



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

*The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.*

**Regular Meeting -Tuesday, September 4, 2018  
Veteran's Memorial Building – 6:00 P.M.  
209 Surf Street, Morro Bay, CA**

Chairperson Gerald Luhr

Vice-Chairperson Michael Lucas  
Commissioner Jesse Barron

Commissioner Richard Sadowski  
Commissioner Joseph Ingrassia

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS

## PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. For Public Hearing, New Business, and Unfinished Business items, additional opportunities for public comment will be provided following the Staff Report for each such item. Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Commission 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 Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission 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 Community Development Department at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. There are devices for the hearing impaired available upon request at the staff's table.

## PRESENTATIONS - NONE

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

## A. CONSENT CALENDAR

- A-1** Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.

**A-2** Approval of minutes from the Planning Commission meeting of May 15, 2018.  
**Staff Recommendation:** Approve minutes as submitted.

**B. PUBLIC HEARINGS**

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

**B-1 Case No.:** UP0-463 and CP0-525

**Site Location:** 1501 Quintana Road, Morro Bay, CA

**Proposal:** The Applicant proposes to construct a 420-panel solar array mounted on top of a proposed carport structure. Specifically, the proposed structure is 231'8" long and 39'6" wide and tilted towards the south. The southern edge of the structure is 14 ft. high while the northern edge of the structure is approximately 20'10" high. The project proposal includes eleven (11) support columns with pier footings, a solar sub panel adjacent to the proposed structure, and approximately 500 ft. of conduit run in a trench to an existing electrical room on site.

**CEQA Determination:** Mitigated Negative Declaration SCH #2018061050

**Staff Recommendation:** Conditionally approve

**Staff Contact:** Joan Gargiulo, Assistant Planner, (805) 772-6270

**B-2 Case No.:** *Plan Morro Bay: General Plan/Local Coastal Program Update*  
*(continued from the August 23, 2018 Planning Commission meeting)*

**Site Location:** Citywide

**Applicant/Project Sponsor** City of Morro Bay

**Proposed Project:** General Plan/ Local Coastal Program Update known as "Plan Morro Bay" public draft was released for public review in May 2018 and has been reviewed by the General Plan Advisory Committee (GPAC). Plan Morro Bay is an integrated General Plan and Local Coastal Program Land Use Plan which is proposed to update the City's existing separate General Plan adopted in 1988 and Local Coastal Program certified by the Coastal Commission in 1984.

**Online link:** <http://www.morro-bay.ca.us/DocumentCenter/View/11817/Plan-Morro-Bay-LCP-Public-Draft-May-2018>

**CEQA Determination:** Environmental Impact Report

**Staff Recommendation:** Take public comment, review, and provide further comments and recommendations on public draft of Plan Morro Bay

**Staff Contact:** Scot Graham, Community Development Director (805) 772-6291

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 18, 2018 at 6:00 p.m.

## **PLANNING COMMISSION MEETING PROCEDURES**

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 the Community Development Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6264 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Community Development Department, at Mill's/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the Planning Commission after publication of the Agenda packet are available for inspection at the Community Development Department during normal business hours or at the scheduled meeting.

This Agenda may be found on the Internet at: [www.morrobayca.gov/planningcommission](http://www.morrobayca.gov/planningcommission) or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to [www.morrobayca.gov/notifyme](http://www.morrobayca.gov/notifyme) and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The Chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

## **APPEALS**

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$277 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.



City of Morro Bay  
 Community Development Department  
 Current & Advanced Project Tracking Sheet

Agenda No: A-1

Meeting Date September 4, 2018

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions

New Planning items or items recently updated are highlighted in yellow.

Approved projects are deleted on next version of log.

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
<b>Hearing or Action Ready Projects:</b>										
1	Frye	3400 Toro	2/21/18	CP0-566	<b>Coastal Development Permit for New single-family residence with an attached accessory dwelling unit</b>	Under Initial Review. Waiting on PW comments. Correction Letter sent 3/20. Resubmittal rcv'd 4/2. Correction letter sent 4/23. Resubmittal rcv'd 5/31. Tentatively scheduled for the 8/21 PC Hearing		PN- Conditionally Approved 6/25/2018		ig
2	Di Benedetto	235 Marina	11/1/17	CP0-555/UP0-495	<b>Coastal Development Permit &amp; CUP for Demo/Reconstruct with new 2,228sf single family residence.</b>	Under initial Review. Correction Letter sent 11/13. Resubmittal Received 3/12/18. Under Review. Scheduled for 4/17 PC Hearing. Continuance requested to a date uncertain because of inconsistencies with General Plan Land Use Policy LU-69. Applicant must redesign and resubmit. Requires research into MU-A allowances for new residence over 2,000 sq. ft. Resubmittal rcv'd 6/7/18 with a proposal under 2,000 sq. ft.. Tentatively scheduled for the 8/21 PC Hearing		PN- Conditionally Approved, 6/26/2018		ig
3	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	<b>Parcel map application/lot split</b>	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16. Spoke with architect 8/9/2016. Resubmittal rcv'd 8/17/2016. Correction letter sent 10/13/2016. <i>Applicant now wants to remove development from proposal and process the parcel map independently of any development.</i> Waiting on updated map (4/7/2017) Rcv'd 4/17. Correction letter sent 5/30/2017. Resubmittal Received 7/10/17. Correction Letter sent 8/22. Resubmittal rcv'd 10/18/17. Applicant has chosen to again change the project. Applicant directed to resubmit application at meeting 12/14. Subdivision Review Committee tentatively scheduled for 1/30/18. Correction Letter sent 2/22. Resubmittal rcv'd 4/12. PW sent back. Resubmittal rcv'd 6/7. Tentatively scheduled for the 8/21 PC hearing		PN- Approved 6/7/2018		ig
4	TLC Family Enterprises	833 Embarcadero	1/2/18	UP0-509	<b>CUP Concept Plan application for Demo/reconstruction of existing Off the Hook Building. Harborwalk Plaza. New buiding to be 2 stories with 1st floor visitor serving retail and 2nd floor of 8 hotel units and total of 7,994sf.</b>	Under Initial Review. Correction letter sent 2/13/18. Resubmitted 5/30/18. Public hearing for PC approval of Concept Plan 8/21/2018. Will also require City Council approval of concept plan. Forwarded with Favorable Recommendation for Approval to City Council. Tentative agenda hearing date to be set up.				cj

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5	Redican	725 Embarcadero	5/23/18	UP0-359/A00-041 Precise Plan	<b>Precise Plan CUP for conversion of 2nd floor of Rose's Landing building to a 10-unit hotel with public access improvements.</b>	CDP approved by Coastal Commission. Precise Plan CUP application submitted 5/23/18 to be reviewed by Planning Commission. Under initial review. Requested additional detail on sign program 6/26/18. PC hearing for Precise Plan approval on 8/21/18. Conditionally approved by PC 8-21-18				cj
6	Bay Pines/Shorebreak Energy	1501 Quintana	11/29/16	UP0-463/CP0-525	<b>Coastal development permit &amp; Conditional Use Permit for Bay Pines Solar Project.</b>	Under Initial Review. Bio Report and Phase 1 Arch report rcv'd. Waiting for preliminary title report. Rcv'd 3/15. Sent to PW: Under Review. Correction letter sent 4/12/2017. Rcv'd email resubmittal 5/5, resubmittal under review. Requires Initial Study. Sent to the State Clearinghouse. Tentatively scheduled for the 9/4/18 PC hearing		PN- Conditionally Approved, 6/5/17		ig
7	Stollmeyer	300 & 302 Tahiti	3/16/18	CP0-563 / UP0-522	<b>Demo existing Stollmeyers building and construct SFR with accessory dwelling unit (ADU) on each of the 2 existing legal lots on this property. / Coastal Dev Permit &amp; Minor Use Permit</b>	Under Initial Review. Correction Letter sent 4/13. Resubmittal rcv'd 4/20. PC meeting held on June 5. Continued to a date uncertain. Resubmittal received 7/12. Tentative PC Hearing 9/18				ig
8	Stollmeyer	310 & 312 Tahiti	3/16/18	CP0-570 / UP0-523	<b>Demo existing Stollmeyers building and construct SFR with accessory dwelling unit (ADU) on each of the 2 existing legal lots on this property. Minor Use Permit</b>	Under Initial Review. Correction letter sent 4/13. Resubmittal rcv'd 4/20. PC meeting held on June 5. Continued to a date uncertain. Resubmittal received 7/12. Tentatively PC hearing 9/18				ig
9	Achievement House	730 Morro Bay Blvd	7/17/18	UP0-535	<b>Minor Use Permit for a fence higher than 6' 6" Request approval for 8 feet.</b>	Project reviewed, and noticed on 8/13/18.				ig
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>										
10	Rogers/ McClure	1127 Las Tunas St	8/9/18	UP0-538	<b>Interior remodel &amp; enclosing an existing breezeway; accessory building</b>					ig
11	Osborne	415 Arcadia	8/7/18	CP0-587 / UP0-537	<b>Administrative CDP to convert non-conforming detached 2nd unit to a legal Accessory Dwelling Unit (ADU). Minor Use permit in conjunction with a parking exception for ADU request</b>					ig
12	Hoefner	125 Hatteras	8/7/18	CP0-586/ UP0-536	<b>316 sf residential addition, 194 sf garage addition to existing SFR adjacent to ESHA habitat</b>					nh
13	Luhr	2620 Nutmeg	7/31/18	CP0-585	<b>Administrative CDP for new 3912sf single family residence</b>					nh
14	Henry	411 Trinidad	7/5/18	CP0-584	<b>CDP for construction of a new single-family residence on a vacant lot</b>	Under Intial Review. Correction letter sent 7/16/18.		PN- conditionally Approved 7/19/2018		nh
15	Mounce	330 Vashon	6/18/18	CP0-583	<b>CDP for Demo of a fire-damaged 1600 sq.ft. SFR and reconstruct a 1800 sq. ft. SFR with garage</b>	Under Initial Review. Correction letter sent 7/10. resubmittal received 7/20. Correction letter sent 8/14		PN- conditionally Approved 6/26/2018		ig

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16	Fields	731 Butte	6/14/18	CP0-582/UP0-534	<b>CDP and CUP for Multi-Family residences. A 1,500 sq. ft. manufactured residence, a 448 sq. ft. studio unit above a 441 sq. ft. garage with an attached 220 sq. ft. carport</b>	Under Initial Review. Correction letter sent 7/11/18.				jg
17	Patel	233 Atascadero	6/13/18	CP0-581/UP0-533	<b>CDP and CUP for New 83 room hotel on vacant 2 acre lot</b>	Under Initial Review. Incomplete letter sent 7/13/18.				cj
18	Williams	2930 Cedar	6/6/18	CP0-580/UP0-532	<b>Coastal Development Permit &amp; Conditional Use Permit for a 323 sq. ft. addition and 60 sq. ft. covered front porch</b>	Under Initial Review. Correction Letter sent 7/5		PN- Conditionally Approved 6/26/2018		jg
19	Held	205-215 Harbor St	5/4/18	CP0-578/ UP0-527	<b>Coastal Development Permit &amp; Conditional Use Permit for New construction of new 30 unit hotel, Merge existing 6 lots</b>	Under initial review. Incomplete letter sent 6/4/18. Resubmittal received 7/3/18.		PN- Conditionally Approved 7/17/2018		cj
20	Carter	2035 Bayview	4/10/18	CP0-574	<b>Administrative CDP for Demo reconstruct. New 1,931 sq. ft. SFR with an attached 460 sq. ft. garage</b>	Under Initial Review. Correction letter sent 5/1.				jg
21	Wood	361 Main	4/6/18	AD0-134 / UP0-526	<b>Addition to existing residence; 2nd floor addition 386 sq. ft.; 2nd floor deck 329 sq. ft. with variance AD0-134</b>	Under Initial Review. Correction letter sent 5/1.				jg
22	Beecham	781 Harbor	3/13/18	CP0-569	<b>Admin CDP for demolition only of 1653 sf structure &amp; 807sf garage</b>	Under initial Review. Requires an historical evaluation				jg
23	Hilton	430 La Jolla	3/5/18	CP0-568	<b>Admin CDP to Remodel existing SFR to create an Accessory Dwelling Unit</b>	Under Initial Review. Correction letter sent 3/20/2018. Additional comments sent regarding clarify correction letter on 6/5/18.		PN-Conditionally Approved 5/31/18		jg
24	Kenney	321 Trinidad	3/2/18	UP0-515/AD0-131	<b>Addition to a nonconforming SFR and parking exception for tandem space</b>	Under Initial Review. Correction Letter sent 4/3. resubmittal received 7/20				jg
25	T-Mobile	1478 Quintana	2/26/18	A00-056	<b>Modification to UP0-052/CP0-073 for upgrade to existing wireless site</b>	JG - Under initial review. Correction Letter sent 3/30		JW approved		jg
26	Matson Bay	787 Main Street & 280 Morro Bay Blvd	1/17/18	S00-130	<b>Lot Line Adjustment</b>	Under initial review. Deemed incomplete, letter sent to applicant 2/16/18. Project Deemed complete. Applicant to comply with conditions prior to recording final documents.				nh
27	Matson Bay	271 Pacific	1/17/18	S00-131	<b>Cert of Compliance</b>	Under initial review. Approved, recording documents in process. Waiting for signed documents from applicant				nh
28	Matson Bay	767 Main Street	1/17/18	S00-132	<b>Cert of Compliance</b>	Under initial review. Approved, recording documents in process. Waiting for signed documents from applicant				nh
29	Kitzman	355 Quintana Place	1/26/18	A00-000-053	<b>Lot Tie and modification to parking lot for Culligan Water</b>	Under initial review. Deemed incomplete, letter sent to applicant 2/21/18. Resubmittal received 6/5/18. Administrative public notice period ended 7/23/18. Permit issued 7-30-18.		PN- Conditionally Approved 6/25/2018		nh
30	Johnson	128 Rennell	1/10/18	CP0-561	<b>Demo/reconstruct 1,362 sq. ft. SFR with 496 sq. ft. garage, and 240 sq. ft. covered front porch</b>	Incomplete letter mailed 2-9-18. Resubmittal received on June 19, 2018. Project resubmitted July 5, 2018, deemed incomplete on July 16, 2018.		PN - Conditionally Approved 8/3/2018		nh
26	Guesno	210 Atascadero	6/1/17	CP0-544 / UP0-481	<b>Coastal Development Permit and Conditional Use Permit for commercial change in use</b>	Under review. Correction memo sent to applicant 6-27-17. Resubmittal received 7/24/17. Incomplete letter sent 8/4/17. Plans still incomplete as of Nov 2017. Resubmittal received 1/5/18. Incomplete letter sent 2/6/18. Resubmittal received 5/25/18. Incompleteness letter sent to applicant on July 5, 2018. Resubmittal received 8-6-18.		PN- Conditionally Approved 6/25/2018		nh

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31	Morgan	101 Fig St.	4/12/17	UP0-476	<b>Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.</b>	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project.		PN-Conditionally approved 5/11/17		nh
32	Gambriel	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	<b>New construction of 10,000sf commercial retail on vacant lot</b>	WM. Under review. Will need Arch and Traffic reports. Resubmittal received 8/11/15. Incomplete letter sent 9/4/15. Resubmitted 2/13/18. Under Review. Incomplete letter sent 3/13/18. Resubmittal received 3/26/18. Under Review. RFP for environmental consultant concluded. Consultant selected, preparing contract documentation. Consultant engaged and has begun work on initial study. Draft MND in staff review. Applicant reviewing site work changes to minimize site disturbance.		PN-Conditionally Approved 2/28/2018		nh
<b>Planning Commission Continued projects:</b>										
33	Erlendson	299 Sienna	9/1/17	UP0-491/AD0-123-CP0-560	<b>Application altered. Applicant now requests Coastal Development Permit for a secondary dwelling unit to be located within the existing 2-car garage.</b>	Under review. Correction letter sent 9/13/17. PC hearing 10/3/2017. Continued to a date uncertain with direction to work with staff prior to resubmittal. Applicant must resubmit. Under Review. Correction Letter sent 1/24/18. Resubmittal received with revised plans on 5-2-18. Letter sent 5/30. Response received from Applicant's attorney 7/2. Correction Letter sent 7/11. Resubmittal received 8/1				jg
34	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	<b>Environmental documents for Nutmeg Tanks.</b> Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- Needs new MND for concrete tank, less truck trips. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16		cj
<b>Projects Appealed or Forwarded to City Council:</b>										

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35	City of Morro Bay	Citywide	6/19/13	A00-015	<b>Sign Ordinance Update.</b> Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission reviewed 5/17/2010. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. PC reviewed 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11 .City Council 12/13/11. Continued to 1/10/12 CC meeting. PC reviewed 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13 & 7/3/13. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. Business workshops held fall/winter 13/14. Result of sign workshops discussed at 11-3-15 PC mtg. Revised Public Draft of Sign Ordinance posted to City website on July 6, 2017	No review performed.	N/R		sg
<b>Environmental Review</b>										
36	City of Morro Bay	N/A		UP0-423	<b>MND for Chorro Creek Stream Gauges</b>	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
<b>Final Map Under Review Projects - No pending applications currently.</b>										
<b>Projects requiring coordination with another jurisdiction:</b>										
37	City of Morro Bay	Outfall			<b>Original jurisdiction CDP for the outfall and for the associated wells</b>	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		
38	City of Morro Bay Desal Plant	170 Atascadero			<b>Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.</b>	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 7/22/14.		
<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:</b>										

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39	City of Morro Bay	Citywide			<b>Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project</b>	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. General Plan Advisory Committee meetings ongoing. For more information or to get involved, visit <a href="http://www.morrobayca.gov/planmb">www.morrobayca.gov/planmb</a> . Project to be complete with documents ready for adoption and certification by end of 2018. Public draft of combined General Plan/ LCP released May 2018 for review.				
40	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	<b>Zoning Text Amendment - Second Unit</b>	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. <b>New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation will force additional changes.</b>	No review performed.			wm
<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:</b>										
41	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	<b>Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.</b>	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		ig
<b>Grants</b>										
26	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		<b>\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation.</b>	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17.	No review performed.	N/A		sg

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
27	City of Morro Bay	City-wide				<b>Community Development Block Grant/HOME Program - Urban County Consortium</b>	Staff has ongoing responsibilities for contract management in coordination with County staff administration. Final 2016 funding recommendations reviewed by Council on 3-8-16. 2016 Subrecipient Agreement executed and Council approved 2018-2020 Cooperation Agreement with County on 6-13-17.	No review performed.	N/R		cj
28	City of Morro Bay	City-wide				<b>Climate Action Plan - Implementation</b>	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
<b>Projects in Building Plan Check:</b>											
1	Kalin	937	Anchor	4/20/18	B- 31957	966 sf second story addition, add 158 sf to existing garage, remodel/replace existing Kit, LR, DR		BLDG Disapproved by hb on 4-25-18. MF			
2	Van Kriekan	462	Arbutus	4/4/18	B-31893	Remodel 1st & 2nd floor, new 389sf addition and new 196sf deck		BLDG - Approved by hb on 4-9-18. mf	PN- Approved on 5/16/2018		
3	Osborne	413	Arcadia	5/18/18	B - 32005	Remove and Replace portion of 2nd unit and R and R front porch, new electric panel, dual pane windows, water heater, harboard siding		BLDG - Disapproved by hb on 5-23-18. MF	PN- Approved 7/19/2018		
4	Allen	212	Beach	8/13/18	B - 32134	Remove/Replace 44 Sq. Ft. Fire damaged garage and Repair 56 sq. ft. stairs.		BLDG - Approved by hb on 8-14-18. mf			
5	LaPlante	3093	Beachcomber	4/24/17	B-31487	New SFR: 3,495sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	Approved 8-9-18. cj.	Approved by cdl on 5-10-17	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	
6	Hodge	453	Bernardo	8/22/18	B - 32138	Install 2x4 walls, 2 entry doors 1 electrical plug, 1 wall sconce.		BLDG - Conditional Approval by hb on 8-22-18 (see memo) mf			
7	Tays	982	Carmel	6/4/18	B32030	Demo Walls, remove slabs, remove carport		PW- Disapproved by pn on 6-6-18 (see memo). MF BLDG - Disapproved by hb on 6-10-18 (see memo). PLNG Dissapproved by jg on 6-14-18. mf			
8		555	Dowing Ave.	6/28/18	B32075	Remodel Kitchen, Master Bed/bath rooms, remove wall make closet, Restucco exterior		Disapproved by hb on 7-3-18 (see memo) mf	PN- Approved 7/25/18		
9	Ferrin	2770	Elm	5/14.18	B - 31998	Remodel SFR Master Bedroom w/bath and closet. New 1-car garage		Disapproved by hb on 5-17-18 (see memo) MF			
10	MMbs Llc	1215	Embarcadero	12/9/16	B-31326	Demo existing Dockside 3 and Morro Bay Landing to replace with 2 story new structure	Disapproved with plan corrections 1-5-17. CJ. Approved 11-27-17. CJ Fire: Approved by mv on 1-22-18	Plans sent to Ca, Code Check 1-5-17.Sent CA code check 11/14/17.	PN- Disapproved per memo dated 1/18/17	1-17-18 - Received resubmittal and routed to BLDG (CA Code Ck), PW & FIRE. PB	
11	Dyneyg LLC	1290	Embarcadero	8/13/18	B-32133	MB Marine Terminal Decommissioning Project. Underground pipeline removal project From property to ocean.		BLDG - Approved on 8-28-18. PB			

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
12	Tilley	370	Fairview Ave.	8/3/18	B32119	Addition to Existing Residence; 720 sq. ft.		Disapproved by Ca. Code Ck 8-17-18 (see memo). Mf			
13	Dores	155	Formosa St.	4/25/18	B-31963	Kitchen Remodel		BLDG -Conditional Approval by hb on 4-			
14		381	Fresno	6/28/18	B32076	Remove and replace retaining wall		Conditional Approval by hb on 7/3/18 (see memo) mf			
15	Mathias	2515 & 2525	Greenwood	2/16/18	B-31888	New SFR with ADU		Ca Code Check - Disapproved by Scott Martini with CCC (see memo) received on 3-12-18 PB	PN- Disapproved per memo dated 3/5/18		
16	Tobler	2425	Hemlock	7/12/18	B-32089	Replace existing 128 sf front deck with Trex decking (composite deck) 16' x 8', and 10' to 12" in height.		BLDG - Conditional Approval by hb on 7-16-18 see memo. Mf			
17	Bulatov	2980	Hemlock	9/11/17	B-31651	Remodel existing SFR, new 1st, & 2nd floor addition(1444sq.ft.) new 310 sf deck above	Disapproved by jg on 9-8-17.	03-28-18 - Disapproved by Bldg. (hb) on 3-27-18. - GA	Disapproved by jb on 9-15-17.	1-24-18 - Received submittal & routed to BLDG (w/ soils), PLAN, PW. & FIRE (route when one is back). PB	
18	Gelman	2784	Indigo Circle	5/15/18	B - 32002	New SFR 2110 sq. ft., 663 sq. ft. garage, 275 sq. ft. patio		BLDG - Disapproved by Ca. Code Ck on 6-11-18 see memo. mh			
19	Gelman	2784	Indigo Circle	5/21/18	B -32010	design and install overhead fire sprinklers		Fire-Conditional Approval by mv on 6-4-18. mf			
20	Spencer	2445	Ironwood	7/9/18	B32085	Addendum to 31594 changed location of stairs to deck and details to structure.		BLDG - Approved by hb on 7-26-18. mf			
21	Pall	340	Jamacia	6/7/18	B - 32038	Commercial Alyceration Spray booth - Exhaust Modification		BLDG Conditional Approval by hb on 6-10-18. PW Approved by pn on 6-21-18. mf	PN- Approved 6/21/2018		
22	Pall	340	Jamacia	7/2/18	B32079	Fire System Chemical Fire Suppression for Auto Paint		Fire - Disapproved by mv on 7-18-18. mf			
23	Sanguinetti	2821	Juniper	7/30/18	B32113	Addendum Replace door w/slider-Remod bathroom, add window, replace fireplace.		BLDG - Conditional Approval by hb on 8-27-			
24	Redican	2901	Juniper	12/15/17	B-31812	Single Family Alteration Remodel of existing home	Diapproved by jg 12-27-17	BLDG - CA Code Ck Disapproved on 1-16-18	PW- Disapproved by jb on 12/21/17.	1-16-18 Emailed all plan review comments & (waiver request on 1-19-18) to Trevor Miller PB	
25	Bowen	426	Kern	5/11/18	B- 31995	Remodel Front rooms of SFR, relocate kitchen & dining rooms, raise floor level of kitchen, new windows, new deck.		Disapproved by hb on 5-15-18 (see memo). MF	PN- Disapproved 7/25/2018		
26	Linker	594 D	Kings	7/3/18	B-32081	New SFR 3000 Sq. Ft. home and 1000 Sq. Ft. garage.		BLDG - Disapproved by CA Code Ck. On 7-27-18 see memo. Mf Fire -	PN-Disapproved 8/2/2018		
27	Cole	1030	Las Tunas	1/30/18	B-31852	Single Family Addition Permit	Approved by nh for planning department.	BLDG - Disapproved by hb on 2-1-18	PN-Approved 8/2/2018		

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
28	Kubiak	1127	Las Tunas	5/3/18	B-31972	Interior Remodel, reonfig existing space, new plmbg,electric, enclose 30sf breezeway		BLDG - Disapproved by hb on 5-10-18. MF	PN- Approved 7/19/2018		
29	Henderson	958	Marina	10/18/17	B-31732	Replace interior finish, repair & reinforce existiing structure & replace electrical mechan.& plumbing systems on 2ndary unit	Under review Disapproved by rr on 11-1-17. Project requires planning entitlements.	BLDG - Disapproved by hb on 3-28-18. MF	Approved by jb on 10-23-17.		
30	Meyer	257	Main	5/7/18	B -31978	Addendum Move Counter (wt bar), changed dooe location - lower floor plan. Omitted changes in Master bedroom.		BLDG-Approved w/redlines by hb on 6-5-18. pb			
31	Tope	900	Main St	7/17/18	B-32090	Install foyer doors to enclose existing breeze way (mitigating noise) at the Siren.		BLDG - Disapproved by hb on 7-23-18 (see memo) mf FIRE - Approved by mv on 7-20-18. mf			
32	Sonic	1840	Main	10/17/17	B-31730	Sonic Drive-in Restaurant, 1395 sf building, 1020 sf covered patio, 2646 sf covered parking	Corrections sent 12-8-17. Resubmitted 3-2-18. Application incomplete and corrections sent 4-5-18. Resubmittal received and unaddressed corrections sent back 7-19-18. cj.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 3-16-18 PB	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	
33	Kaishar	2460	Main	8/2/18	B32117	Comm. Alteration Remove Wall and expand lobby.		BLDG - Disapproved by hb on 8-7-18 (see memo) mf			
34	Morro Mist LLC	2402-2446	Main	7/5/16	B-31067 through B-31089	Building Permit applications for 23 new town homes in 6 detached building clusters to include 15 one- bedroom units and 8 three bedroom units. 23 separate applications.	Disapproved. Corrections sent 8-3-16. cj. Resubmittal received and disapproved 11-28-17. Affordable Housing covenant recorded. Planning approved 4-23-18. cj.	BLDG- Approved by cdl on 8-22-17. PZ	PN- Approved		
35	Crowfoot	416	Napa	3/1/17	B-31417	Convert downstairs closet into kitchen to create secondary dwelling unit (CP0-531)	Approved by rr on 7-31-17.	BLDG-Approved by cdl on 3-29-17. PZ	PN- Disapproved per memo dated 3/29/17		
36	Mathys	3300	Panorama Dr.	7/17/18	B-32093	Demo and remove (2) 4,350,000 gallon holding tanks and (1) 131,000 gallon water tank, piping attached to tanks, concrete foundations, shot crete and tank lighting.	Approved with conditions by Planning 7/26/18 nh	BLDG - Conditional Approval by hb on 8-6-18 (see note) mf			
37	Lewis	290	Piney Ln.	5/22/18	B 32014	New Fire Sprinklers		FIRE Approved by mv on 7-8-18. mf			
38	Colmer	501	Quinn Ct,	6/25/18	B -32069	New Fire Sprinklers		FIRE -Conditional Approval by mv on 7-18-18. mf			
39	Colmer	505	Quinn Ct,	6/25/18	B 32070	New Fire Sprinklers		FIRE - Conditional Approval by mv on 7-18-18. mf			
40	Colmer	525	Quinn Ct,	8/7/18	B-32122	New Fire Sprinklers					
41	Colmer	521	Quinn Ct,	8/7/18	B-32123	New Fire Sprinklers					
42	Colmer	517	Quinn Ct,	8/7/18	B - 32124	New Fire Sprinklers					
43	Colmer	513	Quinn Ct,	8/7/18	B-32125	New Fire Sprinklers					

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
44	Colmer	509	Quinn Ct,	8/7/18	B- 32126	New Fire Sprinklers					
45	Sontag	370	Rennell	8/20/18	B - 32137	Addendum to 31646 Replace deck w/same.		BLDG - Disapproved by hb on 8-21-18 (see memo) mf			
46	Brisson	341	Sicily	9/12/17	B-31670	Single Family Alteration	Conditional approval 9-27-17. RR	Disapproved by cdl on 9-21-17.	N/A	Emailed comments on 9/28/17	
47	Dolezal	1885-1905	Sunset	8/23/18	B-32139	Addendum to G -045 Deck addition per site plan for common area		BLDG - Disapproved by hb on 8-27-18 (see memo) mf			
48	Birtcher	375	Tulare	6/22/18	B -32067	Add 450 sf conditioned space, complete 1488 sf existing w/insulation, drywall.	BLDG -Conditional Approval by hb on 4-30-18 (see memo) MF	BLDG- Disapproved by hb on 6-28-18 (see memo) mf	PN - Approved 7/19/2018		
49	Foster	1169	West	7/3/18	B32080	New SFR	PLNG - Disapproved by nh on 7-16-18 (see memo). mf				
50	Jeffers	405	Zanzibar	4/13/18	B-31950	Reconstruct exist 2nd story deck due to corrosion	PLNG - Disapproved by sg on 4-26-18 (see memo). MF	BLDG- Disapproved by hb on 4-17-18 MF	PW - Approved by jb on 4-24-18.		

**Planning Projects & Permits with Final Action:**

51	Krull	2575 Greenwood		4/11/18	UP0-521 / CP0-575	<b>Administrative Coastal Development Permit &amp; CUP for 395 sq. ft. ADU (converted from existing 2-car garage) and construct new 250 sq. ft. garage (in foot print of existing shed to be removed)</b>	Under Initial Review. Correction Letter sent 4/30. Resubmittal received 5/9. Under review. Email sent to Agent (C. Novak) and Applicants requesting a decision as to how they want to move forward; either conform to the MBMC or apply for a variance. Resubmittal received 6/25. Under review. Permit issued 8/6		PN- Conditionally Approved 6/4/2018		ig
52	Huber	2783 Coral Ave		2/24/17	CP0-530, UP0-470, S00-127	<b>Proposed 6 lot residential subdivision (Tentative Tract Map, CDP, and CUP application). Property located at corner of San Jacinto &amp; Coral Ave.</b>	Under Initial Review. Resubmitted 11-2017. RFP released for preparation of environmental (IS/MND). MND update in process. Draft initial study provided for staff review 3/16/18. Comments provided to consultant 4-6-18 to draft public review draft document. Draft Initial Study out for public review 5/11/18 to 6/11/18. Reviewing MND public comment. Approved by PC on 8-7-18		PN- Not Approved per memo dated 3/16/17		nh
53	Branch	845 Embarcadero		5/22/18	UP0-529	<b>Minor Use Permit for change of use of existing commercial suite</b>	Under Initial Review. Project noticed 6/18/18. Admin action on/after 6/29		PN- Approved 7/10/2018		jn
54	Wattenbarger	2970 Juniper		6/7/18	ADO-136	<b>Minor variance request for reasonable accomodation for the construction of an elevator in the existing garage of an SFR</b>	Under Initial Review. Project noticed 7/13. Permit issued 8/1		PN- Approved 6/26/2018		ig



A-2 Approval of minutes from the Planning Commission meeting of February 6, 2018.

**Staff Recommendation:** Approve minutes as submitted.

<https://youtu.be/dlzdpVGLXvM?t=3h27m37s>

**MOTION:** Vice-Chairperson Lucas move to approve the Consent Calendar. Commissioner Barron seconded, and the motion passed (5-0).

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

NONE

C. NEW BUSINESS

<https://youtu.be/dlzdpVGLXvM?t=11m36s>

**C-1 Plan Morro Bay:** Draft Zoning Code Update, Module 3: Use Regulations; Continued Review of Draft Zoning Code Module 2: Community Commercial (CC) downtown height standards.

**Staff Recommendation:** Review staff report and draft Zoning Modules 2 and 3, hear presentation by consultant, take public comment, discuss and provide feedback to staff.

**Staff Contact:** Scot Graham, Community Development Director, (805) 772-6291

Martha Miller presented the report for vacation rentals.

Graham included his comments regarding vacation rentals.

The Commissioners presented their questions to staff.

Commissioner Sadowski presented the following comments and questions to the Commission:

We could all agree that, the diminution of public participation leads to the reduction in the quality of life for our citizenry.

I would like to begin with a invocation. The Planning Commission is a legislative political body. We are entrusted with the legislative task of establishing rules, regulations and parameters for development activities. The matter before us today will have inter-generational effects.

That said, I believe that matter before us today, needs proper noticing i.e. Public Notice as a Public Hearing Item.

- Why is this matter listed as a New Business item and not a Public Hearing Item?

Graham responded stating the item is not required to be a public hearing.

Commissioner Luhr opened the Public Comment.

<https://youtu.be/dlzdpVGLXvM?t=18m26s>

Pat Reed, Bernardo Street resident, stated her concerns regarding vacation rentals, and the cap on the total allowed in the city.

Carol Swain, Morro Bay resident, voiced her concerns about families with younger children living near a vacation rental. Swain welcomes visitors to Morro Bay, and feels visitors and residents could coexist but not in the residential neighborhoods. Swain is concerned about the constant turnover of the vacation rentals.

Dr. Patrick Vaughn, 3008 Beachcomber Drive, stated how the short-term vacation rentals are pushing the long-term rentals out. Vaughn spoke of how numerous vacation rentals in a neighborhood would affect the neighbors in the area.

Larry Schmidt, 350 Bernardo Avenue, stated when the General Plan is adopted most of the existing vacation rentals will be legal non-conforming uses. Schmidt stated his concerns in a letter to the Commission. Schmidt would like the fees for the vacation rentals increased.

Charles Primbeth, 3740 Beachcomber Drive, stated Beachcomber is a narrow street and explained how difficult it is to navigate around with vacation rentals.

Carole Truesdale, Morro Bay resident, suggested the Commission let the vacation rental owners form a group to voice their concerns to the Commission.

Didi Alexander, Morro Bay resident, stated she feels strongly that all vacation rentals should follow the same health and safety codes hotels and motels are required to follow. And noted this would include annual inspections.

Maggie Juren, Morro Bay business owner, stated she manages thirty-three (33) vacation rentals in Morro Bay. Juren stated her company makes sure visitors are notified on being good neighbors. Juren stated there is a process if issues arise.

Nick Juren, Beach & Bay business owner, explained how the vacation rentals contribute to Morro Bay's economy. Juren suggested some requirements the City should adopt, this way the property management could enforce the rules.

Bill Martony, Morro Bay resident, stated he'd like to see a cap on the number of vacation rentals in Morro Bay. Martony also spoke about neighborhood compatibility regarding vacation rentals.

Betty Winholtz, Morro Bay resident, supported what Mr. Martony stated and feels the City needs to lower the cap on vacation rentals. Winholtz wanted clarification of the 200-foot buffer between homes and vacation rentals.

David Zepp, 120 Java Street, stated he rents a bedroom to vacationers and doesn't want to see a change in the policy. Zepp stated the rental brings in income which helps his family to afford living in their home.

Mike Frye, stated, there is an unfair assumption that vacation rentals make a lot of money. Frye stated there are people who own second homes who rent it out to family members and people who they know will take care of their property. Frye stated the 200-foot buffer is a little aggressive and would like to know how many violations occurred regarding vacation rentals. Frye suggested the City analyze the problem before any action.

Victoria Schmidt, Morro Bay resident, spoke about the contact information for vacation rentals. Schmidt stated most of the contact information is hard to read or is placed on the second story where people are unable to see. Schmidt suggested bigger signs posted in a prominent area with the owner's information on it. Schmidt doesn't want vacation rentals in residential areas.

Tom Harrington, Kern Avenue resident and vacation rental owner, stated only owners who live on the premises should have vacation rentals. Harrington noted the issue was not the number of vacation rentals in the city, but how they are operated, regulated and monitored by the City of Morro Bay.

Homer Alexander, Morro Bay resident, spoke of increasing the building height limit to revitalize the downtown area. Alexander suggested on changing the language to the vacation rental agreement section E and G.

Susan Hedding-Kesler, Morro Bay resident, stated her parents bought their property on Beachcomber Drive in 1980. Hedding-Kesler spoke of how it used to be a neighborhood of families, now there are eight (8) vacation rentals on her street.

Rich Buquet, member of the GPAC Committee, spoke as a vacation rental owner. Buquet gave suggestions on what to include in the vacation rental ordinance.

Dr. DeKotter (sp?), stated adequate vetting would make the issues at hand workable. DeKotter stated people who are staying in vacation rentals don't necessarily bring crime to the neighborhood.

Chairperson Luhr closed the Public Comment period.  
<https://youtu.be/dlzdpVGLXvM?t=1h15s>

Graham answered questions which were brought up in the Public Comment period.

The Commissioners presented their questions to staff.

Discussion between the Commissioners and staff.

Graham announced there will be a forum on vacation rentals on June 20<sup>th</sup> at the Community Center. Graham will place a notice on the City's website "Hot Topics".

The Commissioners and staff continued their discussions on vacation rentals and zoning code updates.

Chairperson Luhr spoke to the Commission about continuing the remaining issues agendized in New Business, Item C-1.

Graham stated it would be moved to a future meeting due to no availability on the next Planning Commission agenda.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS  
<https://youtu.be/dlzdpVGLXvM?t=3h28m55s>

Vice-Chairperson Lucas thanked everyone for tonight's discussion. Lucas noted it was the most communication they've had on an issue in a long time. Lucas appreciated the written comments and the public comments.

Commissioner Sadowski commented he was proud of the community and appreciates the input they gave to the Commission. Sadowski also notified everyone the draft EIR for the Water Reclamation Facility Plan comments are due on Friday, May 18<sup>th</sup>, and will need to be addressed by the Public Works Director Rob Livick. Sadowski also attend the recent Ocean Protection Council's meeting where he introduced a different concept for addressing sea level rise and climate change.

Sadowski is calling it W.R.A.P., Wastewater Reclamation Action Plan. Commissioner Ingraffia stated there needs to be more discussion and examination on the issues discussed and noted they are far from settled in his opinion. Commissioner Barron wanted to confirm the date and time for the discussion/workshop for vacation rentals. Barron urged everyone to attend.

Graham confirmed the meeting date and location. Graham stated the meeting was being held by two (2) City Council members and noted this was not a Planning Commission meeting.

Chairperson Luhr also urged everyone to attend the meeting and give their input.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/dlzdpVGLXvM?t=3h33m20s>

Graham stated the City has received Request for Proposal's (RFP's) for a fee study and asked the Commission if anyone would like to help review the proposals.

The Commissioners responded to Graham's request. Commissioner Lucas agreed to participate in the review of the RFP's.

Vice-Chairperson Lucas asked Graham to clarify the solar obligation passed by the State for residential units in 2020.

Graham responded the City will update the solar ordinance to accommodate the changes.

G. ADJOURNMENT

The meeting adjourned at 9:38 p.m. to the regular Planning Commission meeting at the Morro Bay Community Center Multi-Purpose Room, 1001 Kennedy Way, Morro Bay, CA on June 5, 2018, at 6:00 p.m.

\_\_\_\_\_  
Gerald Luhr, Chairperson

ATTEST:

\_\_\_\_\_  
Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: September 4, 2018

# Staff Report

**TO:** Planning Commissioners

**DATE:** August 27, 2018

**FROM:** Joan Gargiulo, Assistant Planner

**SUBJECT:** 1501 Quintana Road; Conditional Use Permit (#UP0-463), Coastal Development Permit (#CP0-525) and Mitigated Negative Declaration for the construction of a carport solar array over an existing parking area in an existing Recreational Vehicle (RV) park in the C-VS Visitor-Serving Commercial zoning district and partially within the Coastal Commission Appeal Jurisdiction.

**RECOMMENDATION:**

*CONDITIONALLY APPROVE THE PROJECT* by approving Planning Commission **Resolution 26-18** (Exhibit A) which includes the Findings and Conditions of Approval for the project depicted on site development plans dated stamp received May 8, 2017 (Exhibit B).

**APPLICANT:** James A. Wells III, Shorebreak Energy

**LEGAL DESCRIPTION/APN:** 068-411-010

**PROJECT DESCRIPTION:**

The Applicant is requesting Conditional Use Permit and Coastal Development approval for the construction of a 420-panel solar array mounted on top of a proposed carport structure. Specifically, the proposed structure is 231'8" long and 39'6" wide and tilted towards the south. The southern edge of the structure is 14 ft. high while the northern edge of the structure is approximately 20'1" high. The project proposal includes eleven (11) support columns with pier footings, a solar sub panel adjacent to the proposed structure, and approximately 500 ft. of conduit run in a trench to an existing electrical room on site.



**PROJECT SETTING:**

The project site is located at 1501 Quintana Road at the northeast corner of Quintana Road and South Bay Boulevard and at the southeast corner of Highway 1 and South Bay Blvd. The site is within the C-VS (Visitor Serving Commercial) zoning district and designated by the General Plan and Coastal Land Use Plan (CLUP) as Visitor Serving Commercial. The project is located adjacent to Environmentally Sensitive Habitat Area (ESH) and within the Coastal Commission Appeal Jurisdiction.

<b>Adjacent Zoning/Land Use</b>			
North:	Highway 1	East:	Mobile Home Park, C-VS Visitor-Serving Commercial zoning district
South:	Vacant land outside of the City Limits and within San Luis Obispo County Jurisdiction	West:	Rock Harbor Christian Church, C-1 Central Business zoning district

<b>Site Characteristics</b>	
<b>Site Area</b>	Approximately 4 Acres (177,537 sq. ft.)
<b>Existing Use</b>	Visitor-Serving Commercial (RV Park)
<b>Terrain</b>	Virtually Flat and Developed
<b>Vegetation/Wildlife</b>	Ornamental landscaping
<b>Archaeological Resources</b>	Within 300 feet of a known site
<b>Access</b>	South Bay Blvd. and Quintana Road

<b>General Plan, Zoning Ordinance, &amp; Local Coastal Plan Designations</b>	
<b>General Plan/Coastal Plan Land Use Designation</b>	Visitor Serving Commercial
<b>Base Zone District</b>	Visitor Serving Commercial (C-VS)
<b>Zoning Overlay District</b>	n/a
<b>Special Treatment Area</b>	n/a
<b>Combining District</b>	n/a
<b>Specific Plan Area</b>	n/a
<b>Coastal Zone</b>	Located in the Coastal Zone within Appeals Jurisdiction



**PROJECT ANALYSIS:**

The proposed commercial project is located adjacent to the 50 ft. required buffer around the identified Environmentally Sensitive Habitat (ESH) Area to the west. As shown in the table below, the proposed project meets all of the development standards set forth in the Zoning Ordinance. No exceptions or variances are being requested.

<b>Zoning Ordinance Standards</b>		
	<b>Standards</b>	<b>Proposed</b>
<b>ESH Setback</b>	50 feet	54 feet
<b>Front Setback</b>	10 feet	n/a (at least 430 feet)
<b>Ext. Side-Yard Setback</b>	10 feet	39 feet
<b>Int. Side-Yard Setback</b>	0 feet	36 feet
<b>Rear Setback</b>	0 feet	1 foot
<b>Height</b>	30 Feet	20' 10"

Pertinent policies identified in the Local Coastal Plan (LCP) include 11.02, 11.05, 11.06, 11.14, and 11.22 and are discussed below:

- LCP Policy 11.02: Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall maintain the habitats' functional capacity. Project improvements meet the 50' ESH setback requirement.

- LCP Policy 11.05: requires that prior to issuance of a coastal development permit all projects on parcel containing ESH or within 250 feet of all designated areas shall be found to be in conformity with the applicable LCP habitat protection policies. All development plans shall show the precise location of the habitat to be affected by a proposed project and shall be subject to adequate assessment by a qualified biologist. The 2016 Biological Resources Assessment prepared by Terra Verde identifies, evaluates, and assesses the environmentally sensitive habitat area related to potential impacts from the proposed development. The report concludes that the property does not contain habitat meeting the City's LCP definition or the California Coastal Act definition of Environmentally Sensitive Habitat (ESH). With the incorporated mitigation measures, the project will have a less than significant impact on the environment, and Planning Commission can make the findings to approve the proposed project.
- LCP Policy 11.06: requires that no permanent structures be allowed within an ESH buffer setback area except for those of a minor nature such as fences and eaves. No encroachment into the required buffer area is proposed.
- LCP Policy 11.14 requires a minimum buffer strip along all streams in urban areas of 50 feet. The plans reflect a 50 foot ESH buffer from the top of creek bank.
- LCP Policy 11.22 requires that precise location and boundary of ESH shall be determined based upon a field study prior to the approval of development on the site. The resulting ESH assessment was prepared by Terra Verde in a report dated August 2016 and denotes concurrence with the delineated 50-foot ESH buffer on Site Plan sheet A101.

#### **ENVIRONMENTAL DETERMINATION:**

A Mitigated Negative Declaration was circulated on June 21, 2018 with a review period that ended on July 20, 2018. Mitigation is recommended for Air Quality, Biological Resources, Hydrology/Water Quality Resources, and Cultural Resources. With the incorporated mitigation measures that the Applicant has agreed to, the project will have a less than significant impact on the environment. The mitigations contained in this document (Exhibit D) have been incorporated into the Conditions of Approval included in Resolution No. 26-18 (Exhibit A).

### **Cultural Resources**

The project site is located in an area historically occupied by the Obispeno Chumash as well as the Playano Salinan people. An Archaeological Phase I report was conducted in October 2016 by Applied EarthWorks, Inc. This survey did not identify the presence of any cultural resources within the project area. However, one historic archaeological site is adjacent to the southwest corner of the project area. Because of the proximity, the report concluded that due to the sensitivity of the immediate vicinity, there is potential for encountering prehistoric or historic period materials.

The cultural mitigation included is the requirement for an Archaeological Monitor as well as culturally affiliated Tribal representatives to be present on site for all ground disturbing activities with appropriate action to occur if a find is made.

### **Biological Resources**

The project site is developed with a short-term visitor-serving Recreational Vehicle (RV) Park. A Biological Survey was completed in August of 2016 with a delineation of the extent of the environmentally sensitive habitat (ESH) in the vicinity of the site as required by the City's Local Coastal Plan. The report delineates the bank of the unnamed ephemeral drainage feature that runs along the western side of the project site. It was additionally determined that no reliable habitat is present for any special-status plant or wildlife species within the project disturbance area. The report does note that there is potential for inadvertent silt and sedimentation and dust impacts to the bordering ephemeral drainage that could have potential impacts on the California Red-Legged Frog and California Coast Steelhead. The report also notes the potential for disruption to nesting birds.

Mitigation was incorporated to require appropriate erosion and sediment control measures including restricting access to the drainage feature and the protection of the existing fence. Other measures include limiting tree trimming to September 16 through January 31 and if construction must occur during nesting season, then the Applicant shall retain a biologist to ensure limited disturbance of nesting birds.

### **Hydrology/Water Quality**

The Unnamed Ephemeral Drainage Feature that runs along the western frontage of the project site drains into The Morro Bay National Estuary. Based on the report prepared by Terra Verde Environmental Consulting in August of 2016, mitigation measures have been prepared to reduce potential off site drainage impacts to less than significant levels. Mitigation measures include limiting access to the drainage feature, as well as appropriate erosion and sedimentation control materials, lacking any monofilament, that shall be installed and maintained for the duration of the project area along the project limits abutting the drainage bank where materials may

wash into the drainage. Stockpiled soils shall be placed in a manner where they cannot be discharged into the drainage during storm events and permanent stabilization of any disturbed soils shall occur at the earliest possible date following project completion. The Applicant is required to provide notification of Lake or Streambed Alteration to the California Department of Fish and Wildlife prior to construction.

**PUBLIC NOTICE:**

Notice of this item was published in the San Luis Obispo Tribune newspaper on August 24, 2018, and all property owners and occupants of record within 500 feet of the subject site were notified of the public hearing and invited to voice any concerns on this application.

**CONCLUSION:**

The Local Coastal Plan includes goals that new projects be compatible with existing surrounding development and be sited and designed to prevent impacts to ESH areas as well as maintain an appropriate ESH buffer. With the incorporation of recommended conditions and mitigation measures, the design of the proposed project achieves these goals by minimizing site disturbance and setting of development outside of the designated environmentally sensitive habitat to the west.

The project is consistent with the development standards of the zoning ordinance and all applicable provisions of the General Plan, Local Coastal Plan, and the California Environmental Quality Act with the incorporation of recommended mitigation measures.

The project is consistent with the General Plan and Local Coastal Plan which establish a broad range of land use categories to provide for a wide range of densities and to ensure commercial land is developed in a way suitable to its location and physical characteristics. The project is consistent with the Zoning Ordinance because an incidental parking structure at an existing visitor-serving recreational vehicle park is a principally allowed use in the Visitor-Serving Commercial land use designation at a location easily accessible to travelers along State Highway one to accommodate tourist needs and activities.

**RECOMMENDATION:**

Staff recommends the Planning Commission approve the requested Conditional Use Permit #UPO-463, Coastal Development Permit #CP0-525 and Mitigated Negative Declaration for the proposed commercial development at 1501 Quintana Road, as shown on plans date stamp received May 8, 2017, by adopting Planning Commission **Resolution 26-18** which includes the Findings and Conditions of

Approval for the project.

**EXHIBITS:**

Exhibit A – Planning Commission Resolution 26-18

Exhibit B – Plan Reductions

Exhibit C – Photosimulations

Exhibit D – Mitigated Negative Declaration (SCH #2018061050)

RESOLUTION NO. PC 26-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION  
APPROVING COASTAL DEVELOPMENT PERMIT (CP0-525) AND CONDITIONAL USE  
PERMIT (UP0-463) AND ADOPTING A MITIGATED NEGATIVE DECLARATION OF  
ENVIRONMENTAL IMPACT TO ALLOW THE CONSTRUCTION OF A CARPORT  
SOLAR ARRAY  
AT 1501 QUINTANA ROAD

**WHEREAS**, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on September 4, 2018, for the purpose of considering Coastal Development Permit CP0-525, Conditional Use Permit UP0-463 and Mitigated Negative Declaration for construction of a new carport solar array at 1501 Quintana Road (APN 068-411-010); and

**WHEREAS**, notice of the public hearing was provided at the time and in the manner required by law; and

**WHEREAS**, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Morro Bay as follows:

**Section 1: Findings.** Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA) Finding

1. That for purposes of the California Environmental Quality Act, Case No. CP0-525 and UP0-463, an Initial Study was prepared for the project which resulted in preparation of a Mitigated Negative Declaration (SCH# 2018061050) where potentially significant impacts were identified in relation to Biological Resources, Cultural Resources and Hydrology/Water Quality. The Mitigated Negative Declaration (MND) was routed to the State Clearinghouse for the required 30 day review and all other legal noticing and review requirements have been met. The MND outlines mitigation measures to be incorporated into the project to ensure the project will have a less than significant impact on the environment. The project applicant has agreed to all mitigations and such mitigation measures are provided in a Mitigation and Monitoring Program. With the incorporation of these mitigations, the project will have a less than significant impact on the environment.

Coastal Development and Conditional Use Permit Findings

1. The project is consistent with the General Plan and Local Coastal Plan which establish a broad range of land use categories to provide for a wide range of densities and to ensure commercial land is developed in a way suitable to its location and physical characteristics.

2. The project will not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood and the project will not be injurious or detrimental to property and improvements in the neighborhood, or the general welfare of the City in that the proposed new construction of a commercial carport solar array is a permitted use within the C-VS zoning district and the project complies with all applicable project mitigations, conditions, and City regulations.

**Section 2. Action.** The Planning Commission does hereby approve Coastal Development Permit CP0-525 and Conditional Use Permit UPO-463 for property located at 1501 Quintana Road subject to the following conditions:

### **STANDARD CONDITIONS**

1. This permit is granted for the land described in the staff report dated August 27, 2018 for the project at 1501 Quintana Road (APN:068-411-010) depicted on plans received by the City on May 8, 2017, as part of Coastal Development Permit CP0-525 and Conditional Use Permit UPO-463, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

## **PLANNING CONDITIONS**

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.

4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

## **ENVIRONMENTAL CONDITIONS (Mitigation and Monitoring Program)**

### **AIR QUALITY**

1. Mitigation Measure AQ-1: Prior to issuance of a grading permit, the applicant shall submit a geologic evaluation that determines if naturally occurring asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request shall be filed with the District. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.
2. Monitoring AQ: Copies of regulatory forms will be submitted to the APCD for review and approval, consistent with existing regulations. The Applicant is required to submit approval documentation from APCD to the City Community Development Director/Planning Manager. All potential violations, remediation actions, and correspondence with APCD will be documented and on file with the City Community Development Director.

### **BIOLOGICAL RESOURCES**

3. Mitigation Measure BR-1: To protect the ephemeral drainage and CRLF habitat features, no project related materials (i.e., soils, debris, rinse water, etc.) shall be allowed to escape the R.V. park's perimeter fencing. Appropriate erosion and sedimentation control materials, lacking any monofilament, shall be installed and maintained for the duration of the project area along the project limits abutting the drainage bank where materials may wash into the drainage. Stockpiled soils shall be placed in a manner where they cannot be discharged into the drainage during storm events. Permanent stabilization of any disturbed soils shall occur at the earliest possible date following project completion.
4. Mitigation Measure BR-2: Existing, slatted, chain link fencing along the project's northwestern perimeter shall remain in place for the duration of project activities. No undermining shall occur to the fence which may allow wildlife to pass under
5. Mitigation Measure BR-3: No equipment or personnel shall enter the ephemeral drainage for any reason during project activities.
6. Mitigation Measure BR-4: To protect nesting birds, the Applicant should avoid vegetation trimming during typical nesting season (February 1- September 15). If avoiding construction during this season is not feasible, a qualified biologist shall survey the tree trimming area two days prior to activity beginning on site. If nesting birds are identified, they shall be avoided until they have successfully fledged or the nest has naturally failed. A buffer zone of 250 feet will be placed around all non-

sensitive passerine bird species and 500 feet for all raptor species. Activity will remain outside of buffers until the Applicant's biologist has determined that the young have fledged or the nest is no longer active. If special status bird species are located, no work will begin until an appropriate buffer is determined via consultation with the City, the local CDFW biologist, and/or the USFWS.

7. Monitoring BR: The City shall verify required elements on building plans and compliance in the field. The City shall review and approve plans and monitoring reports.

## HYDROLOGY/WATER QUALITY RESOURCES

8. Mitigation Measure HWQ-1: To protect the ephemeral drainage, no project related materials (i.e., soils, debris, rinse water, etc.) shall be allowed to escape the R.V. Park's perimeter fencing. Appropriate erosion and sedimentation control materials, lacking any monofilament, shall be installed and maintained for the duration of the project area along the project limits abutting the drainage bank where materials may wash into the drainage. Stockpiled soils shall be placed in a manner where they cannot be discharged into the drainage during storm events. Permanent stabilization of any disturbed soils shall occur at the earliest possible date following project completion.
9. Mitigation Measure HWQ-2: No equipment or personnel shall enter the ephemeral drainage for any reason during project activities.
10. Mitigation Measure HWQ-3: The Applicant shall provide notification of Lake or Streambed Alteration (LSA) to the California Department of Fish and Wildlife (CDFW) prior to construction as required by Section 1602 of the CDFW Code.
11. Mitigation Measure HWQ-4: Prior to issuance to issuance of grading and building permits, the Applicant shall provide a standard erosion and sediment control plan. The Plan shall show control measures to prevent sediment and debris from entering the adjacent ephemeral drainage feature.
12. Monitoring HWQ: Monitoring shall be conducted by Building and Public Works staff as necessary to ensure development is proceeding consistent with the final grading and building plans.

## CULTURAL RESOURCES

13. Mitigation Measure CULT-1: An archaeological monitor and a Native American tribal representative shall be present during all ground disturbing activities for the proposed project. If cultural materials are encountered, all work should be temporarily stopped within 30 feet of the find. The project Archaeologist should inspect the find and determine if it is an isolated artifact or potentially significant archaeological deposit. If significant, consultation between the City of Morro Bay, local Native American Tribal representatives, and the Project Archaeologist should be initiated to determine a course of action and proper treatment.
14. Monitoring CULT: The Community Development Department shall verify compliance with this measure.

## **PUBLIC WORKS CONDITIONS**

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website [www.morro-bay.ca.us/mainmanual](http://www.morro-bay.ca.us/mainmanual). Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. Complete and submit the "Appendix C - Performance Requirement Determination Form".

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

## **BUILDING CONDITION**

1. Building Permit: Prior to construction, the applicant shall submit a complete Building Permit Application and obtain the required Permit.

## **FIRE CONDITIONS**

1. Fire Safety During Construction and Demolition. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations (CFC Chapter 33). Compliance with NFPA 241 is required for items not specifically addressed herein.
2. Design and Plan Requirements-Electrical. Complete engineering plans, specifications, calculations and supporting data, stamped and signed by an electrical engineer, shall be submitted when the park's electrical main service or any of the electrical wiring exceeds the voltage of the secondary system. CCR Title 25 (Section 1142 (b)).

3. Fire Apparatus Access Roads-Dimensions. Fire apparatus roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (CFC 503.2.1)
4. Vegetation Clearance. Ground-mounted photovoltaic arrays shall comply with Section 605.11 and this section. Setback requirements shall not apply to ground-mounted, free-standing photovoltaic arrays. A clear, brush-free area of 10 feet shall be required for ground-mounted photovoltaic arrays. (CFC 605)
5. Trench Run Detail. Provide a complete detail of the underground trench dimensions (depth, width, drainage), precise length from Electrical Room to PV arrays, and listing for UG application of conduit, wire, and materials.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 4<sup>th</sup> day of September, 2018 on a motion by \_\_\_\_\_ and seconded by \_\_\_\_\_ and passed on the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Chairperson Gerald Luhr

ATTEST

\_\_\_\_\_  
Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 4<sup>th</sup> day of September, 2018.

# Bay Pines MHP

## 1501 Quintana Rd Morro Bay, CA 93442

# SOLAR ELECTRIC SYSTEM PROJECT - 144.21kW DC STC RATING / 129.324kW AC CEC RATING



**Confidentiality Statement:**  
 This drawing is the property of Shorebreak Energy Developers. This information is confidential and is to be used only in connection with work described by Shorebreak. No part is to be disclosed to others without written permission from Shorebreak.

**SHOREBREAK ENERGY DEVELOPERS**  
 LIC# C-10 972616  
 EXP: 5/31/18

**VICINITY MAP:**

**1565 QUINTANA RD,  
MORRO BAY, CA 93442**

**PROJECT SCOPE:**

SOLAR ELECTRIC SYSTEM

THIS PROJECT ENTAILS THE INSTALLATION OF A PHOTOVOLTAIC SYSTEM AT Bay Pines MHP THE SYSTEM WILL NOT BE A NET ELECTRICITY EXPORTER TO THE UTILITY GRID.

THIS INSTALLATION CONSISTS OF A NEW CARPORT PHOTOVOLTAIC (PV) SYSTEM. THE PV SYSTEM IS STATIC MOUNTED.

THIS SYSTEM WILL BE INTERCONNECTED TO AND WILL BE OPERATED IN PARALLEL WITH THE PG&E ELECTRIC GRID PER THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND UTILITY INTERCONNECT AGREEMENT

**CONDITIONS OF APPROVAL:**

1. ALL CONSTRUCTION SHALL OCCUR BETWEEN THE HOURS OF 7AM & 7PM, EXCEPT FOR THE PURPOSE OF EMERGENCIES.

**DRAWING INDEX**

Sheet #	Sheet Name
T101	Title Sheet
T102	Notes
A101	Site Plan
A102	Layout
S1	Framing Plans
E101	Elect'l OV
E201	Line Drawings
E301	Elect'l Details & Signage
E401	Spec Sheets
E402	Spec Sheets
X001	Photo Views

**ADDITIONAL NOTES**

- FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. THIS CHAPTER PRESCRIBES MINIMUM SAFEGUARDS FOR CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS TO PROVIDE REASONABLE SAFETY TO LIFE AND PROPERTY FROM FIRE DURING SUCH OPERATIONS (CFC CHAPTER 33). COMPLIANCE WITH NFPA 241 IS REQUIRED FOR ITEMS NOT SPECIFICALLY ADDRESSED HEREIN.
- ANY DAMAGE, AS A RESULT OF CONSTRUCTION OPERATIONS FOR THIS PROJECT, TO CITY FACILITIES, I.E. CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY.
- NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMITS ARE AVAILABLE AT THE CITY OF MORRO BAY PUBLIC WORKS OFFICE LOCATED AT 955 SHASTA AVE. THE ENCROACHMENT PERMIT SHALL BE ISSUED CONCURRENTLY WITH THE BUILDING PERMIT.

**PERMITTING / PLANNING NOTES:**

1. THIS PV SYSTEM INSTALLATION IS SUBJECT TO INSPECTION BY THE AUTHORITY HAVING JURISDICTION AND SHOREBREAK ENERGY DEVELOPERS

2. THIS PROJECT SHALL CONFORM TO THE FOLLOWING CODE VERSIONS:  
 2016 CALIFORNIA BUILDING CODE (CBC 2016)  
 2016 CALIFORNIA ELECTRIC CODE (CEC 2016)  
 2016 CALIFORNIA FIRE CODE (CFC 2016)  
 AUTHORITY HAVING JURISDICTION

HCD CODES & ORDINANCES  
 T-25CCR MH PARKS VOL 1 & 2  
 USE ONLY APPROVED AND LISTED APPLIANCES, DEVICES, HARDWARE AND COPPER WIRE FOR BRANCH CIRCUITS SUITABLE FOR INTENDED USE

HCD NOTES:  
 1. T-25 CCR116:  
 ALL GROUNDING ELECTRODES CONDUCTOR MUST BE COPPER  
 2. GROUNDING AND BONDING TESTING FOR CONTINUITY AND FOR RESISTANCE 25OHMS OR LESS WHEN MORE THAN 25 OHMS, (2) GROUNDING RODS A MINIMUM OF 6'- 0" APART IS REQUIRED AT THE MAIN SERVICE.  
 3. GROUND FAULT PROTECTION REQUIRED  
 4. BOLTS FOR ALL CONNECTORS MUST BE WRENCH TIGHT, STRUCTURED P.V PANELS & CONDUIT ATTACHMENT  
 5. GRADE 60 STEEL REBAR @ ALL FOOTINGS TYP.  
 6. BOND METAL ROOF ART 690-43 CEC2010 #6 AWG CU (FRAME OF CARPORT)  
 7. COVER NO WORK UNTIL APPROVED AND BARRICADE STREET OR PEDESTRIAN AREAS IF NEEDED.  
 8. CONFIRM UTILITY LOCATIONS PRIOR TO EXCAVATION.  
 9. USE 8'-0" X 5/8" GROUND RODS AT ALL LOCATIONS  
 10. FOR BORING RUNS VERIFY DEPTH EVERY 100'-0". SHORING REQUIRED AT MORE THAN 4'-0" DEPTH w/ JACKING PIT. BARRICADE WHEN NOT IN USE.  
 11. A PERMANENT WARNING LABEL SHALL BE APPLIED TO THE DISTRIBUTION EQUIPMENT WITH THE FOLLOWING OR EQUIVALENT MARKING:  
 "WARNING: INVERTER OUTPUT CONNECTION DO NOT RELOCATE THIS OVERCURRENT DEVICE"  
 12. VERIFY GFCI INTEGRATED SERVICE FOR MSB CEC ART 230.95 PROVIDE INFORMATION FOR EXISTING ELECTRICAL SERVICE.  
 13. APPLY OXIDE INHIBITOR AND TORQUE ALUMINUM WIRE / CABLE TO MFR'S SPEC.  
 14. SPECIAL INSPECTIONS FOR STEEL CARPORT SEE NOTE ON S1 PROVIDE REPORTS TO HCD AREA INSPECTOR

**PROJECT ADDRESS**

**1565 QUINTANA RD,  
MORRO BAY, CA 93442**

**AERIAL PHOTO:**

TRUE

PROJECT NORTH  
VERSUS TRUE NORTH

**PROJECT TEAM:**

**SITE CONTACT:**

**JOANNE WHITE**  
 ADDRESS: 1565 QUINTANA RD,  
 MORRO BAY, CA 93442  
 PHONE: 805-772-3221

**CONTRACTOR / DESIGN FIRM:**

**SHOREBREAK ENERGY DEVELOPERS**  
 1PETERS CANYON RD., SUITE 110  
 IRVINE, CA 92606  
 TEL: 949.502.0800  
 EMAIL: Info@ShoreBreakEnergy.com  
 CA LIC# 972616

**STRUCTURAL ENGINEER:**

**Baja Construction Co., Inc**  
 Address: 223 FOSTER ST.,  
 MARTINEZ, CA 94553  
 Phone: 925.229.0732

APN #:  
 068-411-010

**CLIENT APPROVAL**

X \_\_\_\_\_  
 Client Initials

**Bay Pines MHP**

1501 Quintana Rd  
 Morro Bay, CA  
 93442

No.	Description	Date
1	Revision 1	5-4-17

**SHOREBREAK ENERGY DEVELOPERS**

Title Sheet

# T101

5/4/2017 2:25:40 PM  
 To scale on 24x36 paper



**Confidentiality Statement:**  
 This drawing is the property of Shorebreak Energy Developers. This information is confidential and is to be used only in connection with work described by Shorebreak. No part is to be disclosed to others without written permission from Shorebreak.

**SHOREBREAK ENERGY DEVELOPERS**  
 LIC# C-10 972616  
 EXP: 5/31/18

Array #	Panel Count	Azimuth	Tilt
ARRAY 1	420	180	10
	420		

**PANEL TYPE:**  
 SOLARWORLD  
 SW345 XL MONO  
 (33MM FRAME)  
 345 WATTS

**MID CLAMP:**  
 IRONRIDGE GROUNDING  
 MID CLAMP  
 1/4" BETWEEN PANELS

**NOTE:** PLAN DIMENSIONS ALSO INCLUDE 2" ADDITIONAL AT EACH CARPORT END FOR EASE OF INSTALLATION

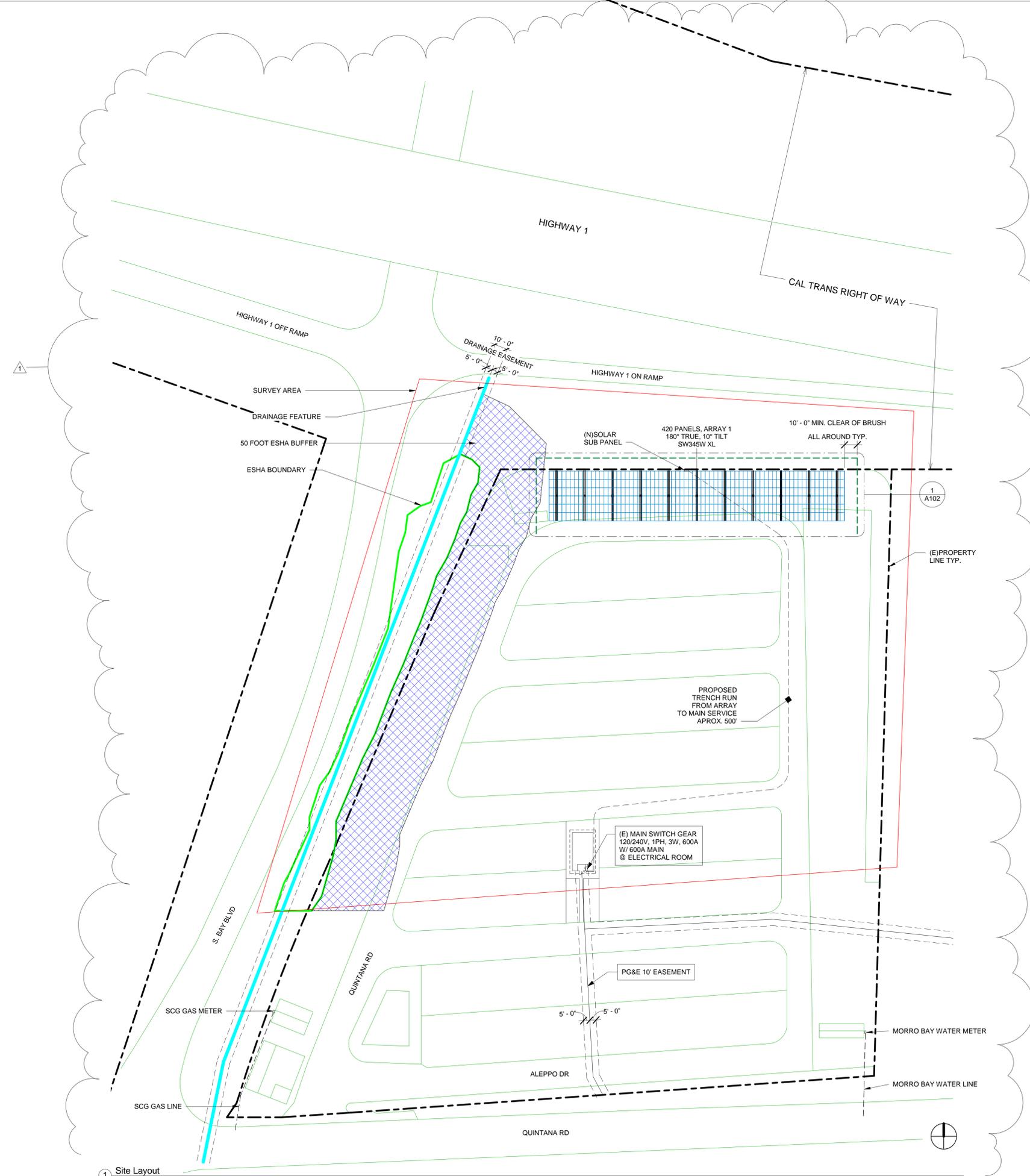
**CLIENT APPROVAL**  
 X \_\_\_\_\_  
 Client Initials

**Bay Pines MHP**  
 1501 Quintana Rd  
 Morro Bay, CA  
 93442

No.	Description	Date
1	Revision 1	5-4-17

**Site Plan**

**A101**



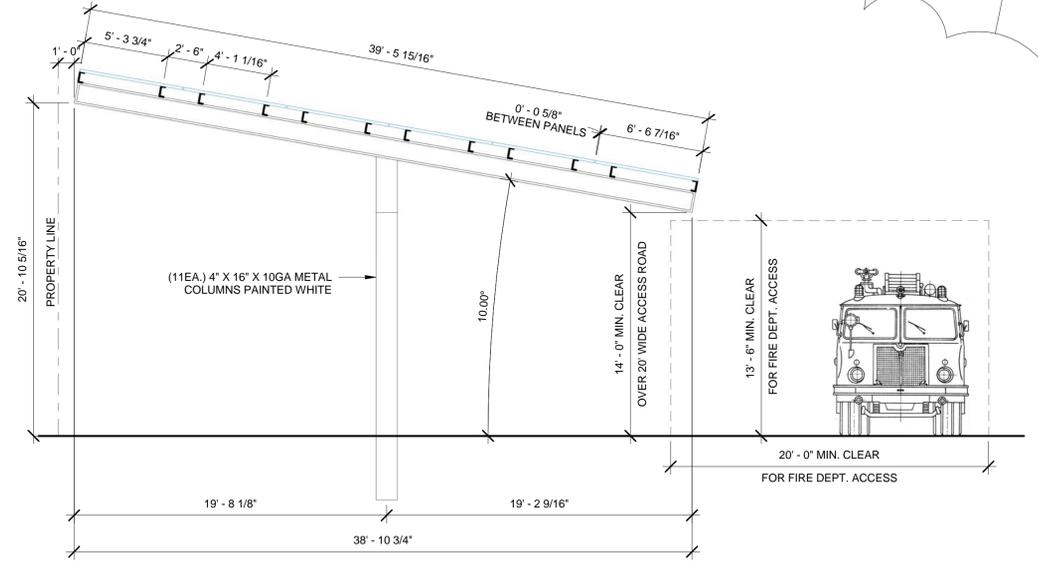
1 Site Layout  
 1" = 40'-0"

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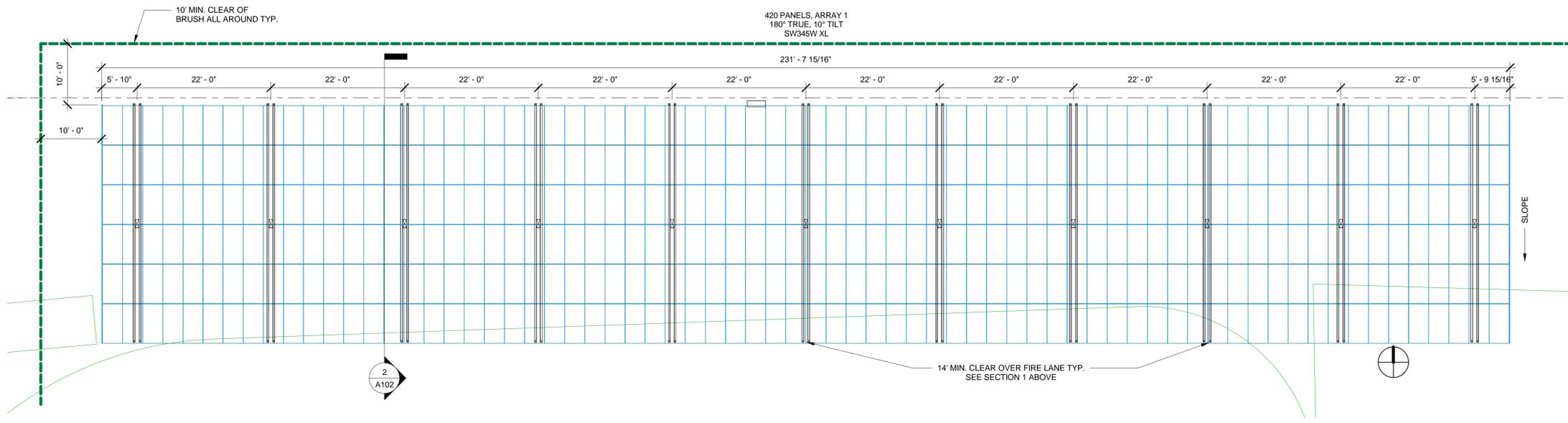
**SHOREBREAK ENERGY DEVELOPERS**  
 LIC# C-10 972616  
 EXP: 5/31/18



EXAMPLE OF SIMILAR DESIGN STRUCTURE



Section 1  
 3/16" = 1'-0"



Array Layout  
 1" = 10'-0"

CLIENT APPROVAL  
 Client Initials

**Bay Pines MHP**  
 1501 Quintana Rd  
 Morro Bay, CA  
 93442

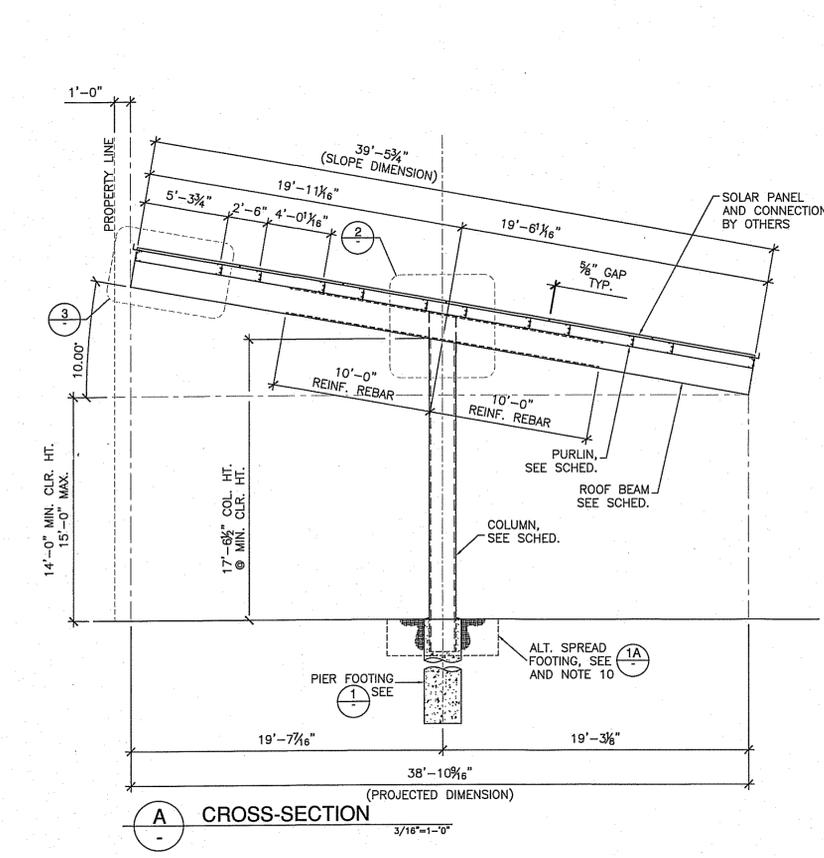
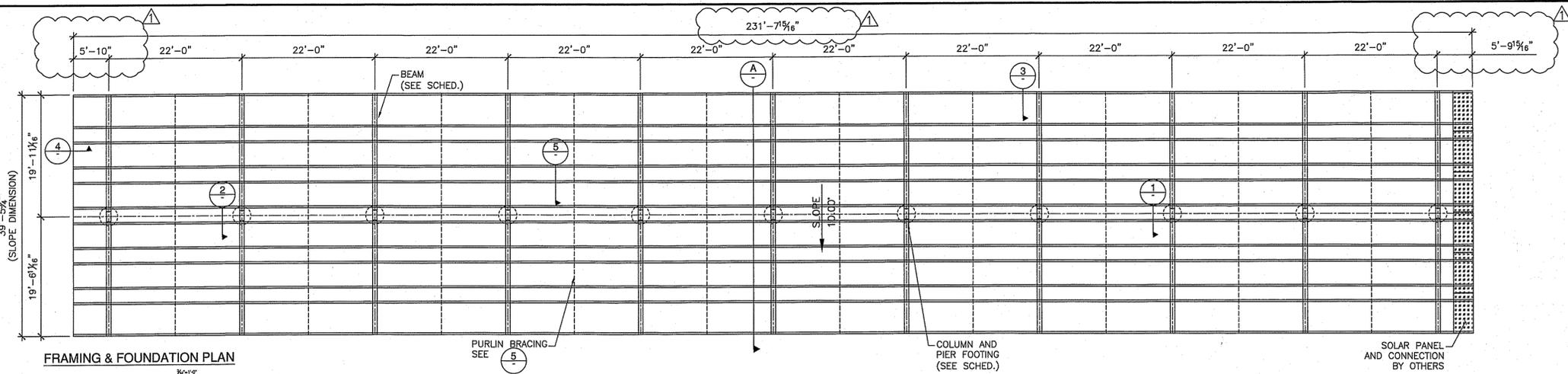
No.	Description	Date
1	Revision 1	5-4-17

**GENERAL STRUCTURAL NOTES:**

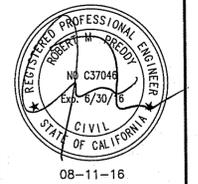
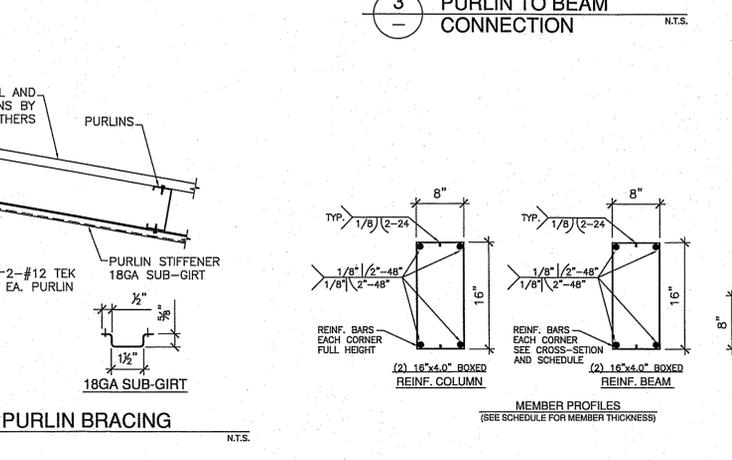
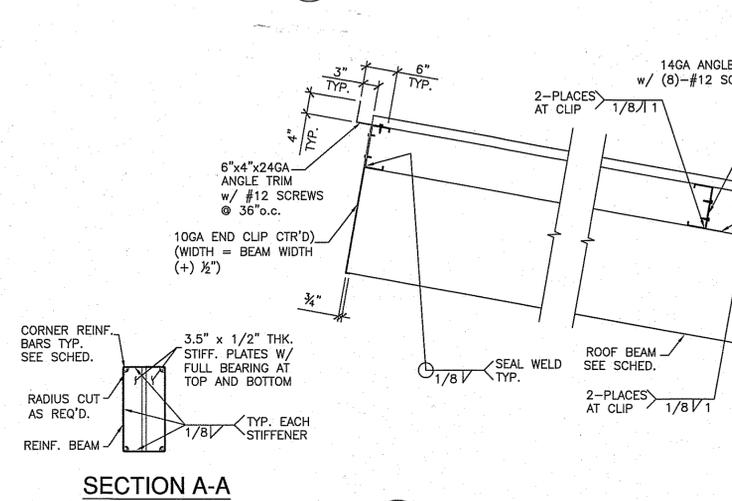
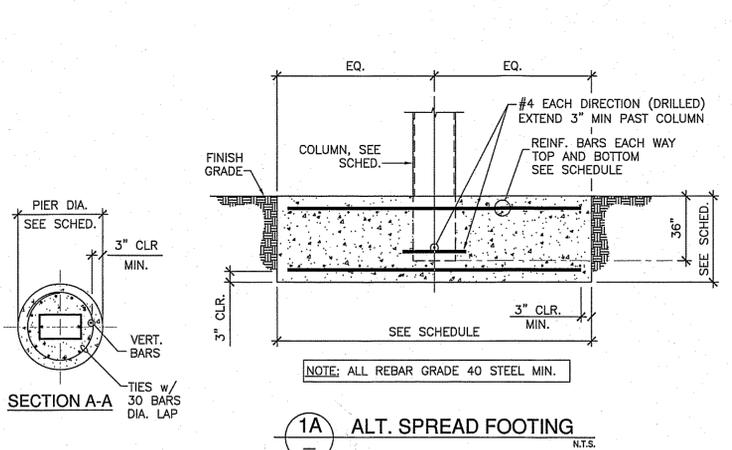
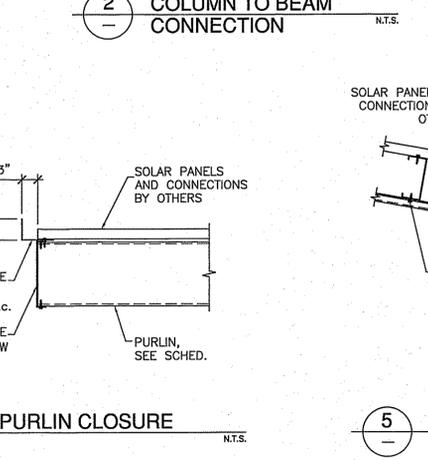
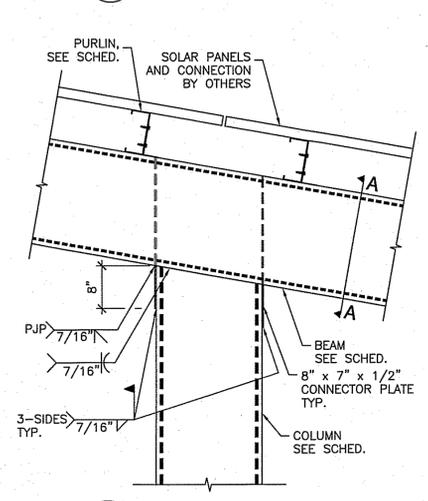
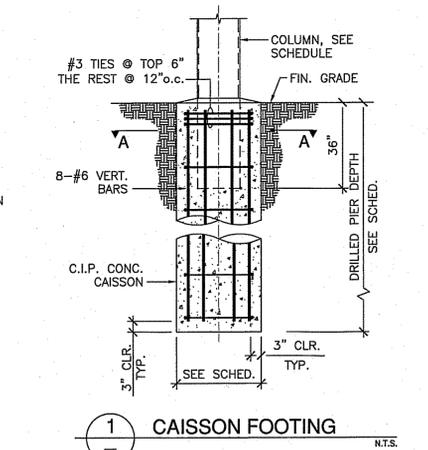
- CODE**  
2013 CALIFORNIA BUILDING CODE  
2007 NAS-AISI COLD-FORMED STEEL DESIGN MANUAL WITH 2010 SUPPLEMENTAL
- LOADS**  
BUILDING RISK CATEGORY II  
ROOF LIVE LOAD: PSF (REDUCIBLE)  
BASIC WIND SPEED (3-SECOND GUST): 110 MPH (ULTIMATE), EXP. "C"  
 $K_z = 0.85$   $K_{zt} = 1.0$   $G = 0.85$   
**COMPONENTS AND CLADDING (ULTIMATE):**  
ZONE 1:  $p_1 = +33.99$  PSF  $p_1 = -31.94$  PSF  
ZONE 2:  $p_2 = +50.98$  PSF  $p_2 = -48.25$  PSF  
ZONE 3:  $p_3 = +67.97$  PSF  $p_3 = -82.94$  PSF  
**SEISMIC DESIGN CATEGORY "D"**  
SEISMIC IMPORTANCE FACTOR = 1.0  $S_1 = 0.424$   $F_a = 1.043$   $F_v = 1.576$   
SITE CLASS "D"  $S_s = 1.142$   
SEISMIC FORCE RESISTING SYSTEM: ORDINARY CANTILEVERED COLUMN  $R = 1.25$   
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE  
DESIGN BASE SHEAR =  $C_s (W)$   $C_s = 0.6353$
- FOUNDATION**  
FOUNDATION DESIGN BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF,  
PASSIVE PRESSURE OF 100 PSF/FT PER CBC TABLR 1806.2, SOIL CLASS 5.
- CONCRETE**  
ALL CONCRETE REQUIRED HERE-IN SHALL BE DONE IN ACCORDANCE W/ ACI STANDARD 318-11, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, WHICH IS HEREBY MADE A PART OF THESE DOCUMENTS, WITH THE FOLLOWING MODIFICATIONS:  
PARA 2.1.2: CEMENT SHALL COMPLY W/ ASTM C150, TYPE II.  
PARA 3.2:  $f'_c$  SHALL BE 4000 PSI AT 28 DAYS FOR ALL CONCRETE.  
PARA 4.1.3: THE USE OF EARTH CUTS FOR FORMS IS PERMITTED.  
PARA 5.2: REINFORCING SHALL BE NEW BILLET STEEL COMPLYING W/ ASTM A615, GRADE 40.
- SOLAR PANELS**  
SOLAR PANELS AND CONNECTIONS SHALL BE DESIGNED, INSTALLED, AND SUPPLIED BY OTHERS (NOT BY BAJA).
- LIGHT GAUGE STRUCTURAL STEEL FRAMING**  
ALL LIGHT GAUGE STEEL FRAMING MEMBERS TO BE SUPPLIED BY ASC PROFILES (AEP SPAN), CITY OF LOS ANGELES APPROVED FABRICATOR ID#1892 OR OTHER MANUFACTURERS W/ EQUIVALENT QUALIFICATIONS.  
ALL STRUCTURAL STEEL FRAMING MATERIALS AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN IRON AND STEEL INSTITUTE "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS"; ASTM A653 OR ASTM A570 WITH A MINIMUM YIELD STRENGTH  $F_y = 55$  KSI AND MINIMUM TENSILE STRENGTH  $F_u = 65$  KSI  
ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE AWS D1.1 "STRUCTURAL WELDING CODE - STEEL" AND AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL". REINFORCING BARS WELDED TO STEEL SHALL CONFORM TO ASTM A706 AND AWS D1.4 "STRUCTURAL WELDING CODE - REINFORCING STEEL". USE E70xx LOW HYDROGEN ELECTRODES. ALL WELDING TO BE PERFORMED BY WELDERS HOLDING A VALID CERTIFICATE AND HAVING CURRENT EXPERIENCE IN LIGHT GAUGE STEEL. CERTIFICATES SHALL BE ISSUED BY AN ACCEPTED TESTING AGENCY. DO NOT DRILL OR NOTCH MEMBERS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.  
STRUCTURAL STEEL MEMBERS SHALL BE FURNISHED TO THE SPECIFIED MINIMUM YIELD POINT OR GREATER. THE ASTM, GRADE, AND OTHER SPECIFICATIONS SHALL BE INDICATED BY SUITABLE MEANS ON EACH LIFT OR BUNDLE OF FABRICATED MATERIAL.
- FASTENERS**  
STEEL SCREW FASTENERS SHALL BE ITW BUILDEX SELF-DRILLING SCREWS (ER-1976) OR EQUAL.  
SOLAR PANEL ATTACHMENT SHALL BE UNIRAC MID-CLAMP OR EQUAL.
- CONTRACTORS**  
THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUEST FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. SHOP DRAWINGS SUBMITTED TO THE ENGINEER FOR HIS REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS NOTED THAT SPECIFIC CHANGES ARE BEING REQUESTED. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTORS INVOLVED AND IT SHALL BE THEIR RESPONSIBILITY TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE ENGINEER.  
CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING ERECTION. THESE PROVISIONS SHALL REMAIN IN POSITION UNTIL SUFFICIENT PERMANENT MEMBERS ARE ERECTED TO INSURE THE SAFETY OF THE PARTIALLY ERECTED STRUCTURES. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- ENGINEER OF RECORD**  
BAJA CONSTRUCTION CO., INC. AND/OR THEIR ENGINEERING CONSULTANTS IS ONLY RESPONSIBLE FOR THE CONTENTS OF THESE DRAWINGS AND STRUCTURAL CALCULATIONS AS PROVIDED FOR THIS PROJECT. BAJA CONSTRUCTION CO., INC. AND THEIR ENGINEERING CONSULTANTS ARE NOT CONSIDERED THE ENGINEER OF RECORD FOR ANYTHING OTHER THAN THE PREFABRICATED STEEL SYSTEM CANOPY/CARPORT/RV & BOAT STORAGE/OR MINI-STORAGE SYSTEMS THAT IS SHOWN ON THESE PLANS.  
THESE PLANS ARE APPLICABLE ONLY TO THE SPECIFIC PROJECT NOTED ON THE PLANS. IN ADDITION, THESE PLANS ARE ONLY APPLICABLE TO THIS PROJECT PROVIDED BAJA CONSTRUCTION PROVIDES AND INSTALLS ALL MATERIAL SPECIFIED HEREIN.
- ALTERNATE FOOTING**  
IF THE ALTERNATE FOOTING SHOWN IN THIS DRAWING IS REQUIRED, THERE WILL BE AN ADDITIONAL CHARGE FROM BAJA CONSTRUCTION.

**SPECIAL INSPECTIONS:**

- SPECIAL INSPECTIONS CONFORMING TO CHAPTER 17 OF THE CBC SHALL BE PROVIDED FOR THE FOLLOWING:  
A. PIER FOUNDATION DIAMETER AND DEPTH  
B. REINFORCING BAR PLACEMENT  
C. COLD FORMED STEEL MEMBER CONNECTIONS  
D. ALL SHOP AND FIELD WELDING EXCEPT WELDING DONE IN AN APPROVED FABRICATOR SHOP
- SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT INSPECTION AGENCY. JOB SITE VISITS BY THE STRUCTURAL ENGINEER DOES NOT CONSTITUTE INSPECTION AND ARE NOT A SUBSTITUTE FOR SPECIAL INSPECTION.
- SPECIAL INSPECTION REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT IN A TIMELY FASHION, NOTING ANY DISCREPANCIES WHETHER CORRECTED OR NOT. A LOG SHALL BE MAINTAINED ON-SITE FOR REVIEW OF THE CITY INSPECTOR.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SEE THAT THESE INSPECTIONS ARE PERFORMED.



MEMBER SCHEDULE	
MODEL	FC TEE SSS
BUILDING DEPTH (SLOPED DIMENSION)	39'-5 3/4"
BAY WIDTH	22'-0"
SOLAR PANEL	SUPPLIED & INSTALLED BY OTHERS "NOT BY BAJA CONSTRUCTIONS CO., INC."
ROOF PURLINS	CEE 8" x 3 1/2" x 14GA (INTERIOR BAY) $F_y = 55$ KSI CEE 8" x 3 1/2" x 12GA (w/ 10'-9± CANTILEVER) $F_y = 55$ KSI
ROOF BEAMS	(2) CEE 16" x 4.0" x 10GA BOXED WITH #9 CORNER REINF. BARS $F_y = 55$ KSI
COLUMNS	(2) CEE 16" x 4.0" x 10GA BOXED WITH #9 CORNER REINF. BARS $F_y = 55$ KSI
PIER FOOTING	NON-CONSTRAINED (ASPHALT/SOIL) 30"φ x 14'-9" DEEP
ALTERNATE SPREAD FOOTING	8'-0" x 14'-9" x 40" DEEP WITH (13) #6 LONGITUDINAL REBAR (23) #6 TRANSVERSE REBAR @ TOP AND BOTTOM

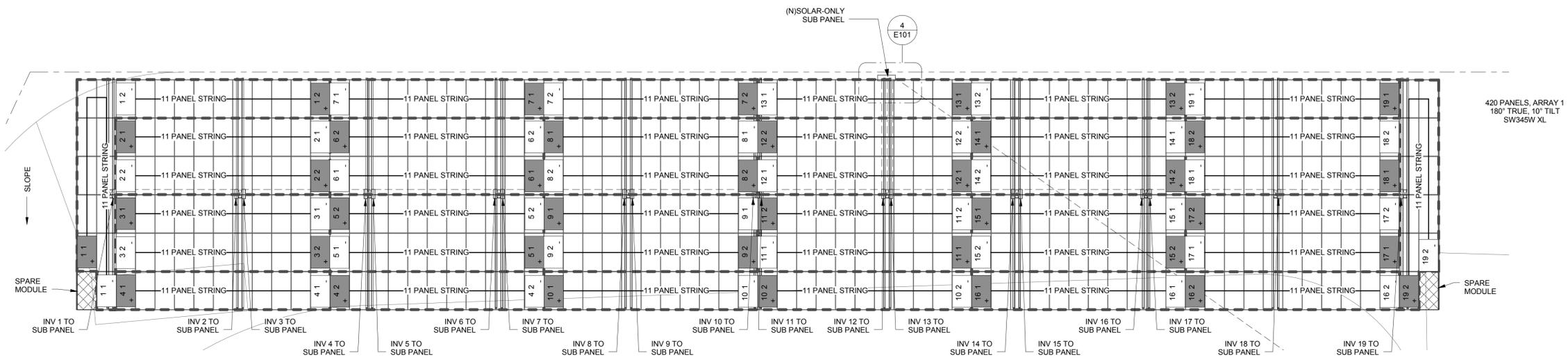


**FRAMING PLAN - NOTES**  
**SECTIONS & DETAILS**

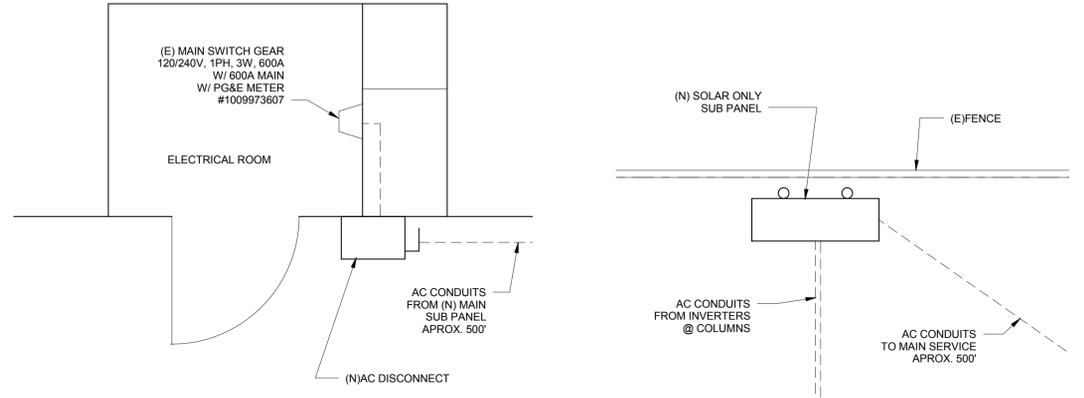
**FC TEE SSS**  
Bay Pines  
1565 Quintana Rd. Morro Bay, CA  
For: Shorebreak Energy Developers

**BAJA CONSTRUCTION CO., INC.**  
223 FOSTER ST., MARTINEZ CA 94553  
1-800-366-9800 FAX: (925) 229-0161

PROJ. NO.: 16-0046-A	DATE: 2/29/16
DRAWN: BN	CHECKED: R.P.
SHEET: <b>S-1</b>	
1 OF 1	



2 Callout of Electrical OV  
1" = 10'-0"



3 (E) MAIN SERVICE @ ELECTRICAL ROOM  
1/2" = 1'-0"

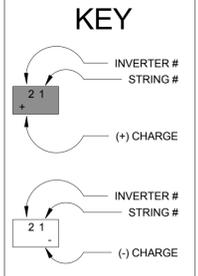
4 (N) SOLAR-ONLY SUB PANEL  
1/2" = 1'-0"

1 Electrical OV  
1" = 40'-0"

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**SHOREBREAK ENERGY DEVELOPERS**  
LIC# C-10 972616  
EXP: 5/31/16

**KITCHELL**  
Capital Expenditure Managers  
2450 Venture Oaks Way  
Suite 500  
Sacramento, CA 95833  
(916) 648-9700

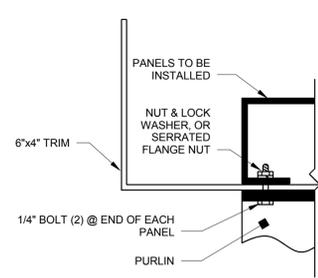


**CLIENT APPROVAL**  
X \_\_\_\_\_  
Client Initials

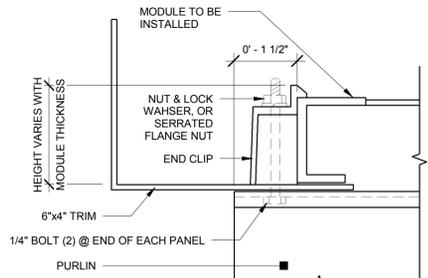
**Bay Pines MHP**  
1501 Quintana Rd. Morro  
Bay, CA 93442

No.	Description	Date

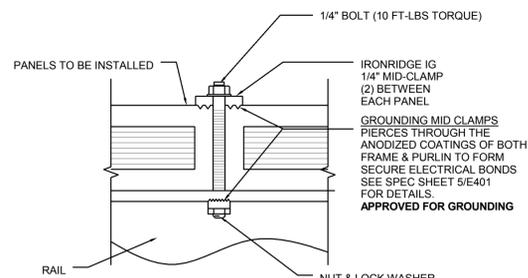




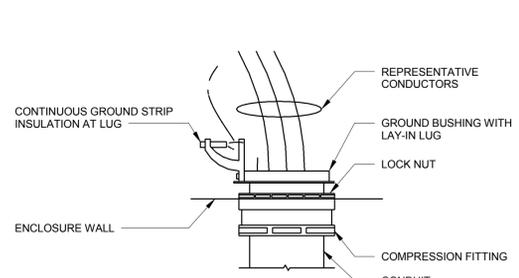
1 Detail End Detail Bolted  
6" = 1'-0"



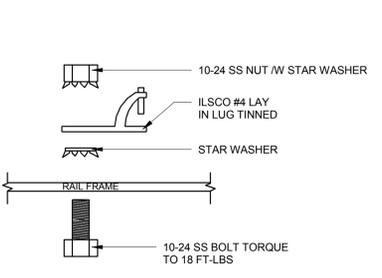
2 Detail End Detail - End Clamp  
6" = 1'-0"



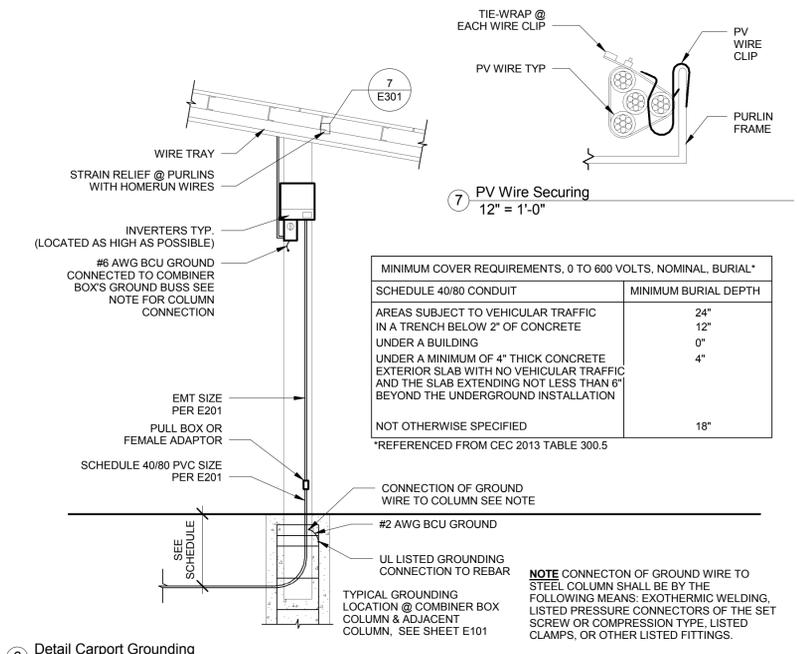
3 Detail Grounding Mid Clamp Detail  
6" = 1'-0"



4 Detail Grounding Conduit Body  
6" = 1'-0"



5 Detail Grounding Lay-in Lug  
6" = 1'-0"



6 Detail Carport Grounding  
1/4" = 1'-0"

MINIMUM COVER REQUIREMENTS, 0 TO 600 VOLTS, NOMINAL, BURIAL*	
SCHEDULE 40/80 CONDUIT	
AREAS SUBJECT TO VEHICULAR TRAFFIC IN A TRENCH BELOW 2' OF CONCRETE UNDER A BUILDING	24"
UNDER A MINIMUM OF 4" THICK CONCRETE EXTERIOR SLAB WITH NO VEHICULAR TRAFFIC AND THE SLAB EXTENDING NOT LESS THAN 6" BEYOND THE UNDERGROUND INSTALLATION	12"
	0"
	4"
NOT OTHERWISE SPECIFIED	18"

\*REFERENCED FROM CEC 2013 TABLE 300.5

NOTE CONNECTION OF GROUND WIRE TO STEEL COLUMN SHALL BE BY THE FOLLOWING MEANS: EXOTHERMIC WELDING, LISTED PRESSURE CONNECTORS OF THE SET SCREW OR COMPRESSION TYPE, LISTED CLAMPS, OR OTHER LISTED FITTINGS.

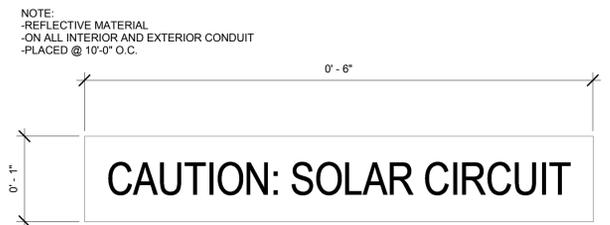
**INVERTER # X**  
**WARNING:**  
ELECTRIC SHOCK HAZARD DO NOT TOUCH TERMINALS. TERMINALS ON BOTH THE LINE AND THE LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION.

PHOTOVOLTAIC POWER SOURCE RATINGS

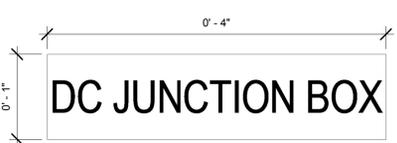
Voc (V)	525.8	Vmp (V)	420.2
Isc (A)	9.75	Imp (A)	9.10
Panels / String	11	Parallel Strings	1,1
Output Imp (A)	25	Array:	1

INVERTER # X SMA SB 6000TL-US-22

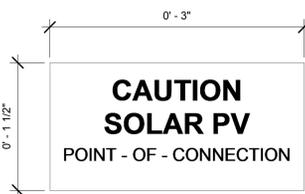
17 Sign Inverter 1-19 (19EA. 3" x 4")  
NTS



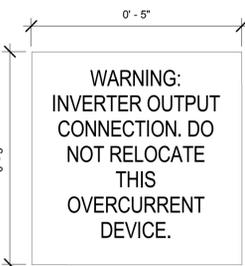
8 Sign Conduit Sticker  
NTS



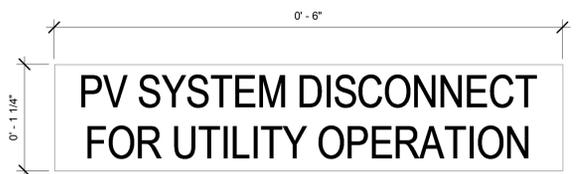
9 Sign Junction Box  
NTS



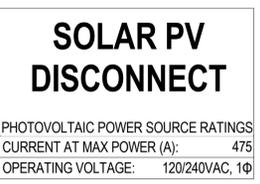
10 Sign Point of Connection  
NTS



11 Sign Main Point of Connection  
NTS



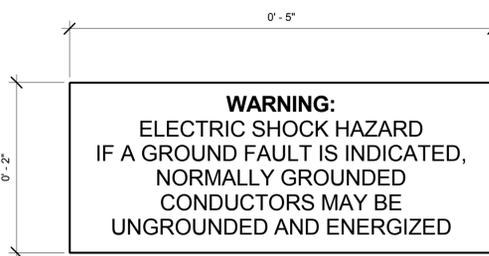
12 Sign AC Disconnect  
NTS



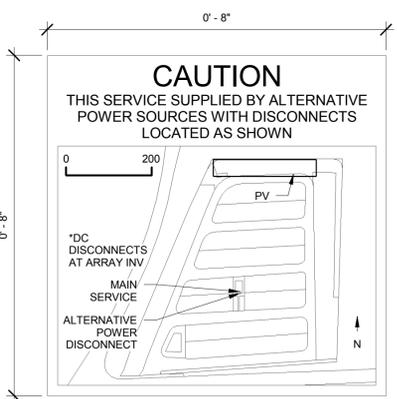
13 Sign AC Disconnect (2" x 3")  
NTS



14 Sign Solar Only Sub Panel  
NTS



15 Sign Ground Fault Label on Inverter  
NTS



16 Sign Site Map  
NTS

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LIC# C-10 972616  
EXP: 5/31/16

**KITCHELL**  
Capital Expenditure Managers  
2450 Venture Oaks Way  
Suite 500  
Sacramento, CA 95833  
(916) 648-9700



**CLIENT APPROVAL**  
X Client Initials

**Bay Pines MHP**  
MORRO BAY, CA  
93442

No.	Description	Date

**SHOREBREAK ENERGY DEVELOPERS**  
**Elect'l Details & Signage**

**E301**  
8/3/2016 3:54:14 PM  
To scale on 24x36 paper

# PV PHOTOVOLTAIC WIRE 600 VOLT

## APPLICATIONS Suitable for use as follows:

- For use in solar power applications
- Rated 90°C for exposed or concealed wiring in wet or dry locations
- Rated for direct burial

## SPECIFICATIONS

- Stranded copper conductors
- XLP insulation
- UL Subject 4703
- UL 44
- UL 854

## CONSTRUCTION

- Southwire PV Photovoltaic Wire is manufactured using stranded copper conductors with single layer XLP insulation
- Bare or Tinned Conductors
- 40°C to +90°C
- Sunlight Resistant
- RoHS Compliant
- Direct Burial
- Sample Print Legend:  
SOUTHWIRE E315464 (O) (UL) PV WIRE 10 AWG (5.26mm) CU 600V 90°C WET OR DRY (-40°C) SUN RES DIRECT BURIAL VW-1 OR USE-2 600V OR RHW-2 600V — RoHS

## WEIGHTS, MEASUREMENTS AND PACKAGING

AWG SIZE	NO. OF STRANDS	INSULATION THICKNESS	NOMINAL O.D.	NET WEIGHT
14	19	0.060	0.190	26.8
12	19	0.060	0.207	36.1
10	19	0.060	0.231	50.6
8	19	0.075	0.292	80.3
14	7	0.060	0.190	26.8
12	7	0.060	0.207	36.1
10	7	0.060	0.231	50.6
8	7	0.075	0.292	80.3

Other sizes and strand configurations are available upon request. Also available in various colors.



Bare or Tinned Stranded Copper Conductors  
XLP Insulation  
Direct Burial  
-40°C to +90°C  
600 Volts



PV PHOTOVOLTAIC WIRE 600 VOLT

# Sunmodule<sup>®</sup> SW 320-325 XL MONO (33mm frame)



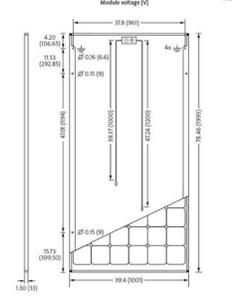
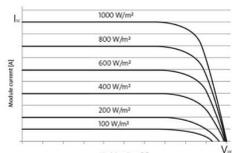
## PERFORMANCE UNDER STANDARD TEST CONDITIONS (STC)\*

	SW 320	SW 325
Maximum power	320 Wp	325 Wp
Open circuit voltage	45.9 V	46.1 V
Maximum power point voltage	36.7 V	37.0 V
Short circuit current	9.41 A	9.48 A
Maximum power point current	8.78 A	8.84 A
Module efficiency	16.04 %	16.29 %

## PERFORMANCE AT 800 W/m<sup>2</sup>, NOCT, AM 1.5

	SW 320	SW 325
Maximum power	244.4 Wp	247.7 Wp
Open circuit voltage	40.1 V	40.2 V
Maximum power point voltage	33.8 V	34.0 V
Short circuit current	7.82 A	7.88 A
Maximum power point current	7.23 A	7.28 A

Minor reduction in efficiency under partial load conditions at 25° C: at 200 W/m<sup>2</sup>, 100% of the STC efficiency (1000 W/m<sup>2</sup>) is achieved.



## COMPONENT MATERIALS

Cells per module	72	Front	Low-iron tempered glass with ARC (EN 12150)
Cell type	Mono crystalline	Frame	Clear anodized aluminum
Cell dimensions	137 mm x 67.7 mm (56.75 x 26.65 mm)	Weight	47.6 lbs (21.6 kg)

## THERMAL CHARACTERISTICS

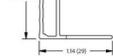
NOCT	46°C	Power sorting	-0 Wp/+5 Wp
TC <sub>Voc</sub>	-0.042 %/K	J-Box	IP65
TC <sub>Vmp</sub>	-0.304 %/K	Connector	PV wire per UL4703 with H4 connectors
TC <sub>Pmax</sub>	-0.43 %/K	Module fire performance	(UL 1703) Type 1
Operating temp	-40° C to +85° C		

## PARAMETERS FOR OPTIMAL SYSTEM INTEGRATION

Maximum system voltage SC/H/NEC	1000 V
Maximum reverse current	25 A
Number of bypass diodes	3
Design loads	Two rail system 113 pcf downward, 64 pcf upward
Design loads	Edge mounting 178 pcf downward, 23 pcf upward

\*Please refer to the Sunmodule installation instructions for the details associated with these load cases.

- Compatible with both "Top-Down" and "Bottom" mounting methods
- Grounding Locations: 4 locations along the length of the module in the extended flange.



All units provided are imperial. SI units provided in parentheses. SolarWorld AG reserves the right to make specification changes without notice.

SW-01-7541US-07-2015

② Spec Sheet Solar Panel  
12" = 1'-0"

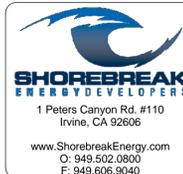
③ Spec Sheet SMA Inverter  
12" = 1'-0"

### Accessories

- Sunmodule/Webconnect interface SWEM-1010
- ES485 interface DM-485CUBUS-10
- For use with SB-3000/2800/4000/5000TLUS-22 FANRTRIO-10

● Standard feature ○ Optional feature — Not available  
Data at nominal conditions

Technical data	Sunny Boy 5000TLUS		Sunny Boy 6000TLUS		Sunny Boy 7000TLUS		Sunny Boy 7700TLUS	
	208 V AC	240 V AC	208 V AC	240 V AC	208 V AC	240 V AC	208 V AC	240 V AC
Input [DC]								
Max. usable DC power (B cos φ = 1)	5300 W	6300 W	6300 W	7300 W	8000 W			
Max. DC voltage	600 V	600 V	600 V	600 V	600 V	6650 VA	7680 VA	
Rated MPPT voltage range	175 - 480 V	210 - 480 V	210 - 480 V	245 - 480 V	270 - 480 V			
MPPT operating voltage range	125 - 500 V	125 - 500 V	125 - 500 V	125 - 500 V	125 - 500 V			
Min. DC voltage / start voltage	125 V / 150 V	125 V / 150 V	125 V / 150 V	125 V / 150 V	125 V / 150 V			
Max. operating input current / per MPPT tracker	30 A / 15 A	30 A / 15 A	30 A / 15 A	30 A / 18 A	30 A / 18 A			
Number of MPPT trackers / strings per MPPT tracker	2 / 2							
Output [AC]								
AC nominal power	4550 W	5000 W	5200 W	6000 W	6000 W	7000 W	6650 W	7680 W
Max. AC apparent power	4550 VA	5000 VA	5200 VA	6000 VA	6000 VA	7000 VA	6650 VA	7680 VA
Nominal AC voltage / adjustable	208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●
AC voltage range	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V
AC grid frequency range	60 Hz / 59.3 - 60.5 Hz	60 Hz / 59.3 - 60.5 Hz	60 Hz / 59.3 - 60.5 Hz	60 Hz / 59.3 - 60.5 Hz	60 Hz / 59.3 - 60.5 Hz			
Max. output current	22 A	25 A	25 A	29.2 A	29.2 A			
Power factor (cos φ)	1	1	1	1	1			
Output phases / line connections	1 / 2	1 / 2	1 / 2	1 / 2	1 / 2			
Harmonics	< 4%	< 4%	< 4%	< 4%	< 4%			
Efficiency								
Max. efficiency	97.2%	97.6%	97.0%	97.4%	96.8%	96.8%	96.8%	97.3%
CEC efficiency	96.5%	97.0%	96.5%	97.0%	96.5%	96.5%	96.5%	96.5%
Protection devices								
DC disconnection device	●							
DC reverse polarity protection	●							
Ground fault monitoring / Grid monitoring	● / ●							
AC short circuit protection	●							
All-pole sensitive residual current monitoring unit	●							
Ac-fault circuit interrupter (ACFI) compliant to UL 1699B	●							
Protection class / overvoltage category	1 / IV							
General data								
Dimensions (W / H / D) in mm (in)	490 / 519 / 185 (19.3 / 20.5 / 7.3)		490 / 519 / 185 (19.3 / 20.5 / 7.3)		490 / 519 / 185 (19.3 / 20.5 / 7.3)		490 / 519 / 185 (19.3 / 20.5 / 7.3)	
DC Disconnect dimensions (W / H / D) in mm (in)	187 / 297 / 190 (7.4 / 11.7 / 7.5)		187 / 297 / 190 (7.4 / 11.7 / 7.5)		187 / 297 / 190 (7.4 / 11.7 / 7.5)		187 / 297 / 190 (7.4 / 11.7 / 7.5)	
Packing dimensions (W / H / D) in mm (in)	617 / 597 / 266 (24.3 / 23.5 / 10.5)		617 / 597 / 266 (24.3 / 23.5 / 10.5)		617 / 597 / 266 (24.3 / 23.5 / 10.5)		617 / 597 / 266 (24.3 / 23.5 / 10.5)	
DC Disconnect packing dimensions (W / H / D) in mm (in)	370 / 240 / 280 (14.6 / 9.4 / 11.0)		370 / 240 / 280 (14.6 / 9.4 / 11.0)		370 / 240 / 280 (14.6 / 9.4 / 11.0)		370 / 240 / 280 (14.6 / 9.4 / 11.0)	
Weight / DC Disconnect weight	24 kg (53 lb) / 3.5 kg (8 lb)		24 kg (53 lb) / 3.5 kg (8 lb)		24 kg (53 lb) / 3.5 kg (8 lb)		24 kg (53 lb) / 3.5 kg (8 lb)	
Packing weight / DC Disconnect packing weight	27 kg (60 lb) / 3.5 kg (8 lb)		27 kg (60 lb) / 3.5 kg (8 lb)		27 kg (60 lb) / 3.5 kg (8 lb)		27 kg (60 lb) / 3.5 kg (8 lb)	
Operating temperature range	-40 °C ... +60 °C (-40 °F ... +140 °F)							
Noise emission (typical)	< 29 dB(A)		< 29 dB(A)		< 29 dB(A)		< 29 dB(A)	
Internal consumption at night	< 1 W							
Topology	Transformerless		Transformerless		Transformerless		Transformerless	
Cooling	Fan		Fan		Fan		Fan	
Electronics protection rating	NEMA 3R		NEMA 3R		NEMA 3R		NEMA 3R	
Features								
Secure Power Supply	●							
Display: graphic	●							
Interfaces: RS485 / Speedwire/Webconnect	○/○		○/○		○/○		○/○	
Warnings: 10 / 15 / 20 years	●/○/○		●/○/○		●/○/○		●/○/○	
Certificates and permits (more available on request)	UL 1741, UL 1998, UL 1699B, IEEE1547, FCC Part 15 (Class A & B), CAN/CSA C22.2 107.1							
NOTE: US inverters ship with gray lids								
Type designation:	SB 5000TLUS-22	SB 6000TLUS-22	SB 7000TLUS-22	SB 7700TLUS-22				



1 Peters Canyon Rd. #110  
Irvine, CA 92606  
www.ShorebreakEnergy.com  
O: 949.502.0800  
F: 949.606.9040

**Confidentiality Statement:**  
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X

SHOREBREAK ENERGY DEVELOPERS  
LIC# C-10 972616  
EXP: 5/31/16

X

## Product data sheet Characteristics

## D226NR SWITCH FUSIBLE GD 240V 600A 2P NEMA3R

Product availability: Stock - Normally stocked in distribution facility  
Price\*: 6569.00 USD



<b>Main</b>	
Commercial Status	Commercialised
Product or component type	Single Throw Safety Switch
[In] rated current	600 A
Product certifications	UL listed
NEMA degree of protection	NEMA 3R
Disconnecter device type	Fusible disconnect
Device composition	Neutral (factory installed)
Short-circuit current	100 kA maximum depending on fuse H, K, J or R
Device mounting	Surface
Number of poles	2
Electrical connection	Lugs
Series name	General duty

## Ordering and shipping details

Category	00107 - D & DU SW,NEMA3R, 400-600A
Discount Schedule	DE1A
GTIN	00785901460855
Nbr. of units in pkg.	1
Package weight(Lbs)	110.00
Product availability	Stock - Normally stocked in distribution facility
Returnability	Y
Country of origin	CA

## Contractual warranty

Period	18 months
--------	-----------

04 10, 2013



1

④ Spec Sheet AC PV Disconnect  
12" = 1'-0"



## Engineering Design Guide System Parts

### End Clamp

IronRidge End Clamps secure PV modules to both Standard and Light Rails using the top slot of these rails. Our Clamps are independent upon the module's mounting holes.



Property	Value
Material	5000 Series Aluminum
Finish	Mill & Black
Height	Varies depending on Module
Width	1.5"
Depth	1.5"
Weight	0.2 Lbs
Hardware	1/4"-20 SS Nut and Bolt

### Grounding Mid Clamp

Grounding Mid Clamps are used when top-mounting modules to the top slot of either our Standard (XRS) and/or our Light (XRL) Rails (fits both). Each Grounding Mid Clamp pierces through the anodized coatings of both the module frame and the mounting rail to form secure electrical bonds. These Clamps are not dependent upon the module's mounting holes. These Mid Clamps may be ordered with 1-bolts. Mid Clamps require 2" between modules thus maximizing the total number of modules per set of rails. Available in clear or black finish. Ground Mid Clamps are ETL listed and conforms to UL 2703 for use with IronRidge Rails with Integrated Grounding.



Property	Value
Material	304 Stainless Steel
Finish	Mill & Black
Spacing between Modules	1/4"
Width	1"
Depth	1.2"
Weight	0.3 Lbs
Hardware	1/4"-20 SS Nut and Bolt

support@ironridge.com | (800) 227-9523

Page 6

2014 v1.51

⑤ Spec Sheet Clamps  
12" = 1'-0"

CLIENT APPROVAL

X  
Client Initials

Bay Pines MHP

1501 Quintana Rd  
Morro Bay, CA  
93442

No.	Description	Date

SHOREBREAK ENERGY DEVELOPERS

Spec Sheets

E401

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To scale on 24x36 paper

# SIMPull THHN™ THWN

800 Volts, Copper Conductor  
Thermoplastic Insulation/ SIM Nylon Sheath  
Heat, Moisture, Gasoline, and Oil Resistant II  
Also Rated MTW and THWN-2  
SIM Technology® for Easier Pulling



## APPLICATIONS

Southwire SIMpull THHN or THWN-2 conductors are primarily used in conduit and cable trays for services, feeders, and branch circuits in commercial or industrial applications as specified in the National Electrical Code. Voltage for all applications is 600 volts. SIMpull THHN conductors are designed to be used without application of pulling lubricant. Allowable temperatures are as follows:

- THHN or T90 Nylon- Dry locations not to exceed 90° C
- THWN-2- Wet or dry locations not to exceed 90° C or locations not to exceed 75° C when exposed to oil
- TWN75- Wet locations not to exceed 75° C
- MTW- Wet locations or when exposed to oil at temperatures not to exceed 60° C or dry locations not to exceed 90° C (with ampacity limited to that for 75° C conductor temperature per NFPA 79)
- AWM- Dry locations not to exceed 105° C when rated and used as appliance wiring material

## SPECIFICATIONS

Southwire SIMpull THHN® or THWN-2 or MTW (also AWM) comply with:

- ASTM - All applicable standards
- UL Standard 83, 1581, and 1063(MTW)
- T90 Nylon/TWN75 sizes through 1000 kcmil CSA C22.2 No. 75
- NOM-ANCE 90° C
- Federal Specification A-A-59544
- National Electrical Code, NFPA 70
- VW-1 - Sizes 14 through 1 AWG
- CT rated in sizes 1/0 AWG and larger
- FT1
- AWM - Sizes 14 through 6 AWG, MTW available in stranded only
- NEMA WC-70 Construction Requirements
- RoHS/REACH Compliant

## Construction

Southwire SIMpull THHN or THWN-2 or MTW copper conductors are soft annealed copper. #14 - 4/0 AWG uses a combination unilay strand and 250 kcmil and larger uses a compressed copper strand. The wire is insulated with a tough heat and moisture resistant poly vinyl chloride (PVC), over which a SIM (SLIKQWIK® Infused Membrane) nylon (polyamide) or UL Recognized equal jacket is applied. Available in black, white, red, blue, purple, green, yellow, orange, brown and gray. Some colors are subject to economic order quantity. Marked sunlight resistant in sizes 2 AWG and larger.

THWN-2 available in sizes 8 AWG and larger.

Sizes 14 - 10 AWG are available with SIMpull Technology only in SIMpull Barrel or CoilPAK configurations.

# SIMPull THHN

Conductor Size (AWG or kcmil)	Number of Strands	Insulation Thickness (mils)	Jacket Thickness (mils)	Nominal O.D. (mils)	Approx. Weight per 1000' (lbs)	Allowable Ampacities*			Standard Package
						60° C	75° C	90° C	
14*	1	15	4	102	15	15	15	15	AC
12*	1	15	4	119	23	20	20	20	AC
10*	1	20	4	150	36	30	30	30	AC
14*	19	15	4	109	16	15	15	15	AC
12*	19	15	4	128	24	20	20	20	AC
10*	19	20	4	161	38	30	30	30	AC
8	19	30	5	213	63	40	50	55	ABCD
6	19	30	5	249	95	55	65	75	ABCD
4	19	40	6	318	152	70	85	100	ABCD
3	19	40	6	346	189	85	100	115	ABCD
2	19	40	6	378	234	95	115	130	ABCD
1	19	50	7	435	299	110	130	145	ABCD
1/0	19	50	7	474	372	125	150	170	ABCD
2/0	19	50	7	518	462	145	175	195	ABCD
3/0	19	50	7	568	575	165	200	225	ABCD
4/0	19	50	7	624	718	195	230	260	ABCD
250	37	60	8	694	851	215	255	290	ABCD
300	37	60	8	747	1012	240	285	320	ABC
350	37	60	8	797	1174	260	310	350	ABC
400	37	60	8	842	1334	280	335	380	ABC
500	37	60	8	926	1655	320	380	430	ABCD
600	61	70	9	1024	1987	350	420	475	ABC
750	61	70	9	1126	2464	400	475	535	BC
1000	61	70	9	1275	3257	455	545	615	C

\* Sizes 14 - 10 AWG available with patented Sim Technology® No Lube® jacket only in SIMpull® Wire Barrel or CoilPAK configurations.  
\*Allowable ampacities shown are for general use as specified by the 2011 Edition

Standard Package:  
A - 2500' Reel  
B - 1000' Reel

# SIMPull THHN

of the National Electrical Code Section 310.15 and 240.4(D). Unless the equipment is marked for use at higher temperatures the conductor shall be limited to the following per NEC 110.14(C).  
60° C - When terminated to equipment for circuits rated 100 amper or less or marked for 14 - 1 AWG conductors.  
75° C - When terminated to equipment for circuits rated over 100 amper or marked for conductors larger than 1 AWG.  
90° C - THHN dry locations and THWN wet or dry locations for ampacity adjustment purposes using NEC section 310.15.

C - 500' Spool  
D - 5000' Reel

Southwire One Southwire Drive Carrollton, GA 30119 USA  
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Fri Feb 07 17:00:46 EST 2014 Page 1 of 3

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Fri Feb 07 17:00:46 EST 2014 Page 3 of 3

1 Spec Sheet THWN-2 Wire  
12" = 1'-0"

**EAGLE LOC**  
ELECTRICAL CONDUIT  
MEETS NEMA TC-2.

**EAGLE LOC**  
ELECTRICAL CONDUIT  
SUBMITTAL AND DATA SHEET

## APPLICATIONS

JM Eagle's Eagle Loc Electrical Conduit can be utilized in any utility application where solvent-weld PVC conduit is used.

## DESCRIPTION

JM Eagle's Eagle Loc Electrical Conduit features a spline-locking system that requires no cementing or fusion welding. Its design lends itself to open-trench construction as well as horizontal direction drilling.

Available in 4-, 5- and 6-inch diameters and 20-foot lengths, its standard Schedule 40 dimensions offer ease of use with solvent-welded Schedule 40 fittings.

JM Eagle supplies approved lubricant, splines and O-rings with every order.

## BENEFITS

- In HDD applications, Eagle Loc Electrical Conduit provides high pulling capacity with maximum joint connection.
- An insertion line at the spigot end makes for easier alignment.
- Totally corrosion-free, it provides a strong watertight joint. Its chamfered spigot end makes for easy assembly, plus it's easy to disassemble for reuse.

PLEASE CONTACT YOUR JM EAGLE REPRESENTATIVE OR VISIT WWW.JMEAGLE.COM FOR MORE INFORMATION.

### Schedule 40 Dimensions

Nominal Pipe Size (inches)	Average Outside Diameter (inches)	Approximate Inside Diameter (inches)	Minimum Wall Thickness (inches)	Approximate Weight (lbs/100 ft)
4	4.500	3.99	0.237	228
5	5.563	5.01	0.258	314
6	6.625	6.02	0.280	410

### Schedule 40 Performance Data

Nominal Pipe Size (inches)	Typical Stiffness @ 5% deflection (lb/in/in)	Insertion Force (lbs)	Seal Pressure Rating (psi)	Joint Pull Rating (lbs)
4	326	45	75	8,500
5	219	60	75	11,500
6	154	85	75	14,500

### Item and Packaging Information

Item Number	Description	Length (ft)	Feet per Crate	Feet per Truckload
460400010307	4" Sch 40 Eagle-Loc™ Conduit	10	290	16,240
460400020307	4" Sch 40 Eagle-Loc™ Conduit	20	580	16,240
460500010307	5" Sch 40 Eagle-Loc™ Conduit	10	230	11,040
460500020307	5" Sch 40 Eagle-Loc™ Conduit	20	460	11,040
460600010307	6" Sch 40 Eagle-Loc™ Conduit	10	200	8,000
460600020307	6" Sch 40 Eagle-Loc™ Conduit	20	400	8,000

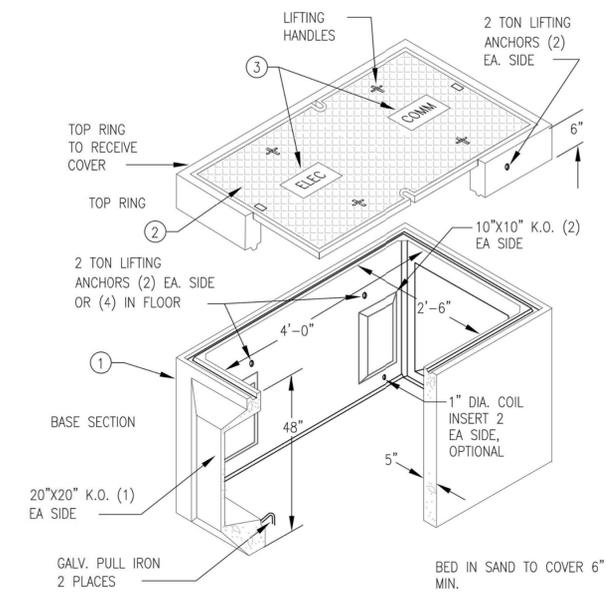
### Eagle-Loc™ Conduit Accessories

Nominal Pipe Size (inches)	Pkg Qty per bag	Splines	Item Number	O-Rings	Combo Bag*
4"	29	4"	4" Spline Bag	4" O-Ring Bag	4" Combo Bag
5"	23	5"	5" Spline Bag	5" O-Ring Bag	5" Combo Bag
6"	20	6"	6" Spline Bag	6" O-Ring Bag	6" Combo Bag

\* Includes splines, O-rings and Lube/trush.

### Bell Length

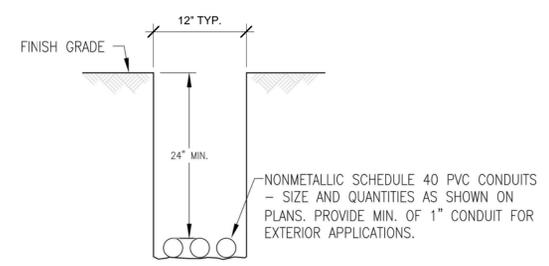
Nominal Pipe Size (inches)	Typical Bell Length (inches)
4	4"
5	5"
6	6"



\*PULL BOXES SHALL CONFORM TO CALIFORNIA GENERAL ORDER 128 STANDARDS AS APPLICABLE.

- 1 PRECAST 2'-6" X 4'-0" CONCRETE PULLBOX.
- 2 CONCRETE PARKWAY COVER 6" TOP SECTION W/O COVERS. WEIGHT 393# MAX. TRAFFIC-RATED STEEL COVER TOTAL WEIGHT 210# MAX.
- 3 LABEL PULLBOX BASED ON USE (E.G. "ELEC" FOR ELECTRICAL AND "COMM" FOR TELECOMMUNICATIONS).

3 Pull Box Detail  
3/8" = 1'-0"



## GENERAL NOTES:

1. PLACE CONDUIT IN TRENCH, FILL, AND COMPACT TO 90%. REPAIR AREA TO MATCH SURROUNDING. BACK FILL IS TO BE FREE OF LARGE ROCK, PAVING MATERIALS, ETC., THAT MAY CAUSE PHYSICAL DAMAGE TO CONDUIT.
2. PROVIDE 30" MINIMUM COVER WHERE CONDUIT IS PLACED UNDER STREETS, HIGHWAYS, ROADS, ALLEYS, DRIVEWAYS, AND PARKING LOTS.
3. ALL CONDUIT SHALL BE INSTALLED PER NEC TABLES 300.5 AND 300.50.

\*TRENCHING SHALL CONFORM TO CALIFORNIA GENERAL ORDER 128 STANDARDS AS APPLICABLE.

2 Trench Detail Typ.  
1/4" = 1'-0"

4 Spec Sheet PVC Conduit  
12" = 1'-0"

1 Peters Canyon Rd, #110  
Irvine, CA 92606  
www.ShorebreakEnergy.com  
O: 949.502.0800  
F: 949.606.9040

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**SHOREBREAK ENERGY DEVELOPERS**  
LIC# C-10 972616  
EXP: 5/31/18

CLIENT APPROVAL  
x  
Client Initials

Bay Pines MHP  
1501 Quintana Rd  
Morro Bay, CA  
93442

No.	Description	Date
1	Revision 1	5-4-17

SHOREBREAK ENERGY DEVELOPERS

Spec Sheets

**E402**  
5/4/2017 2:52:02 PM  
To scale on 24x36 paper



**PHOTO 1**  
STRUCTURE PARTIALLY VISIBLE FROM THIS VIEW DUE TO EXISTING TREES AND VEGETATION



**PHOTO 2**  
STRUCTURE MINIMALLY VISIBLE FROM THIS VIEW DUE TO EXISTING TREES AND VEGETATION



**PHOTO 3**  
STRUCTURE NOT VISIBLE FROM THIS VIEW DUE TO TREES AND LAND TOPOGRAPHY.

**PHOTO KEY:**



① Site Aerial  
1" = 60'-0"

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**SHOREBREAK ENERGY DEVELOPERS**  
LIC# C-10 972616  
EXP: 5/31/18

**CLIENT APPROVAL**  
x \_\_\_\_\_  
Client Initials

**Bay Pines MHP**  
1501 Quintana Rd  
Morro Bay, CA  
93442

No.	Description	Date



**City of Morro Bay**

COMMUNITY DEVELOPMENT DEPARTMENT  
 955 SHASTA AVENUE ♦ MORRO BAY, CA 93442  
 805-772-6261

**Public Notice of Availability**  
**Document Type: Mitigated Negative Declaration**

**CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**CITY OF MORRO BAY**  
**June 2018**

**The City has determined that the following proposal qualifies for a Mitigated Negative Declaration of Environmental Impact in accordance with the California Environmental Quality Act.**

**PROJECT TITLE: 1501 Quintana Road, Bay Pines Solar Array**

**PROJECT LOCATION: 1501 Quintana Road, APN: (APN 068-411-010)**

**PROJECT DESCRIPTION:** The Applicant proposes to construct a 420-panel solar array mounted on top of a proposed carport structure. Specifically, the proposed structure is 231'8" long and 39'6" wide and tilted towards the south. The southern edge of the structure is 14 ft. high while the northern edge of the structure is approximately 20'10" high. The project proposal includes eleven (11) support columns with pier footings, a solar sub panel adjacent to the proposed structure, and approximately 500 ft. of conduit run in a trench to an existing electrical room on site.

**APPLICANT: James A. Wells, III; Shorebreak Energy**

**LEAD AGENCY: City of Morro Bay**

**CONTACT PERSON: Joan Gargiulo, Assistant Planner**

**TELEPHONE: (805) 772-6270**

**ADDRESS WHERE DOCUMENT MAY BE OBTAINED:**

Community Development Department  
 955 Shasta Avenue  
 Morro Bay, California 93442  
 (805) 772-6261

**PUBLIC REVIEW PERIOD: June 22, 2018 through July 23, 2018**

A 30-day public review period for the Mitigated Negative Declaration (MND) will begin on June 22, 2018 and end on July 23, 2018 for interested and concerned individuals and public agencies to submit written comments on the document. Copies of the MND are available for review at the Community Development Department and on the City of Morro Bay's website. Comments should be submitted to the Community Development Department at the above address within the public review time period.

A public hearing to consider adoption of the Mitigated Negative Declaration is tentatively scheduled for Tuesday, August 7, 2018 at 6:00 p.m. at the Morro Bay Planning Commission meeting held at the Veteran's Memorial Building at 209 Surf Street, Morro Bay, California.

  
 \_\_\_\_\_  
 Joan Gargiulo, Assistant Planner  
 Signature

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title:** 1501 Quintana Road, Bay Pines Solar Array

Lead Agency: <u>City of Morro Bay, CA</u>	Contact Person: <u>Joan Gargiulo, Assistant Planner</u>
Mailing Address: <u>955 Shasta Avenue</u>	Phone: <u>(805) 772-6270</u>
City: <u>Morro Bay</u> Zip: <u>93442</u>	County: <u>San Luis Obispo</u>

**Project Location:** County: San Luis Obispo City/Nearest Community: Morro Bay  
 Cross Streets: Quintana Road and South Bay Blvd. Zip Code: 93442  
 Longitude/Latitude (degrees, minutes and seconds): 35 ° 21 ' 46.13" N / 120 ° 49 ' 22.7" W Total Acres: 4.08 acres  
 Assessor's Parcel No.: 068-411-010 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: Highway 1 Waterways: Chorro Creek, Little Morro Creek, Estero Bay  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input checked="" type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input checked="" type="checkbox"/> Commercial: Sq.ft. <u>553</u> Acres _____ Employees <u>0</u>	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

**Project Issues Discussed in Document:**

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input checked="" type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:**

C-VS Visitor-Serving Commercial

**Project Description:** (please use a separate page if necessary)

The Applicant proposes to construct a 420-panel solar array mounted on top of a proposed carport structure. Specifically, the proposed structure is 231'8" long and 39'6" wide and tilted towards the south. The southern edge of the structure is 14 ft. high while the northern edge of the structure is approximately 20'10" high. The project proposal includes eleven (11) support columns with pier footings, a solar sub panel adjacent to the proposed structure, and approximately 500 ft. of conduit run in a trench to an existing electrical room on site.

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- \_\_\_\_\_ Air Resources Board
\_\_\_\_\_ Office of Historic Preservation
\_\_\_\_\_ Boating & Waterways, Department of
\_\_\_\_\_ Office of Public School Construction
\_\_\_\_\_ California Emergency Management Agency
\_\_\_\_\_ Parks & Recreation, Department of
\_\_\_\_\_ California Highway Patrol
\_\_\_\_\_ Pesticide Regulation, Department of
\_\_\_\_\_ S Caltrans District # 5
\_\_\_\_\_ Public Utilities Commission
\_\_\_\_\_ Caltrans Division of Aeronautics
\_\_\_\_\_ S Regional WQCB # 3
\_\_\_\_\_ Caltrans Planning
\_\_\_\_\_ Resources Agency
\_\_\_\_\_ Central Valley Flood Protection Board
\_\_\_\_\_ Resources Recycling and Recovery, Department of
\_\_\_\_\_ Coachella Valley Mtns. Conservancy
\_\_\_\_\_ S.F. Bay Conservation & Development Comm.
\_\_\_\_\_ S Coastal Commission
\_\_\_\_\_ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
\_\_\_\_\_ Colorado River Board
\_\_\_\_\_ San Joaquin River Conservancy
\_\_\_\_\_ Conservation, Department of
\_\_\_\_\_ Santa Monica Mtns. Conservancy
\_\_\_\_\_ Corrections, Department of
\_\_\_\_\_ State Lands Commission
\_\_\_\_\_ Delta Protection Commission
\_\_\_\_\_ SWRCB: Clean Water Grants
\_\_\_\_\_ Education, Department of
\_\_\_\_\_ SWRCB: Water Quality
\_\_\_\_\_ Energy Commission
\_\_\_\_\_ SWRCB: Water Rights
\_\_\_\_\_ S Fish & Game Region #4 & 7
\_\_\_\_\_ Tahoe Regional Planning Agency
\_\_\_\_\_ Food & Agriculture, Department of
\_\_\_\_\_ Toxic Substances Control, Department of
\_\_\_\_\_ Forestry and Fire Protection, Department of
\_\_\_\_\_ Water Resources, Department of
\_\_\_\_\_ General Services, Department of
\_\_\_\_\_ Other: \_\_\_\_\_
\_\_\_\_\_ Health Services, Department of
\_\_\_\_\_ Other: \_\_\_\_\_
\_\_\_\_\_ Housing & Community Development
\_\_\_\_\_ S Native American Heritage Commission

Local Public Review Period (to be filled in by lead agency)

Starting Date June 22, 2018 Ending Date July 23, 2018

Lead Agency (Complete if applicable):

Consulting Firm: \_\_\_\_\_ Applicant: City of Morro Bay
Address: \_\_\_\_\_ Address: 955 Shasta Avenue
City/State/Zip: \_\_\_\_\_ City/State/Zip: Morro Bay, CA 93442
Contact: \_\_\_\_\_ Phone: (805) 772-6270
Phone: \_\_\_\_\_

Signature of Lead Agency Representative: [Signature] Date: 6/4/2018

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



**City of Morro Bay**  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 955 SHASTA AVENUE ♦ MORRO BAY, CA 93442  
 805-772-6261

**D R A F T   M I T I G A T E D   N E G A T I V E   D E C L A R A T I O N**

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY OF MORRO BAY  
 955 Shasta Avenue  
 Morro Bay, California 93442  
 805-772-6261

June, 2018

The State of California and the City of Morro Bay require, prior to the approval of any project, which is not exempt under CEQA that a determination be made whether or not that project may have any significant effects on the environment. In the case of the project described below, the City has determined that the proposal qualifies for a Mitigated Negative Declaration.

CASE NO.: UPO 463 and CP0-525

PROJECT TITLE: 1501 Quintana Road, Bay Pines Solar Array

APPLICANT / PROJECT SPONSOR:

Owner:

Larry Smith  
 Bay Pines Mobile Home Park  
 1501 Quintana Road  
 Morro Bay, CA 93442  
 T 805.772.3221

Applicant/Agent:

James A. Wells, III  
 Shorebreak Energy  
 1 Peters Canyon Road, #110  
 Irvine, CA 92606  
 T 858.602.8491

**PROJECT DESCRIPTION:** The Applicant proposes to construct a 420-panel solar array mounted on top of a proposed carport structure. Specifically, the proposed structure is 231'8" long and 39'6" wide and tilted towards the south. The southern edge of the structure is 14 ft. high while the northern edge of the structure is approximately 20'10" high. The project proposal includes eleven (11) support columns with pier footings, a solar sub panel adjacent to the proposed structure, and approximately 500 ft. of conduit run in a trench to an existing electrical room on site.

1501 Quintana Road  
CASE NO. UPO 463 and CP0-525  
DATE: May 21, 2018

**PROJECT LOCATION:** The project site is located at 1501 Quintana Road at the northeast corner of Quintana Road and South Bay Boulevard and at the southeast corner of Highway 1 and South Bay Blvd. The site is within the C-VS (Visitor Serving Commercial) zoning district and designated by the General Plan and Coastal Land Use Plan (CLUP) as Visitor Serving Commercial. The project is located within the Coastal Commission Appeal Jurisdiction.

**FINDINGS OF THE:** Environmental Coordinator

It has been found that the project described above will not have a significant effect on the environment. The Initial Study includes the reasons in support of this finding. Mitigation measures are required to assure that there will not be a significant effect in the environment; these are described in the attached Initial Study and Checklist and have been added to the permit conditions of approval.



**City of Morro Bay**  
COMMUNITY DEVELOPMENT DEPARTMENT  
955 SHASTA AVENUE ♦ MORRO BAY, CA 93442  
805-772-6261

**INITIAL STUDY AND CHECKLIST**

**I. PROJECT INFORMATION**

**Project Title:** Bay Pines Solar Array

**Project Location:** 1501 Quintana Road (APN 068 – 411 – 010)

**Case Number:** Use Permit #UPO-463 and Coastal Development Permit #CP0-525

**Lead Agency:** City of Morro Bay Phone: (805) 772-6270  
955 Shasta Ave. Fax: (805) 772-6268  
Morro Bay, CA 93442  
Contact: Joan Gargiulo

**Project Applicant:** James A. Wells III Phone: (858) 601-8491  
Shorebreak Energy Fax:  
1 Peters Canyon Road #110  
Irvine, CA 92606

**Project Landowner:** Larry Smith Phone: (805) 772-3221  
1501 Quintana Road Fax:  
Morro Bay, CA 93442

**General Plan Designation:** Visitor-Serving Commercial

**Zoning Designation:** C-VS Visitor-Serving Commercial

**PROJECT DESCRIPTION:** The Applicant proposes to construct a 420-panel solar array mounted on top of a proposed carport structure. Specifically, the proposed structure is 231'8" long and 39'6" wide and tilted towards the south. The southern edge of the structure is 14 ft. high while the northern edge of the structure is approximately 20'10" high. The project proposal includes eleven (11) support columns with pier footings, a solar sub panel adjacent to the proposed structure, and approximately 500 ft. of conduit run in a trench to an existing electrical room on site.

**PROJECT LOCATION:** The project site is located at 1501 Quintana Road at the northeast corner of Quintana Road and South Bay Boulevard and at the southeast corner of Highway 1 and South Bay Blvd. The site is within the C-VS (Visitor Serving Commercial) zoning district and designated by the General Plan and Coastal Land Use Plan (CLUP) as Visitor Serving Commercial. The project is located within the Coastal Commission Appeal Jurisdiction.

1501 Quintana Road  
 Case No. UPO-463 / CP0-525  
 Date: May 21, 2018

Surrounding Land Use			
North:	Highway 1	East:	Mobile Home Park, C-VS Visitor-Serving Commercial zoning district
South:	Vacant land outside of the City Limits and within San Luis Obispo County Jurisdiction	West:	Rock Harbor Christian Church, C-1 Central Business zoning district

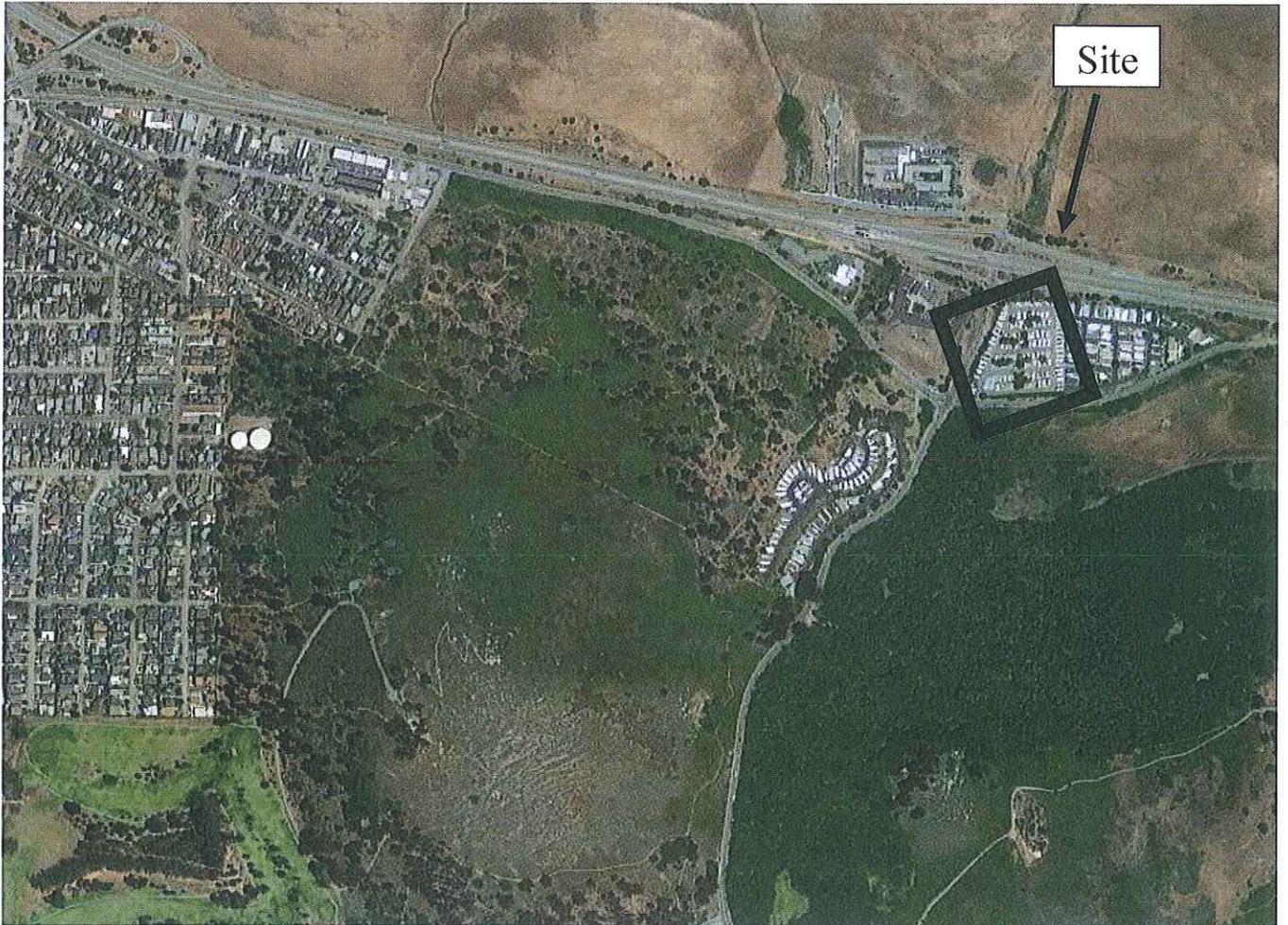
**Project Entitlements Requested:** Use Permit (UPO) and Coastal Development Permit (CPO) approvals are required for the installation of a solar array with the associated carport structure and mechanical equipment

**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

The City of Morro Bay is the lead agency for the proposed project. Responsible and trustee agencies may include, but are not limited to:

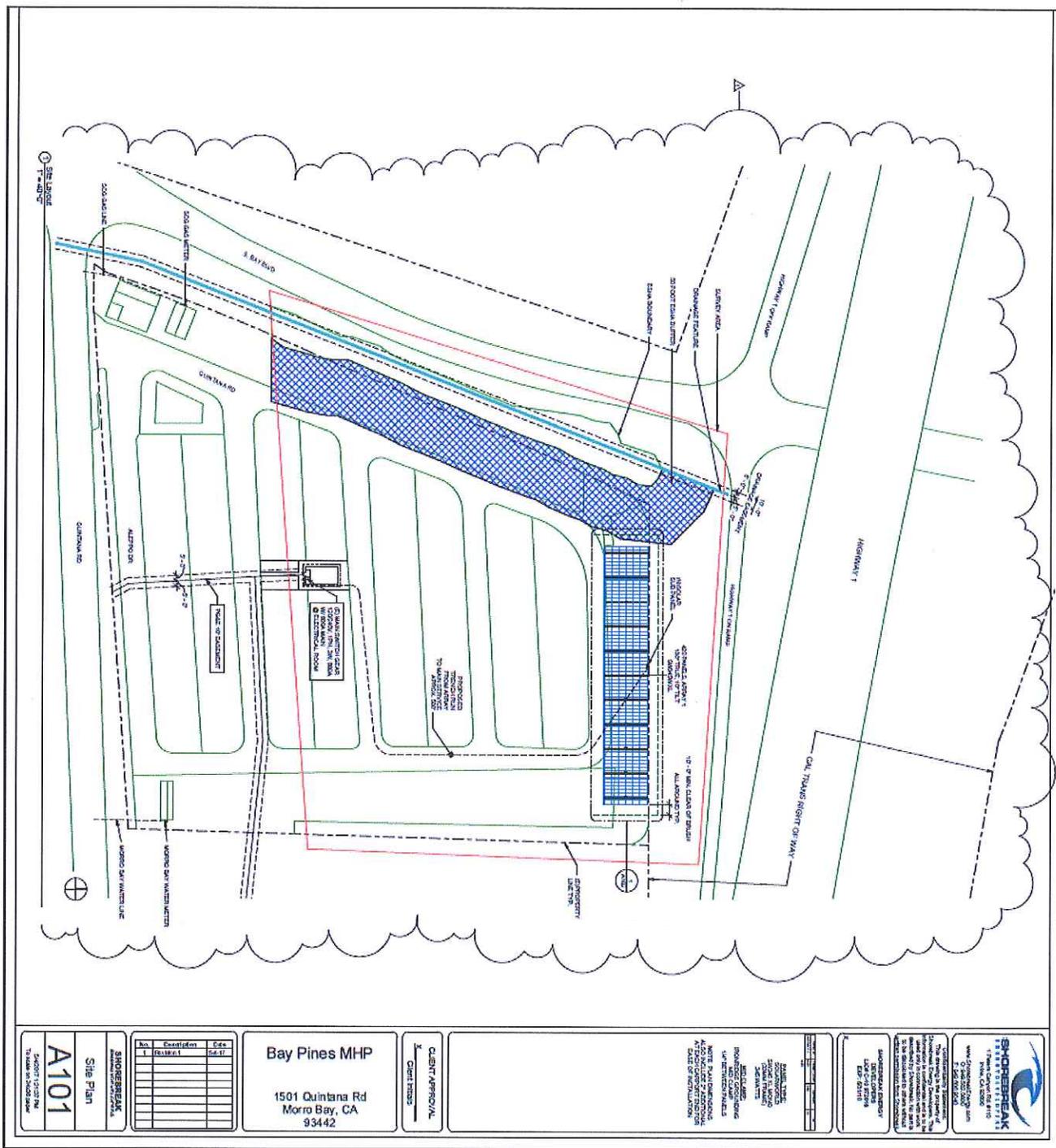
- California Coastal Commission
- San Luis Obispo County Air Pollution Control Board (SLO APCD)
- Regional Water Quality Control Board (RWQCB)
- California Department of Transportation (CalTrans)
- California Department of Fish and Wildlife (CDFW)
- U.S. Fish and Wildlife Service (USFWS)

Figure 1: VICINITY MAP



1501 Quintana Road  
 Case No. UP0-463 / CP0-525  
 Date: May 21, 2018

Figure 2: Site Plan



Rev	Description	Date
1	Revised	5/21/18

**Bay Pines MHP**  
 1501 Quintana Rd  
 Morro Bay, CA  
 93442

CLIENT APPROVAL  
 DATE: 5/21/18

SHOENBERG & ASSOCIATES  
 1501 Quintana Rd, Ste 110  
 Morro Bay, CA 93442  
 Phone: 805.769.1100  
 Fax: 805.769.1101  
 www.shoenberg.com

**SHOENBERG & ASSOCIATES**  
 1501 Quintana Rd, Ste 110  
 Morro Bay, CA 93442  
 Phone: 805.769.1100  
 Fax: 805.769.1101  
 www.shoenberg.com

**II. ENVIRONMENTAL SETTING AND IMPACTS**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the Environmental Checklist on the following pages.

	1. Aesthetics		10. Land Use/Planning
	2. Agricultural Resources		11. Mineral Resources
	3. Air Quality		12. Noise
X	4. Biological Resources		13. Population/Housing
X	5. Cultural Resources		14. Public Services
	6. Geology/Soils		15. Recreation
	7. Greenhouse Gas Emissions		16. Transportation/Circulation
	8. Hazards/Hazardous Materials		17. Utility/Service Systems
X	9. Hydrology/Water Quality		18. Mandatory Findings of Significance

**FISH AND GAME FEES**

	The Department of Fish and Wildlife has reviewed the CEQA document and written no effect determination request and has determined that the project will not have a potential effect on fish, wildlife, or habitat (see attached determination).
X	The project has potential to impact fish and wildlife resources and shall be subject to the payment of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code. This initial study has been circulated to the California Department of Fish and Wildlife for review and comment.

**STATE CLEARINGHOUSE**

X	This environmental document must be submitted to the State Clearinghouse for review by one or more State agencies (e.g. Cal Trans, California Department of Fish and Wildlife, Department of Housing and Community Development). The public review period shall not be less than 30 days (CEQA Guidelines 15073(a)).
---	--

1501 Quintana Road  
 Case No. UP0-463 / CP0-525  
 Date: May 21, 2018

**III. DETERMINATION** (To be completed by the Lead Agency):

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made, by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “potentially significant” impact(s) or “potentially significant unless mitigated” impact(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

  
 \_\_\_\_\_  
 Signature

  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Joan Gargiulo  
 Assistant Planner

\_\_\_\_\_  
 For: Scot Graham  
 Community Development Director

With Public Hearing

Without Public Hearing

**Previous Document:**     N/A

## EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 19, "Earlier Analysis," as described in (5) below, may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063 (c) (3) (D)). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they addressed site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance

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1501 Quintana Road  
 CASE NO. UPO-463 and CP0-525  
 DATE: May 21, 2018

**IV. ENVIRONMENTAL CHECKLIST**

1. AESTHETICS:  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?			X	
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within view of a state scenic highway?			X	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

**Environmental Setting:**

The General Plan and Local Coastal Plan contain policies that protect the City’s visual resources. The waterfront and Embarcadero are designated as scenic view areas in the City’s Visual Resources and Scenic Highway Element. The Morro Rock, sand spit, harbor and navigable waterways are all considered significant scenic resources. Adjacent to the project site to the north is Highway 1 which is identified as a “scenic highway.” This site is located at the intersection of Scenic Highway 1 and South Bay Blvd.

**Impact Discussion:**

a-d) The proposed development would not block a publicly recognized scenic vista, nor are there scenic resources on the site itself that would be impacted by development. The scenic views in the vicinity include Black Hill and the National Estuary of Morro Bay, both of which are south of the site, neither of which would be affected. The project site is located directly adjacent to the southbound entrance ramp to Highway 1, designated as a Scenic Highway where visual resources and aesthetics in general are important and must be preserved. A portion of the proposed project may be briefly visible from the Highway but the impact is considered less than significant based on photos taken from the Highway and photosimulations presented by the Applicant. Distance and angles from the Highway along with surrounding vegetation are designed to mitigate visual effects. The panels themselves are designed to mitigate any potential glint and glare and will therefore have a less than significant impact.

**Conclusion:** *No significant impacts to aesthetics have been identified.*

**Mitigation/Monitoring:** Not Applicable.

**Sources:**

1. City of Morro Bay General Plan
2. City of Morro Bay Local Coastal Plan

1501 Quintana Road  
CASE NO. UPO-463 and CP0-525  
DATE May 21, 2018

2. AGRICULTURAL RESOURCES:  In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocol adopted by the California Air Resources Board.  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert prime farmland, unique farmland, or farmland of statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X

**Environmental Setting:** The project site is designated C-VS (Visitor-Serving Commercial). Surrounding land uses include Highway 1 to the north, District Commercial to the east, Visitor-Serving Commercial to the west, and undeveloped unincorporated land designated Agricultural to the south. No agricultural activities are present within or proximate to the project site. Based on review of the San Luis Obispo County Important Farmland 2012 map (California Department of Conservation 2015), the project site is designated as Urban and Built-Up Land.

**Impact Discussion:**

- a. Based on the site's designation of Urban and Built-Up Land, the project would not result in the conversion of Farmland to non-agricultural use. No impact would occur.
- b. The current zoning for the site is Visitor-Serving Commercial and urban development is present to the north east and west. Adjacent land to the south is Agriculture. No agricultural activities were observed either onsite or in adjacent areas. The project site and surrounding areas are not under a Williamson Act contract or County Agricultural Preserve.
- c-d. No forestland or timberland is present on or in the vicinity of the project site; therefore, no impact would occur.
- e. Based on the location of the project within an urban area, short-term duration of the construction, and lack of agricultural production in the vicinity of the project site, the project would not involve any other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to

1501 Quintana Road  
CASE NO. UPO-463 and CP0-525  
DATE May 21, 2018

nonagricultural use or conversion of forest land to non-forest use. Therefore, impacts would be less than significant.

**Conclusion:** *No significant impacts to agricultural resources have been identified.*

**Mitigation/Monitoring:** Not Applicable.

3. AIR QUALITY  Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?				X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?		X		
e. Create objectionable odors affecting a substantial number of people?				X

**Environmental Setting:** The San Luis Obispo County Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. The APCD has also prepared a Clean Air Plan to evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels.

The project area is located in the South Central Coast Air Basin (SCCAB). The SCCAB consists of San Luis Obispo County and a portion of Santa Barbara County north of the Santa Ynez Mountain ridgeline. Atmospheric pollutant concentrations in the SCCAB are generally moderate, due to persistent west-to-northwesterly winds that blow off the Pacific Ocean and enhance atmospheric mixing. Although meteorological conditions in the project area are usually conducive to pollutant dispersal, pollution can sometimes accumulate during the fall and summer months when the Eastern Pacific High can combine with high pressure over the continent to produce light winds and extended inversion conditions in the region. As a result, Morro Bay is considered a non-attainment area for particulate matter less than 10 microns in diameter (PM10) and ozone (O<sub>3</sub>). State law requires that emissions of non-attainment pollutants and their precursors be reduced by at least 5% per year until the standards are attained. The Clean Air Plan (CAP) for San Luis Obispo County was developed and adopted by the APCD to meet that requirement. The CAP is a comprehensive planning document designed to reduce emissions from traditional industrial and commercial sources, as well as from motor vehicle use. According to the APCD "CEQA Air Quality Handbook" (2012), both construction activities and ongoing activities of land uses can generate air quality impacts. The APCD has established the threshold of significance as project construction activities lasting more than one quarter and land uses that generate 1.25 or more pounds per day (PPD) of diesel particulate matter, .25 PPD of reactive organic gases, oxides or nitrogen, sulfur dioxide, or fine particulate matter, or more than 550 PPD of carbon monoxide, as having the potential to affect air quality significantly.

1501 Quintana Road  
CASE NO. UPO-463 and CP0-525  
DATE May 21, 2018

The proposed project area is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Serpentine is a very common rock and has been identified by the ARB as having the potential to contain naturally occurring asbestos. Projects that would potentially disturb serpentine rocks subject to the ARB Asbestos Airborne Toxics Control Measure (ATCM) for construction, Grading, Quarrying, and Surface Mining Operations.

**Impact Discussion:**

a-c) The proposed development is consistent with the goals and policies of the City of Morro Bay General Plan and is consistent with the APCD's CEQA handbook and Clean Air Plan. The project includes commercial development of a carport solar array structure on a developed parcel currently zoned for this type of development. Based on reference Table 1-1 of the SLO County APCD CEQA Air Quality Handbook, both thresholds of significance for the APCD Annual Brite Line Threshold (MT CO<sub>2</sub>e) and Reactive Organic Gases (ROG) and oxides of nitrogen (NO<sub>x</sub>) would not be exceeded by the proposed project. Due to the small size and nature of the proposed development, the project is well below operational thresholds of significance.

d.) The project is located within 1,000 ft. of a Recreational Vehicle (RV) Park, identified by APCD as being a sensitive receptor. Sensitive receptors are people that have an increased sensitivity to air pollution or environmental contaminants, such as schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The types of construction projects that typically require a more comprehensive evaluation include large scale, long-term projects. The construction of a carport structure with solar array falls well below the threshold required for mitigation and is considered less than significant.

Naturally Occurring Asbestos: According to the SLOAPCD Naturally Occurring Asbestos map, the project site is located in an area that is known to contain naturally occurring asbestos. Naturally occurring asbestos has been identified by the State Air Resources Board as a toxic air contaminant. The proposed project would result in grading and site disturbance activities and therefore naturally occurring asbestos may be encountered. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any construction or grading activities at the site, the Applicant must comply with all applicable requirements outlined in the Asbestos ATCM, which include preparation of an Asbestos Dust Mitigation Plan and/or an Asbestos Health and Safety Program.

e.) The proposed use would not create objectionable odors, other than minimal effects potentially associated with short-term construction activities. Impacts would be less than significant.

**Conclusion:** *With implementation of the abovementioned mitigation measure, the project will have less than significant impacts on air quality resources. The project is subject to standard construction practices, including dust control measures required by the Municipal Code. All permit conditions are required as notes on the plans and Public Services Department staff will monitor compliance in the normal course of reviewing plans.*

**Mitigation:**

AQ-1. Prior to issuance of a grading permit, the applicant shall submit a geologic evaluation that determines if naturally occurring asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request shall be filed with the District. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.

**Monitoring:** Copies of regulatory forms will be submitted to the APCD for review and approval, consistent with existing regulations. The Applicant is required to submit approval documentation from APCD to the City Community Development Director/Planning Manager. All potential violations, remediation actions, and correspondence with APCD will be documented and on file with the City Community Development Director.

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**Sources:**

1. "CEQA Air Quality Handbook" (2012), San Luis Obispo County Air Pollution Control District

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife service?			X	
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc) through direct removal, filling, hydrological interruption, or other means?			X	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?			X	

**Environmental Setting:** The project site is designated Visitor-Serving Commercial (C-VS) and is located adjacent to the southbound entrance to Highway 1 at South Bay Blvd. The site is a developed Recreational Vehicle (RV) Park and the proposed project is designed to be located over an existing parking area.

The Applicant provided a Biological Assessment Report (Terra Verde Environmental Consulting, August 3, 2016); the results of the report are incorporated into the discussion and analysis below. Prior to conducting the biological survey, background research was conducted of literature and studies pertaining to sensitive resources in the project area. Specifically, the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) was assessed to identify special-status plant and wildlife species which have potential to occur on site or in the immediate surrounding area. Additionally, the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) mapper was accessed to evaluate potential hydrologic features within the survey area. Lastly, the USFWS Critical Habitat maps were evaluated for designated Critical Habitat within the project area.

The survey area primarily consists of a manmade landscape as it is located within an existing R.V. Park (i.e. devoid of vegetation). The proposed solar panel installation area is comprised of both a paved road and gravel R.V. lots with the immediate eastern and southern boundaries abutting ruderal components of the park (e.g., access road, dog-run, and gravel lots, etc.). The northern and western boundary is defined by an existing, slatted, chain-link fence. The fence divides the mobile home park from a small strip of disturbed land between the park and U.S. Highway 1

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(HWY 1) southbound on-ramp to the north and an unnamed, ephemeral drainage to the northwest. A number of Monterey pine trees (*Pinus radiata*) and coyote brush (*Baccharis pilularis*) are scattered along the northern edge of disturbed land between HWY 1 and the property; however, the community is disturbed and dominated by non-native and ornamental species.

No wetland or water features are located immediately within the proposed project work area or on the R.V. Park property; however, two unnamed ephemeral drainage features border the park property to the west and southeast parallel to South Bay Blvd. and Quintana Road respectively. Vegetation within the western unnamed ephemeral drainage feature varies from ornamentally dominated reaches at the northern extent to those with established riparian vegetation further south near Quintana Road. The southeastern drainage feature is located on the south side of Quintana Road and is comprised of dense riparian and wetland vegetation; however, this feature is well outside of the proposed project footprint and not included in the survey area. The two ephemeral drainage features are tributaries to Chorro Creek and flow south around the property connecting to Chorro Creek approximately 0.5 mile south of the park property.

Chorro Creek is a USGS blue-line drainage feature which discharges to Morro Bay and the Pacific Ocean (i.e., navigable waters of the U.S.). The western unnamed ephemeral drainage feature contained a defined bed and bank and is likely within the jurisdiction of CDFW, U.S. Army Corps of Engineers (Corps), and the Regional Water Quality Control Board (RWQCB). Due to the project area occurring within the Coastal Zone, these aquatic features and their associated riparian/wetland habitat would likely be considered Environmentally Sensitive Habitat Areas (ESHAs) per the California Coastal Commission (CCC) pursuant to the City's Local Coastal Program (LCP).

#### **Impact Discussion:**

- a-f) Based on results of the 1.5-mile radius CNDDDB query, 11 sensitive wildlife species and 10 sensitive plant species have potential to occur. Most of these species were determined to have no potential to occur based on lack of suitable habitat or lack of species observation. Species with no potential to occur are not discussed further. According to the USFWS Critical habitat maps, two USFWS/NOAA-designated Critical Habitat for California red-legged frog (*Rana aurora draytonii* [CRLF]) overlaps with the entire project area. Further, Chorro Creek, located approximately 0.5 mile south of the proposed project, is also NOAA-designated Critical Habitat for south-central California coast steelhead Distinct Population Segment (DPS) (*Oncorhynchus mykiss irideus*).

No special-status plants or wildlife were observed within the survey area. Additionally, it was determined based on the field survey that no reliable habitat is present for any special-status plant or wildlife species within the project disturbance area.

Marginally suitable habitat for CRLF was identified in the unnamed ephemeral drainage located outside and adjacent to the western boundary of the R.V. Park. The western extent of the solar panel area is situated adjacent to the northern extent of the drainage. The ephemeral drainage lacked surface water and exhibited no evidence of pooling within the drainage bed. Intermittent sections of the drainage bank were armored with concrete and rip-rap. No exposed root wads, undercut banks, or other suitable amphibian refugia were noted along the lower drainage banks. Vegetation management was noted along the westerly side of the drainage. South of Quintana Road, the drainage is connected to the freshwater forest shrub wetland associated with Chorro Creek via culvert under Quintana Road. CRLF have been documented within this wetland area based upon CNDDDB records (2016); therefore, this area is considered suitable habitat for CRLF. CRLF are capable of dispersing up to two miles between suitable habitat areas.

Based on the lack of vegetation cover within the site and the existing, slatted chain-link fence between the ephemeral drainage and the project disturbance area; CRLF are not expected to occur within any of the proposed project impact areas. However, due to the quality of habitat within Chorro Creek coupled with the dispersal capability of CRLF, and lack of dispersal barriers between the wetlands and the ephemeral drainage, there is potential for CRLF to be present in the ephemeral drainage adjacent to the northwestern boundary of the proposed solar panel area.

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The ornamental and native trees including riparian vegetation (i.e., arroyo willow thickets) throughout the survey area also provide suitable nesting habitat for a variety of avian species. Passerines may utilize the mid-to lower tree canopies for nesting while raptors are more likely to utilize the upper canopy of mature trees. Several common passerine and one common raptor species were observed near the project area; however, no active nests or evidence of past raptor nests were discovered. Nests of common passerine and raptor species are protected from disturbance per Fish and Game Code and the Migratory Bird Treaty Act (MBTA), while additional protections under the California Endangered Species Act (CESA) and Federal Endangered Species Act (ESA) are afforded for nests of special-status nesting birds.

No aquatic features of any associated riparian/wetland habitat (i.e., ESHA) is present within the proposed project area; however, these features were identified within the survey area (i.e., unnamed ephemeral drainage feature) and are known to occur south outside of the survey area.

There is potential for inadvertent silt and sedimentation and dust impacts to the bordering ephemeral drainage and associated CRLF habitat located adjacent to the northwestern perimeter of the project as a result of soil destabilization (i.e., trenching and stockpiling) and associated general construction activities. Further, these potential inadvertent impacts may also affect downstream habitat for south-central California coast steelhead (DPS including NOAA-designated Critical Habitat).

Minor, temporary impacts in the form of tree-trimming may occur to ornamental vegetation along the northern park boundary if branches are found overhanging the panel installation area. However, no tree removals are anticipated and no native vegetation that may be considered ESHA is present within the proposed project area. Tree trimming activities conducted during the typical avian nesting season (February 1 to September 15) have the potential to impact nesting birds protected under the MBTA and Fish and Game Code, if present. Impacts may occur through nest disruption or abandonment.

**Conclusion:** *There are potentially significant impacts to Biological Resources, specifically to the ephemeral drainage and CRLF habitat as well as nesting birds, unless mitigation is incorporated.*

**Mitigation:**

- BR-1. To protect the ephemeral drainage and CRLF habitat features, no project related materials (i.e., soils, debris, rinse water, etc.) shall be allowed to escape the R.V. park's perimeter fencing. Appropriate erosion and sedimentation control materials, lacking any monofilament, shall be installed and maintained for the duration of the project area along the project limits abutting the drainage bank where materials may wash into the drainage. Stockpiled soils shall be placed in a manner where they cannot be discharged into the drainage during storm events. Permanent stabilization of any disturbed soils shall occur at the earliest possible date following project completion.
- BR-2. Existing, slatted, chain link fencing along the project's northwestern perimeter shall remain in place for the duration of project activities. No undermining shall occur to the fence which may allow wildlife to pass under
- BR-3. No equipment or personnel shall enter the ephemeral drainage for any reason during project activities.
- BR-4. To protect nesting birds, the Applicant should avoid vegetation trimming during typical nesting season (February 1- September 15). If avoiding construction during this season is not feasible, a qualified biologist shall survey the tree trimming area two days prior to activity beginning on site. If nesting birds are identified, they shall be avoided until they have successfully fledged or the nest has naturally failed. A buffer zone of 250 feet will be placed around all non-sensitive passerine bird species and 500 feet for all raptor species. Activity will remain outside of buffers until the Applicant's biologist has determined that the young have fledged or the nest is no longer active. If special status bird species are located, no work will begin until an appropriate buffer is determined via consultation with the City, the local CDFW biologist, and/or the USFWS.

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**Monitoring:**

The City shall verify required elements on building plans and compliance in the field. The City shall review and approve plans and monitoring reports.

**Sources:**

1. "Biological Resources Assessment Letter Report for the Bay Pines Solar Project," Terra Verde Environmental Consulting, August 2016
2. United States Fish and Wildlife Service National Wetlands Inventory Mapper
3. California Department of Fish and Wildlife California Natural Diversity Database

5. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?		X		
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?		X		

**Environmental Setting:** The project site is located in an area historically occupied by the Obispeno Chumash as well as the southern boundary of the Playano Salinan people. During prehistoric times, the areas surrounding the Morro Bay inlet and estuary were rich in terrestrial, littoral, and estuarine resources, which directly correlate to the high frequency of prehistoric cultural sites identified in the Morro Bay region.

An Archaeological Phase I report was conducted in October 2016 by Applied EarthWorks, Inc. The Central Coast Information Center (CCIC) has record of one prior cultural resource investigation within the R.V. Park. This survey did not identify any cultural resources within the Project Area. However, one historic archaeological site, CA-SLO-2232, is adjacent to the southwest corner of the Project area.

**Impact Discussion:**

a-d) Nine previously recorded archaeological sites are within a 0.5 mile radius of the project area, including eight prehistoric sites and one historic site. The eight prehistoric sites include (CA-SLO-1529, -1530, and -2022), (CA-SLO-1183 and -1184), (CA-SLO-1528), (CA-SLO-213), (CA-SLO-1379).

Due to the sensitivity of the immediate vicinity, there is potential for encountering prehistoric or historic-period materials.

**Conclusion:** *There are potentially significant impacts to Cultural and Historic Resources unless mitigation is incorporated.*

**Mitigation Measures:**

CULT-1. An archaeological monitor and culturally affiliated Native American tribal representative shall be present during all ground disturbing activities for the proposed project. If cultural materials are encountered, all

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work should be temporally stopped within 30 feet of the find. The project Archaeologist should inspect the find and determine if it is an isolated artifact or potentially significant archaeological deposit. If significant, consultation between the City of Morro Bay, local Native American Tribal representatives, and the Project Archaeologist should be initiated to determine a course of action and proper treatment.

**Monitoring:**

The Community Development Department shall verify compliance with this measure.

**Sources:**

1. "Cultural Resources Study of The Bay Pines Solar Project, Morro Bay, San Luis Obispo County, California," Applied EarthWorks, Inc. October 2016.
2. Central Coast Information Center, University of California Santa Barbara

6. GEOLOGY /SOILS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Publication 42)			X	
ii Strong Seismic ground shaking?		X		
iii Seismic-related ground failure, including liquefaction?		X		
iv Landslides?				X
b. Result in substantial erosion or the loss of topsoil?				X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

**Environmental Setting:** San Luis Obispo County, including the City of Morro Bay is located within the San Luis Range of the Coast Range Geomorphic Province of California. The Coast Ranges lie between the Pacific Ocean and the Sacramento-San Joaquin Valley and trend northwesterly along the California Coast for approximately 600 miles between Santa Maria and the Oregon border. This region is characterized by extensive folding, faulting, and fracturing of variable intensity. In general, the folds and faults of this province comprise the pronounced northwest trending ridge-valley system of the central and northern coast of California.

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The City of Morro Bay General Plan Safety Element depicts landslide prone areas, flood prone areas, areas of high liquefaction potential, and areas of potential ground shaking. The proposed site is located within an area of potential ground shaking and has moderate to high liquefaction potential.

**Impact Discussion:**

a i-iv) The project consists of minor ground disturbance for the placement of the support columns of the structure and a trench for the service cables. Under the Alquist-Priolo Special Studies Zone Act, the State Geologist is required to delineate appropriately wide special studies zones to encompass all potentially and recently-active fault traces deemed sufficiently active and well-defined as to constitute a potential hazard to structures from surface faulting or fault creep. In San Luis Obispo County, the special Studies Zone includes the San Andreas and Los Osos faults. The San Andreas Fault is located approximately 41 miles at its closest point from the City. The site is located in an area that has the potential for ground shaking and a moderate to high liquefaction potential. To minimize this potential impact, the California Building Code and City Codes require new structures be built to resist such shaking or to remain standing in an earthquake. No actions are proposed that would reasonably trigger a landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, impacts would be less than significant and no mitigation measures are necessary.

No mitigation measures are necessary.

b) The subject site is limited to a carport structure with solar panels on a previously disturbed commercial lot. Ground disturbance is limited to support columns and trenching for the utility cables. There is a limited potential for top soil erosion because the disturbed area will be limited to the column footings and a single trench.

c-d) The project is located on an urban site that has been previously developed. Construction will be required to comply with all City Codes, including Building Codes, which require proper documentation of soil characteristics for designing structurally sound buildings to ensure new structures are built to resist such shaking or to remain standing in an earthquake. The Building Division of the Community Development Department routinely reviews project plans for compliance with recommendations of the soils engineering reports.

e) The proposed project does not to connect to the City’s sewer system. Septic tanks or alternative wastewater systems are not proposed and will not be used on the site.

**Conclusion:** *Impacts related to Geology and Soils will have less than significant impact.*

**Mitigation Monitoring:** Not applicable

**Source:**

1. City of Morro Bay General Plan

7. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			x	
b. Conflict with an applicable plan, policy of regulation adopted for the purpose of reducing the emissions of greenhouse gases?				x

**Environmental Setting:** In California, the main sources of Greenhouse Gases (GHGs) are from the transportation and energy sectors. According to the San Luis Obispo County Annual Resource Summary Report 2014-2016, approximately 40 percent of GHG emissions result from transportation and 23.5 percent result from commercial/industrial uses (County of San Luis Obispo, 2017). GHGs remain in the atmosphere for periods ranging

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from decades to centuries; the main GHGs emitted by human activities include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydroflourocarbons (HFCS), perflourocarbons (PFCS), and sulfur hexafluoride (SF<sub>6</sub>).

A warming trend of approximately 1.0 to 1.7 degrees Fahrenheit occurred during the 20<sup>th</sup> Century. It is generally agreed that human activity has been increasing the concentration of GHGs in the atmosphere, mostly CO<sub>2</sub> from the combustion of coal, oil, and gas. The effect of each GHG on climate change is measured as a combination of the volume or mass of its emissions, and the potential of a gas or aerosol to trap heat in the atmosphere (global warming potential), and is expressed as a function of how much warming would be caused by the same mass of CO<sub>2</sub>.

The potential effects on future climate change on California resources include increases of air temperature, sea level rise, reduced water resources and changed flood hydrology, changed forest composition and productivity, increased wild fires, changed habitats and ecosystems, changed crop yields and increased irrigation demands, and increased smog and public health issues.

**Impact Discussion:** In January of 2014 the City of Morro Bay adopted Climate Action Plan, which provides a qualitative threshold consistent with AB 32 Scoping Plan measures and goals. As identified in the APCD’s CEQA Handbook (April 2012), if a project is consistent with an adopted Qualified GHG Reduction Strategy (i.e. a CAP) that addresses the project’s GHG emissions, it can be presumed that the project will not have significant GHG emission impacts and the project would be considered less than significant. This approach is consistent with CEQA Guidelines Sections 15064(h)11 and 15183.5(b). The City’s CAP was developed to be consistent with State CEQA Guidelines Section 15183.5 and APCD’s CEQA Handbook to mitigate emissions and climate change impacts, and serves as a Qualified GHG Reduction Strategy for the City of Morro Bay. Appendix C of the CAP contains a CAP Compliance Worksheet, which has been used to demonstrate project-level compliance. The project is in compliance with all mandatory measures.

- a) Carbon Dioxide (CO<sub>2</sub>) is the most dominant greenhouse gas, making up approximately 84 percent of total GHGs by volume. Based on Table 1-1: Operational Screening Criteria for Project Air Quality Analysis (APCD 2012), the project would not generate emissions exceeding the APCD’s bright-line threshold of 1,150 metric tons (MT) of CO<sub>2</sub> per year. Therefore, potential impacts would be less than significant.
- b) The proposed project is consistent with the goals and policies of the City of Morro Bay General Plan, SLOAPCD’s CEQA handbook, Clean Air Plan, and GHG thresholds and Supporting Evidence document. Therefore, no impacts would occur.

**Conclusion:** *Impacts related to Greenhouse Gas Emissions will have less than significant impact.*

**Mitigation Monitoring:** Not applicable.

**Sources:**

- 1. San Luis Obispo County Annual Resource Summary Report 2014-2016
- 2. City of Morro Bay Climate Action Plan, 2014

8. HAZARDS/HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X

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c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?				X
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h.	Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**Environmental Setting:** Based on review of the City of Morro Bay General Plan, City of Morro Bay Local Coastal Plan, and the Department of California Toxic Substances Control Cortese List and EnviroStor databases, there is no evidence that hazardous materials were ever used, stored, or spilled on the project site at any time in the past, and there are no oil wells, tanks, or related structures located on the property.

Human caused hazards often occur as a result of modern activities and technologies. These potential hazards can include the use of hazardous materials and buildings that may be unsafe during a strong earthquake. The proposed project includes construction of a new carport structure with solar arrays and associated site improvements.

**Impact Discussion:**

a-h) The proposed project includes construction of a new carport structure with solar array and associated site improvements and will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The project site is not located within one-quarter mile of an existing or proposed school nor is it located in the vicinity of an airport. Within 500 feet of the project site, there are no known Leaking Underground Tank (LUST) Cleanup sites, and therefore there is no known significant hazard in the immediate vicinity of the project site. Plans have been reviewed by the Fire Marshall and Public Works staff, who determined that as designed, the project will not conflict with any emergency response plan, evacuation plan, or future plans for improvements in the immediate vicinity of Highway 1. The site is not directly adjacent to any wild lands.

**Conclusion:** *No impacts related to Hazards and Hazardous Materials would occur.*

**Mitigation Monitoring:** Not applicable

**Sources:**

1. City of Morro Bay General Plan
2. City of Morro Bay Local Coastal Plan
3. California Department of Toxic Substances Control Cortese List

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4. EnviroStor Database

9. HYDROLOGY/WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements?		X		
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c. Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?		X		
d. Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?		X		
g. Place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

**Environmental Setting:** The project site is located at the southwest corner of South Bay Blvd. and Highway 1, adjacent to the southbound entrance ramp to the Highway. The watershed of Morro Bay is approximately 48,450 acres and is bounded by the Santa Lucia Range on the north, Cerro Romauldo to the east and the San Luis Range to the south. Eventually draining to Morro Bay, the watershed has two significant creek systems: Los Osos and Chorro Creeks. The Chorro Creek watershed drains approximately 27,670 acres, while Los Osos Creek drains 16,933 acres, the remaining area drains directly into the bay through small local tributaries or urban runoff facilities. Sixty percent of the Chorro Creek watershed is classified as rangeland, while twenty percent is brushland.

Morro Bay contains approximately 2,100 acres of water surface at low tide and approximately 6,500 acres at high tide, leaving approximately 980 acres of tidal mud flat and approximately 470 acres of salt marsh. The water quality of Morro Bay is affected by presence of nutrients, toxic substances, hydrocarbons, bacteria, heavy metals, suspended sediment, and turbidity. Studies by various authors also suggest that Morro Bay is subjected to a relatively rapid increase in sedimentation. Morro Bay, Los Osos and Chorro Creek are listed as “impaired waters” under the federal

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Clean Water Act, Section 303(d) and are the subject of a Total Maximum Daily Load (TMDL), which is a calculation of the maximum amount of a pollutant that a water body can receive and still meet water quality standards.

**Impact Discussion:**

- a) The project site is located approximately ½ mile to the north of Chorro Creek and directly adjacent to an unnamed ephemeral drainage feature that runs along South Bay Blvd. and drains to Morro Bay. As discussed in Section 4 (Biological Resources), construction of the project may result in inadvertent silt and sedimentation and dust impacts to the bordering ephemeral drainage feature as a result of soil destabilization a (ie. trenching and stockpiling) and the associated general construction activities. Mitigation is recommended to address these potential impacts. Based on implementation of best management practices and mitigation measures addressed in Section 4 (Biological Resources) and Section 9 (Hydrology/Water Quality), no violations of any water quality standards or waste discharge requirements are expected. Impacts would be less than significant.
- b) The City's predominant source of water to serve commercial uses is obtained from the State Water Project and will not substantially deplete ground water. The project is a carport solar array structure. No depletion of groundwater supplies or effects on groundwater recharge would result.
- c-f) Refer to (a) above. The project may result in inadvertent silt and sedimentation and dust impacts to the bordering ephemeral drainage feature as a result of the construction of the project. Based on implementation of best management practices and mitigation measures addressed in Section 4 (Biological Resources) and Section 9 (Hydrology/Water Quality), no violations of any water quality standards or waste discharge requirements are expected. Impacts would be less than significant.
- g-i) The project site is not located within a 100-year flood hazard area as delineated on FEMA's Flood Insurance Rate Map #06079C1027H, and is located in Zone X, an Area of Minimal Flood Hazard. No structures would impede or redirect flow nor would there be exposure to significant risk or loss or injury or death as a result of this project.
- j) Because the project site is located relatively near the coast, a potential hazard from tsunamis exists. However, there is no established methodology to predict recurrence intervals of tsunamis. The last known tsunami warning occurred in the mid-1960's. Although the sand dunes offer some protection from tsunamis, past history suggests that the project site is still vulnerable to large tsunamis. As discussed in the Safety Element of the General Plan, the most feasible protection in the event of a tsunami is a warning system and evacuation plan. The warning is handled by the United States Weather Service and the Safety Element outlines safety preparedness measures. Therefore, the hazard presented by tsunamis is less than significant when approved safety measures are adhered to.

**Conclusion:**

*With adherence to mitigation measures, impacts related to Hydrology and Water Quality will have less than significant impact.*

**Mitigation:**

HWQ-1. To protect the ephemeral drainage, no project related materials (i.e., soils, debris, rinse water, etc.,) shall be allowed to escape the R.V. Park's perimeter fencing. Appropriate erosion and sedimentation control materials, lacking any monofilament, shall be installed and maintained for the duration of the project area along the project limits abutting the drainage bank where materials may wash into the drainage. Stockpiled soils shall be placed in a manner where they cannot be discharged into the drainage during storm events. Permanent stabilization of any disturbed soils shall occur at the earliest possible date following project completion.

HWQ-2. No equipment or personnel shall enter the ephemeral drainage for any reason during project activities.

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HWQ-3. The Applicant shall provide notification of Lake or Streambed Alteration (LSA) to the California Department of Fish and Wildlife (CDFW) prior to construction as required by Section 1602 of the CDFW Code.

HWQ-4. Prior to issuance to issuance of grading and building permits, the Applicant shall provide a standard erosion and sediment control plan. The Plan shall show control measures to prevent sediment and debris from entering the adjacent ephemeral drainage feature.

**Monitoring:**

Monitoring shall be conducted by Building and Public Works staff as necessary to ensure development is proceeding consistent with the final grading and building plans.

**Source:**

1. "Biological Resources Assessment Letter Report for the Bay Pines Solar Project," Terra Verde Environmental Consulting, August 2016

10. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

**Environmental Setting:** The project site is located at the corner of Quintana, a major collector and South Bay Blvd., a minor arterial, and at the southbound on-ramp to Highway 1. The parcel is zoned C-VS (visitor-serving commercial and the proposed solar array is to be located above an existing parking area.

**Impact Discussion:**

- a) The proposed project is to be located above an existing parking area within an existing RV park. The project would not divide an existing community; therefore, no impact would occur.
- b) The project cannot be approved unless found consistent with the General Plan, Zoning Ordinance, California Coastal Act, Local Coastal Program and Municipal Code. The site is within the C-VS, (Visitor-Serving Commercial) zoning district and adjacent to CalTrans right-of-way (Highway 1). With the approval of the Coastal Development and Conditional Use Permits, the use can be found to be consistent with City regulations. Additionally, the project has been reviewed by the Public Works Department, Fire Department, and Community Development staff, who have found that the project can be developed consistently with City standards.
- c) The City of Morro Bay does not have an adopted habitat conservation plan; therefore, the project would not conflict with applicable habitat conservation plan or a natural community conservation plan.

**Conclusion:** *No impacts to Land Use and Planning have been identified.*

**Mitigation/Monitoring:** Not applicable.

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**Sources:**

1. City of Morro Bay General Plan
2. City of Morro Bay Local Coastal Plan

11. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

**Environmental Setting:** The General Plan and the Division of Oil, Gas, and Geothermal Resources do not delineate any resources in the area. Further, the State Mining and Geology Board has not designated or formally recognized the statewide or regional significance of any classified mineral resources in the County of San Luis Obispo.

**Impact Discussion:**

a-b) The project is not proposed where significant sand and gravel mining has occurred or will occur and there are no oil wells within the area where the project is located. In addition, the area is not delineated as a mineral resource recovery site in the general plan, any specific plan or other land use plan. This area of the City is fully built up and the general plan does not provide for mining. Therefore, the project will not result in the loss of a known mineral resource of value to the region and impacts would be less than significant.

**Conclusion:** *No impacts to Mineral Resources have been identified.*

**Mitigation/Monitoring:** Not applicable.

**Sources:**

1. City of Morro Bay General Plan
2. City of Morro Bay Local Coastal Plan
3. California Coastal Act

12. NOISE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Expose people to, or generate, noise levels exceeding established standards in the local general plan, coastal plan, noise ordinance or other applicable standards of other agencies?			X	
b. Expose persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

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**Environmental Setting:** The City of Morro Bay Noise Element states that residential land uses in areas with exterior noise levels above 60 decibels (dBA) may only be permitted after implementation of noise protective measures in compliance with the Noise Element. Mitigation measures are also required if interior noise levels exceed 45 dBA. The proposed project would be located approximately 100 feet from State Route 1, which is the primary noise-generator in the area. Based on review of the County of San Luis Obispo Noise Element, the site may be subject to noise levels within the 65 decibel noise contour. The site is located at a lower elevation than State Route 1, which would provide an approximately 5 decibel reduction in the noise level (City of Morro Bay Noise Element 1993).

**Impact Discussion:**

a, b, c.) Construction activities associated with the proposed project would generate increased noise and vibration levels due to the use of heavy construction equipment and vehicles. Development of the proposed project would likely expose surrounding areas to noise levels that exceed those established in the Noise Element. This effect would be short-term, however, and would be limited to daytime hours pursuant to City policy. Short-term construction impacts would be less than significant.

d.) The project would create temporary increased noise levels in the project vicinity above those existing without the project due to construction activities (refer to a, b, c above). However, potential increase would not differ from those typically associated with similar development projects, and activities would be conducted in compliance with existing City policy. Impacts would be less than significant.

**Conclusion:** *Impacts would be less than significant.*

**Mitigation/Mitigation:** Not Applicable

**Sources:**

1. City of Morro Bay General Plan
2. County of San Luis Obispo General Plan

13. POPULATION AND HOUSING		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c.	Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?				X

**Environmental Setting:** The City of Morro Bay has a population of 10,234 based on data from the 2010 Census. The population has remained relatively constant over the last decade, down approximately 1.1 percent from 10,350 in 2000. The site is designated for Visitor-Serving Commercial uses

The site and vicinity surrounding the project are designated in the general Plan for a mixture of commercial and high-density residential uses, and is characterized by an eclectic mix of development. Currently vacant, this site occupies a prominent entry point to the City, and a major intersection of east-west and north-south traffic.

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**Impact Discussion:**

a-c) The project involves development of a solar panel array situated above a new carport structure for the benefit of the commercial use, which will not displace people or housing units, nor induce substantial growth.

**Conclusion:** *No impacts related to Population and Housing have been identified.*

**Mitigation/Monitoring:** Not applicable.

**Sources:**

1. City of Morro Bay General Plan
2. United States Census (2010)

14. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in a substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
a. Fire protection?				X
b. Police protection?				X
c. Schools?				X
d. Parks or other recreational facilities?				X
e. Roads and other transportation infrastructure?				X
f. Other public facilities?				X

**Environmental Setting:** The project site lies within the sphere of influence of the City of Morro Bay; therefore the City of Morro Bay provides most of the public services, including Fire and Police protection.

**Impact Discussion:**

a-f) The proposed project would not result in additional demand for public services or utilities. During construction, there would be potential demand for fire protection or police services in the unlikely event an incident occurs that requires emergency response. The project would have no effect on schools, parks, or other services.

**Conclusion:** *No impacts related to Public Services have been identified.*

**Mitigation/Monitoring:** Not applicable.

15. RECREATION	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X

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**Environmental Setting:** A variety of recreational activities including hiking, sightseeing, birdwatching, etc. are available within Morro Bay. Within the boundary of Morro Bay City limits, there are over 10 miles of ocean and bay front shoreline. Approximately 95% of the shoreline has public lateral access. These walkways provide active recreational activities for visitors and residents. There are also multiple improved parks and playgrounds throughout the City.

**Impact Discussion:**

a-b) The project is limited to the development of a vacant in-fill site with a small restaurant use, and no increase in demand on parks and other recreational facilities is anticipated. No additional recreational facilities are proposed.

**Conclusion:** *No impacts related to Recreation facilities have been identified.*

**Mitigation/Monitoring:** Not applicable.

16. TRANSPORTATION/CIRCULATION	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, street, highway and freeways, pedestrian and bicycle path, and mass transit?			X	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the country congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g. limited sight visibility, sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance or safety of such facilities?				X

**Environmental Setting:** The project site is located at the corner of Quintana, major collector and South Bay Blvd., a minor arterial, and at the southbound on-ramp to Highway 1.

**Impact Discussion:**

a-b) The project does not conflict with any applicable circulation system plans and does not add significantly to demand on the circulation system or conflict with any congestion management programs or any other agency's plans for congestion management. Development of the site will not significantly increase the traffic trips to and from the site, and existing streets have sufficient unused capacity to accommodate any added vehicular traffic without reducing levels of service. The proposed project would not result in a significant impact with regard to increased

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vehicular trips and does not conflict with performance standards provided in City adopted plans or policies. The project will also contribute to overall impact mitigation for transportation infrastructure by participating in the Citywide Transportation Impact Fee program. The largest impact on traffic levels and circulation effectiveness would be affected in large part due to the construction activity and equipment associated with the project, which will temporarily result in minor increases in traffic to and from the site. Once construction is complete, traffic volumes and impacts will return to the same level as the existing site.

- c) The project will not result in any changes to air traffic patterns.
- d) The project proposal does not include dangerous design features and the proposed use would be consistent with existing uses. Impacts would be less than significant.
- e) The project has been reviewed by the City Fire Marshal to ensure adequate emergency access has been provided.
- f) The project would not conflict with any adopted plans, policies, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impact would occur.

**Conclusion:** *No impacts related to Transportation and Circulation have been identified.*

**Mitigation/Monitoring:** Not applicable.

17. UTILITIES & SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X

**Environmental Setting:** The City contracts with Morro Bay Garbage Service to provide residential and commercial garbage, recycling, and green waste collection services for Morro Bay. All of the City's waste is taken

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to Cold Canyon Landfill. The project will comply with federal, state, and local statutes and regulations related to solid waste disposal, diverting materials from the demolition activities to recycling facilities as feasible.

**Impact Discussion:**

- a) The project would not require connection to existing City wastewater collection and treatment facilities, and would not include an onsite system. Therefore, no impact would occur.
- b) The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities; therefore, no impact would occur.
- c) The proposed project does not require or include the construction of additional stormwater management facilities. Therefore, no impact would occur.
- d) The project does not require the use of City water supply. Therefore, no impact would occur.
- e) The project does not require the use of the City's wastewater treatment facility. Therefore, no impact would occur.
- f) The proposed project's impact on capacity at Cold Canyon Landfill would be minimal during the construction phase of the project and would have no impact upon completion of construction activities. Therefore, no impact would occur.
- g) The project would comply with all applicable federal, state, and local statutes and regulations related to solid waste. Therefore, no impact would occur.

**Conclusion:** *No impacts to Utilities and Service Systems have been identified.*

**Mitigation/Monitoring:** Not applicable.

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**IV. MANDATORY FINDINGS OF SIGNIFICANCE (Section 15065)**

A project may have a significant effect on the environment and thereby require a focused or full environmental impact report to be prepared for the project where any of the following conditions occur (CEQA Sec. 15065):

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>a) Potential to degrade:</i> Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
<i>b) Cumulative:</i> Does the project have impacts that are individually limited but cumulatively considerable? (Cumulatively considerable means that incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
<i>c) Substantial adverse:</i> Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

**Impact Discussion:**

a) The project is commercial development in an urbanized area of the city. Without mitigation, the project could have the potential to have adverse impacts on all of the issue areas checked in the Table on Page 6. As discussed above, potential impacts to aesthetic and cultural resources and noise will be less than significant with incorporation of recommended mitigation measures.

b) The project is consistent with the Local Coastal Program, including the General Plan, Local Coastal Plan and Zoning Ordinance, which identifies this site as appropriate for visitor serving uses, and which supports infill development. The proposed project will not result in cumulatively considerable impacts.

c) With the incorporation of a mitigation measures, the project will not result in substantial adverse impacts on humans.

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**V. INFORMATION SOURCES:**

**A. County/City/Federal Departments Consulted:**

City of Morro Bay:  
Community Development Department (Planning and Building)  
Public Works Department  
Fire Department.  
San Luis Obispo County Air Pollution Control District  
CalTrans  
California Department of Fish and Wildlife  
United States Fish and Wildlife Service National Wetlands Inventory Mapper

**B. General Plan**

x	Land Use Element	x	Conservation Element
x	Visual Resources and Scenic Highway Element	x	Noise Element
x	Seismic Safety/Safety Element	x	Local Coastal Plan and Maps
x	Zoning Ordinance & Map	x	Climate Action Plan

**C. Other Sources of Information**

x	Field work/Site Visit	x	Ag. Preserve Maps
x	Staff knowledge/ calculations	x	Flood Control Maps
x	Project Plans dated November 21, 2016	x	Archaeological maps and reports
x	Applicant project statement/description and submittal/resubmittal letters	x	Soils Maps/Reports
x	Cultural Resources Study of 1501 Quintana, Applied EarthWorks, October 2016	x	Published geological maps
x	Biological Resources Assessment, Terra Verde, August 2016	x	Topographic maps
x	California Department of Fish and Wildlife California Natural Diversity Database	x	County of San Luis Obispo Air Pollution Control District, CEQA Air Quality Handbook, April 2012
x	United States Fish and Wildlife Service National Wetlands Inventory Mapper	x	Central Coast Information Center, University of California Santa Barbara
x	San Luis Obispo County Annual Resource Summary Report 2014-2016	x	California Department of Toxic Substances Control Cortese List
x	EnviroStor Database	x	United States Census 2010

**VI. ATTACHMENTS**

A – Summary of Mitigation Measures and Applicant’s Consent to Incorporate Mitigation into the Project Description.

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## Attachment A

### SUMMARY OF REQUIRED MITIGATION MEASURES

#### AIR QUALITY

**Mitigation Measure AQ-1:** Prior to issuance of a grading permit, the applicant shall submit a geologic evaluation that determines if naturally occurring asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request shall be filed with the District. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.

- **Monitoring AQ:** Copies of regulatory forms will be submitted to the APCD for review and approval, consistent with existing regulations. The Applicant is required to submit approval documentation from APCD to the City Community Development Director/Planning Manager. All potential violations, remediation actions, and correspondence with APCD will be documented and on file with the City Community Development Director.

#### BIOLOGICAL RESOURCES

**Mitigation Measure BR-1:** To protect the ephemeral drainage and CRLF habitat features, no project related materials (i.e., soils, debris, rinse water, etc.) shall be allowed to escape the R.V. park's perimeter fencing. Appropriate erosion and sedimentation control materials, lacking any monofilament, shall be installed and maintained for the duration of the project area along the project limits abutting the drainage bank where materials may wash into the drainage. Stockpiled soils shall be placed in a manner where they cannot be discharged into the drainage during storm events. Permanent stabilization of any disturbed soils shall occur at the earliest possible date following project completion.

**Mitigation Measure BR-2:** Existing, slatted, chain link fencing along the project's northwestern perimeter shall remain in place for the duration of project activities. No undermining shall occur to the fence which may allow wildlife to pass under

**Mitigation Measure BR-3:** No equipment or personnel shall enter the ephemeral drainage for any reason during project activities.

**Mitigation Measure BR-4:** To protect nesting birds, the Applicant should avoid vegetation trimming during typical nesting season (February 1- September 15). If avoiding construction during this season is not feasible, a qualified biologist shall survey the tree trimming area two days prior to activity beginning on site. If nesting birds are identified, they shall be avoided until they have successfully fledged or the nest has naturally failed. A buffer zone of 250 feet will be placed around all non-sensitive passerine bird species and 500 feet for all raptor species. Activity will remain outside of buffers until the Applicant's biologist has determined that the young have fledged or the nest is no longer active. If special status bird species are located, no work will begin until an appropriate buffer is determined via consultation with the City, the local CDFW biologist, and/or the USFWS.

- **Monitoring BR:** The City shall verify required elements on building plans and compliance in the field. The City shall review and approve plans and monitoring reports.

#### HYDROLOGY/WATER QUALITY RESOURCES

**Mitigation Measure HWQ-1:** To protect the ephemeral drainage, no project related materials (i.e., soils, debris, rinse water, etc.) shall be allowed to escape the R.V. Park's perimeter fencing. Appropriate erosion and sedimentation control materials, lacking any monofilament, shall be installed and maintained for the duration of

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the project area along the project limits abutting the drainage bank where materials may wash into the drainage. Stockpiled soils shall be placed in a manner where they cannot be discharged into the drainage during storm events. Permanent stabilization of any disturbed soils shall occur at the earliest possible date following project completion.

**Mitigation Measure HWQ-2:** No equipment or personnel shall enter the ephemeral drainage for any reason during project activities.

**Mitigation Measure HWQ-3:** The Applicant shall provide notification of Lake or Streambed Alteration (LSA) to the California Department of Fish and Wildlife (CDFW) prior to construction as required by Section 1602 of the CDFW Code.

**Mitigation Measure HWQ-4:** Prior to issuance to issuance of grading and building permits, the Applicant shall provide a standard erosion and sediment control plan. The Plan shall show control measures to prevent sediment and debris from entering the adjacent ephemeral drainage feature.

➤ **Monitoring HWQ:**

Monitoring shall be conducted by Building and Public Works staff as necessary to ensure development is proceeding consistent with the final grading and building plans.

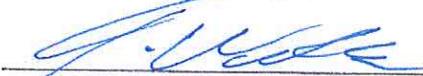
**CULTURAL RESOURCES**

**Mitigation Measure CULT-1:** An archaeological monitor and a Native American tribal representative shall be present during all ground disturbing activities for the proposed project. If cultural materials are encountered, all work should be temporally stopped within 30 feet of the find. The project Archaeologist should inspect the find and determine if it is an isolated artifact or potentially significant archaeological deposit. If significant, consultation between the City of Morro Bay, local Native American Tribal representatives, and the Project Archaeologist should be initiated to determine a course of action and proper treatment.

➤ **Monitoring CULT:**

The Community Development Department shall verify compliance with this measure.

**Acceptance of Mitigation Measures by Project Applicant:**

	<u>5-21-18</u>
Applicant	Date



AGENDA NO: B-2

MEETING DATE: September 4, 2018

## Staff Report

**TO:** Planning Commissioners **DATE:** August 27, 2018

**FROM:** Scot Graham, Community Development Director  
Cindy Jacinth, Senior Planner

**SUBJECT:** Public Draft of Plan Morro Bay: General Plan/Local Coastal Program Update  
(*continued from the August 23, 2018 meeting*)

### **RECOMMENDATION:**

Staff recommends the Planning Commission take public comment, review, and provide direction on the public draft of Plan Morro Bay: General Plan/Local Coastal Program Update.

### **DISCUSSION:**

This is a continued item from a duly noticed public hearing held by the Planning Commission at its meeting on August 23, 2018 with previous hearing held on August 7, 2018.

Plan Morro Bay is the City's update of its General Plan and Local Coastal Program (LCP) Land Use Plan (LUP). These long range planning documents guide development and conservation policies within the City. Plan Morro Bay updates and integrates the City's existing 1988 General Plan and 1984 LCP into one combined document. The complete public draft of Plan Morro Bay is available online at the link below and was also included in the August 7, 2018 PC agenda packet.

The General Plan Advisory Committee (GPAC) reviewed the public draft of Plan Morro Bay and their input is included as Attachment A.

### **CONCLUSION:**

Staff recommends the Planning Commission take public comment, and continue its review from the 8/23/18 meeting, and provide further direction on the public draft of Plan Morro Bay. Once the review of the Public Draft of Plan Morro Bay is complete, the Planning Commission will be making a recommendation related to approval/adoption to the City Council.

### **ATTACHMENT:**

A: GPAC input received

**ONLINE LINKS:**

Public Draft Plan Morro Bay:

<http://www.morro-bay.ca.us/DocumentCenter/View/11817/Plan-Morro-Bay-LCP-Public-Draft-May-2018>

<i>Location</i>	<i>Page</i>	<i>Commenter</i>	<i>Comment</i>
<b>Public Comments at GPAC Meetings:</b>			
Conservation		Brom	Air quality - City should consider getting a monitoring box that can collect ozone data upload their data to AQICN.org. A good place to put the monitoring box would be 2601 Coral St.
Public Safety	4-113	Brom	typo: One Water>OneWater
<b>GPAC Comments:</b>			
title page		Smith	In the final draft you should include a list of elected, planning commissioners, GPAC, staff & consultants that worked on the plan as well as thanks to Coastal Commission staff etc.
Introduction		Buquet	Wasn't there something about Morro Bay being a "fishing village" in this section?
Introduction		Smith	Do we need all the descriptive language in the Introduction? Not necessary – confusing with Vision
Introduction	page 1-11	Smith	Proposed SOI is first mapped on Figure 1-1 – has not yet been described, should be described before or near where you see it mapped the firm time – don't think it really needs to be shown on this map in any case.
Introduction	page 1-13	Smith	First paragraph of About Morro Bay section seems subjective and invented – no real reason to include it. Review all the intro text with an eye to “less subjective”, “more fact”. More interesting to start with the history section which is concrete. Same goes for the last paragraph in that section on pg. 1-14 before Present section starts
Introduction	page 1-14	Smith	Under "Present" heading - says "past several decades" - if it says this then there should be data in Table 1-2 that covers several decades. It also says Morro Bay will add "several hundred new residents by 2020." If that is the case that data should be in the table.
Introduction	page 1-14, Table 1-2	Smith	Table 1-2: 2015 Morro Bay Demographics. There is a row called "Under 20" and another row called "Population Under 18" - huh? If we are making the case that our population has virtually stagnated over time – a point that Dr. Tefft thought was very important to make, I'm sure we all recall - then it would be good to include a chart showing population in the past, compared to 2015 – the data is readily available. Same thing with employment reference on the next page.
Introduction	page 1-15	Smith	First paragraph - would like more historical statistics for comparison
Introduction	page 1-15	Smith	Dancing around things - e.g. using the term "multi-generational community". Why don't we just say old?
multiple locations		Smith	what are we trying to say with high percentage of housing units that are occupied seasonally or not occupied? Revisit that language
Introduction	page 1-16	Smith	The Planning Area - this seems to be the first place the sphere of influence is referenced, so the figure on which it is mapped, on the next page, should be referenced here. Need a clearer explanation that we have a sphere, and what it is, and that there's another area, that we may potentially add to our sphere. And explain why we would do that. I think the reader should know, earlier in the document than the explanation appears.
multiple locations		Smith	Check SOI and Future SOI language throughout - not clear enough. Maybe bring the language from the policy about Future SOI - about why the City might include it in SOI up to the Introduction
Introduction		Smith	How to Use the Plan sections - may not be needed. Thinks the Organization section in the Introduction covers it. They really are Why they might use the plan"
Introduction		Stewart	Documents that have the data that back up the plan - where are they?
Vision & Values		Smith	Could Vision go right at the very beginning of PMB?
Vision & Values		Buquet	Are the Community Values in any order?
Blueprint Intro	page 3-3	Michael Baker	Move Community Well-being paragraph to the Greenprint Intro
Blueprint Intro	page 1-19	Smith	Heading should be “Plan Morro Bay Organization” Could include a chart/graphic here that identifies the elements of the Blueprint vs the elements of the Greenprint.
Blueprint Intro		Silloway	will there be interactive links in the final electronic version?

<b>Location</b>	<b>Page</b>	<b>Commenter</b>	<b>Comment</b>
Land Use	page 3-5	Smith	Minor point, but in the first paragraph it really should say "Much of the land use pattern for Morro Bay is set, and there is little opportunity or desire for the city to expand outward." There's a lot of open land around us, but I think it is true that we have no desire to sprawl into it.
Land Use	page 3-7	Smith	Although it is not updated as part of the Plan Morro Bay work, the reader should still be told where to find the Housing Element.
Land Use	page 3-7	Smith	Don't the standards that buildings and infrastructure are held to also influence land use resiliency? It isn't just where things are located, and how the locations affect other community aspects...
Land Use	page 3-9	Smith	Could the plan area be added to Figure LU-2?
Land Use	page 3-11 and more	Smith	make it clear the C/R fishing land use designation area is where Measure D applies - throughout the document
Land Use	page 3-11 and more	Silloway	Could Measure D text go in the Plan?
Land Use	page 3-12	Smith	I would argue that the Mixed Use Residential Overlay designation provides additional development potential, as well as criteria.
Land Use	page 3-17	Smith	hard to see MU Residential overlay on Figure LU-3 when printed
Land Use	page 3-17	Smith	Where are Morro Bay Community Center and Veteran's Hall on the map – not public facilities? They should also be shown on Figure OS-2
Land Use	page 3-19	Silloway	Table LU-2: non-residential sf – thinks the 8 million sf number is misleading and very unlikely. Thinks the power plant building will be preserved as a historic landmark
Land Use		Silloway	is the future SOI proposed in this plan? Scot: Yes and no. This isn't the SOI process but this will be the recommendation to LAFCO after this process
Land Use	page 3-20	Smith	Dynegy and the Wastewater Treatment plant are introduced in the second paragraph as though every reader already knows what they are and where they are...they may not.
Land Use	page 3-21	Smith	Should the "identified opportunity areas" be mapped?
Land Use	page 3-22	Smith	I fundamentally disagree with the first sentence, Morro Bay is actually different than most cities in California, as it isn't growing much at all.
Land Use	page 3-23	multiple	Housing and Jobs Growth - is the use of households in the jobs/housing ratio appropriate? Are seasonal housing units removed from the jobs/housing ratio?
Land Use	page 3-23	Smith	Development Capacity - could the first sentence be worded differently? Makes it sound like Measure F needs to be removed/overtaken.
Land Use	page 3-23	Smith	The narrative under "development capacity" section sounds like it was written at the beginning of the project, when we were considering alternatives, rather than in the final document, when we've decided on a course of action. As of now, we've chosen a set of land uses and intensities that will keep us under the Measure F threshold, not sure why we have to say anything else at this time.
Land Use	page 3-23	Smith	Again, we need to be consistent in describing the current sphere of influence and the potential future sphere, and our intentions with expanding the sphere – if we do it, why would we do it. The explanation, which I generally agree with, is in Policy LU 3.6, but the reader might never find it there.
Land Use	page 3-25	Smith	The paragraph under Coastal Priority Uses and the first paragraph under Visitor Serving Uses are repetitive.
Land Use	page 3-26	Smith	Should map the Fisheries Sector/Measure D Zone, the Visitor's Sector and the Southern Sector in a figure (probably LU 4) – these are pretty important in this City.
Land Use	Page 3-27	Smith	Don't see that LU-4 differentiates between administrative, commercial and recreational services as the narrative says.
Land Use	Page 3-29	Stewart	Figure LU-4: add oyster farm to map
Land Use	Page 3-31	Smith	LU4.2 is not a policy, its an implementation action. The policy might be "Ensure commercial fishing activity is prioritized in the Measure D area."

<b>Location</b>	<b>Page</b>	<b>Commenter</b>	<b>Comment</b>
Land Use	Page 3-31	Smith	LU4-3 How and who will assist the commercial fishing industry to adapt to climate and economic change? Is there a corresponding implementation action?
Land Use	Page 3-32	Smith	Policy LU-4.6 - language is confusing
Land Use	Page 3-32	Smith	LU 5.2 Where is the prime agricultural land in the planning area? Typically this is mapped...
Land Use	page 3-33	Ingraffia	Re: Policy LU-5.4 - Could the Dynegy Master Plan require the draft MP be developed within a certain time frame?
Land Use	page 3-33	Smith	LU 5.4 I would rewrite, to simplify and say "Master Plan the redevelopment of the Dynegy Site in order to encourage...xx uses"
Land Use	page 3-33	Smith	Why is "Continued Industrial Uses" part of the title of this policy? Makes no sense when the policy means to say, "Once the Wastewater Treatment Plant is relocated, and operating at another site, master plan the redevelopment of the current Wastewater Treatment Site in order to encourage...xx uses."
Land Use		not sure	Accommodations: people staying in boat slips - were they counted?
Community Design	page 3-49	Stewart	Floodplain issues for VSC uses around existing WWTP? Add more language re: environmental constraints? Elevation issues?
Community Design	page 3-50	Smith	Description of North Embarcadero area is tentative, lots of "should" – Why "development standards should have" instead of "will" have. Why use the word "ideally" – in a final plan doc?
Community Design	page 3-51	Smith	The streets in the Embarcadero are not "pedestrian friendly streets" at all, but they are filled with pedestrians. They need to evolve to be pedestrian friendly streets by widening sidewalks, adding bulb outs, improving crossings etc....Those kinds of improvements are not specifically referred to anywhere in the plan, even in the Circulation Element – this is a missed opportunity. Again, there is very tentative language on 3-52 about changes on Centennial Parkway and Market Plaza. If the City has adopted plans for these areas, and/or released RFPs with specific goals for these areas set out, they should be described positively, and in concrete terms.
Community Design	page 3-54	Smith	Implementation action ED3.3 talks about maximizing energy from renewable resources. This is great, but where is the policy? Also don't see a policy that corresponds to implementation action ED3.4.
Community Design	page 3-56	Smith	I think this section is missing a critical step, defining the key physical elements that make up the character areas of the City – there is no way to "consider" and "maintain" them if you don't agree what they are in the first place.
Community Design	page 3-56	Ingraffia	Policy CD-1.3 - all the city - have some guidelines already -clarify
Community Design	page 3-57	Smith	CD1.6 Doesn't the law already require this?
Community Design	page 3-57	Smith	CD1.8 What kinds of things would be in this compendium? Materials suggestions? Not sure what "flexible design elements" we are talking about.
Community Design	page 3-58	Smith	What about Sustainable Design elements in buildings and infrastructure, renewable energy, water conservation....all of these things contribute to a community's resiliency as well.
Economic Development		Buquet	cross-reference to housing element?
Economic Development		Schneider	seems like home-based businesses are missing - develop them, encourage them
Economic Development	page 3-66	Smith	Couldn't we also adopt a green building ordinance, that would include the guidelines in ED 3.2?
Economic Development	page 3-66	Smith	How would you limit chain stores in ED3.6? Zoning? Should say it if yes.
Economic Development	page 3-66	Smith	ED4.1 is there a specific implementation action needed to encourage healthcare employment? Don't see one, and this seems like an important sector to cultivate in Morro Bay.
Circulation		Stewart	parking - maybe there is enough but some people (visitors) don't know where it is. Need good signage.
Circulation	page 3-71	Smith	Do we have an identified high injury network in Morro Bay, or have we identified intersections or segments that are high injury or death? If so we should identify them in the plan, or if not, we should have a policy to look at that issue, and address it.

<b>Location</b>	<b>Page</b>	<b>Commenter</b>	<b>Comment</b>
			Confused by the group of street sections included here. Is this the full range of our street cross sections? Is this in any way correlated to Figure CIR-1B? It doesn't seem to be, even in the naming of the street types. These are certainly not modern or stellar examples of "complete streets" particularly Figure CIR-2a which shows a bicyclist riding on a 6' wide sidewalk. Also, reducing 12' lane widths to 10' is becoming industry standard, and would facilitate some improvement to these sections.
Circulation	page 3-74	Smith	Perhaps consider an implementation item seeking grant funding to prepare a Complete Streets Plan for the City to integrate with the Pedestrian/Bicycle Plan updates that the City will now be committing to complete annually.
Circulation	page 3-87	Smith	The items under Planned Circulation Improvements are all framed as "woulds" or "coulds" instead of "will" or "shall" – they should be the latter, if they are in the Plan.
Circulation	page 3-97	Goldman and others	Policy CIR-4.3: expand geographic area or other approaches. Possible add an implementation action?
Circulation	page 3-97	Buquet and others	Policy CIR-4.6: where is this referring to exactly? Should that be specified?
Conservation	page 4-14	Smith	Policy C-1.14 calls for eelgrass protection on a project-by-project basis, but the associated implementation C-12 suggests that a mitigation bank be established – are these items consistent?
Conservation	page 4-15	Smith	Seems odd to locate Air Quality in the Conservation Element – would fit better in the Blueprint than the Greenprint and is usually associated/placed near the noise element. I don't think I've seen it in a Conservation element.
Conservation	page 4-21	Smith	Can we explain what it means that transportation is the largest contributor to GHG emissions – is it that we drive our cars, or the delivery of goods to us via trucks, or both? Also does the residential GHG contribution come from our own energy consumption, or the power source of residential energy comes from, or again, both?
Conservation	page 4-21	Smith	Also, it would make sense to move the Energy Conservation section behind this one, instead of buried well beyond in the Element. I was looking to see Community Choice Energy referenced and/or anything about renewables, and didn't see anything till way back on 4-33.
Conservation	page 4-22	Silloway	desal plant - worn out - should the document say that is could potentially be functional? Seems misleading. Scot: it does work using brackish water. Indeed it does need upgrading.
Conservation	page 4-31	Smith	There is no mention of Green Streets (managing, capturing, cleansing stormwater and runoff in public right of ways) or blue/green infrastructure approaches in the water section, or specifically in Policy C-4.14 Seems like a missed opportunity. I've always thought Main Street could function as a "green seam" in the city, capturing runoff from stormdrains inland of it, and cleansing it before it goes into the ocean west of it.
Conservation	page 4-34	Smith	Not sure what "Morro Bay does not currently have its own energy-related uses" means, does this refer instead to our own energy production? Would be great to also reference the job creation potential of the renewable energy sector for our area, somewhere in here.
Conservation	page 4-39	Smith	Figure C-6 Radcliff is certainly a "Street Providing Views", but is not identified on this map.
Conservation	page 4-40	Smith	Morro Rock should be labelled using same font/size as the other scenic views labelled on this map.
Conservation	page 4-41	Smith	Add a policy like OS3.1 for this section as well?
Conservation	page 4-42	Smith	Policy C-8.5 suggests we "identify degraded viewsheds and other issues affecting viewshed quality." – to what end? To fix them? We should say.
Conservation	page 4-42	Stewart	Policy C-8.8 - clarify if this policy just applies to the less developed areas of the coastline
Conservation	page 4-42	all discussed	Policy C-8.9 - GPAC recommendation was to add an IA that requires the City to make a plan for undergrounding – in-lieu fee study
Conservation		Silloway	Add an IA to seek scenic highway designation of Highway 41

<b>Location</b>	<b>Page</b>	<b>Commenter</b>	<b>Comment</b>
Conservation	page 4-43	Smith	In the second paragraph, I think it means to say "The estuary surrounds the terrain along the water in the park and integrates..."
Conservation	page 4-47	Smith	Since eelgrass health is so important to preservation of the Morro Bay Estuary, should it specifically be referenced here?
Conservation	page 4-48	Buquet	Discussed 45 or 50 year criteria for historic resource analysis under CEQA and what level of protection that affords. Should that be explained more in PMB? Also discussed the local inventory and other things related to historic buildings.
Open Space		Silloway	Please change Cerrito Peak to Cerrito Peak/Eagle Rock throughout PMB
Open Space	pages 4-57-58	Silloway	Table OS-1 and text on the following page - rework the table to show where the parkland ratio comes from
Open Space	page 4-57	Buquet	Is Cerrito Peak included in Table OS-1
Open Space	page 4-61 and other places in element	Silloway	above Tidelands - Franklin Riley Park - it was designated by the Council. City owned land. Add in to PMB
Open Space	page 4-61	Smith	Where are Morro Bay Community Center and Veteran's Hall on the map – not public facilities? They should also be shown on Figure OS-2
Open Space	page 4-61	Smith	Figure OS-2 use a different color for the CA Coastal Trail, its hard to see. And can we add other trails in the City?
Open Space	page 4-64	Smith	Shouldn't the bike park be reflected anywhere in our inventory?
Open Space	page 4-68	Smith	Should policy OS-3.4 also address conservation areas.
Open Space	page 4-73	Silloway	area outside City limits (Chevron properties area) - policies/IAs don't address passive recreation. They should and there could be a trail between Alva Paul and Del Mar Park.
Public Safety	page 4-89	Smith	In Policy PS-1.1 do we mean to say vulnerable public assets? I think that's what we are talking about here and elsewhere in this element.
Public Safety	page 4-91	Schneider	Policy PS-2.10 - seems like locating around hazards would be hard on many of the small lots in Morro Bay
Public Safety	page 4-105	Smith	Should we discuss the basic Armor, Adapt, Retreat strategy we take in resiliency approaches?
Community Well-being	page 4-116	Stewart	Does Morro Bay really have good clinical care options? Does Morro Bay really have poor access to fresh food?
Community Well-being	page 4-116	Smith	Its great to include this element in the General Plan. It would be even better if there were some data points about our community's health (physical health, longevity) instead of the general statement that our residents "tend to be healthier". We mention our "large population over 50" and its potential to have special health concerns – do we know what they are in our residents?
Community Well-being	page 4-118	Stewart	Should mention the community garden by Del Mar park in this element
Community Well-being	page 4-118	multiple	Table CW-1 - quite a few questions about and issues with the data in this table
Community Well-being	page 4-118	Smith	Great to include Quality of Life indicators, how were these specific ones chosen? There's no explanation for this. There are many, many others that could have been included, such as educational attainment, poverty rates, economic growth rates, homelessness, chronic disease rates, traffic safety, etc. It might be good to include a policy that calls for the community to undertake an exercise to develop a set of quality of life indicators that we want to track over time. This approach has been taken in many other places. Specifically on the table on this page, is it really the crime rates per 100,000 residents? We only have 10,000 residents so what does this number really mean for us?
Implementation	page 5-6	Schneider	IA LU-10 - written a little strangely
Implementation	page 5-6	Schneider	IA LU-11 - should we clarify that facilities are assumed to be less expensive than building actual low-cost rooms?
Implementation	page 5-6-7	Smith	LU12 and LU 14, do we need to define STVR and LUCVR?
Implementation	page 5-6	Ingraffia	IA LU-13 - where did the "units over 4,000 square feet in size" part of the last sentence come from? Does it make sense to include?

<b>Location</b>	<b>Page</b>	<b>Commenter</b>	<b>Comment</b>
Implementation	page 5-10	Smith	IA LU-20: When will we update the Waterfront Master Plan, and in order to do what?
Implementation	page 5-10	Smith	IA LU-21: Isn't the Downtown Waterfront Strategic Plan already completed, adopted?
Implementation	page 5-10 to 5-11	Smith	IAs LU-22 through LU-34 Are these really Implementation Actions of the General Plan? They read as notes for planners in the future about very specific issues on the waterfront...
Implementation	pages 5-12 to 5-13	Smith	IA CD-5 and CD-6: these are important items, so great to see them included. Not sure why CD5 specifically calls out reuse of some of the existing buildings – maybe the plan will do this maybe it won't, not sure what we achieve by calling it out now.
Implementation	pages 5-13 to 5-14	Smith	IAs CD-10 through CD-16: These many items appear to contain the content of missing Development Standards for the Waterfront – why isn't the Implementation Action "Create and adopt development standards for the Waterfront (or however we want to define it) to address xx and xx, and to ensure xx and xx are defined..."
Implementation	page 5-14	Smith	IA ED-3: What does "maximize" mean, how will we know that we have achieved this one? I'm for it, but it is very vague.
Implementation	page 5-15	Smith	Why explore opportunities to establish CFDs and BIDs – perhaps a good idea, and or we need more BIDs (?) but we should explain why.
Implementation	page 5-23	Smith	IA C-12: How will we consider this – will we study it? What would we need to know in order to commit to it?
Implementation	page 5-24	Silloway	IA C-22: Not sure it is appropriate to use the word "advocate" in this IA. Scot: fine because the City is already doing this.
Implementation	page 5-25	Smith	IA C-25: How does this action item relate to the food waste bins we've already received? Are we promoting that program, suggesting another one?
Implementation	page 5-26		IA OS-4: Add Harbor Department to Responsibility column
Implementation	page 5-30	Smith	IA CW-2: I think this training is typically called diversity, or cultural awareness or sensitivity training, not equity training.
Glossary and Acronyms		Stewart	Prehistoric - add under cultural and historic definitions somewhere
Glossary and Acronyms		Goldman	Add - Acreage, gross - in addition to Gross Acreage
Glossary and Acronyms			Add SLO APCD to acronyms
Appendices		Smith	Include community engagement summaries in Appendices
general comment		Silloway	Found the numbering of the policies and IAs being similar confusing
general comment		Buquet	state requirements and local issues - could we symbolize what is a state or local priority like we do for coastal issues with the Morro Rock icon?
general comment		Stewart	should caption figures at the top of the page - easier to see
general comment		Buquet	page numbering at the bottom of the pages in the dark blue color bar throughout the blueprint are very hard to read
general comment		Buquet	Likes the idea of hospitality ambassadors in Morro Bay