

August 14, 2009

Kevin Atkinson
California Department of Boating and Waterways
2000 Evergreen Street, Suite 100
Sacramento, CA 94815-3888

Re: National Boating Infrastructure Grant Program

Dear Kevin:

Enclosed please find two copies of our application for a Tier II proposal for the National Boating Infrastructure Grant Program to construct additional, new tie-up facilities for transient, non-trailerable (26 feet and greater) recreational vessels.

We have also sent an electronic copy of this same document.

To learn more about our facility, please see www.montereybayboatworks.com.

For more information about this request, please contact me at 831-373-7857 extension 11.

Sincerely,

Diane Colwell
Manager

Enclosures

Application for Tier II Boating Infrastructure Grant Program

**MONTEREY BAY BOATWORKS
MONTEREY, CALIFORNIA**

Date: August 14, 2009
Submitted by: Diane Colwell/Monterey Bay Boatworks Company
Address: 32 Cannery Row, Monterey, California 93940
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INTRODUCTION

Monterey Bay Boatworks Company is seeking a Tier II Grant in the amount of \$391,000.00 which is 47.43 % of the total project estimated cost of \$824,300.00.

We propose construction of 603 lineal feet of transient dock space (2,588 square feet) and amenities for boats 26 feet or greater in length at Breakwater Cove Marina, Monterey, California, to fulfill the need for more transient docks and increase opportunities for boaters to visit Monterey. In addition, the docks will be the only large-vessel recreational transient docking opportunity in Monterey Bay.

Breakwater Cove Marina is a part of Monterey Bay Boatworks Company, a full-service marine facility created in 1987 on six acres of ocean and waterfront land. We are located in the center of the California coastline on the Cannery Row water front in Monterey, California. Our facility consists of a fuel dock, marine store, boat repair yard, a deep water marina of 88 permanent slips, and 135 lineal feet of service dock.

Also located on site are a restaurant, delicatessen, kayak rentals, dive shop and marine surveyor. This project constitutes a most desirable asset to the California boating community.

Need: Transient docks and amenities

The California Boating Facilities Needs Assessment completed in 2002 by the State of California Boating & Waterways indicates:

- There were 925,533 boats registered in California and, of these, 72,618 are 26 feet or greater in length. These numbers are expected to increase on average by 1.4 and 2.5% per year, which averages from 13,000 to over 23,000 boats.
- Boat length trends indicate a need to reduce the number of berthing opportunities for smaller boats and increase opportunities for larger boats. While the assessment looks at all vessels 26 feet and greater, the problem grows exponentially when considering yachts approaching and exceeding 100 feet.
- About ¾ of California marinas surveyed provided transient docking and 50% turned away transient boaters. Of these 50% turned away transient boaters between 11-60 days a year.
- Volume 2 of the CBFNA indicated that more than 50% of marinas in the Central Coast Region turn away transient boaters, and the assessment specifically identifies that Monterey is in need of increased transient berthing.

Breakwater Cove Marina can attest to all these trends, experiencing a growing demand for transient berthing for increasingly larger vessels, with reservations for transient slips being booked a year in advance. Currently, our service dock is used to provide

transient docking space as available. Unfortunately, the service dock is only able to accommodate a maximum of 4 vessels 26 feet in length and we have to turn boats away on an average of two to four vessels per week. There is no doubt that these figures will continue to grow, as each year we experience more and more requests for reservations. These figures increase during holidays, salmon & albacore seasons and the many special events held on the Monterey Peninsula. This trend will most certainly continue with the CBFNA's estimates of boats registered in California increasing by 1.4% and 2.5% annually. Additionally, the National Marine Manufacturers Association has estimated the number of adults who went boating last year was up almost 6 percent from 2007. They also state that California ranks 3rd in the nation in boating expenditures. Many of the vessels we turn away are 70 feet and above. In addition, we turn away an average of three visiting boating clubs per year with boats numbering from 6-12 vessels per event. We do not advertise due to the limited guest berthing opportunities and feel with advertising the numbers of transient boaters to our area would greatly increase. In 2008 approximately 1,075 transient boaters visited our area, with the existing limited docking facilities.

The nearest ports capable of providing safe transient stays are located in San Francisco (107 nautical miles away), Sacramento and San Joaquin Delta (300 nautical miles away), San Luis Obispo (126 nautical miles), Pismo Beach (135 nautical miles) and Santa Barbara (208 nautical miles).

In addition to the need for an increased number of boat slips, the CBFNA also found that the boater and facility needs most often identified include:

- Dredging and insufficient water depth
- Parking and launching capacity
- Better waste pump outs and dock repairs
- Poor water quality
- Overcrowding

To meet this need, all of the issues listed have already been addressed by Breakwater Cove Marina:

- As a deep water marina with depths ranging from 18 to 40 feet, no dredging has ever been necessary and we are extremely attractive to the newer sailing yachts with deep keels.
- Our facility is located adjacent to a free public launching ramp with ample parking provided for vehicles, RV's and boat trailers. There is also a staging dock and a handicapped accessible dock.
- We offer free bilge, & pump-outs, and are in the process of installing a sewage pump-out station which will also be free to the public.
- The water quality of the Monterey Bay Sanctuary is unsurpassed, and our location provides a safe haven for boats traveling along the Central Coast.
- The marina has recently been renovated and is in excellent repair.

Objective

The proposed project will provide much needed transient dockage in Monterey Bay for recreational boats from 26 feet and greater, and will create the only transient docks in Monterey than can be used by recreational vessels up to 200 feet long.

Our objective is to build 603 lineal feet of new dock, connecting to our existing 88-berth full service marine facility. The new transient docks will include water, power, cable and telephone hookups.

Expected Results / Benefits

Increasing the opportunities for transient berthing will provide a positive economic impact for the City of Monterey and the surrounding communities. The increase in tourism dollars spent locally will generate more sales tax revenues and gross percentage rent revenues to the City. The Monterey Chamber of Commerce estimates that tourism in Monterey County is a 12.978 billion dollar industry, generating an estimated 54.5 million dollars in local taxes. The CBFNA estimates that the boating industry in California generates \$8.6 billion annually, and of this \$1.3 is spent on boat maintenance and upkeep alone. These figures will grow with increased transient docking opportunities. The Monterey Chamber of Commerce estimates that the average daily expenditure of the average visitor is \$122.86 per person. Based on the trend we are seeing at Breakwater Cove Marina, we anticipate transient berthing occupancy of 80%, during our season. Our season now runs from the beginning of April through the end of October. With between 11 - 22 boats staying an average of 3 days per week, spending an average of \$122.86 per person times the average number of 2 to 4 persons per boat will equate to \$200,000.00 - \$400,000.00 in additional revenues to the local economy annually, for *non boat industry expenditures*. The sales tax benefit for these revenues would equate to \$14,000.00 - \$30,000.00 annually. Breakwater Cove Marina pays 3% of all gross fees collected to the City of Monterey. In 2008 the gross percent rent paid to the City by our facility alone was just under \$59,000.00. The income generated from increasing transient docking opportunities will provide the area with additional revenues and an increased tax base. The CBFNA states that annual boater spending in California is estimated to be \$8.6 billion *specifically to boating industry businesses*. Increased transient boaters to our area will capture a portion of this market in expenditures such as fuel sales, repairs and maintenance and boating equipment. The increase in transient boater expenditures will also be instrumental in job creation.

Breakwater Cove Marina is centrally located on the Monterey Bay Coastal Trail within a short walking distance to downtown Monterey, Cannery Row, Pacific Grove and outlying areas. Our facility is within walking distance of public transportation. There are many local businesses of interest to transient boaters such as area hotels, restaurants, bars, golf courses, gift shops, as well as bike and kayak rentals. With the loss of fisheries and expanding no fishing zones in the Monterey Bay, the local merchants and hospitality industry will benefit from the economic impact of increased transient boaters

who, experiencing the rich and diverse history of our area, would be encouraged to return and visit other nearby attractions.

It has been our experience that transient boaters often have friends join them here. While visiting, they stay in hotels and frequent local businesses. We also find that once transient boaters discover our area they return year after year. With the addition of transient docking space, boaters will be able to extend their visits, increasing the positive economic impact.

Approach

Sufficient fairways and depth of water are available to allow for large yachts, without dredging or other environmentally disruptive activities

Monterey Bay Boatworks will obtain all required permits for this project. As with all projects in navigable waters on the California coast, this proposed project will require final approvals from the Corps of Engineers and the California Coastal Commission. Reviewing the Corps' and Coastal Commission's responses to our recently completed marina renovations, as well as the new boat ramp by the City of Monterey, we anticipate their approval will come without objection. Permits should be obtainable within 18 months of project submittal.

Existing Facilities: Access to the proposed visitors' docks will be through the Breakwater Cove Marina. Incorporating the existing gangway, docks and utilities, as applicable, into the new plan will reduce the costs of the project.

Effective use of existing docks, facilities and services will allow this project to provide the maximum footage of useable dock at the least cost. The new transient docking will utilize a combination of "med style" stern in docking and side tie docking. The proposed system is adjustable to allow different size boats to be held in the same slip. The elimination of finger piers and pilings allows for more slips with less construction costs. The combination of stern in and side tie docking will provide docking for boats from 26 feet and greater, in any combination as needed. The average federal construction cost per slip will be \$13,964.29, based upon an average vessel length of 26 feet.

The new docks will have electrical service, lighting, water, CATV and a security system. The electrical service will be designed to provide sufficient amperage to satisfy the high demand of all vessels including the largest ones. Docks will be ADA compliant, to accommodate handicapped transient boaters as required.

A sewage pump-out station will be located at the existing service dock and that service will be provided to the visitors at no cost. Along with the pump out stations, that include free oil & bilge water pump outs, Monterey Bay Boatworks has the sole fuel facility in the Monterey harbor. Our boatyard and chandlery provide access to all nautical needs including parts, repairs and haul outs for vessels of gross weight up to 70 tons and

widths of 22 feet. While adding greatly to the ambiance and needs of the visiting vessels, the pump outs, fueling, and repair capabilities come at no cost to the project.

All facilities constructed under this BIG proposal will be designed and built for a minimum useable lifecycle of 25 years.

Transient Docks Float area for the project is approximately 2,588 square feet. An environmentally and maintenance friendly concrete dock system is proposed, which has a useful life of 50 years. Bull railing will be used on one side of the main dock to handle the very largest vessels. Oversize and extra cleats will allow for multiple and varied sized boats. In addition, “med ties” will be placed at various locations along the dock to allow for stern egress and a more efficient use of dock space.

Location of Proposed Transient Docks The large fairway between the mooring area and the Coast Guard pier which abuts the breakwater is the ideal location for the new transient docks and will enable accommodation of large transient vessels up to 200 feet. This location will provide straight ingress and egress to the docks, eliminating turning maneuvers and has greater depths. As our head-walk “A” dock is the closest point to the area, the new docks will be accessed from an extension of that head-walk. The plans show the head walk extending 125 feet from the end of the existing docks. The 400 lineal feet transient dock is to be located a minimum of 125 feet out to eliminate the need to remove low cost moorings. It is important to mitigate removal of moorings to continue to allow boating access at a low cost. The first transient dock is located 88 feet from the existing docks, and Monterey Bay Boatworks will absorb the cost of 50% of the 88 lineal feet or 65% of the total head walk because the remaining 37 feet of dock may potentially be used for future uses. Therefore, this portion of the head walk it is not included in our grant request.

This location also allows an unobstructed view from our fuel attendant’s office and assistance can be provided as required by incoming vessels.

Pilings We will install approximately 14 piles. As shown on the drawings, the depth of water is about thirty feet at mean lower low water. The seabed in that area consists of a layer of sand over granite bedrock. The depth of that sand layer will be investigated as part of the final design of the piling; we do, however, expect that the depth of sand is not great enough to provide stability to the piling and we will need to drill into the bedrock. That will dictate the type of pile and construction method to be used and has been allowed for in our cost analysis. A dolphin has been placed at the outward end of the dock to take stress off the docks and provide a stronger tie-up for any larger vessels.

Utilities Water, already available at the end of the headway “A,” will be extended to various locations along the visitors’ dock. Fire protection devices will be provided along with the water lines. Electrical, cable and telephone services will be provided on the new docks.

The electrical service of a minimum 400 amps 3 phase will require that we bring new underground conduits from the transformer at the far west corner of the property to the gangway. To save on costs and to keep from disrupting existing docks, the electrical conduit and conductor will be placed in a no-joint polyethylene casing attached to the bottom of the floats from the gangway to the start of the new docks.

In addition to the locked gate at the marina entrance, a twenty four hour a day security camera system shall be installed to further discourage theft and vandalism.

Plans and Drawings (Please see attached)

- Overall location
- Existing conditions
- General Plan layout
- Details with dimensions

Project Location

The proposed project is located in Breakwater Cove Marina, which comprises six acres of ocean and waterfront land located at one end of the Cannery Row waterfront, in the City of Monterey harbor, Monterey County, California. Monterey is located on the Central Coast of California, on the southern rim of Monterey Bay, approximately 120 miles south of San Francisco (See location map).

Breakwater Cove Marina is adjacent to the U.S. Coast Guard station. The nearby recreation trail connects the marina with several communities, including Pacific Grove, Monterey and Seaside, and generally provides ready access to services such as banking, groceries, hospitality (restaurants and hotels), movie houses, museums, medical facilities, car rentals, gyms and health clubs, kayak and scuba gear rentals, Monterey Peninsula airport, and myriad cultural and natural resources. The downtown center of Monterey is just ½-mile from our facility.

Our facility is sheltered from the north by the adjacent Coast Guard Pier and breakwater. To our southeast, also in the harbor, is Wharf #1 (Fisherman's Wharf) with shops and restaurants, and further to the east is Wharf #2 (Commercial Wharf) which houses the Monterey Peninsula Yacht Club, restaurants, and several wholesale fish companies.

Access to the proposed visitors' docks will be through the Breakwater Cove Marina. Incorporating the existing gangway, docks and utilities into the new plan will reduce the costs of the project.

Estimated Project Budget

	FEDERAL	LOCAL	TOTAL
Permits/entitlements	\$0.00	\$12,500.00	\$12,500.00
SUB TOTAL	\$0.00	\$12,500.00	\$12,500.00
Engineering/design	\$0.00	\$15,000.00	\$15,000.00
Soils evaluation	\$0.00	\$10,000.00	\$10,000.00
Bonds & Insurances	\$0.00	\$12,500.00	\$12,500.00
SUB TOTAL	\$0.00	\$37,500.00	\$37,500.00
Mobilization/Demobilization	\$0.00	\$25,000.00	\$25,000.00
Loading/unloading	\$0.00	\$15,000.00	\$15,000.00
Piling Furnish (13)	\$10,000.00	\$42,000.00	\$52,000.00
Piling Drive (13') (to 10' depth)	\$20,000.00	\$123,000.00	\$143,000.00
Additional drilling (2' per pile = 26' total)	\$6,000.00	\$33,000.00	\$39,000.00
Dolphin	\$5,000.00	\$0.00	\$5,000.00
Dock Float Fab/Install (2060 sq ft)	\$186,000.00	\$20,000.00	\$206,000.00
Head Walk Float Fab/Install (528 sq ft)	\$0.00	\$52,800.00	\$52,800.00
Piling Furnish – Head Walk (1)	\$0.00	\$4,000.00	\$4,000.00
Piling Drive – Head Walk (1)	\$0.00	\$11,000.00	\$11,000.00
Med Ties	\$20,000.00	\$0.00	\$20,000.00
Electrical	\$135,000.00	\$27,500.00	\$162,500.00
Security System	\$7,000.00	\$0.00	\$7,000.00
CATV	\$2,000.00	\$0.00	\$2,000.00
Administration/Inspect	\$0.00	\$30,000.00	\$30,000.00
SUB TOTAL	\$391,000.00	\$383,300.00	\$774,300.00
TOTAL PROJECT COST	\$391,000.00	\$433,300.00	\$824,300.00
MONTEREY BAY BOATWORKS		\$433,300.00	52.57%
BIG REQUEST		\$391,000.00	47.43%

C. ADDRESSING THE CRITERIA

1. Program Priorities

The proposed project will construct 603 lineal feet of docks and amenities for transient recreational boaters 26 feet or greater in length, to fulfill the need for more transient docks and increase opportunities for boaters to visit Monterey. In addition the docks will be the only large vessel recreational transient docking opportunity in Monterey Bay.

The new docks will have electrical service, lighting, water, CATV and a security system. The electrical service will be designed to provide sufficient amperage to satisfy the high demand of all vessels including the largest ones.

Our current service dock of 135' is not sufficient to meet the needs of the recreational transient boating community. This is evidenced by the increasing numbers of reservation requests that we are unable to accommodate due to lack of dock space.

2. Provide for public/private and public/public partnership efforts to develop, renovate, and maintain tie up facilities.

The local business community is very excited about the proposed guest dock facilities and its positive impact upon the community. Monterey Bay Boatworks has obtained letters of commitment from the following partners to help fund the proposed facilities totaling \$6,000.00 (letters of commitment attached):

Massaro & Santos/Frank Massaro	\$1,000.00
AB Seas Kayaks/Geoff Hand	\$1,000.00
Toro Petroleum/Jon Bohlman	\$1,000.00
Bayview Delicatessen & Market	\$2,000.00
G & G Engineering & Construction	\$1,000.00

3. Use innovative techniques to increase the availability of tie-up facilities for transient vessels 26 feet or greater in length.

In planning the construction of transient docks, we will be using numerous innovative options including:

- Use of recycled materials
- Use of solar lighting
- Our design involves a combination of "med ties" for stern in docking and side ties to accommodate multiple combinations of transient boat lengths.

- Participation of our program for clean boating in which we give packets of educational information on keeping the ocean healthy.
- Participation of our program to provide recycling of oil, oil filters and bilge water as well as providing sewage pump outs, at no cost to boaters.
- Discounts on guest docking to those with receipts for a minimum amount spent with local merchants for dates of guest berthing.
- Discounts and or free nights to boating clubs, to introduce the opportunity for transient berthing.
- Advertising of the new transient docks in nautical periodicals such as Latitude 38, the “Log,” as well as on our website, and various other web based nautical & tourism sites.

Over the years the interest has shifted from commercial fishing to recreational boating, and we are growing to meet these needs. Looking ahead we are taking a leadership role in encouraging and promoting our area as a stop over, and hope to work with the hospitality industry to accommodate the next wave of recreational boating to showcase our rich history, recreational opportunities and with the number of marine science facilities in our area. With commercial fishing activities nearly eliminated, the future lies with recreational boating & the hospitality and tourism industries

4. Non-Federal Match

A \$433,300.00 match for this grant will be provided by Monterey Bay Boatworks and its private partners. This match represents 52.57% of the total project.

5. Cost Efficiency

This project constitutes a most desirable asset to the California boating community.

For boaters, Breakwater Cove Marina offers a safe harbor in times of storm with a full range of services including the only haul out facility on the Monterey Peninsula, fuel dock, chandlery, new restrooms, showers, laundry facility, and a full service boatyard. Also located on site are a restaurant, delicatessen, kayak rentals, dive shop and marine surveyor. Grocery stores, banks post office and other services are within easy walking distance. This project's ability to use the existing facility has reduced costs and eliminated the need for environmentally disruptive activity.

Breakwater Cove Marina is a deep water facility with water depths ranging from 18 to 40 feet deep. The marina has never required dredging. Effective use of existing docks, facilities, services and services will allow this project to provide the maximum footage of useable dock at the least cost. The use of stern in docking or “Med Ties” will allow for more efficient use of space. Each system is adjustable to allow different size boats to be held in the same slip. The elimination of finger piers and pilings allows for more slips with less construction costs. The combination of stern in and side tie docking will provide docking for boats from 26 feet and greater, in any combination as needed. The

average federal construction cost per slip will be \$ 13,964.29, based upon an average vessel length of 26 feet. This is 47.43% of the total project cost.

Water service, already available at the end of the headway “A,” will be extended through the new docks to various locations along the visitor’s dock. Fire protection devices will be provided along with the water lines thereby minimizing construction costs.

The electrical demand for the larger vessels will require new underground conduits from the transformer at the far west corner of the property to the gangway. To save on costs and keep from disrupting existing docks, the electrical conduit and conductor will be placed in a no-joint polyethylene casing attached to the bottom of the floats from the gangway to the start of the new docks.

A sewage pump-out station will be located at the existing service dock and that service will be provided to the public visitors at no cost.

Monterey Bay Boatworks has the sole fuel facility in Monterey Harbor. Free oil & bilge pump out stations are also available. Our boatyard and chandlery provide access to all nautical needs including parks, repairs and haul out for vessels of gross weight up to 70 tons and width of 27 feet. While adding greatly to the ambiance and needs of the visiting vessels, the pump out, fueling, and repair capabilities come at no cost to the project.

New bathroom facilities are not needed as part of this proposal. We recently completed (2008) new bathrooms with showers, changing areas and washer and dryer. These facilities are for the use of the marina guests and are more than sufficient to care for the needs of the new visitors.

Monterey Bay Boatworks recently spent \$1,528,918 on new facilities and upgrades, adding high value to this proposed project for new accommodations for large transient vessels. Completed in 2008, the upgrades and new construction included:

1	New bathroom, showers, dressing rooms & laundry room facility	\$367,633
2	Construction reconfiguration & expansion of fuel dock	\$252,323
3	Marina expansion, upgraded electrical, CATV & plumbing	\$614,831
4	Upgrade of marina office	\$69,406
5	New roof on boatyard & marina office building	\$12,650
6	New flotation throughout the marina	\$73,365
7	Renovation of fuel dock office, built by Master Boat Builder Frank Siino, whose father started the original Monterey Boatworks on historic cannery Row	\$3,100
8	Enhanced vapor recover upgrade to the fueling system & new piping	\$60,141

9	Installation of security cameras	\$4,988
10	Boatyard concrete pad upgrade	\$70,480

6. Provide a Significant Way Point Link or Safe Harbor

Monterey Harbor is a harbor of refuge and a waypoint on the cruising circuit between San Diego and Seattle, and a popular place for cruisers to stop and re-provision. We are protected offering a safe harbor in times of storm. It is also a day-sailing destination for boaters from Santa Cruz, Moss Landing and San Francisco. It is accessible year round, with 18-40+ feet of water depth in Breakwater Cove Marina. As a deep water marina there is no need for dredging.

The existing rock breakwater provides excellent protection for an open type harbor such as Breakwater Cove. Originally built many decades ago, it has provided safety from the open seas for our marina as well as the nearby harbor moorings. Again, this project's ability to use the existing facility improvements has reduced costs and eliminated the need for environmentally disruptive activity.

Breakwater Cove Marina provides the only marine fueling station in the Monterey Harbor, and is the only fueling facility within 100 miles from the south along the California coastline.

Breakwater Cove Marina is a full-service boat repair yard with 70-ton mobile travel lift. Over 400 boats are hauled and repaired at the Boatworks each year, and no boat repair facility between Ventura Harbor (242 nautical miles) and San Francisco (107 nautical miles) can duplicate our capacity or services.

In addition, 24-hour emergency service is available and several vessels have been saved from a total loss due to this service. Specialized services are available at the Boatworks which are not available anywhere in the area, with 10 marine-related business operations located on site. Without this facility, many boaters would be forced to travel as far as San Francisco Bay area to receive the same services available at Breakwater Cove Marina.

7. Access to Cultural / Natural Resources, including local, regional or national attractions of recreational, historic and scenic interest

An ideal vacation and business destination, the city of Monterey is rich in cultural, natural, recreational, historic and scenic resources, many within walking distance of Breakwater Cove Marina.

The City of Monterey is steeped in history. It was the first capital of California and the site of California's first constitutional convention, making California the 31st state. In the early 1900's, Monterey became the center of a thriving fishing and canning industry. Over the years, the scenic coastline – with its vast expanse of open seas, deep water

marina, tide pools, and wealth of sea life – has attracted artists and writers, recreational boaters, fisherman, vacationing families and others to its shores. Today, sailors, cruisers, kayakers, scuba-divers, whale-watchers, fishermen, golfers, equestrians, hikers and bikers flock to the area world-renowned for its beauty, temperate Mediterranean climate, and tremendous variety of activities.

The Monterey Bay area is also a tremendous resource for a large military presence and population of local and visiting marine scientists. Adjacent to Breakwater Cove Marina is the U.S. Coast Guard's Monterey station and pier; across the street is the U.S. Army's Presidio of Monterey and Defense Language Institute; and two miles to the east is the Naval Postgraduate School, formerly the historic Hotel Del Monte. Monterey Bay Area Research Institute, Moss Landing Marine Labs, Monterey Peninsula College and California State University Monterey Bay, along with area high schools, use the Monterey Harbor to access the Monterey Bay National Marine Sanctuary.

Local

Cannery Row runs along the Monterey shoreline in Monterey, from Breakwater Cove Marina to Monterey Bay Aquarium. Made famous by author John Steinbeck, this once "Sardine Capital of the World" now attracts locals and visitors to restaurants, hotels, shops, I-Max theatre, beaches used primarily by scuba divers and kayakers, and bicyclists on the Monterey Bay Coastal Trail.



Fisherman's Wharf is located less than ½-mile from Breakwater Cove Marina and plays a major role in the area's economy. On a site used for commerce since the early 17th century, the wharf, owned by the City of Monterey, has been expanded throughout the years to provide services to the fishing fleet and freight business. By 1920 it became known as "Fisherman's Wharf," with nearly 20 wholesale and retail fish outlets, warehouses, and an abalone-shell-grinding business. Over time, the City added 750 feet and a finger pier to the existing wharf. In 1926 the City constructed Municipal Wharf II to relieve congestion and a stone breakwater was extended in 1934 to protect the fishing fleet from storm damage. When the sardine catch failed after World War II, Fisherman's Wharf changed again; by 1956, tenants included gift and candy shops, a theater, an aquarium, snack bars, boat rental businesses, and marine machine shops. In 1960, a new marina was constructed for small craft – including fishing boats and pleasure craft – and the protective sea wall extended again. Where once tons of sardines were shipped daily, now thousands of visitors enjoy the wharf's restaurants,

theater, retail shops, and charter boats offering sport fishing, whale watching and harbor cruises.

Monterey History & Art Association and Maritime Museum on Custom House Plaza is a short walk from Breakwater Cove Marina at the head of Fisherman's Wharf. MHA has an irreplaceable collection of reminders of Monterey's colorful heritage, with furnishings, paintings, photographs, costumes, books, manuscripts and other artifacts housed in the Maritime Museum and several old homes it owns within walking distance of the Marina. Through the efforts of MHA, the City of Monterey, the California Department of Parks and Recreation, the National Trust for Historic Preservation and other, *more adobes have been preserved and restored in Monterey than anywhere else in California*. MHA instituted Monterey's historic landmark program and created the Path of History to guide visitors to historic sites in Old Monterey. A 580 glass-prism Fresnel lens once located at the Pt. Sur Lighthouse, greets visitors as they enter.



Monterey Museum of Art located about one mile from Breakwater Marina, features an outstanding collection of 14,000 items, including masterful paintings and arresting photographs—all *Made in Monterey*. Celebrating its 50th year in 2009, public exhibits in its two facilities feature permanent collections, contemporary art, special events and more. The MMA plays a major role in the cultural activities of Monterey and the area.



Monterey State Historic Park is a collection of significant historic adobe structures and sites, most managed by California State Parks. Interspersed throughout Old Monterey, and all within walking distance of Breakwater Cove Marina, these properties are on the designated Monterey Walking Path of History:

The Custom House is a **National Historic Landmark** and **California Historical Landmark #1**. Built around 1821 by the Mexican government, it is **the oldest public building in the state**. The American flag was first raised on this site July 7, 1846, declaring California part of the United States. Today it is site of numerous, significant annual events



Old Whaling Station was built by the Old Monterey Whaling Company in 1855. The front walkway is made of whale vertebrae, one of several buildings in the area that prominently display whalebone. **First Brick House** was built in 1847 by Gallant Duncan Dickenson, the first man to introduce American building techniques to Monterey's architectural mix. **Sherman's Quarters**, a small adobe built in 1834, was used in 1847 by then Lt. William T. Sherman who became the famed Civil War Union general.

The Monterey Old Town Historic District includes the restored 18th century adobes and walled gardens, which demonstrate the cultural diversity that guided California's transition from a remote Spanish outpost, to an agricultural Mexican province, to U.S. statehood. Most are open to the public, displaying fine art and artifacts that reflect the area's historical significance in the settling of the State of California.

Colton Hall, a *California Historical Landmark*, was built in the 1840s and is where the convention met to draft the constitution under which California was admitted to statehood in 1850. State constitutional convention reenactments are held here during the annual History Week. It is still used and managed by the City of Monterey, along with the **Old Monterey Jail**, **Presidio of Monterey Museum**, and **Alvarado Gallery at the Monterey Conference Center** adjacent to Fisherman's Wharf.



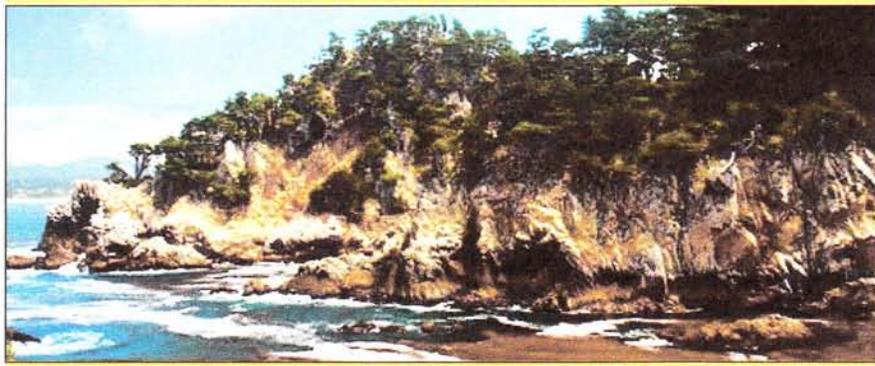
The Royal Presidio Chapel (San Carlos Cathedral) is a **National Historic Landmark** and **California Historical Landmark**. Founded in 1770 by Fr. Junipero Serra, it is the smallest cathedral in the lower 48 states; the first stone building constructed in California; the first Revolutionary War Site west of the Mississippi designated by the Sons of the American Revolution; the first building with a non-indigenous carved stone statue within its façade; and the only building of the original Royal Presidio of Monterey, the heart of Monterey 1770 - Spanish era.



Monterey County Youth Museum, located a mile from Breakwater Cove Marina, is packed with hands-on exhibits for kids, including a world of sandy beaches, vegetable fields and golf courses that reflect its Monterey County location.

Regional

Point Lobos State Reserve is eight miles south of Breakwater Cove Marina. Known as "The Greatest Meeting of Land and Water in the World," it has been called "the crown jewel of the State Park System." Point Lobos has offered many things to millions of people who have visited it, including hiking, photography, painting, nature study, picnicking and scuba diving. In addition to the spectacular beauty, nearly every aspect of its resources is of scientific interest, with rare plant communities, endangered archeological sites, unique geological formations and incredibly rich flora and fauna of both land and sea.



Regional Beaches abound within driving distance of Breakwater Cove Marina in Monterey, Marina, Big Sur, Carmel, Pacific Grove, and Santa Cruz with its historic beach board walk and amusement park.

Twelve Area Parks and Preserves run by Monterey Regional Park District include visitors' centers, interpretive walks, birding and botanical studies. Garland Park in Carmel Valley offers a climb from 200 to 2,000 feet, and Jack's Peak County Park in Monterey has over eight miles of breathtaking vistas for hikers and horseback riders overlooking Monterey and the harbor.

Golfers can choose from over 25 golf courses in Monterey County, *the golf capital of the world*, most within a short drive of Breakwater Cove Marina.

Hopkins Marine Station of Stanford University is an 11-acre campus located on the coast in Pacific Grove, less than two miles from Breakwater Cove Marina. Founded in 1892 as *the first marine laboratory on the west coast of North America*, it offers undergraduate and graduate [courses](#) in marine biology. With readily available marine plants and animals, undergraduates carry out research projects with Hopkins faculty.

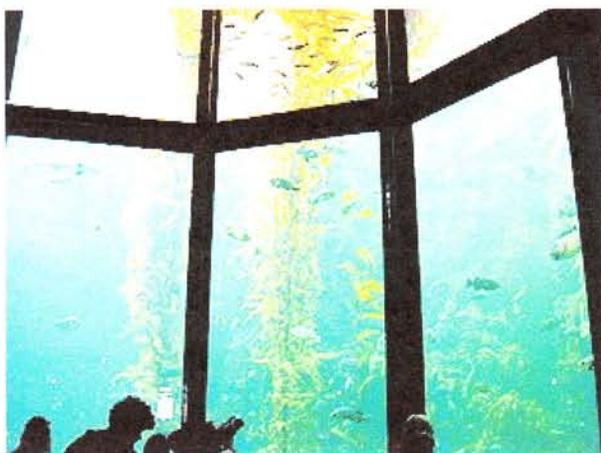
Point Sur State Historic Park is located 25-miles south of Monterey on Highway One. Opened August 1, 1889, the lighthouse atop the dramatic volcanic rock off the Big Sur coast is now run by the U.S. Coast Guard and uses an aero beacon to guide ships along the treacherous Central California Coast. On the ***National Register of Historic Places***, this ***California Historical Landmark*** it is open year-round for guided tours.



Julia Pfeiffer Burns State Park, with almost 2,000 acres of coastal, canyon and mountain terrain, is located on Highway One in Big Sur, 43 miles south of Breakwater Cove Marina. The park climbs from the coast to 3,000-foot ridges, featuring redwood, tan oak, madrone, chaparral, an 80-foot waterfall, and a panoramic view of the ocean and miles of rugged coastline.

National

Monterey Bay Aquarium, located just $\frac{3}{4}$ miles from Breakwater Cove Marina, is *the #1 rated aquarium in the U.S.* – attracting 1.8 million visitors each year to see over 35,000 plants and animals of 623 species. Founded in 1984 at the site of an abandoned sardine cannery, its exhibits and online access educate people from around the world on the critical state of the oceans and necessity for stewardship.

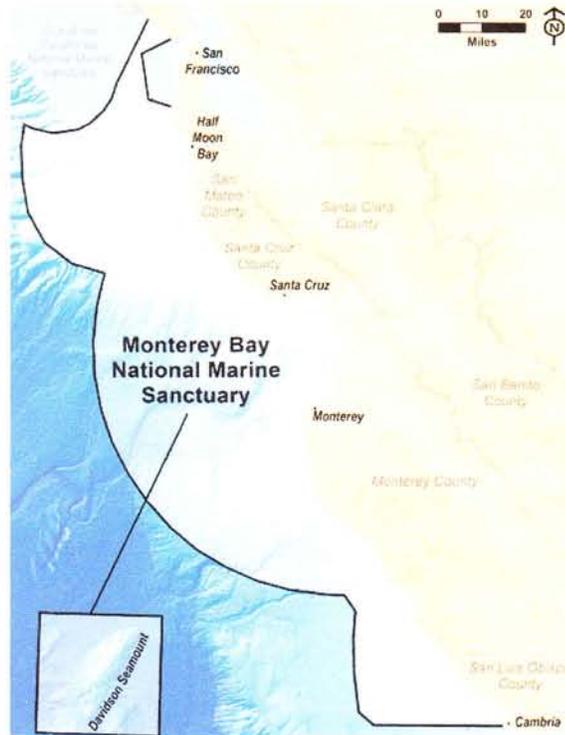


10 meter giant kelp forest aquarium

The aquarium pumps 2,000 gallons/minute of Monterey Bay ocean water, night and day, through the more than 100 exhibit tanks. During the day the water is filtered for viewing clarity; at night, raw unfiltered seawater is pumped through exhibits, bringing in food in the form of plankton. Waste ocean water from the aquarium is returned to the Bay, making the aquarium ecologically essentially part of the ocean in the Bay, and allowing the culture of organisms such as [Giant Kelp](#).

The Monterey Bay National Marine Sanctuary is a federally protected marine area located just offshore of California's central coast. Stretching from Marin to Cambria, the MBNMS encompasses 276 miles of shoreline and 6,094 square miles of ocean. Supporting one of the world's most diverse marine ecosystems, it is home to numerous mammals, seabirds, fishes, invertebrates and plants in a remarkably productive coastal environment. The MBNMS was established for protection, research, education and public use of this national treasure. MBNMS is part of a system of 13 National Marine Sanctuaries and one marine national monument administered by the

National Oceanic and Atmospheric Administration.



Asilomar State Beach and Conference Center is a **National Historic Landmark** located just 3 miles from Breakwater Cove Marina. Nestled along the shoreline, Asilomar is a tranquil ocean-front retreat with forests and white sand beaches. Designed by acclaimed architect Julia Morgan, its cabins and lodges have been used for group meetings, corporate retreats, vacations, weddings and reunions since 1913.

Elkhorn Slough National Estuarine Research Reserve & Visitors' Center is *one of 27 reserves established nationwide* as field laboratories for scientific research and estuarine education. Administered by the National Oceanic and Atmospheric Administration and managed by the California Department of Fish and Game, the Reserve is located 21 miles north of Breakwater Cove Marina, near Moss Landing, on the Central California Coast. The 1,400-acre Reserve hosts programs that promote education, research, and conservation in Elkhorn Slough and the Central Coast. The [Visitor Center](#) has award-winning exhibits that invite everyone to explore the unseen slough. Trails wind oak woodlands, calm tidal creeks, and freshwater marshes for self-guided or guided [tours](#), and [special](#) events throughout the year.

National Steinbeck Center is located in downtown Salinas, a scenic 20-mile drive from Breakwater Cove Marina, Monterey. Dedicated to author John Steinbeck and his hometown of Salinas, the museum offers literature and history, agriculture and art, special events and educational programs. Now in its 29th year, the Annual Steinbeck Festival draws participants from throughout the world for films, tours, talks and visual and performing arts each August.

Carmel Bach Festival is set amidst the stunning architectural and natural landscapes of Carmel, California, about a seven-mile drive from Monterey. For 72 years the 2-3 week Festival has attracted local, national and international audiences alike. Nationally and internationally renowned performing artists deliver exuberant performances. The summer schedule features full orchestral and choral works, individual vocal and chamber ensemble concerts, recitals, master classes, lectures and informal talks.

Pinnacles National Monument is a 70-mile drive from Breakwater Cove Marina, in the chaparral-covered Gabilan Mountains east of central California's Salinas Valley. These spectacular remains of an ancient volcano include massive monoliths, spires, sheer-walled canyons and talus passages. In addition to its renowned bat caves, rock-climbing and talus passages, Pinnacles National Monument has *the greatest number of bee species (400)* per unit area of any place ever studied.

8. Provides Significant Positive Economic Impact

Our proposal provides significant positive economic impact to the community of Monterey Peninsula. Creating tie-ups for transient boaters with the ability to accommodate vessels from 26 feet and greater will generate tourism dollars for the visitor-serving industry in the Monterey area.

There are 10 separate marine-related business operations at Breakwater Cove Marina, including six separately owned and operated businesses in support of the commercial and recreational boating community of the greater Monterey Bay area. *Breakwater Cove Marina benefits those who enjoy activities related to the sea, providing access for recreational, educational and research activities. It is dedicated to the advancement of livelihoods related to Monterey's greatest natural resource, the sea. The facility and its related businesses, provide noteworthy employment to approximately 55 local people.*

The California Boating Facilities Needs Assessment of 2002 reports the total boating impact on California's gross state product is \$16.5 billion annually, boating contributions to State and Local tax revenues is \$1.6 billion annually, and the boating contributions to state employment both direct and indirectly is 284,060 jobs. The Monterey Chamber of Commerce estimates that tourism in Monterey County is a 12.978 billion dollar industry, generating an estimated 54.5 million dollars in local taxes.

We estimate the new transient docks will generate between \$200,000 - \$400,000 minimum per year into the local economy, for *non boat industry expenditures*. This is based on an 80% transient boat occupancy multiplied by the Monterey Chamber of Commerce estimated daily expenditure of the average visitor being \$122.86 per person. The sales tax benefit for these revenues would equate to \$14,000 - \$30,000 annually. The City of Monterey receives a percentage of all the gross business transacted at our facility, as well as all business' located on City owned property. The CBFNA states that annual boater spending in California is estimated to be \$8.6 billion *specifically to boating industry businesses*. Increased transient boaters to our area will also capture a portion of this market in expenditures such as fuel sales, repairs, maintenance and boating

equipment as well as the resulting increased tax base. The increase in transient boater expenditures will also be instrumental in job creation.

The local businesses of interest to guest boaters such as area hotels, restaurants, bars, golf courses, gift shops, grocery stores, gas stations as well as bike and kayak rentals will also directly benefit from the economic impact of increased transient boaters who, experiencing the rich and diverse history of our area, would be encouraged to return and visit other nearby attractions.

9. Multi-State Coordination

There are thousands of transient boaters plying the waters between California and its adjoining neighbors to the north and south. The need for transient boating facilities has been well documented by both California and Oregon studies and as a result the California Department of Boating and Waterways entered into a Memorandum of Understanding with the Oregon State Marine Board in October 2005. This Memorandum of Understanding established mutual support and coordination in planning and locating transient boating facilities as identified in the Oregon Six Year Statewide Boating Facilities Plan (2005-2011) and the California Statewide Boating Facilities Needs Assessment (2002).

California is also currently updating its plan for transient boating facility needs. Working with its partner Oregon to update their plan, California will draw upon the BIG project successes in California and as well as Oregon to move one step closer to the creation and identification of a connecting series of transient boating facilities from San Diego in southern California to the Columbia River in Oregon and points north.

The proposed project meets the transient boater needs identified in the 2002 California Needs Assessment and the Multi-State Memorandum of Understanding between California and Oregon. With the approval of our project we will be able to offer increased transient docks, and would be promoting our destination by contacting marinas in California and Oregon.

D. MAPS

- General locale
- Regional locale
- Schematic of proposed project
- Aerial photo

RANKING CRITERIA	MAX POINTS	RATING
1. Plan to construct tie-up facilities for transient non-trailerable recreational vessels following priorities identified in your State's program plan that the Secretary of the Interior has approved under section 7404(c) of the Sport Fishing and Boating Safety Act.	15 points	
2. Provide for partnerships, other than the Fish & Wildlife Service and lead State Agency, that brings value to the proposal.		
- One partner	5 points	
- Two partners	10 points	
- Three or more partners	15 points	
3. Use innovative techniques to benefit the project by increasing value and availability of tie-up facilities for transient non-trailerable vessels.	0-15 points	
4. Include private, local, or other State funds in addition to the non-Federal match, described in Section 86.42:		
- Twenty-six percent to thirty five percent	5 points	
- Between thirty-six and forty-nine percent	10 points	
- Fifty percent and above	15 points	
5. Are cost efficient. Proposals are cost efficient when the project adds a high value to the existing facility compared with the funds from the proposal. A proposal that requires installing all of the features of a new site would add less value for the cost.	0-10 points	
6. Provide a significant link to prominent destination way points such as those near to metropolitan population centers, cultural or natural areas, or that provide safe harbors from storms.	10 points	
7. Provide access to recreational, historic, cultural, natural or scenic opportunities of national, regional or local significance. Projects that provide access to opportunities of national, regional, or local significance receive 5 points for each, for a maximum of 15 points	5-15 points	
8. Provides significant positive economic benefit to the community	1-5 points	
9. Include multi-State efforts that result in coordinating location of tie-up facilities	5 points	
10. Total possible points	105 points	

MASSARO & SANTOS ON THE PIER
32 CANNERY ROW
MONTEREY, CALIFORNIA 93940

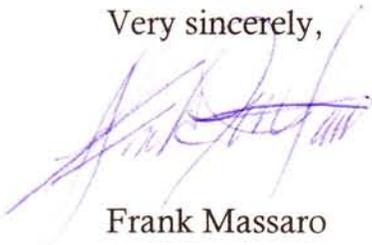
July 24, 2009

Dear Diane:

We are encouraged by the plan to expand the marina for guest boaters. In recent years the hospitality industry in Monterey has experienced a drop in revenue due to world changes and the economy. Our business is currently 50% down. Increasing opportunities for people to come to Monterey would be a boon for our economy.

We are strapped to give this but believe in the project and will participate by committing to giving you \$1,000 towards the project.

Very sincerely,

A handwritten signature in blue ink, appearing to read 'Frank Massaro', with a stylized flourish at the end.

Frank Massaro

A B SEAS KAYAKS

32 CANNERY ROW · 6
MONTEREY, CA 93940
831-647-0147

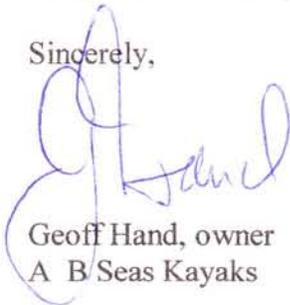
Diane Colwell
Monterey Bay Boat Works
32 Cannery Row
Monterey, CA 93940

July 1, 2009

Dear Ms. Colwell,

This letter is to offer my contribution of \$1000 for the expansion planned at the Breakwater Cove Marina. Please contact me at your earliest convenience regarding the disposition of my contribution and when development on your project will begin. I am pleased to participate in the development of waterfront projects such as yours and look forward to following its progress.

Sincerely,



Geoff Hand, owner
A B Seas Kayaks



TORO PETROLEUM CORP.

308 WEST MARKET STREET • SALINAS, CALIFORNIA 93901
(831) 424-1691 • (831) 375-5178
FAX (831) 424-0176

August 20, 2009

To Whom It May Concern,

Toro Petroleum Corp. is willing to commit \$1,000.00 to help Monterey Bay Boatworks obtain the Department of Waterways Grant. We believe this would be a worthy project and are looking forward to its completion.

Sincerely,

Jon Bohlman
President

BAYVIEW DELICATESSEN BBQ & MARKET
32 CANNERY ROW
MONTEREY, CALIFORNIA 93940
831-373-6958

Monterey Bay Boatworks
32 Cannery Row
Monterey, CA 93940

August 3, 2009

Dear Monterey Bay Boatworks:

We are excited to hear of your proposed new transient slips, and feel this will greatly benefit our business.

We are committed to funding this project in part, with \$2,000.00

Very sincerely,

Valentina Rapisarda



G&G Engineering & Construction

License No. 900223

P.O. Box 2247

Monterey, California 93942

Dear Diane: G&G Engineering & Construction feels your proposed project is important to the area and recreational boating. The increase of visitors to the area will benefit the economy on many levels.

In support of your project we are willing to pledge \$1,000.

Sincerely,

Giuseppe Pennisi II

Giuseppe Pennisi II

**Memorandum of Understanding
Between
The Oregon State Marine Board and
The California Department of Boating and Waterways**

This Memorandum of Understanding is between the State of Oregon, acting by and through the Oregon State Marine Board, hereafter called the "Board" and the State of California, acting by and through the California Department of Boating and Waterways, hereafter called the "Department".

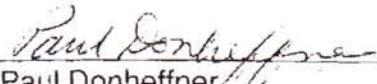
The purpose of this Memorandum of Understanding is to establish mutual support and coordination between the Board and the Department in transient boating facility development for the benefit of recreational vessels traveling along the California and Oregon coastlines.

This Memorandum of Understanding is intended to establish bi-state cooperation resulting in the coordinated location of coastal transient boating facilities.

The Board and the Department hereby agree to coordinate and cooperate through respective efforts in the planning of transient boating facilities as identified in the Oregon Six Year Statewide Boating Facilities Plan (2005-2011) and the California Statewide Boating Facilities Needs Assessment (October 2002).

This Memorandum of Understanding is executed on behalf of the Board and the Department through the undersigned representatives on the dates indicated after their signature hereto:

STATE OF OREGON
Marine Board

By: 
Paul Donheffner

Title: Director

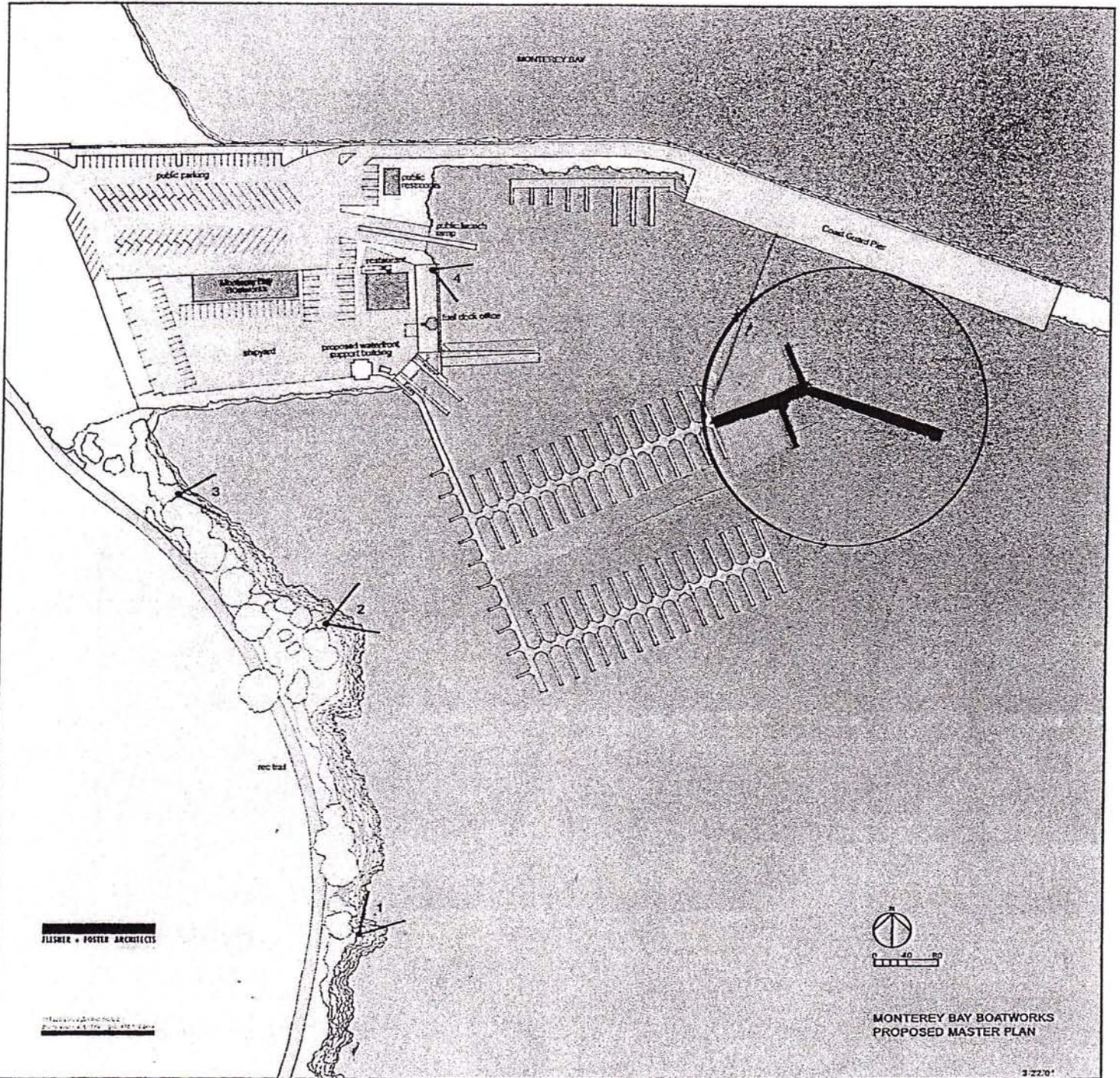
Date: 10/10/05

STATE OF CALIFORNIA
Department of Boating and Waterways

By: 
Ray Tsuneyoshi

Title: Director

Date: 10/14/05



MONTEREY BAY BOATWORKS

BREAKWATER COVE MARINA

PROPOSED

VISITORS DOCKS

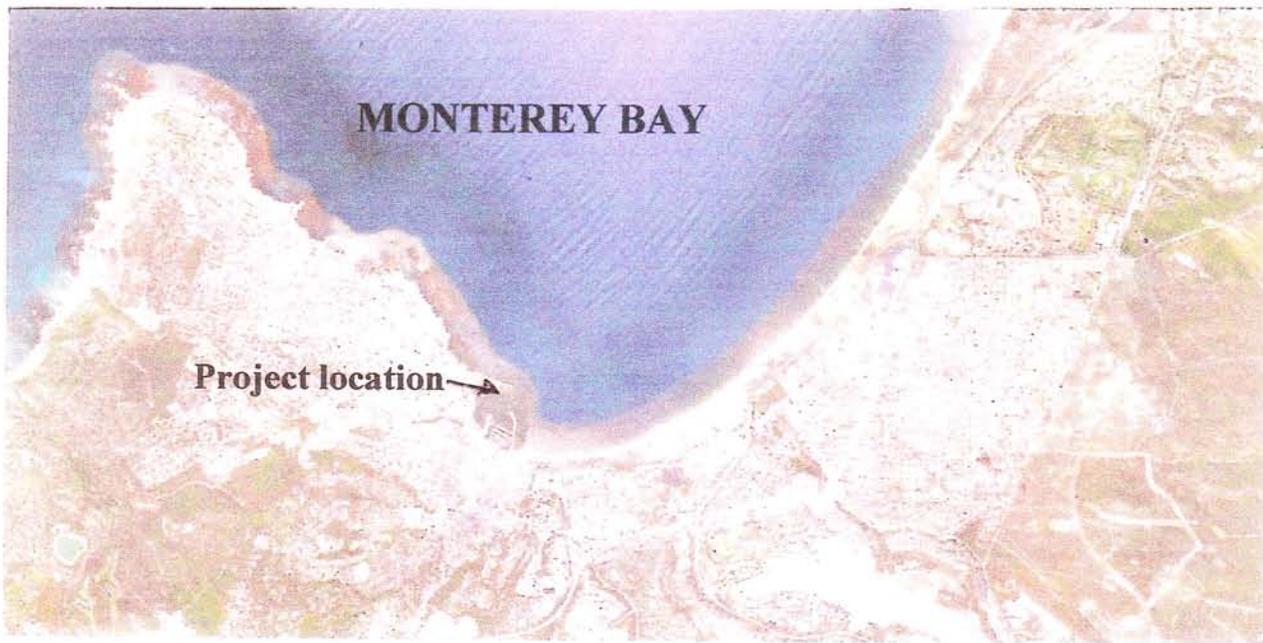
SCALE 1"=200'

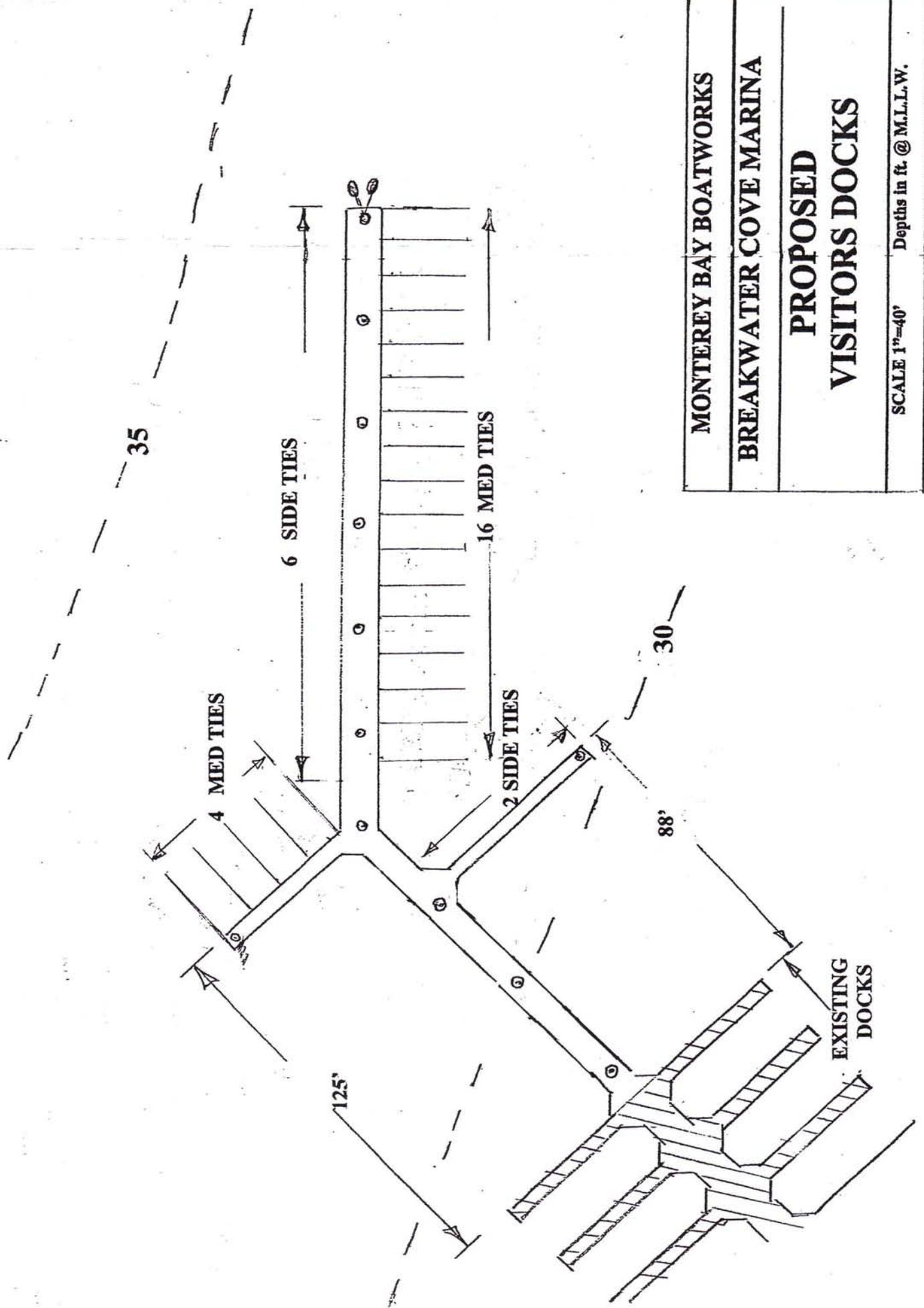
Monterey Bay Boatworks Co. LP

City of Monterey



MONTEREY BAY BOATWORKS PARTNERSHIP
PROPOSED VISITORS DOCKS
AT
BREAKWATER COVE MARINA





MONTEREY BAY BOATWORKS
BREAKWATER COVE MARINA
PROPOSED VISITORS DOCKS
SCALE 1"=40' Depths in ft. @ M.L.L.W.

