you.

STAN & SUSAN WENT ABOVE AND BEYOND WHAT WAS NECESSARY TO DO. I HAVE CLOSED SOME 20 OR 30 DEALS AND DON'T THINK I HAVE BEEN THIS PLEASED WITH MY AGENT.	

Dick Fisher
Dick Fisher, Broker

8/16/2010
Date

[Signature]
Signature

Box 338
Address

Kingsburg CA 93631
City, State, ZIP

To the Morro Bay City Council,

In 2009 I was awarded the listing contract for 2783 Coral. I had the listing for a period of 693 days without any price adjustments in a declining market. I mention this point to emphasize the most important job your real estate agent is hired to do, establish the fair market value of the subject property. Fair market value= sales at the highest and best price. As we move forward into 2013, the market conditions are rapidly changing. The economic recovery appears to be moving forward; home prices have stabilized and are increasing in our area.

As before, the Coral lots offsite improvements will have significant impact on the value. As proposed by the tentative map, the net square feet of each lot have been impacted by the hammer head private road design, draining easement, set back requirements, and the tree deed restriction. All of these items will further impact the design and square footage of the individual homes. The location of Highway 1 to the East, San Jacinto to the North and Coral to the West could have a negative impact on the home values.

I have provided a Comparative Market Analysis showing the Sold lots with an average of \$143,750.00. Please note 433 Oahu is a double lot with a single APN number. The Pending Sales show an average of \$213,167.00. Other considerations are the off sites. I would estimate the off sites for the Coral Lots to be approximately \$50,000.00 per lot. If you combine the offsites cost with the sold averages you come to a total of \$193,750.00. I would consider this amount in line with the Pending sales. There for, it is in Professional Opinion the recommended listing price should be in a range between \$949,000-\$1,000,000.

I believe the Beachtract/Coisters is one of the most desirable locations in the City of Morro Bay. If the City were to list 2783 Coral at this price point, combined with the upward market trend, I would look forward to a successful sale.



*I have provided a list of potential questions I would anticipate from a builder/developer.

*Other options to consider would be to finish the lot split and sale the lots individually. I would anticipate the City to have a lower offsite cost do to possible staff provided savings.

*I must note I did receive an offer for \$520,000 on May 24, 2011. The past City council elected not to respond to the offer.

CMA Report
Sorted by Status (asc), Area (asc), Price (asc)

Listings as of 04/03/13 at 05:56PM

Property Type: Lots and Land Include Property Subtypes: Commercial/Indust., Multi Family, Single Family Area: Morro Bay Statuses: Active, Contingent, Pending, Sold (10/5/2012 or after)

Lots and Land

Active

Listing #	APN	Address	City	Map	Acre	SqFt	Date	\$/Acre	DOM/CDOM	Orig Price	List Price
177998	065-036-028	505 Yerba Buena St	Morro Bay	611, E7	0.066	0.066 ac	06/28/11	2877272.73	645/645	239,000	189,900
187989	068252046	2881 Nutmeg Ave	Morro Bay	611, F2	0.0830	0.0830ac	07/03/12	2349397.59	264/264	295,000	195,000
185484	068-391-002	2880 Juniper Ave	Morro Bay	611, F2	0.142	0.142 ac	04/10/12	1548591.55	358/542	209,900	219,900
194316	068-383-013	2940 Hemlock Ave	Morro Bay	611, E2	0.151	0.151 ac	03/06/13	1655629.14	28/28	250,000	250,000
188016	065-149-032	3039 Ironwood Ave	Morro Bay	611, E2	0.152	6600 sf	07/05/12	1776315.79	258/258	285,000	270,000
193977	065-081-020	Zanzibar St	Morro Bay	611, D1	0.046	0.046 ac	02/25/13	6413043.48	37/37	295,000	295,000
Listing Count	6	Averages			.11			2770041.71	265/295	262,317	236,633
			High		295,000			Low	189,900	Median	234,950

Pending

Listing #	APN	Address	City	Map	Acre	SqFt	Date	\$/Acre	DOM/CDOM	Orig Price	List Price
193595	065-056-039	Orcas St	Morro Bay	611, E1	0.078	0.078 ac	03/07/13	1730769.23	6/6	135,000	135,000
194155	065-111-030	Orcas St	Morro Bay	611, E1	0.1340	0.1340ac	03/20/13	1679104.48	19/19	225,000	225,000
192067	068-340-002	Ironwood Ct	Morro Bay	.0	0.157	0.157 ac	02/28/13	1780254.78	79/79	279,500	279,500
Listing Count	3	Averages			.12			1730042.83	34/34	213,167	213,167
			High		279,500			Low	135,000	Median	225,000

Sold

Listing #	APN	Address	City	Map	Acre	SqFt	Date	\$/Acre	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
190746	068-153-003	Hillcrest Dr	Morro Bay	611, F5	0.092	4000 sf	12/11/12	1413043.48	2/2	139,000	139,000	130,000	93.5%
160315	068-381-008	2920 Juniper Ave	Morro Bay	611, F2	0.142	0.142 ac	01/18/13	1338028.17	1057/1057	340,000	220,900	190,000	86.0%
188553	065-057-018	433 Oahu St	Morro Bay	.0	0.110	0.110 ac	10/05/12	2318181.62	51/51	279,000	279,000	255,000	91.4%
Listing Count	3	Averages			.11			1689751.16	370/370	262,667	212,967	191,667	90.3%
			High		255,000			Low	130,000	Median	190,000		
Property Type Count	12	Averages			.11			2239969.35	233/249	247,617	224,850	191,666	

* Please note 433 Oahu St. is a double lot with a single APN #
The average value of the sold lots would be \$143,750
\$575,000 ÷ 4

Presented By: Stanley P Craig Lic: 00995466 / Morro Bay Realty - Main Street Phone: 805-235-0514 Lic: 01128557

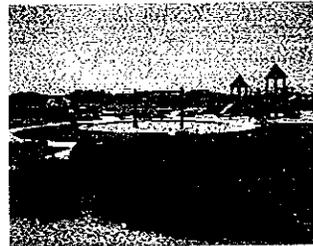
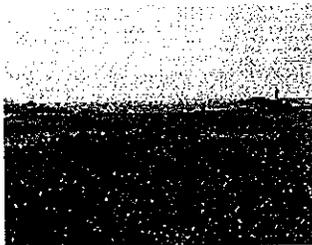
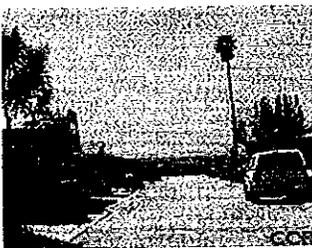
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Agent Detail with Addl Pics Report

Listings as of 04/04/13 at 10:20pm

Expired 06/15/11	Listing # 155566	2783 Coral Ave Morro Bay, CA 93442	Listing Price: \$1,399,000
	County: San Luis Obispo	Cross St: San Jacinto	Map: 0
	Prop Type	Lots and Land	Prop Subtype(s) Single Family
	Area	Morro Bay	Sub-area Cloisters
	APN	065-386-015	Price/Acre \$1,413,131.31
	DOM/CDOM	693/693	Lot Sq Ft (approx) 43124 ((Tax Records))
			Lot Acres (approx) 0.990



Directions Hwy 1 West on San Jacinto Street.

Public Remark The property is approximately .99 acres that has received subdivision approval for 6 one-story SFR home sites from the City and the Coastal Commission. The planned lots are all over 6000 sq ft. Close to 57 acres of scenic natural preserve, Cloisters park, miles of walking and bicycling trails, along with miles of beach to enjoy! Click the VIRTUAL TOUR button for more information.

Agent-Only Rmrks Once final map is recorded the lots are subject to the CC&Rs for the Cloisters development and are included in an assessment district for maintenance of the Cloisters' park and landscaping, for which assessments remain unchanged at \$1,241.20/lot, or 103.43 per month. Currently, there is no association. Please go to virtual tour for more information.

Legal Description 065-386-015 Lot 124, Tract 1996

Listing Agent Stanley P Craig (ID:00995466) Primary:805-235-0514 Secondary:805-235-6079 Other:805-772-6590 x27, FAX: 805-771-9272

Listing Office Morro Bay Realty - Main Street (ID:SCMORR) Phone: 805-772-7305, FAX: 805-772-8466

Listing Type Excl. Right to Sell **Listing Date** 06/05/09 **Expiration Date** 06/15/11

Commission 2.5% Variable Rate CNo

Lock Box No
Reports Available NHD
Terms Cash, Cash New Loan

Showing InstructionsNo Lock Box
Listing Detail None
Possession Close/Escrow

APN: 065-386-015

2783 Coral Ave, Morro Bay CA 93442

Listing #: 155566 [Commission History](#) [Picture History](#)

Expired (06/15/2011) Listing Agent: Stanley P. Craig

Listing Price: 1,399,000 Listing Office: Morro Bay Realty - Main Street Listing Date: 06/05/09

Expiration Date: 06/15/2011 DOM/CDOM: 693/693

Date	Time	New Status	Old Status	New Price	Old Price	Selling Date	DOM	Change Type	Changed By
06/15/11	11:59:59 pm	Expired	Withdrawn	1,399,000	1,399,000		693	Status	Rapattoni Staff (rapstaff)
06/14/11	9:03:53 am	Withdrawn	Active	1,399,000	1,399,000		693	Status	Stanley P. Craig (00995466)
06/14/11	8:52:29 am	Active	Expired	1,399,000	1,399,000		693	Status	Stanley P. Craig (00995466)
06/06/11	11:59:59 pm	Expired	Active	1,399,000	1,399,000		693	Status	Rapattoni Staff (rapstaff)
07/13/10	4:40:25 pm	Active	Expired	1,399,000	1,399,000		365	Status	Stanley P. Craig (00995466)
06/05/10	11:59:59 pm	Expired	Active	1,399,000	1,399,000		365	Status	Rapattoni Staff (rapstaff)
06/05/10	4:42:57 pm	Active	Active	1,399,000	1,399,000		365	Field Changes	Stanley P. Craig (00995466)
08/21/09	1:24:17 pm	Active	Active	1,399,000	1,399,000		77	Field Changes	Stanley P. Craig (00995466)
07/07/09	4:29:03 pm	Active	Active	1,399,000	1,399,000		32	Field Changes	Stanley P. Craig (00995466)
06/17/09	9:31:50 am	Active	Active	1,399,000	1,399,000		12	Field Changes	Stanley P. Craig (00995466)
06/17/09	9:29:20 am	Active	Active	1,399,000	1,399,000		12	Virtual Media	Stanley P. Craig (00995466)
06/15/09	12:57:59 pm	Active	Active	1,399,000	1,399,000		10	Virtual Media	Stanley P. Craig (00995466)
06/15/09	12:57:47 pm	Active	Active	1,399,000	1,399,000		10	Field Changes	Stanley P. Craig (00995466)
06/15/09	12:56:10 pm	Active	Active	1,399,000	1,399,000		10	Field Changes	Stanley P. Craig (00995466)
06/15/09	12:53:29 pm	Active	Active	1,399,000	1,399,000		10	Virtual Media	Stanley P. Craig (00995466)
06/09/09	3:12:07 pm	Active	Active	1,399,000	1,399,000		4	Field Changes	Stanley P. Craig (00995466)
06/09/09	8:39:11 am	Active	Active	1,399,000	1,399,000		4	Field Changes	Stanley P. Craig (00995466)
06/08/09	2:32:17 pm	Active	Active	1,399,000	1,399,000		3	Pictures	Stanley P. Craig (00995466)
06/08/09	2:31:35 pm	Active	Active	1,399,000	1,399,000		3	Pictures	Stanley P. Craig (00995466)
06/08/09	2:07:24 pm	Active	Active	1,399,000	1,399,000		3	Pictures	Stanley P. Craig (00995466)
06/08/09	2:04:31 pm	Active	Active	1,399,000	1,399,000		3	Pictures	Stanley P. Craig (00995466)
06/08/09	1:11:37 pm	Active		1,399,000	0		0	New	Stanley P. Craig (00995466)

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U.S. Patent 6,910,045

1. Water Line - Where to connect to the main line and what size is the main line
2. Fire Suppression - How many and where the fire hydrants are to be located, and size of water line
3. Sewer Line - Where to connect to the main sewer, what size is the main sewer, what size is the main line, what size is the required line to be connected and are there manholes required.
4. Drainage - What type of drainage is going to be required? Surface, underground, inlets, outlets and what type, size, etc are required?
5. PG&E - Where to connect to existing service, overhead or underground, transformers required and any other non-standard cost. Your best bet is to try to get a rep or engineer to meet you on site.
6. AT&T - Where to connect to existing service and any special requirements to underground such as splitter boxes.
7. Charter - Where to connect to existing service, and any special requirements to underground such as splitter boxes.
8. The Gas Company - Where to tie into and any special requirements.

In general you want to know where to connect to, how deep the lines need to be, special boxes (both above and below ground). You could call USA to have the streets marked.

DUE end of day:

Attention:

Fax:

Phone:

Company: Morro Bay Realty

PAGE: 1 of 1

BOX: SLO - 59

QUANTITY: 2 of each SINGLE SIDED (Total 6)

FILE DIRECTORY: CD 191/Morro Bay Realty.ai

SIZE: 48" X 96" and 12" X 96"

SUBSTRATE: SIGNCOR

COLORS: Reflex Blue & PMS 186

COMMENTS:

ABOVE DATE IS VALID ONLY IF APPROVED PROOF IS RECEIVED 3 BUSINESS DAYS PRIOR.

Designed By: **Kris**

Indicate Changes and/or Approve and Fax To:

(805) 545-9650

Quality Check

qty: 2
12" x 96"

www.2783coral.com

**MORRO BAY (805)
REALTY 772-7305
FOR SALE
SUBDIVISION**

qty: 2
48" x 96"

Stanley Craig (805) 235-0514

qty: 2
12" x 96"

NOTE: THIS IS EXACTLY WHAT YOUR SIGN WILL LOOK LIKE! THIS PROOF MAY NOT REPRESENT THE TRUE COLOR OF YOUR SIGN. PLEASE CONFIRM WITH YOU SALESPERSON ON PICKING COLORS PRIOR TO CONFIRMING. BY YOUR SIGNATURE YOU ARE APPROVING CONTENT, COLORS, SPELLING, SIZE, ETC. PLEASE REVIEW CAREFULLY.

Stanley Craig X



812 FIERO #F ♦ SAN LUIS OBISPO, CA 93401 ♦ (805) 781-2091 ♦ FAX (805) 545-9650

SPECIAL ORDER ITEMS ORDERED

Date

New York Times

Search Articles

Go

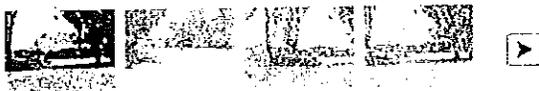
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2783 Coral Ave
Morro Bay, CA 93442

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VIRTUAL TOUR »



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Local Schools

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Public & Private All Levels

NEARBY THIS ADDRESS (?)

School	District/Zone	Type	Grades	More Info
DEL MAR ELEMENTARY 131 SEDUCHA ST. 93442 (0.2 miles away)	San Luis Coastal Unified	Public School	KG-06	--
MORRO BAY HIGH 15 ATASCADERO RD. 93442 (0.17 miles away)	San Luis Coastal Unified	Public School	09-12	--

Web ID: 13709515

Posted: 719 days ago
Updated: Today!

\$1,399,000
Land

MORTGAGE CALCULATOR

Price History

6/25/2009 \$1,399,000



Stanley Craig
(805)235-0514
E-mail Agent

Morro Bay Realty
(805)772-7305
E-Mail Agent

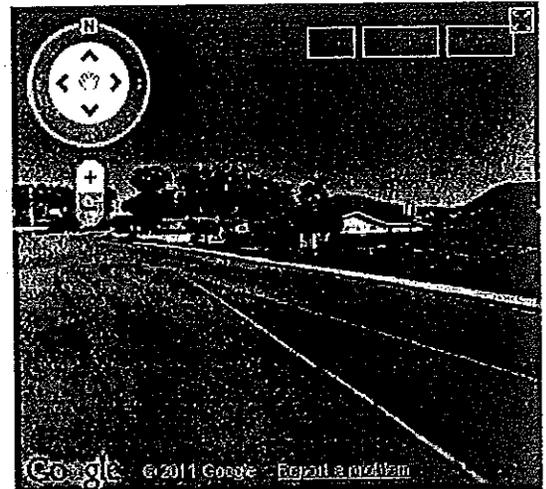
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Points of Interest:

- Schools
- Post Offices
- Libraries
- Transit Stations
- Restaurants
- Movie Theaters



Get directions to 2783 Coral Ave:

Starting Address By Car Go

Nearby Cities for Morro Bay, CA

Los Osos, CA Cayucos, CA
4.89 miles away 5.20 miles away

Mortgage Calculator

Presented By

Find out how much you will pay each month.

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Presented By:

Property Info:

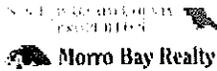


STANLEY CRAIG
 Mobile:(805) 235-0514
 Voice Mail:(805) 772-6590 Ext. 27
 Office:(805) 772-7305
 Email: scraig@morrobayrealty.com



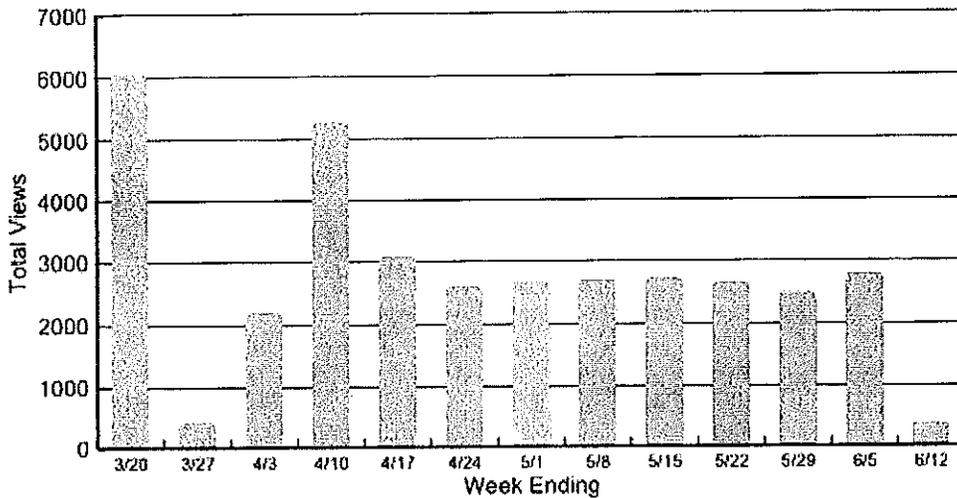
MLS#: 155566
Listing Price: \$1,399,000
Listing Features: Featured Home
Address: 2783 Coral Ave Morro Bay, CA

MORRO BAY REALTY



Office:(805) 772-7305
 Fax:(805) 772-8466
 Office:(805) 772-7394
 Email:
 sales@morrobayrealty.com

Total Property Views for: 2783 Coral Ave Morro Bay, CA



Weekly Totals

Monthly Totals

Week Ending	Property Views	Virtual Tours	Featured Homes	Totals
06/12/2011	190	N/A	189	379
06/05/2011	1,407	N/A	1,393	2,800
05/29/2011	1,248	N/A	1,239	2,487
05/22/2011	1,330	N/A	1,323	2,653
05/15/2011	1,367	N/A	1,352	2,719
05/08/2011	1,361	N/A	1,343	2,704
05/01/2011	1,345	N/A	1,335	2,680
04/24/2011	1,312	N/A	1,288	2,600
04/17/2011	1,548	N/A	1,534	3,082
04/10/2011	2,651	N/A	2,637	5,288
04/03/2011	1,108	N/A	1,091	2,199
03/27/2011	216	N/A	200	416
03/20/2011	3,043	N/A	3,025	6,068

Month	Property Views
Jun 2011	2,243
May 2011	11,916
Apr 2011	15,141
Mar 2011	18,876
Feb 2011	27,393
Jan 2011	37,661
Dec 2010	14,434
Nov 2010	19,921
Oct 2010	25,310
Sep 2010	32,987
Aug 2010	45,663
Jul 2010	1,100
Jun 2010	157
May 2010	8,818
Total:	261620



2783 Coral Ave

Property Address Morro Bay, CA 93442

Date: May 1, 2013

BUYER RIGHTS AND DUTIES:

- The physical condition of the land and improvements being purchased are not guaranteed by Seller or Brokers. You should conduct thorough investigations of the Property both personally and with appropriate professionals. If professionals recommend further inspections, you should contact qualified experts to conduct such inspections. You should retain your own professional even if Seller or Broker has provided you with existing reports. You should read all written reports given to you and discuss those reports with the persons who prepared them. You have the right to request that the Seller make repairs or corrections or take other actions based on inspections or disclosures, but the Seller is not obligated to make any such repairs, corrections or other requested actions. If the Seller is unwilling or unable to satisfy your requests, and you act within certain time periods, you may have the right to cancel the Agreement (the Purchase Agreement and any Counter Offer and Addenda together are the "Agreement"). If you cancel outside of these periods, you may be in breach of the Agreement and your deposit might be at risk. The terms of the purchase agreement and any counter offers and addenda establish your rights and responsibilities.

YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

SELLER RIGHTS AND DUTIES:

- You have a duty to disclose material facts known to you that affect the value or desirability of the Property. You are obligated to make the Property available to the Buyer and have utilities on for inspections as allowed by the Agreement. This form is not a substitute for completing a Real Estate Transfer Disclosure Statement, if required, and any other property-specific questionnaires or disclosures. The terms of the Agreement establish your rights and responsibilities.

BROKER RIGHTS AND DUTIES:

- Brokers do not have expertise in all areas and matters affecting the Property or your evaluation of it. For most sales of residential properties with no more than four units, Brokers have a duty to make a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose to you material facts or defects that the inspection reveals. Many defects and conditions may not be discoverable by a Broker's visual inspection. If Brokers give a referral to another professional, Brokers do not guarantee that person's performance. You may select any professional of your own choosing. Any written agreement between a Broker and either Buyer or Seller or both establishes the rights and responsibilities of those parties.

1. INSPECTIONS: Buyer and Seller are advised that Buyer has the right to obtain various inspections of the Property under most residential purchase agreements. Buyer is advised to have the Property inspected by a professional property inspection service within Buyer's inspection contingency period. A licensed building contractor or other professional may perform these services. The inspector generally does not look behind walls or under carpets, or take equipment apart. Certain items on the Property, such as chimneys and spark arresters, plumbing, heating, air conditioning, electrical wiring, pool and spa, septic system, well, roof, foundation and structural items may need to be inspected by another professional, such as a chimney sweep, plumber, electrician, pool and spa service, septic or well company or roofer. A general physical inspection typically will not test for mold, wood destroying pests, lead-based paint, radon, asbestos and other environmental hazards, geologic conditions, age, remaining useful life or water-tightness of roof, cracks, leaks or operational problems associated with a pool or spa or connection of the Property to a sewer system. If Buyer wants further information on any aspect of the Property, Broker recommends that Buyer have a discussion with the professional property inspector and that Buyer hire an appropriate professional for the area of concern to Buyer. Brokers do not have expertise in these areas. Brokers do not verify the results of any such inspection or guarantee the performance of any such inspector or service. Any election by Buyer to waive the right to a physical inspection of the Property or to rely on somebody other than an appropriate professional is against the advice of Brokers. Not all inspectors are licensed and licenses are not available for all types of inspection activities.

Buyer's Initials () ()

Seller's Initials () ()

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SBSA REVISED 11/12 (PAGE 1 OF 11)

Reviewed by _____ Date _____



STATEWIDE BUYER AND SELLER ADVISORY (SBSA PAGE 1 OF 11)

2. SQUARE FOOTAGE, LOT SIZE, BOUNDARIES AND SURVEYS: Buyer and Seller are advised that only an appraiser or land surveyor, as applicable, can reliably confirm square footage, lot size, Property corners and exact boundaries of the Property. Representations regarding these items that are made in a Multiple Listing Service, advertisements, and from property tax assessor records are often approximations, or based upon inaccurate or incomplete records. Fences, hedges, walls or other barriers may not represent actual boundary lines. Unless otherwise specified by Broker in writing, Brokers have not verified any such boundary lines or any representations made by Seller or others. Brokers do not have expertise in this area. Standard title insurance does not insure the boundaries of the Property. If Buyer wants information about the exact square footage, lot size or location of Property corners or boundaries, Broker recommends that Buyer hire an appraiser or licensed surveyor to investigate these matters or to prepare a survey of the property during Buyer's inspection contingency period.

3. SOIL AND GEOLOGIC CONDITIONS: Buyer and Seller are advised that real estate in California is subject to settling, slippage, contraction, expansion erosion, subsidence, earthquakes and other land movement. The Property may be constructed on fill or improperly compacted soil and may have inadequate drainage capability. Any of these matters can cause structural problems to improvements on the Property. Civil or geo-technical engineers are best suited to evaluate soil stability, grading, drainage and other soil conditions. Additionally, the Property may contain known or unknown mines, mills, caves or wells. Brokers do not have expertise in this area. If Buyer wants further information, Broker recommends that Buyer hire an appropriate professional. Not all inspectors are licensed and licenses are not available for all types of inspections.

4. GEOLOGIC HAZARDS: Buyer and Seller are advised that California has experienced earthquakes in the past, and there is always a potential of future earthquakes. Damage caused by an earthquake may not be discoverable by a visual inspection of Buyer(s) or Broker(s). Inspection by a licensed, qualified professional is strongly recommended to determine the structural integrity and safety of all structures and improvements on the Property. If the Property is a condominium, or located in a planned unit development or in a common interest subdivision, Buyer is advised to contact the homeowners association about earthquake repairs and retrofit work and the possibility of an increased or special assessment to defray the costs of earthquake repairs or retrofit work. Buyer is encouraged to obtain and read the booklet entitled, "The Homeowner's Guide to Earthquake Safety." In most cases a questionnaire within the booklet must be completed by Seller and the entire booklet given to the Buyer if the Property was built prior to 1960. If the Property was built before 1975, and contains structures constructed of masonry or precast (tilt up) concrete walls, with wood frame floors or roof, or if the building has unreinforced masonry walls, then Seller must provide Buyer a pamphlet entitled "The Commercial Property Owner's Guide to Earthquake Safety." Many areas have a wide range of geologic problems and numerous studies have been made of these conditions. Some of this information is available for public review at city and county planning departments. Buyer is encouraged to review the public maps and reports and/or obtain a geologist's inspection report. Brokers do not have expertise in this area. Buyer may be able to obtain earthquake insurance to protect their interest in the Property. Sellers who agree to provide financing should also consider requiring Buyers to obtain such insurance naming Seller(s) as insured lien holder(s).

5. ENVIRONMENTAL HAZARDS: Buyer and Seller are advised that the presence of certain kinds of organisms, toxins and contaminants, including, but not limited to, mold (airborne, toxic or otherwise), fungi, mildew, lead-based paint and other lead contamination, asbestos, formaldehyde, radon, pcb's, methane, other gases, fuel oil or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, urea formaldehyde, or other materials may adversely affect the Property and the health of individuals who live on or work at the property as well as pets. If Buyer wants further information, Buyer is advised and Broker(s) recommends, that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Buyer is also advised to consult with appropriate experts regarding this topic during Buyer's inspection contingency period. Brokers do not have expertise in this area. Broker recommends that Buyer and Seller read the booklets titled, "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants," and "Protect Your Family From Lead In Your Home."

6. EPA's LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE: The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-based paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1, 2010. See the EPA website at www.epa.gov/lead for more information. Buyer and Seller are advised to consult an appropriate professional.

7. FORMALDEHYDE: Formaldehyde is a substance known to the State of California to cause cancer. Exposure to formaldehyde may be caused by materials used in the construction of homes. The United States Environmental Protection Agency, the California Air Resources Board, and other agencies have measured the presence of formaldehyde in the indoor air of select homes in California. Levels of formaldehyde that present a significant cancer risk have been measured in most homes that were tested. Formaldehyde is present in the air because it is emitted by a variety of building materials and home products used in construction. The materials include carpeting, pressed wood products, insulation, plastics, and glues. Most homes that have been tested elsewhere do contain formaldehyde, although the concentrations vary from home

Buyer's Initials () ()

Seller's Initials () ()

Reviewed by _____ Date _____



to home with no obvious explanation for the differences. One of the problems is that many suppliers of building materials and home products do not provide information on chemical ingredients to builders. Buyers may have further questions about these issues. Buyer is advised to consult with appropriate experts regarding this topic during Buyer's investigation period. Brokers do not have expertise in this area. Broker(s) recommend that Buyer and Seller read the booklet titled "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants."

8. MOLD: Buyer and Seller are advised that the presence of certain kinds of mold, fungi, mildew and other organisms, sometimes referred to as "toxic mold" (collectively "Mold"), may adversely affect the Property and the health of individuals who live on or work at the Property as well as pets. Mold does not affect all people the same way, and may not affect some people at all. Mold may be caused by water leaks or other sources of moisture such as, but not limited to, flooding, and leaks in windows, pipes and roof. Seller is advised to disclose the existence of any such conditions of which he or she is aware. Buyer should carefully review all of Seller's disclosures for any indication that any of these conditions exist. It is, however, possible that Mold may be hidden and that Seller is completely unaware of its existence. In addition, Mold is often undetectable from a visual inspection, a professional general property inspection and even a structural pest control inspection. Brokers do not have expertise in this area. If Buyer wants further information, Broker recommends that Buyer have the Property tested for Mold by an environmental hygienist or other appropriate professional during Buyer's inspection contingency period. Not all inspectors are licensed and licenses are not available for all types of inspection activities.

9. WATER INTRUSION: Buyer and Seller are advised that many homes suffer from water intrusion or leakage. The causes of water intrusion are varied, and can include defective construction, faulty grading, deterioration of building materials and absence of waterproof barriers. Water intrusion can cause serious damage to the Property. This damage can consist of wood rot, mold, mildew and even damage to the structural integrity of the Property. The cost of repairing and remediating water intrusion damage and its causes can be very significant. The existence and cause of water intrusion is often difficult to detect. Because you, your Broker or a general home inspector cannot visually observe any effects of water intrusion, Buyer and Seller should not assume that such intrusion does not exist. Broker recommends that Buyer have the Property inspected for water intrusion by an appropriate professional. Brokers do not have expertise in this area.

10. SEPTIC SYSTEMS: Buyer and Seller are advised that a property may be served by one or more septic systems even though adjoining properties are connected to a sewer line. Buyer and Seller are also advised that some septic tanks and systems may have been abandoned or have leaked into ground water sources. Buyer is advised to contact the appropriate government agency to verify that the Property is connected to a sewer or served by a septic system. If the Property is served by a septic system, it may consist of a septic tank, cesspool, pits, leach lines or a combination of such mechanisms ("collectively, System"). No representation or warranty is made by Seller or Broker concerning the condition, operability, size, capacity or future expansion of a System, nor whether a System is adequate for use by the intended occupants of the Property. A change in the number of occupants or the quantity, composition or methods of depositing waste may affect the efficiency of the System. In addition, the amount of rainfall and ground water table may also affect the efficiency of the System. Many factors including, but not limited to, natural forces, age, deterioration of materials and the load imposed on a System can cause the System to fail at any time. Broker recommends that Buyer obtain an independent evaluation of any System by a qualified sanitation professional during Buyer's inspection contingency period. Brokers do not have expertise in this area. Buyer should consult with their sanitation professional to determine if their report includes the tank only, or other additional components of the System such as pits and leach fields. Not all inspectors are licensed and licenses are not available for all types of inspection activities. In some cases, Buyer's lender as well as local government agencies may require System inspection. System-related maintenance costs may include, but not be limited to, locating, pumping or providing outlets to ground level. Brokers are unable to advise Buyer or Seller regarding System-related issues or associated costs, which may be significant. If Buyer and Seller agree to obtain a System inspection, Buyer and Seller are cautioned that the inspection cost may include, but not be limited to, the costs of locating, pumping or providing outlets to ground level.

11. WELL AND WATER SYSTEM(S): Buyer and Seller are advised that the Property may be served by one or more water wells, springs, or private community or public water systems. Any of these private or public water systems may contain bacteria, chemicals, minerals and metals, such as chromium. Well(s) may have been abandoned on the Property. Buyer is advised to have both the quality and the quantity of water evaluated, and to obtain an analysis of the quality of any domestic and agricultural water in use, or to be used at the Property, from whatever source. Water quality tests can include not only tests for bacteria, such as coliform, but also tests for organic and inorganic chemicals, metals, mineral content and gross alpha testing for radioactivity. Broker recommends that Buyer consult with a licensed, qualified well and pump company and local government agency to determine whether any well/spring or water system will adequately serve Buyer's intended use and that Buyer have a well consultant perform an extended well output test for this purpose. Water well or spring capacity, quantity output and quality may change at any time. There are no guarantees as to the future water quality, quantity or duration of any well or spring. If Buyer wants further information, Broker(s) recommend that Buyer obtain an inspection of the condition, age, adequacy and performance of all components of the well/spring and any water system during Buyer's inspection contingency period. Brokers do not have expertise in this area.

Buyer's Initials () ()

Seller's Initials () ()

Reviewed by _____ Date _____



12. WOOD DESTROYING PESTS: Buyer and Seller are advised that the presence of, or conditions likely to lead to the presence of infestation or infection of wood destroying pests and organisms may adversely affect the Property. Inspection reports covering these items can be separated into two sections: Section 1 identifies areas where infestation or infection is evident. Section 2 identifies areas where there are conditions likely to lead to infestation or infection. Brokers do not have expertise in this area. If Buyer wants further information, Buyer is advised and Broker recommends that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation, by a registered structural pest control company during Buyer's inspection contingency period.

13. EASEMENTS, ACCESS AND ENCROACHMENTS: Buyer and Seller are advised that confirming the exact location of easements, shared or private driveways or roadways, and encroachments on or to the Property may be possible only by conducting a survey. There may be unrecorded easements, access rights, encroachments and other agreements affecting the Property that may not be disclosed by a survey. Representations regarding these items that are made in a Multiple Listing Service or advertisements, or plotted by a title company are often approximations, or based upon inaccurate or incomplete records. Unless otherwise specified by Broker in writing, Brokers have not verified any such matters or any representations made by Seller(s) or others. If Buyer wants further information, Buyer is advised and Broker(s) recommend that Buyer hire a licensed surveyor during Buyer's inspection contingency period. Brokers do not have expertise in this area.

14. EARTHQUAKE FAULT ZONES AND SEISMIC HAZARD ZONES: Buyer and Seller are advised that California Public Resources Code Sections 2622 and 2696 require the delineation and mapping of "Earthquake Fault Zones" along known active faults and "Seismic Hazard Zones" in California. Affected cities and counties must regulate certain development projects within these zones. Construction or development on affected properties may be subject to the findings of a geological report prepared by a registered California geologist. Generally, Seller must disclose if the Property is in such a zone and can use a research company to aid in the process. If Buyer wants further information, Broker recommends that, during Buyer's inspection contingency period, Buyer make independent inquiries with such research companies or with appropriate government agencies concerning the use and improvement of the Property. Brokers do not have expertise in this area. Buyer is advised that there is a potential for earthquakes and seismic hazards even outside designated zones.

15. FIRE HAZARDS: Buyer and Seller are advised that fires annually cause the destruction of thousands of homes. Due to varied climate and topography, certain areas have higher risks of fires than others. Certain types of materials used in home construction create a greater risk of fire than others. If the Property is located within a State Fire Responsibility Area or a Very High Fire Hazard Zone, generally Seller must disclose that fact to Buyer under California Public Resources Code Section 4136 and California Government Code Sections 51178 and 51183.5, and may use a research company to aid in the process. Owners of property may be assessed a fire prevention fee of up to \$150.00 per structure on each parcel in such zones. The fee may be adjusted annually commencing July 1, 2013. If Buyer wants further information, Broker recommends that, during Buyer's inspection contingency period, Buyer contact the local fire department and Buyer's insurance agent regarding the risk of fire. Brokers do not have expertise in this area. Buyer is advised that there is a potential for fires even outside designated zones.

16. FLOOD HAZARDS: Buyer and Seller are advised that if the Property is located within a Special Flood Hazard Area, as designated by the Federal Emergency Management Agency (FEMA), or an area of Potential Flooding pursuant to California Government Code Section 8589.3, generally Seller must disclose this fact to Buyer and may use a research company to aid in the process. The National Flood Insurance Program was established to identify all flood plain areas and establish flood-risk zones within those areas. The program mandates flood insurance for properties within high-risk zones if loans are obtained from a federally-regulated financial institution or are insured by any agency of the United States Government. The extent of coverage and costs may vary. If Buyer wants further information, Broker(s) recommend that Buyer consult his or her lender and/or insurance agent during Buyer's inspection contingency period. Brokers do not have expertise in this area. Buyer is advised that there is a potential for flooding even outside designated zones.

17. ZONE MAPS MAY CHANGE: Maps that designate, among other things, Earthquake Fault Zones, Seismic Hazard Zones, State Fire Responsibility Areas, Very High Fire Hazard Zones, Special Flood Hazard Areas, and Potential Flooding Areas are occasionally redrawn by the applicable Government Agency. Properties that are currently designated in a specified zone or area could be removed and properties that are not now designated in a specified zone or area could be placed in one or more such zones or areas in the future. A property owner may dispute a FEMA flood hazard location by submitting an application to FEMA.

18. BUILDING PERMITS, ZONING AND CODE COMPLIANCE: Buyer and Seller are advised that any structure on the Property, including the original structure and any addition, modification, remodel or improvement may have been built without permits, not according to building codes, or in violation of zoning laws. Further, even if such structure was built according to the then-existing code or zoning requirement, it may not be in compliance with current building standards or local zoning. It is also possible that local law may not permit structures that now exist to be rebuilt in the event of damage or destruction. Buyer is advised to check with appropriate government agencies or third party professionals to verify permits and legal requirements and the effect of such requirements on current and future use of the Property, its development and size. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.

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19. VIEWS: Buyer and Seller are advised that present views from the Property may be affected by future development or growth of trees and vegetation on adjacent properties and any other property within the line of sight of the Property. Brokers make no representation regarding the preservation of existing views. If Buyer wants further information, Broker(s) recommend that Buyer review covenants, conditions and restrictions, if any, and contact neighboring property owners, government agencies and homeowner associations, if any, during Buyer's inspection contingency period. Brokers do not have expertise in this area.

20. FUTURE REPAIRS, REPLACEMENTS AND REMODELS: Buyer and Seller are advised that replacement or repairs of certain systems or rebuilding or remodeling of all or a portion of the Property may trigger requirements that homeowners comply with laws and regulations that either come into effect after Close of Escrow or are not required to be complied with until the replacement, repair, rebuild or remodel has occurred. Permit or code requirements or building standards may change after Close of Escrow, resulting in increasing costs to repair existing features. In particular, changes to state and federal energy efficiency regulations impact the installation, replacement and some repairs of heating and air conditioning units (HVAC). Federal regulations now require manufacturers of HVAC units to produce only units meeting a new higher Seasonal Energy Efficiency Rating (SEER). This will likely impact repairs and replacements of existing HVAC units. State regulations now require that when installing or replacing HVAC units, with some exceptions, duct work must be tested for leaks. Duct work leaking more than 15 percent must be repaired to reduce leaks. The average existing duct work typically leaks 30 percent. More information is available at the California Energy Commission's website <http://www.energy.ca.gov/title24/changeout>. Home warranty policies may not cover such inspections or repairs. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.

21. GOLF COURSE DISCLOSURES: Buyer and Seller are advised that if the Property is located adjacent to or near a golf course the following may apply: (i) Stray golf balls – Any residence near a golf course may be affected by errant golf balls, resulting in personal injury or destruction to property. Golfers may attempt to trespass on adjacent property to retrieve golf balls even though the project restrictions may expressly prohibit such retrieval. (ii) Noise and lighting – The noise of lawn mowers irrigation systems and utility vehicles may create disturbances to homeowners. Maintenance operations may occur in the early morning hours. Residents living near the clubhouse may be affected by extra lighting, noise, and traffic. (iii) Pesticides and fertilizer use – A golf course may be heavily fertilized, as well as subjected to other chemicals during certain periods of the year. (iv) Irrigation system – Golf course sprinkler systems may cause water overspray upon adjacent property and structures. Also the irrigation system of a golf course may use reclaimed and retreated wastewater. (v) Golf carts – Certain lots may be affected more than others by the use of golf carts. Lots adjacent to a tee or putting green may be subject to noise disturbances and loss of privacy. (vi) Access to golf course from residences – It is likely that most residences will not have direct access from their lots to the golf course. The project restrictions may disclaim any right of access or other easements from a resident's lot onto the golf course. (vii) View obstruction – Residents living near a golf course may have their views over the golf course impacted by maturing trees and landscaping or by changes to the course's configuration. (viii) Water restrictions - As some municipalities face water shortages, the continued availability of water to the golf course may be restricted or otherwise reduced by the local water agency. If Buyer wants further information, Broker(s) recommend that Buyer contact the local water agency regarding this matter.

22. SCHOOLS: Buyer and Seller are advised that children living in the Property may not, for numerous reasons, be permitted to attend the school nearest the Property. Various factors including, but not limited to, open enrollment policies, busing, overcrowding and class size reductions may affect which public school serves the Property. School district boundaries are subject to change. Buyer is advised to verify whether the Property is now, and at the Close of Escrow will be, in the school district Buyer understands it to be in and whether residing in the Property entitles a person to attend any specific school in which that Buyer is interested. Broker(s) recommend that Buyer contact the local school or school district for additional information during Buyer's inspection contingency period. Brokers do not have expertise in this area.

23. NEIGHBORHOOD NOISE SOURCES: Buyer and Seller are advised that even if the Property is not in an identified airport noise influence area, the Property may still be subject to noise and air disturbances resulting from airplanes and other aircraft, commercial or military or both, flying overhead. Other common sources of noise include nearby commercial districts, schools, traffic on streets, highways and freeways, trains and general neighborhood noise from people, dogs and other animals. Noise levels and types of noise that bother one person may be acceptable to others. Buyer is advised to satisfy him/herself with regard to any sources of and amounts of noise at different times of day and night. Brokers do not have expertise in this area.

24. PETS AND ANIMALS: Buyer and Seller are advised that the current or previous owner(s) may have had domesticated or other pets and animals at the Property. Odors from animal urine or other contamination may be dormant for long periods of time and then become active because of heat, humidity or other factors and might not be eliminated by cleaning or replacing carpets or other cleaning methods. Pet urine and feces can also damage hardwood floors and other floor coverings. Additionally, an animal may have had fleas, ticks and other pests that remain on the Property after the animal has been removed. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.

25. SWIMMING POOL, SECURITY AND SAFETY: Buyer and Seller are advised that state and local Law may require the installation of barriers, anti-entrapment grates, access alarms, self-latching mechanisms and/or other measures to decrease the risk to children and other persons of existing swimming pools and hot tubs, as well as various fire safety and other measures concerning other features of the Property. Compliance requirements differ from city to city and county to county.

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Unless specifically agreed, the Property may not be in compliance with these requirements. Brokers do not have expertise in this area. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions and other requirements.

26. RETROFIT, BUILDING REQUIREMENTS, AND POINT OF SALE REQUIREMENTS: Buyer and Seller are advised that state and local Law may require (i) the installation of operable smoke detectors, (ii) bracing or strapping of water heaters, and (iii) upon sale completion of a corresponding written statement of compliance that is delivered to Buyer. Although not a point of sale or retrofit obligation, state law may require the property to have operable carbon monoxide detection devices. Additionally, some city and county governments may impose additional retrofit standards at time of sale including, but not limited to, installing low-flow toilets and showerheads, gas shut-off valves, and tempered glass. Brokers do not have expertise in this area. Broker(s) recommend that Buyer and Seller consult with the appropriate government agencies, inspectors, and other professionals to determine the retrofit standards for the Property, the extent to which the Property complies with such standards, and the costs, if any, of compliance.

27. WATER SHORTAGES AND CONSERVATION: Buyer and Seller are advised that the Property may be located in an area that could experience water shortages. The policies of local water districts and the city or county in which the Property is located can result in the occurrence of any or all of the following: (i) limitations on the amount of water available to the Property, (ii) restrictions on the use of water, and (iii) an increasingly graduated cost per unit of water use, including, but not limited to, penalties for excess usage. For further information, Broker recommends that Buyer contact the supplier of water to the Property regarding the supplier's current or anticipated policies on water usage and to determine the extent to which those policies may affect Buyer's intended use of the Property. If the Property is serviced by a private well, Buyer is advised that drought conditions and/or a low water table may make it necessary to arrange, through a private supplier, for delivery of water to the Property. Buyers should contact water truck companies for the costs involved. Brokers do not have expertise in this area.

28. NEIGHBORHOOD, AREA, PERSONAL FACTORS, HIGH SPEED RAILS, AND SMOKING RESTRICTIONS: Buyer and Seller are advised that the following may affect the Property or Buyer's intended use of it: neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime, fire protection, other government services, availability, adequacy and cost of any speed-wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to medical marijuana growing or distribution locations, cell phone towers, manufacturing, commercial, industrial, airport or agricultural activities or military ordnance locations, existing and proposed transportation, construction, and development, any other source that may affect noise, view, traffic, or odor, wild and domestic animals, other nuisances, hazards, or circumstances, protected species, wetland properties, botanical diseases, historic or other governmentally-protected sites or improvements, cemeteries, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Buyer. California is potentially moving toward high speed rail service between Northern and Southern California. This rail line could have an impact on the Property if it is located nearby. More information on the timing of the project and routes is available from the California High-Speed Rail Authority at <http://cahighspeedrail.ca.gov>. The State of California has long-standing no smoking laws in place restricting smoking in most business and some public spaces. Local jurisdictions may enact laws that are more restrictive than state law. Many California cities have enacted restrictions on smoking in parks, public sidewalks, beaches and shopping areas. Some jurisdictions have restrictions entirely banning smoking inside privately owned apartments and condominiums as well as in the common areas of such structures, or limiting smoking to certain designated areas. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions.

29. UNDERGROUND PIPELINES AND UTILITIES: Throughout California underground pipelines transport natural gas, liquid fuel and other potentially hazardous materials. These pipelines may or may not provide utility services to the Property. Information about the location of some of the pipelines may be available from a company that also provides disclosures of natural and other hazards or from other sources of public maps or records. Proximity to underground pipelines, in and of itself, does not affirmatively establish the risk or safety of the property. If Buyer wants further information about these underground pipelines and utilities, Buyer is advised to consult with appropriate experts during Buyer's investigation contingency period. Brokers do not have expertise in this area.

30. MARIJUANA AND METHAMPHETAMINE LABS: Buyer and Seller are advised that California law permits individual patients to cultivate, possess and use marijuana for medical purposes. Furthermore, California law permits primary caregivers, lawfully organized cooperatives, and collectives to cultivate, distribute and possess marijuana for medicinal purposes. California's medical marijuana law is in direct conflict with federal law which recognizes no lawful use for marijuana and has no exemptions for medical use. Federal criminal penalties, some of which mandate prison time, remain in effect for the possession, cultivation and distribution of marijuana. Buyer and Seller are strongly advised to seek legal counsel as to the legal risks and issues surrounding owning or purchasing a property where medical or any other marijuana activity is taking place. Marijuana storage, cultivation and processing carry the risk of causing mold, fungus or moisture damage to a property, additionally, some properties where marijuana has been cultivated have had alterations to the structure or the electrical system which may not have been done to code or with permits and may affect the safety of the structure or the safe operation of the electrical system. Buyer is strongly advised to retain an environmental hygienist contractor and other appropriate professionals to inspect a property where medical or any other marijuana activity has taken place. Broker recommends that Buyer and Seller involved with a property where there is medical marijuana activity or where it may take place review the California Attorney General's Guidelines for the "Security and Non-Diversion of Marijuana Grown for Medical Use" (http://ag.ca.gov/cms_attachments/press/pdfs/n1601_medicalmarijuanaguidelines.pdf) and the U.S. Department of Justice memo regarding marijuana prosecutions at <http://www.justice.gov/opa/documents/medicalmarijuana.pdf>. Brokers do not have expertise in this area. While no state law permits the private production of

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methamphetamine, some properties have been the site of an illegal methamphetamine laboratory. State law imposes an obligation to notify occupants, a ban on occupying the property and clean up requirements when authorities identify a property as being contaminated by methamphetamine. Buyer is advised that a property where methamphetamine has been produced may pose a very serious health risk to occupants. Buyer is strongly advised to retain an environmental hygienist contractor or other appropriate professionals to inspect the property if methamphetamine production is suspected to have taken place. Brokers do not have expertise in this area.

31. INSURANCE AND TITLE INSURANCE AFTER FORECLOSURE: Buyer and Seller are advised that Buyer may have difficulty obtaining insurance regarding the Property if there has been a prior insurance claim affecting the Property or made by Buyer but unrelated to the Property. Seller is required by C.A.R. Form RPA to disclose known insurance claims made during the past five years (C.A.R. Form SPQ or SSD). Sellers may not be aware of claims prior to their ownership. If Buyer wants further information, Broker(s) recommend that, during Buyer's inspection contingency period, Buyer conduct his or her own investigation for past claims. Buyer may need to obtain Seller's consent in order to have access to certain investigation reports. If the Property is a condominium, or is located in a planned unit development or other common interest subdivision, Buyer and Seller are advised to determine if the individual unit is covered by the Homeowner Association Insurance. Broker(s) recommend that Buyer consult Buyer's insurance agents during Buyer's inspection contingency period to determine the need, availability and possibility of securing any and all forms of other insurance or coverage or any conditions imposed by insurer as a requirement of issuing insurance. If Buyer does any repairs to the property during the escrow period or Buyer takes possession prior to Close of Escrow or Seller remains in possession after Close of Escrow, whether for a limited or extended period of time, Broker(s) recommend that Buyer and Seller each consult with their own insurance agent regarding insurance or coverage that could protect them in the transaction (including but not limited to: personal property, flood, earthquake, umbrella and renter's). Buyer and Seller are advised that traditional title insurance generally protects Buyer's title acquired through the sale of the property. While all title insurance policies, as do all insurance policies, contain some exclusions, some title insurance policies contain exclusions for any liability arising from a previous foreclosure. This can occur when a short sale has occurred but the lender mistakenly has also proceeded with a foreclosure. Buyer is strongly advised to consult with a title insurer to satisfy themselves that the policy to be provided adequately protects their title to the property against other possible claimants. Brokers do not have expertise in this area.

32. CALIFORNIA FAIR PLAN: Buyer and Seller are advised that insurance for certain hillside, oceanfront and brush properties may be available only from the California Fair Plan. This may increase the cost of insurance for such properties and coverage may be limited. Broker(s) recommend that Buyer consult with Buyer's own insurance agent during Buyer's inspection contingency period regarding the availability of coverage under the California Fair Plan and the length of time it may take for processing of a California Fair Plan application. Brokers do not have expertise in this area.

33. HISTORICAL DESIGNATION, COASTAL COMMISSION, ARCHITECTURAL, LANDSCAPE, AGRICULTURAL OR OPEN SPACE AND OTHER RESTRICTIONS ON BUILDINGS OR IMPROVEMENTS: Buyer and Seller are advised that the Property may be: (i) designated as a historical landmark, (ii) protected by a historical conservancy, (iii) subject to an architectural or landscaping review process, (iv) within the jurisdiction of the California Coastal Commission or other government agency, or (v) subject to a contract preserving use of all or part of the Property for agriculture or open space. If the Property is so designated or within the jurisdiction of any such, or similar, government agency, then there may be restrictions on Buyer's ability to develop, remove or trim trees or other landscaping, remodel, make improvements to and build on or rebuild the Property. Broker(s) recommend that Buyer satisfy him/herself during Buyer's inspection contingency period if any of these issues are of concern to Buyer. Brokers do not have expertise in this area.

34. 1915 IMPROVEMENT BOND MELLO-ROOS COMMUNITY DISTRICT, AND OTHER ASSESSMENT DISTRICTS: Buyer and Seller are advised that the Property may be subject to an improvement bond assessment under the Improvement Bond Act of 1915, a levy of a special tax pursuant to a Mello-Roos Community Facilities district, and/or a contractual assessment as provided in Section 5898.24 of the Streets And Highways Code or other assessment districts. Seller is generally required to make a good faith effort to obtain a disclosure notice from any local agency collecting such taxes and deliver such notice to Buyers. Brokers do not have expertise in this area.

35. HOMEOWNER ASSOCIATIONS AND COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&Rs"); CHARGING STATIONS: Buyer and Seller are advised that if the Property is a condominium, or located in a planned unit development, or in a common interest subdivision, there are typically restrictions on use of the Property and rules that must be followed. Restrictions and rules are commonly found in Declarations and other governing documents. Further there is likely to be a homeowner association (HOA) that has the authority to affect the Property and its use. Whether or not there is a HOA, the Property may still be subject to CC&Rs restricting use of the Property. The HOA typically has the authority to enforce the rules of the association, assess monetary payments (both regular monthly dues and special assessments) to provide for the upkeep and maintenance of the common areas, and enforce the rules and assessment obligations. If you fail to abide by the rules or pay monies owed to the HOA, the HOA may put a lien against your Property. Additionally, if an electric vehicle charging station is installed in a common area or an exclusive use common area, each Seller whose parking space is on or near that charging station must disclose its existence and that the Buyer will have the responsibilities set forth in California Civil Code §1353.9. The law requires the Seller to provide the Buyer with the CC&Rs and other governing documents, as well as a copy of the HOA's current financial statement and operating budget, among other documents. Buyer is advised to carefully review all HOA documents provided by Seller and the CC&Rs, if any, and satisfy him/herself regarding the use and restrictions of the Property, the amount of monthly dues and/or assessments, the adequacy of reserves, current and past insurance coverage and claims, and the possibility of any legal action that may be taken by or against the HOA. The HOA may not have insurance or may not cover personal property belonging to the owner of the unit in the condominium, common interest or planned unit development. See paragraph 31 for further information regarding insurance. See C.A.R.'s Common Interest Development Basic Information Guide on ePUBS® in zipForm®6 for further information. Brokers do not have expertise in this area.

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36. LEGAL ACTION: Buyer and Seller are advised that if Seller or a previous owner was involved in a legal action (litigation or arbitration) affecting the Property, Buyer should obtain and review public and other available records regarding the legal action to determine: (i) whether the legal action or any resolution of it affects Buyer and the Property, (ii) if any rights against any parties involved in the legal action survive the legal action or have been terminated or waived as a result of the legal action, whether or not involving the same issue as in the legal action, and (iii) if any recommendations or requirements resulting from the legal action have been fulfilled and, if so, that Buyer is satisfied with any such action. Buyer should seek legal advice regarding these matters.

37. COMMUNITY ENHANCEMENT AND PRIVATE TRANSFER FEES: Buyer and Seller are advised that some areas or communities may have enhancement fees or user-type fees, or private transfer taxes and fees, over and above any stated fees. The Federal Housing Finance Agency has issued a rule that prohibits Fannie Mae and Freddie Mac from purchasing loans made on properties with private transfer fees if those fees were established on or after February 8, 2011. See title 12 Code of Federal Regulations Section 1228 for more information and exceptions. Private transfer fees: (i) may last for a fixed period of time or in perpetuity, (ii) are typically calculated as a percentage of the sales price, and (iii) may have private parties, charitable organizations or interest-based groups as their recipients who may use the funds for social issues unrelated to the property. Brokers do not have expertise in this area.

38. GENERAL RECALL/DEFECTIVE PRODUCT/CLASS ACTION INFORMATION: Buyer and Seller are advised that government entities and manufacturers may at any time issue recall notices and/or warnings about products that may be present in the Property, and that these notices or warnings can change. The following nonexclusive, non-exhaustive list contains examples of recalled/defective products/class action information: horizontal furnaces, Whirlpool Microwave Hood Combination; RE-Con Building products roof tiles; Central Sprinkler Company Fire Sprinklers; Robert Shaw Water Heater Gas Control Valves; Trex Decking; water heaters; aluminum wiring; galvanized, abs, polybutylene and copper pipe; and dry wall manufactured in China. There is no single, all-inclusive source of information on product recalls, defective products or class actions; however, the U.S. Consumer Product Safety Commission (CPSC) maintains a website that contains useful information. If Buyer wants further information regarding the items listed above, Broker(s) recommend that Buyer review the CPSC website at <http://www.cpsc.gov> during Buyer's inspection contingency period. Another source affiliated with the CPSC is Saferproducts.gov which allows a Buyer to search by product type or product name. Buyers may also search using the various search engines on the Internet for the specified product or products in question. Brokers recommend that Buyers satisfy themselves regarding recalled or defective products. Brokers do not have expertise in this area and Brokers will not determine if any aspect of the Property is subject to a recall or is affected by a class action lawsuit.

39. RENTAL PROPERTY RESTRICTIONS: Buyer and Seller are advised that some cities and counties impose restrictions that limit the rent that can be charged to a tenant, the maximum number of tenants who can occupy the property and the right of a landlord to terminate a tenancy and the costs to do so. If Buyer wants further information, Broker(s) recommend that Buyer investigate the issue with an appropriate government authority during Buyer's inspection contingency period. Brokers do not have expertise in this area.

40. LAND LEASE: Buyer and Seller are advised that certain developments are built on leased land. This means that: (i) Buyer does not own the land, (ii) the right to occupy the land will terminate at some point in time, (iii) the cost to lease the land may increase at some point in the future, and (iv) Buyer may not be able to obtain title insurance or may have to obtain a different type of title insurance. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an attorney or other appropriate professional. Brokers do not have expertise in this area.

41. HOME WARRANTY: Buyer and Seller are advised that Buyer and Seller can purchase home warranty plans covering certain standard systems of the Property both before and after Close of Escrow. Seller can obtain coverage for the Property during the listing period. For an additional premium, an upgraded policy providing additional coverage for air conditioning, pool and spa and other features can be purchased. Home warranties do not cover every aspect of the Property and may not cover inspections or upgrades for repairs required by state or federal laws or pre-existing conditions. Broker(s) recommend that Buyer review the policy for details. Brokers do not have expertise in this area.

42. INTERNET ADVERTISING; INTERNET BLOGS; SOCIAL MEDIA: Buyer and Seller are advised that Broker may employ a service to provide a "virtual tour" or Internet marketing of the Property, permitting potential buyers to view the Property over the Internet. Additionally, some Internet sites and other social media provide formats for comments or opinions of value of properties that are for sale. Neither the service provider nor Brokers have control over who will obtain access to such services or what action such persons might take. Buyer and Seller are advised that Brokers have no control over how long the information concerning the Property will be available on the Internet or through social media. Brokers do not have expertise in this area.

43. ESCROW FUNDS: Buyer and Seller are advised that California Insurance Code Section 12413.1 provides that escrow companies cannot disburse funds unless there are sufficient "good funds" to cover the disbursement. "Good funds" are defined as cash, wire transfers and cashiers' or certified checks drawn on California depositories. Escrow companies vary in their own definitions of "good funds." Broker(s) recommend that Buyer and Seller ask the escrow company regarding its treatment of "good funds." All samples and out-of-state checks are subject to waiting periods and do not constitute "good funds" until the money is physically transferred to and received by the escrow holder. Brokers do not have expertise in this area.

44. NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY TAX BILL: Buyer and Seller are advised that pursuant to Civil Code § 1102.6(c), Seller, or his or her agent is required to provide the following "Notice of Your 'Supplemental' Property Tax Bill" to the Buyer:

"California property tax law requires the Assessor to revalue real property at the time the ownership of property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax responsibility payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your

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responsibility to pay these supplemental bills directly to the Tax Collector. If you have any questions concerning this matter, please call your Tax Collector's Office."

Although the notice refers to loan closing as a trigger, it is actually the change of ownership which triggers this reassessment of property taxes. Therefore, the Property can be reassessed even if there is no loan involved in the purchase of the Property. The Purchase Agreement may allocate supplemental tax bills received after the Close of Escrow to the Buyer. If Buyer wants further information concerning these matters, Broker(s) recommend that Buyer discuss the issue with the County Assessor or Tax Collector or their own tax or legal advisor. Brokers do not have expertise in this area.

45. NON CONFIDENTIALITY OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer, unless all parties and their agent have signed a written confidentiality agreement (such as C.A.R. Form CND). Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller.

46. FIRPTA/CALIFORNIA WITHHOLDING: Buyer and Seller are advised that: (i) Internal Revenue Code Section 1445 requires a Buyer to withhold and to remit to the Internal Revenue Service 10% of the purchase price of the property if the Seller is a non-resident alien, unless an express exemption applies. Seller may avoid withholding by providing Buyer a statement of non-foreign status. The statement must be signed by Seller under penalty of perjury and must include Seller's tax identification number. Buyer can also avoid having to withhold Federal taxes from Seller's Proceeds if the property price is \$300,000 or less, and the Buyer signs an affidavit stating Buyer intends to occupy the property as a principal residence. (ii) California Revenue and Taxation Code Section 18662 requires that a Buyer withhold and remit to the California Franchise Tax Board 3 1/3% of the purchase price of the property unless the Seller signs an affidavit that the property was the Seller's (or the decedent's, if a trust or probate sale) principal residence or that the sales price is \$100,000 or less or another express exemption applies. Exemptions from withholding also apply to legal entities such as corporations, LLCs, and partnerships. Brokers cannot give tax or legal advice. Broker recommends that Buyer and Seller seek advice from a CPA, attorney or taxing authority. Brokers do not have expertise in this area.

47. LIQUIDATED DAMAGES: Buyer and Seller are advised that a liquidated damages clause is a provision Buyer and Seller can use to agree in advance to the amount of damages that a seller will receive if a buyer breaches the Agreement. The clause usually provides that a seller will retain a buyer's initial deposit paid if a buyer breaches the agreement, and generally must be separately initialed by both parties and meet other statutory requirements to be enforceable. For any additional deposits to be covered by the liquidated damages clause, there generally must be another separately signed or initialed agreement (see C.A.R. Form RID). However, if the Property contains from 1 to 4 units, one of which a buyer intends to occupy, California Civil Code Section 1675 limits the amount of the deposit subject to liquidated damages to 3% of the purchase price. Even though both parties have agreed to a liquidated damages clause, an escrow company will usually require either a judge's or arbitrator's decision or instructions signed by both parties in order to release a buyer's deposit to a seller. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to a liquidated damages clause. Brokers do not have expertise in this area.

48. MEDIATION: Buyer and Seller are advised that mediation is a process by which the parties hire a neutral person to facilitate discussion and negotiation between the parties with the goal of helping them reach a settlement of their dispute. The parties generally share in the cost of this confidential, non-binding negotiation. If no agreement is reached, either party can pursue further legal action. Under C.A.R. Form RPA-CA: (i) the parties must mediate any dispute arising out of their agreement (with a few limited exceptions, such as matters within the jurisdiction of a small claims court) before they resort to arbitration or court, and (ii) if a party proceeds to arbitration or court without having first attempted to mediate the dispute, that party risks losing the right to recover attorney fees and costs even if he or she prevails.

49. ARBITRATION: Buyer and Seller are advised that arbitration is a process by which the disputing parties hire a neutral person to render a binding decision. Generally, arbitration is faster and less expensive than resolving disputes by litigating in court. The rules are usually less formal than in court, and it is a private process not a matter of public record. By agreeing to arbitration, the parties give up the right to a jury trial and to appeal the arbitrator's decision. Arbitration decisions have been upheld even when arbitrators have made a mistake as to the law or the facts. If the parties agree to arbitration, then after first attempting to settle the dispute through mediation, any dispute arising out of their agreement (with a few limited exceptions) must be submitted to binding arbitration. Buyer and Seller must weigh the benefits of a potentially quicker and less expensive arbitration against giving up the right to a jury trial and the right to appeal. Brokers cannot give legal advice regarding these matters. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to arbitration. Brokers do not have expertise in this area.

Buyer's Initials () ()

Seller's Initials () ()

Reviewed by _____ Date _____



50. MEGAN'S LAW DATABASE DISCLOSURE: Notice: Pursuant to Section 290.46 of the Penal Code, information about specific registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Seller nor Brokers are required to check this website. If Buyer wants further information, Broker recommends that Buyer obtain information from this website during Buyer's inspection contingency period. Brokers do not have expertise in this area.)

51. DEATH ON THE PROPERTY: California Civil Code Section 1710.2 protects a seller from: (i) failing to disclose a death on the property that occurred more than 3 years before a buyer has made an offer on a property; and (ii) failing to disclose if an occupant of a property was afflicted with HIV/AIDS, regardless of whether a death occurred or if so, when. Section 1710.2 does not protect a seller from making a misrepresentation in response to a direct inquiry. If the Buyer has any concerns about whether a death occurred on the Property or the manner, location, details or timing of a death, the buyer should direct any specific questions to the Seller in writing.

52. LOCAL ADDENDA (IF CHECKED):

The following local disclosures or addenda are attached:

- A. Local 301 addendum
- B. _____
- C. _____
- D. _____

Buyer and Seller acknowledge and agree that Brokers: (i) do not decide what price Buyer should pay or Seller should accept; (ii) do not guarantee the condition of the Property; (iii) do not guarantee the performance, adequacy or completeness of inspections, services, products or repairs provided or made by Seller or others; (iv) do not have any obligation to conduct an inspection of common areas or areas off the site of the Property (v) shall not be responsible for identifying defects on the Property, in common areas, or offsite unless such defects are visually observable by an inspection of reasonably accessible areas of the Property or are known to Brokers; (vi) shall not be responsible for inspecting public records or permits concerning the title or use of Property; (vii) shall not be responsible for identifying the location of boundary lines or other items affecting title; (viii) shall not be responsible for verifying square footage, representations of others or information contained in investigation reports, Multiple Listing Service, advertisements, flyers or other promotional material; (ix) shall not be responsible for providing legal or tax advice regarding any aspect of a transaction entered into by Buyer or Seller; and (x) shall not be responsible for providing other advice or information that exceeds the knowledge, education and experience required to perform real estate licensed activity. Buyer and Seller agree to seek legal, tax, insurance, title and other desired assistance from appropriate professionals.

Buyer's Initials (_____) (_____)

Seller's Initials (_____) (_____)

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525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____



2783 Coral Ave
Property Address: Morro Bay, CA 93442

Date: May 1, 2013

Buyer and Seller are encouraged to read this Advisory carefully. By signing below, Buyer and Seller acknowledge that each has read, understands and received a copy of this Advisory.

Date _____

Date _____

BUYER _____

BUYER _____

(Print name) _____

(Print name) _____

(Address) _____

Date _____

Date _____

SELLER _____

SELLER _____

CITY OF MORRO BAY

(Print name) _____

(Print name) _____

595 HARBOR, MORRO BAY, CA 93442

(Address) _____

Real Estate Broker (Selling Firm) _____ DRE Lic. # _____

By _____ DRE Lic. # _____ Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ Email _____

Real Estate Broker (Listing Firm) Morro Bay Realty - Main Street DRE Lic. # 00129557

By Stanley P Chaig DRE Lic. # 00995466 Date 04/05/2013

Address 805 Main Street City Morro Bay State CA Zip 93442

Telephone _____ Fax 805-772-8466 Email scraig@morrobayrealty.com

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Reviewed by _____ Date _____





VACANT LAND LISTING AGREEMENT

(C.A.R. Form VLL, 11/12)

1. **EXCLUSIVE AUTHORIZATION:** CITY OF MORRO BAY ("Owner") hereby employs and grants Morro Bay Realty - Main Street ("Broker") beginning (date) May 1, 2013 and ending at 11:59 P.M. on (date) June 2, 2014 ("Listing Period") the exclusive and irrevocable right to: SELL, LEASE, EXCHANGE, OPTION, or OTHER the real property in the City of Morro Bay, County of San Luis Obispo, California, Assessor's Parcel No.: 065-386-015, described as: 2783 Coral Ave ("Property").
2. **ITEMS EXCLUDED AND INCLUDED:** Unless otherwise specified in an agreement between Owner and transferee, all fixtures and fittings that are attached to the Property are included, and personal property items are excluded from the price.
ADDITIONAL ITEMS EXCLUDED: _____
ADDITIONAL ITEMS INCLUDED: _____
 Owner intends that the above items be excluded or included in listing the Property, but understands that: (i) the Agreement between owner and transferee supersedes any intention expressed above and will ultimately determine which items are excluded and included in the transaction; and (ii) Broker is not responsible for and does not guarantee that the above exclusions and/or inclusions will be in the Agreement between Owner and transferee.
3. **LISTING PRICE AND TERMS:**
 - A. The listing price shall be _____ Dollars (\$ _____).
 - B. Additional Terms: _____
4. **COMPENSATION TO BROKER:**
Notice: The amount or rate of real estate commissions is not fixed by law. They are set by each Broker individually and may be negotiable between Owner and Broker (real estate commissions include all compensation and fees to Broker).
 - A. Owner agrees to pay to Broker as compensation for services irrespective of agency relationship(s): 5.000 percent of the listing price (or if an agreement is entered into, of the contract price), \$ _____, OR in accordance with Broker's attached schedule of compensation; as follows:
 - (1) If during the Listing Period, or any extension, Broker, Owner, cooperating broker, or any other person, procures a buyer(s) who offers to acquire the Property on the above price and terms, or on any price and terms acceptable to Owner. (Broker shall be entitled to compensation whether any Escrow resulting from such offer closes or tenancy begins during or after the expiration of the Listing Period.)
 - (2) If within 90 calendar days after the end of the Listing Period or any extension, Owner enters into a contract to sell, lease, exchange, option, convey or otherwise transfer the Property to anyone ("Prospective Transferee") or that person's related entity: (i) who physically entered and was shown the Property during the Listing Period, or any extension by Broker or a cooperating broker; or (ii) for whom Broker or any cooperating broker submitted to Owner a signed, written offer to acquire, lease, exchange or obtain an option on the Property. Owner, however, shall have no obligation to Broker under this paragraph 4A(2) unless, not later than 3 calendar days after the end of the Listing Period or any extension thereof, Broker has given Owner a written notice of the names of such Prospective Transferees.
 - (3) If, without Broker's prior written consent, the Property is withdrawn from sale, lease, exchange, option or other, as specified in paragraph 1, or is sold, conveyed, leased, rented, exchanged, optioned or otherwise transferred, or made unmarketable by a voluntary act of Owner during the Listing Period, or any extension thereof.
 - B. If completion of the transaction is prevented by a party to the transaction other than Owner, then compensation due under paragraph 4A shall be payable only if and when Owner collects damages by suit, arbitration, settlement, or otherwise, and then in an amount equal to the lesser of one-half of the damages recovered or the above compensation, after first deducting title and escrow expenses and the expenses of collection, if any.
 - C. In addition, Owner agrees to pay Broker: _____
 - D. (1) Broker is authorized to cooperate and compensate brokers participating through the multiple listing service(s) ("MLS"): (i) by offering MLS brokers either: 2.500 percent of the purchase price, or \$ _____; OR (ii) (if checked) as per Broker's policy.
 (2) Broker is authorized to cooperate and compensate brokers operating outside the MLS as per Broker's policy.
 - E. Owner hereby irrevocably assigns to Broker the above compensation from Owner's funds and proceeds in escrow. Broker may submit this Listing Agreement, as instructions to compensate Broker pursuant to paragraph 4A, to any escrow regarding the Property involving Owner and a buyer, transferee or Prospective Transferee.
 - F. (1) Owner represents that Owner has not previously entered into a listing agreement with another broker regarding the Property, unless specified as follows: _____
 (2) Owner warrants that Owner has no obligation to pay compensation to any other broker regarding the Property unless the Property is transferred to any of the following Prospective Transferees: _____
 (3) If the Property is transferred to anyone listed above during the time Owner is obligated to compensate another broker: (i) Broker is not entitled to compensation under this Listing Agreement; and (ii) Broker is not obligated to represent Owner in such transaction.

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Owner acknowledges receipt of a copy of this page.

Owner's Initials (_____) (_____)

Reviewed by _____ Date _____



5. **OWNERSHIP, TITLE AND AUTHORITY:** Owner warrants that: (i) Owner is the owner of the Property; (ii) no other persons or entities have title to the Property, and (iii) Owner has the authority to both execute this Listing Agreement and transfer the Property. Exceptions to ownership, title and authority are as follows: _____
6. **MULTIPLE LISTING SERVICE:** All terms of the transaction, including financing, if applicable, will be provided to the selected MLS for publication, dissemination and use by persons and entities on terms approved by the MLS. Seller acknowledges that Broker is required to comply with all applicable MLS rules as a condition of entry of the listing into the MLS and Seller authorizes Broker to comply with all applicable MLS rules. MLS rules require that the listing sales price be reported to the MLS. MLS rules allow MLS data to be made available by the MLS to additional Internet sites unless Broker gives the MLS instructions to the contrary. MLS rules generally provide that residential real property and vacant lot listings be submitted to the MLS within 48 hours or some other period of time after all necessary signatures have been obtained on the listing agreement. However, Broker will not have to submit this listing to the MLS if, within that time, Broker submits to the MLS a form signed by Seller (C.A.R. Form SEL or the locally required form). Information that can be excluded:
- A. Internet Display:**
- (1) Seller can instruct Broker to have the MLS not display the Property on the Internet. Seller understands that this would mean consumers searching for listings on the Internet may not see information about the Property in response to their search;
 - (2) Seller can instruct Broker to have the MLS not display the Property address on the Internet. Seller understands that this would mean consumers searching for listings on the Internet may not see the Property's address in response to their search.
- B. Features on MLS Participant and Subscriber Websites:**
- (1) Seller can instruct Broker to advise the MLS that Seller does not want visitors to MLS Participant or Subscriber Websites that display the Property listing to have (i) the ability to write comments or reviews about the Property on those sites; or (ii) the ability to hyperlink to another site containing such comments or reviews if the hyperlink is in immediate conjunction with the Property. Seller understands (i) that this opt-out applies only to Websites of MLS Participants and Subscribers who are real estate broker and agent members of the MLS; (ii) that other Internet sites may or may not have the features set forth herein; and (iii) that neither Broker nor the MLS may have the ability to control or block such features on other Internet sites.
 - (2) Seller can instruct Broker to advise the MLS that Seller does not want MLS Participant or Subscriber Websites that display the Property listing to operate (i) an automated estimate of the market value of the Property; or (ii) have the ability to hyperlink to another site containing such automated estimate of value if the hyperlink is in immediate conjunction with the Property. Seller understands (i) that this opt-out applies only to Websites of MLS Participants and Subscribers who are real estate brokers and agent members of the MLS; (ii) that other Internet sites may or may not have the features set forth herein; and (iii) that neither Broker nor the MLS may have the ability to control or block such features on other Internet sites. Seller acknowledges that for any of the above opt-out instructions to be effective, Seller must make them on a separate instruction to Broker signed by Seller (C.A.R. Form SEL or the locally required form). Information about this listing will be provided to the MLS of Broker's selection unless a form instructing Broker to withhold the listing from the MLS is attached to this listing Agreement.
7. **OWNER REPRESENTATIONS:** Owner represents that, unless otherwise specified in writing, Owner is unaware of: (i) any Notice of Default recorded against the Property; (ii) any delinquent amounts due under any loan secured by, or other obligation affecting, the Property; (iii) any bankruptcy, insolvency or similar proceeding affecting the Property; (iv) any litigation, arbitration, administrative action, government investigation, or other pending or threatened action that affects or may affect the Property or Owner's ability to transfer it; and (v) any current, pending or proposed special assessments affecting the Property. Owner shall promptly notify Broker in writing if Owner becomes aware of any of these items during the Listing Period or any extension thereof.
8. **BROKER'S AND OWNER'S DUTIES:** Broker agrees to exercise reasonable effort and due diligence to achieve the purposes of this Listing Agreement. Unless Owner gives Broker written instructions to the contrary, Broker is authorized to order reports and disclosures as appropriate or necessary, and advertise and market the Property in any method and medium, including the Internet, selected by Broker, and, to the extent permitted by these media, including MLS, control the dissemination of the information submitted to any medium. Owner agrees to consider offers presented by Broker, and to act in good faith toward accomplishing the transfer of the Property by, among other things, making the Property available for showing at reasonable times and referring to Broker all inquiries of any party interested in the Property. Owner agrees to provide Broker and transferee(s) all written disclosures, as required by law. Owner further agrees to immediately disclose in writing any condition known to Owner that affects the Property, including, but not limited to, any past or current generation, storage, release, threatened release, disposal, and presence and location of asbestos, PCB transformers, petroleum products, flammable explosives, underground storage tanks and other hazardous, toxic or contaminated substances or conditions in, on, or about the Property. Owner shall maintain public liability and property damage insurance on the Property during the Listing Period or any extension. Owner waives all subrogation rights under any insurance against Broker, cooperating brokers or employees. Owner is responsible for determining at what price to list and transfer the Property. Owner further agrees to indemnify, defend and hold Broker harmless from all claims, disputes, litigation, judgments and attorney's fees arising from any incorrect information supplied by Owner, or from any material facts that Owner knows but fails to disclose. (If checked) The attached property disclosure is part of this Listing Agreement and may be provided to Prospective Transferees.
9. **DEPOSIT:** Broker is authorized to accept and hold on Owner's behalf any deposits to be applied toward the contract price.
10. **AGENCY RELATIONSHIPS:**
- A. Disclosure:** If the Property includes residential property with one to four dwelling units and this Listing Agreement is used to list the Property for sale, exchange or lease for a period of greater than one year, a "Disclosure Regarding Agency Relationships" (C.A.R. Form AD) is required to be provided to Owner prior to entering into this Listing Agreement.

Owner acknowledges receipt of a copy of this page.

Owner's Initials (_____) (_____)

Reviewed by _____ Date _____



- B. **Owner Representation:** Broker shall represent Owner in any resulting transaction, except as specified in paragraph 4F.
 - C. **Possible Dual Agency With Buyer:** Depending upon the circumstances, it may be necessary or appropriate for Broker to act as an agent for both Owner and buyer, exchange party, or one or more additional parties ("Buyer"). Broker shall, as soon as practicable, disclose to Owner any election to act as a dual agent representing both Owner and Buyer. If a Buyer is procured directly by Broker or an associate licensee in Broker's firm, Owner hereby consents to Broker acting as a dual agent for Owner and such Buyer. In the event of an exchange, Owner hereby consents to Broker collecting compensation from additional parties for services rendered, provided there is disclosure to all parties of such agency and compensation. Owner understands and agrees that: (i) Broker, without the prior written consent of Owner, will not disclose to Buyer that Owner is willing to transfer the Property at a price less than the listing price; (ii) Broker, without the prior written consent of Buyer, will not disclose to Owner that Buyer is willing to pay a price greater than the offered price; and (iii) except for (i) and (ii) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the Property to both parties.
 - D. **Other Owners:** Owner understands that Broker may have or obtain listings on other properties, and that potential buyers may consider, make offers on, or acquire through Broker, property the same as or similar to Owner's Property. Owner consents to Broker's representation of owners and buyers of other properties before, during, and after the end of this Listing Agreement.
 - E. **Confirmation:** If the Property includes residential property with one to four dwelling units, Broker shall confirm the agency relationship described above, or as modified, in writing, prior to or concurrent with Owner's execution of an agreement to sell.
11. **SECURITY AND INSURANCE:** Broker is not responsible for loss of or damage to personal or real property or person, whether attributable to use of a keysafe/lockbox, a showing of the Property, or otherwise. Third parties, including but not limited to, appraisers, inspectors, brokers and prospective buyers, may have access to, and take videos and photographs of the Property. Owner agrees: (i) to take reasonable precautions to safeguard and protect valuables that might be accessible during showings of the Property; and (ii) to obtain insurance to protect against these risks. Broker does not maintain insurance to protect Owner.
 12. **KEYSAFE/LOCKBOX:** A keysafe/lockbox is designed to hold a key to the Property to permit access to the Property by Broker, cooperating brokers, MLS participants, their authorized licensees and representatives, authorized inspectors and accompanying prospective buyers. Broker, cooperating brokers, MLS and Associations/Boards of REALTORS® are not insurers against injury, theft, loss, vandalism, or damage attributed to the use of a keysafe/lockbox. Owner does (or if checked does not) authorize Broker to install a keysafe/lockbox. If Owner does not occupy the Property, Owner shall be responsible for obtaining occupant(s)' written permission for use of a keysafe/lockbox.
 13. **SIGN:** Owner authorizes Broker to install a FOR SALE/SOLD/LEASE sign on the Property unless otherwise indicated in writing.
 14. **EQUAL HOUSING OPPORTUNITY:** The Property is offered in compliance with federal, state and local anti-discrimination laws.
 15. **ATTORNEY'S FEES:** In any action, proceeding, or arbitration between Owner and Broker regarding the obligation to pay compensation under this Listing Agreement, the prevailing Owner or Broker shall be entitled to reasonable attorney's fees and costs, except as provided in paragraph 19A.
 16. **ADDITIONAL TERMS:** REOL SSIA _____

17. **MANAGEMENT APPROVAL:** If an associate-licensee in Broker's office (salesperson or broker-associate) enters into this Listing Agreement on Broker's behalf, and Broker or Manager does not approve of its terms, Broker or Manager has the right to cancel this Listing Agreement, in writing, within 5 days after its execution.
18. **SUCCESSORS AND ASSIGNS:** This Listing Agreement shall be binding upon Owner and Owner's successors and assigns
19. **DISPUTE RESOLUTION:**
 - A. **MEDIATION:** Owner and Broker agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to arbitration or court action. Mediation fees, if any, shall be divided equally among the parties involved. If, for any dispute or claim to which this paragraph applies, any party (i) commences an action without first attempting to resolve the matter through mediation, or (ii) before commencement of an action, refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action. THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED. Exclusions from this mediation agreement are specified in paragraph 19C.
 - B. **ARBITRATION OF DISPUTES:**
 Owner and Broker agree that any dispute or claim in Law or equity arising between them out of this Agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of residential real estate Law experience, unless the parties mutually agree to a different arbitrator. The parties shall have the right to discovery in accordance with Code of Civil Procedure §1283.05. In all other respects, the arbitration shall be conducted in accordance with Title 9 of Part 3 of the Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered into any court having jurisdiction. Enforcement of this agreement to arbitrate shall be governed by the Federal Arbitration Act. Exclusions from this arbitration agreement are specified in paragraph 19C.

Owner acknowledges receipt of a copy of this page.

Owner's Initials (_____) (_____)

Reviewed by _____ Date _____



"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."

"WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

Owner's Initials _____ / _____ Broker's Initials SC / _____

C. ADDITIONAL MEDIATION AND ARBITRATION TERMS: The following matters shall be excluded from mediation and arbitration: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; (iii) the filing or enforcement of a mechanic's lien; and (iv) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver or violation of the mediation and arbitration provisions.

20. ENTIRE CONTRACT: All prior discussions, negotiations, and agreements between the parties concerning the subject matter of this Listing Agreement are superseded by this Listing Agreement, which constitutes the entire contract and a complete and exclusive expression of their agreement, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect. This Listing Agreement and any supplement, addendum, or modification, including any photocopy or facsimile, may be executed in counterparts.

By signing below, Owner acknowledges that Owner has read, understands, received a copy of and agrees to the terms of this Listing Agreement and any attached schedule of compensation.

Date _____ at _____

Owner _____

By CITY OF MORRO BAY Title _____

Address 595 HARBOR City MORRO BAY State CA Zip 93442

Telephone _____ Fax _____ Email www.morro-bay.ca.gov

Date _____ at _____

Owner _____

By _____ Title _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ Email _____

Date _____ at _____

Owner _____

By _____ Title _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ Email _____

Real Estate Broker (Firm) Morro Bay Realty - Main Street DRE Lic. # 00129557

By (Agent) [Signature] Stanley P Craig DRE Lic. # 00995466 Date 04/05/2013

Address 805 Main Street City Morro Bay State CA Zip 93442

Telephone _____ Fax 805-772-8466 Email scraig@morrobayrealty.com

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Reviewed by _____ Date _____





CALIFORNIA
ASSOCIATION
OF REALTORS®

**DISCLOSURE REGARDING
REAL ESTATE AGENCY RELATIONSHIP**

(Listing Firm to Seller)
(As required by the Civil Code)
(C.A.R. Form AD, Revised 11/12)

(If checked) This form is being provided in connection with a transaction for a leaseholder interest in a dwelling exceeding one year as per Civil Code section 2079.13(j) and (l).

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A Fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. **THIS DISCLOSURE FORM INCLUDES THE PROVISIONS OF SECTIONS 2079.13 TO 2079.24, INCLUSIVE, OF THE CIVIL CODE SET FORTH ON PAGE 2. READ IT CAREFULLY. (W/ E ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE)).**

Buyer Seller Landlord Tenant _____ Date _____
CITY OF MORRO BAY

Buyer Seller Landlord Tenant _____ Date 04/05/2013

Agent Morro Bay Realty - Main Street DRE Lic. # 00129557
Real Estate Broker (Firm)

By Stanley P Craig DRE Lic. # 00995466 Date 04/05/2013
(Salesperson or Broker-Associate) Stanley P Craig

Agency Disclosure Compliance (Civil Code §2079.14):

- When the listing brokerage company also represents Buyer/Tenant: The Listing Agent shall have one AD form signed by Seller/Landlord and a different AD form signed by Buyer/Tenant.
- When Seller/Landlord and Buyer/Tenant are represented by different brokerage companies: (i) the Listing Agent shall have one AD form signed by Seller/Landlord and (ii) the Buyer's/Tenant's Agent shall have one AD form signed by Buyer/Tenant and either that same or a different AD form presented to Seller/Landlord for signature prior to presentation of the offer. If the same form is used, Seller may sign here:

(SELLER/LANDLORD: DO NOT SIGN HERE)

(SELLER/LANDLORD: DO NOT SIGN HERE)

Seller/Landlord _____ Date _____

Seller/Landlord _____ Date _____

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Reviewed by _____ Date _____



AD REVISED 11/12 (PAGE 1 OF 2)

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 1 OF 2)

Agent: Stanley Craig Phone: 805-235-0514 Fax: 805-772-8466 Prepared using zipForm® software
Broker: Morro Bay Realty 805 Main St Morro Bay, CA 93442

CIVIL CODE SECTIONS 2079.24 (2079.16 APPEARS ON THE FRONT)

2079.13 As used in Sections 2079.14 to 2079.24, inclusive, the following terms have the following meanings:

(a) "Agent" means a person acting under provisions of title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. (b) "Associate licensee" means a person who is licensed as a real estate broker or salesperson under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code and who is either licensed under a broker or has entered into a written contract with a broker to act as the broker's agent in connection with acts requiring a real estate license and to function under the broker's supervision in the capacity of an associate licensee. The agent in the real property transaction bears responsibility for his or her associate licensees who perform as agents of the agent. When an associate licensee owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the associate licensee functions. (c) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee. (d) "Dual agent" means an agent acting, either directly or through an associate licensee, as agent for both the seller and the buyer in a real property transaction. (e) "Listing agreement" means a contract between an owner of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer. (f) "Listing agent" means a person who has obtained a listing of real property to act as an agent for compensation. (g) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the listing agent. (h) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (i) "Offer to purchase" means a written contract executed by a buyer acting through a selling agent which becomes the contract for the sale of the real property upon acceptance by the seller. (j) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property which constitutes or is improved with one to four dwelling units, any leasehold in this type of property exceeding one year's duration, and mobile homes, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (k) "Real property transaction" means a transaction for the sale of real property in which an agent is employed by one or more of the principals to act in that transaction, and includes a listing or an offer to purchase. (l) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer, and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. (m) "Seller" means the transferor in a real property transaction, and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor. (n) "Selling agent" means a listing agent who acts alone, or an agent who acts in cooperation with a listing agent, and who sells or finds and obtains a buyer for the real property, or an agent who locates property for a buyer or who finds a buyer for a property for which no listing exists and presents an offer to purchase to the seller. (o) "Subagent" means a person to whom an agent delegates agency powers as provided in Article 5 (commencing with Section 2349) of Chapter 1 of Title 9. However, "subagent" does not include an associate licensee who is acting under the supervision of an agent in a real property transaction.

2079.14 Listing agents and selling agents shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and, except as provided in subdivision (c), shall obtain a signed acknowledgement of receipt from that seller or buyer, except as provided in this section or Section 2079.15, as follows: (a) The listing agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The selling agent shall provide the disclosure form to the seller as soon as practicable prior to presenting the seller with an offer to purchase, unless the selling agent previously provided the seller with a copy of the disclosure form pursuant to subdivision (a). (c) Where the selling agent does not deal on a face-to-face basis with the seller, the disclosure form prepared by the selling agent may be furnished to the seller (and acknowledgement of receipt obtained for the selling agent from the seller) by the listing agent, or the selling agent may deliver the disclosure form by certified mail addressed to the seller at his or her last known address, in which case no signed acknowledgement of receipt is required. (d) The selling agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase, except that if the offer to purchase is not prepared by the selling agent, the selling agent shall present the disclosure form to the buyer not later than the next business day after the selling agent receives the offer to purchase from the buyer.

2079.15 In any circumstance in which the seller or buyer refuses to sign an acknowledgement of receipt pursuant to Section 2079.14, the agent, or an associate licensee acting for an agent, shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16 Reproduced on Page 1 of this AD form.

2079.17 (a) As soon as practicable, the selling agent shall disclose to the buyer and seller whether the selling agent is acting in the real property transaction exclusively as the buyer's agent, exclusively as the seller's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the selling agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the listing agent shall disclose to the seller whether the listing agent is acting in the real property transaction exclusively as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the listing agent prior to or coincident with the execution of that contract by the seller.

(c) The confirmation required by subdivisions (a) and (b) shall be in the following form.

(DO NOT COMPLETE, SAMPLE ONLY) is the agent of (check one): the seller exclusively; or both the buyer and seller.
(Name of Listing Agent)
(DO NOT COMPLETE, SAMPLE ONLY) is the agent of (check one): the buyer exclusively; or the seller exclusively; or both the buyer and seller.
(Name of Selling Agent if not the same as the Listing Agent)

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14.

2079.18 No selling agent in a real property transaction may act as an agent for the buyer only, when the selling agent is also acting as the listing agent in the transaction.

2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21 A dual agent shall not disclose to the buyer that the seller is willing to sell the property at a price less than the listing price, without the express written consent of the seller. A dual agent shall not disclose to the seller that the buyer is willing to pay a price greater than the offering price, without the express written consent of the buyer. This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22 Nothing in this article precludes a listing agent from also being a selling agent, and the combination of these functions in one agent does not, of itself, make that agent a dual agent.

2079.23 A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

Buyer's Initials () () Seller's Initials () ()

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CALIFORNIA
ASSOCIATION
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DISCLOSURE AND CONSENT FOR REPRESENTATION OF MORE THAN ONE BUYER OR SELLER

(C.A.R. Form DA, 11/06)

A real estate broker, whether a corporation, partnership or sole proprietorship, ("Broker") may represent more than one buyer or seller provided the Broker has made a disclosure and the principals have given their consent. This multiple representation can occur through an individual licensed as a broker or through different associate licensees acting for the Broker. The associates licensees may be working out of the same or different office locations.

Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Buyer and Seller understand that Broker may represent more than one buyer or seller and even both buyer and seller on the same transaction

If Seller is represented by Broker, Seller acknowledges that Broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both Seller and Buyer in that transaction.

If Buyer is represented by Broker, Buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both Buyer and Seller with regard to that property.

In the event of dual agency, Seller and Buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to Seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the Seller, will not disclose to the Buyer that Seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a Dual Agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

NON CONFIDENTIALITY OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller.

Seller and/or Buyer acknowledges reading and understanding this Disclosure and Consent for Representation of More than One Buyer or Seller and agree to the dual agency possibility disclosed.

Seller Buyer _____ Date _____
CITY OF MORRO BAY

Seller Buyer _____ Date _____

Real Estate Broker (Firm) Morro Bay Realty - Main Street Date 04/05/2013

By 
STANLEY CRAIG

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Reviewed by _____ Date _____



DA 11/06 (PAGE 1 OF 1)

REPRESENTATION OF MORE THAN ONE BUYER OR SELLER (DA PAGE 1 OF 1)

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