CITY OF MORRO BAY
PLANNING COMMISSION
MEETING AGENDA

Veteran's Memorial Building
Regular Meeting 6:00 p.m.

209 Surf Street, Morro Bay
Wednesday April 20, 2011

Chairperson Rick Grantham
Vice-Chairperson John Diodati
Commissioner Jamie Irons
Commissioner Paul Nagy
Commissioner John Solu
Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

III. PLANNING COMMISSIONER ANNOUNCEMENTS

IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

V. PUBLIC COMMENT:

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so when recognized by the Chairman, by standing and stating their name and address. Comments should be limited to three minutes.

VI. CONSENT CALENDAR

A. Approval of minutes from Planning Commission meeting held on April 6, 2011

VII. PRESENTATIONS

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. None

VIII. PUBLIC HEARINGS

A. **AO0-011 City-Wide Text Amendment.** The City of Morro Bay will hold a public hearing to consider adopting an amendment to The City's Municipal Code Title 14 modifying Section 14.48 "Illicit Discharge Detection and Elimination and Stormwater Management" The ordinance is a requirement in the City's Stormwater Management Plan under the National Pollution Discharge and Elimination System (NPDES) phase II permit issued by the Regional Water Quality Control Board. The purpose of this Section will be to ensure the health, safety and general welfare of citizens, and to protect and enhance the water quality of watercourses and water bodies in a manner pursuant to and consistent with the Federal Clean Water Act (33 U.S.C. § 1251 et seq.) by reducing pollutants

in stormwater discharges to the maximum extent practicable and by prohibiting non-stormwater discharges to the stormwater conveyance system. The ordinance is statutorily exempt from CEQA under Discharge requirements, Section 15263 of the CEQA regulations.
Staff Contact: Rob Livick Director of Public Services or Damaris Hanson Engineering Technician (805) 772-6261.

IX. UNFINISHED BUSINESS

A. Current and Advanced Planning Processing List

X. NEW BUSINESS

A. None

XI. DECLARATION OF FUTURE AGENDA ITEMS

XII. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Wednesday, May 4, 2011 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Public Services Office at 955 Shasta Avenue, during normal business hours, Mill's ASAP, 495 Morro Bay Boulevard, or Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Planning 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 Department 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.

RULES FOR PRESENTING TESTIMONY

Planning 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 testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place or residence both orally and on the sign in sheet at the podium. Commission meetings are audio and video tape-recorded and this information is required for the record.

2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.

3. Keep your testimony brief and to the point. Speak about the proposal and not about individuals. On occasion, the Chair may place time limits on testimony: Focus testimony on the important parts of the proposal: do not repeat points made by others. Please, no applauding or making comments from the audience during the testimony of others.

4. Written testimony is encouraged so they can be distributed in the packets to the Planning Commission. However, letters are most effective when presented at least a week in advance of the hearing. Written testimony provided after the staff reports are

distributed and up to the meeting will also be distributed to the Planning Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, attention: Planning Commission Secretary.

APPEALS

If you are dissatisfied with any aspect of 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. The appeal form is available at the Public Services 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 with the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is $250 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 and the City Zoning Ordinance. 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.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Services' Administrative Technician at (805) 772-6261. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request at the staff's table.

COPIES OF VIDEO, CD: Copies of the video recording of the meeting may be obtained through AGP Video at (805) 772-2715, for a fee.

ON THE INTERNET: This agenda may be found on the Internet at: www.morro-bay.ca.us/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.morro-bay.ca.us/notifyme and follow the instructions.

AGENDA ITEM: VI-A

DATE: April 20, 2011

ACTION: _____

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES
(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building — 209 Surf Street, Morro Bay
Regular Meeting, 6:00 p.m. — April 6, 2011

Chairperson Rick Grantham

Vice-Chairperson John Diodati — Commissioner Jamie Irons
Commissioner Paul Nagy — Commissioner John Solu

Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham called the meeting to order at 6:00 p.m. and noted all Commissioners are present with the exception of Vice-Chair John Diodati.
Staff Present: Rob Livick, Kathleen Wold and Sierra Davis

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Livick led the pledge.

III. PLANNING COMMISSIONER ANNOUNCEMENTS – None.

IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken by the City Council at the March 22nd meeting and for the upcoming April 12th City Council meeting.

V. PUBLIC COMMENT

Chairperson Grantham opened the Public Comment period.

- Ken Vesterfeld of Morro Bay announced Friday, April 8th will be the Tip-a-Cop dinner which is a fundraiser to benefit Special Olympics. Also, on Friday, April 15th is the first Emergency Vehicle car show, a free event and on May 5-8th is the Annual Cruisin' Morro Bay Car Show.

IV. CONSENT CALENDAR

A. Approval of minutes from the Planning Commission meeting held on March 16, 2011.

MOTION: Nagy moved the Planning Commission approve the Consent Calendar. Irons seconded the motion. The motion carried unanimously (4-0).

VI. PRESENTATIONS - None.

VII. PUBLIC HEARINGS

A. ***This item has been continued from the March 16, 2011 meeting.***

Case No.: S00-048/UP0-086/CP0-130
Site Location: 2400 Main Street, Northeast corner of Main and Bonita
Applicant/Project Sponsor: Morro Mist LLC. Steve and Gayla Miller / Cathy Novak
Request: Construction of a 23 unit community housing project on individual lots clustered in six areas and one common lot for access, common landscaping and general common area. The proposed project seeks an exception for the following: interior yard setbacks between units, lot coverage, lot size, reduced open space, reduced parking and the commercial requirement in a mixed-use (commercial/residential) zone. The proposal includes 2.3 units of affordable housing to meet the City's inclusionary requirements with two affordable units at the moderate rate and the .3 unit to be provided via the City's in-lieu fee program.
Recommended CEQA Determination: Mitigated Negative Declaration
Staff Recommendation: Conditionally approve Tentative Subdivision Map S00-048, Conditional Use Permit UP0-086 and Coastal Development Permit CP0-130.
Staff Contact: Kathleen Wold, Planning Manager, (805) 772-6211

Wold presented the staff report.

Commissioners discussed with staff the conflicts between the zoning ordinance, General Plan and LCP in addition to the following:

- The lack of a commercial component to the project and the General Plan and zoning requirements for mixed use;
- The affordability condition of 2.3 units and the procedure for developing when there is a fractional requirement. The City Council in the past has allowed fractional units to be paid as an in-lieu fee. Wold clarified how the provision of additional affordable housing units could enable the Applicant to overcome the commercial requirement; and
- The parking requirement of 49 spaces versus the Applicant's proposed 43 spaces.

Chairperson Grantham opened the Public Comment period:

- Cathy Novak, Representative for the Applicant, spoke to clarify details of the proposed project and its conditions.

The following persons spoke against the proposed project:

- Jay Chiasson of Morro Bay urged that commercial development be in the downtown area not in North Morro Bay;
- David Janzen of Morro Bay expressed concern about the lack of adequate parking;
- Brenda Agee of Morro Bay stressed this project is wrong for Morro Bay and stated even more homes are not needed and also was opposed to the high density of this proposed project;
- Conrad Michel of Morro Bay who expressed concern about parking and the numerous exceptions asked for by the Applicant; and
- Roger Ewing of Morro Bay questioned the community benefit to be gained for the exceptions requested by the Applicant.

Commissioners discussed with staff:

- The conflicts in the code between compact infill development and community housing guidelines and the exceptions requested by the Applicant; and
- The parking requirements for the project and whether to condition an additional 3 parking spaces for a total of 46 spaces.

Commissioner Irons asked Wold to clarify if the code will allow a 100% residential project. Wold stated the policies in the General Plan and LCP and Zoning Ordinance do not allow elimination of commercial use based on the fact that market would not support it. Wold clarified the Commission would need to either make the finding that the affordable housing provided is above the minimum requirement or do a General Plan amendment and rezone the property.

Commissioners continued discussion regarding whether to condition a third affordable unit instead of a fractional unit. If a third unit is conditioned, then the project would be consistent with the Municipal Code and could be made 100% residential. Commissioner Irons stated if the Commission cannot make the findings that would allow 100% residential, it should continue the meeting to allow the Applicant to seek a General Plan amendment and also meet the parking requirements per the parking standards.

Novak responded to the Commission that the Applicant would be willing to do .4 on the unit instead of the fractional .3 amount. Wold clarified for the Commission that the additional .1 amount equates to an additional approximate $20,000 that would be paid into the City's affordable housing in-lieu fund.

Commissioner Solu asked the Applicant to talk about the parking issue.

Novak responded that she asked the Architect to find a way to provide 3 additional compact parking spaces. She presented a design that showed the parking spaces on site in the current common open space area with pavers, instead of asphalt, which would allow this parking space to double as overflow space when not in use as parking.

MOTION: Nagy moved the Planning Commission approve this 23-unit housing project with the findings that the overall project meets the General Plan and with the following conditions:

1. Add 3 extra parking spaces, and they can use it with pavers and so it can be used as also as common outdoor area, sort of overflow parking and;
2. The applicant to be charged the 2.4 housing units for inclusionary in the affordable housing.

Solu seconded the motion. The motion carried 3-1. Irons dissented.

VIII. UNFINISHED BUSINESS

A. Current Planning Processing List/Advanced Work Program

Commissioners reviewed the work program.

IX. NEW BUSINESS

X. DECLARATION OF FUTURE AGENDA ITEMS

Commissioners agreed to agendize a discussion about modifications to the Zoning Ordinance.

XI. ADJOURNMENT

Chairperson Grantham adjourned the meeting at 7:55p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Wednesday, April 20th , 2011 at 6:00 p.m.

_____

Rick Grantham, Chairperson

ATTEST:

_____

Rob Livick, Secretary

AGENDA NO: VIII-A
MEETING DATE: April 20, 2011

Staff Report

TO: **Honorable Chair and Planning Commission** **DATE: April 11, 2011**

FROM: **Rob Livick, PE/PLS - Public Services Director/City Engineer**
Damaris Hanson, CPESC - Engineering Technician III

SUBJECT: Review the Draft Ordinance No. 567 Repealing Chapter 14.48 Stormwater Control, and Readopting Chapter 14.48 Entitled Illicit Discharge Detection and Elimination and Stormwater Management.

RECOMMENDATION:

Staff recommends the Planning Commission introduce the draft ordinance by number and title only, Ordinance No. 567 entitled Illicit Discharge Detection and Elimination and Stormwater Management and provide comments/recommendations to the City Council.

FISCAL IMPACT:

There are no known direct costs to the City associated with the ordinance, but staff time will be needed to administer and enforce the ordinance.

BACKGROUND/DICUSSION:

In 1987 Congress specifically mandated the Environmental Protection Agency (EPA) to establish storm water programs that address the introduction of pollutants into water bodies from storm water runoff. Stormwater was identified in the original Clean Water Act of 1972 to be a significant source of pollution.

Phase I stormwater programs began in 1990 and targeted municipalities with populations of 100,000 or greater. In 2003 the State of California adopted a Phase II program to address stormwater from municipalities with populations of 100,000 or less. Unlike the Phase I regulations which issued an individual National Pollutant Discharge Elimination System (NPDES) permit to each entity, the Phase II program is a general statewide permit which applies to all municipalities equally, but requires the development of a Storm Water Management Plan (SWMP) for each municipality. These programs are generally referred to as Phase II Municipal Separate Storm Sewer System permits or MS4.

Prepared By: DH Planning Manager Review: KW

Director Review: R

City Attorney Review: _____

The Environmental Protection Agency, acts through the State Water Quality Control Board and Regional Water Quality Control Boards (Water Board) to implement the provisions of the Clean Water Act. The City is one of several small communities most recently enrolled into this national effort to improve water quality.

On August 25, 2003 the City Council passed resolution No. 43-03, which adopted the City's Stormwater Management Plan (SWMP) pursuant to the NPDES program requirements. The City submitted the SWMP to the Water Board prior to the deadline of October 27, 2003. The Water Board did review the SWMP and not grant the City a permit to discharge at that time.

On February 15, 2008 the City received a letter from the Water Board regarding the revised enrollment process for small Municipal Separate Storm Sewer Systems (MS4s). This letter required the City to submit a revised Stormwater Management Plan (SWMP), including hydromodification control measures. Staff brought the revised (SWMP) to Council on June 3, 2008. The City was permitted by the Water Board on February 17, 2009.

The SWMP outlines Best Management Practices (BMPs) the City must undertake over the permit cycle (Feb. 2009-Feb. 2014). The BMPs contain a timeframe in which the City must comply with in order to not receive a Notice of Violation which leads to eventual fines. Several of the BMPs in the SWMP require the City to adopt ordinances. The following are the requirements in which the City is fulfilling with the proposed ordinance:

1. Adopt an ordinance prohibiting illicit discharges and including enforcement provisions. The ordinance will include a system of enforcement and penalties. Model ordinances will be used to help draft this ordinance.
    A. 17 categories of non-stormwater discharges or flows (i.e., authorized non-stormwater discharges) will be addressed only where they are identified as significant contributors of pollutants to the Small MS4. If any of the 17 non stormwater discharges are deemed significantly contributors to stormwater pollution, BMPs will be added to remediate these individual negative impacts
2. Adopt and enforce a Pet Waste Management Ordinance to be incorporated within the illicit discharge ordinance.
3. Conduct an analysis of all applicable codes, regulations, standards, and/or specifications that identifies modifications and/or additions necessary to effectively implement hydromodification controls and LID.
    A. Approved new and/or modified enforceable mechanisms (i.e. ordinance) that effectively resolve regulatory conflicts and implement hydromodification controls and LID for new and redevelopment projects.

Staff is proposing to develop all of the above requirements into one ordinance (attachment 1), since there is the common thread of water quality.

Ordinance Requirements:

The MS4 General Permit and the Water Board ultimately holds the City responsible for the water quality of the watercourses within the City limits. The General Permit states "The Permittee shall maintain, implement, and enforce an effective SWMP designed to reduce the discharge of pollutants from the regulated Small MS4 to the Maximum Extent Practicable (MEP) and to protect water quality. An illegal discharge is assumed to have occurred if a pollutant is placed, blown, washed, tracked or in any way allowed to accumulate in any part of the MS4 so that it can be conveyed by stormwater. The MS4 is defined as a conveyance or system of conveyances; including roads, ditches, man-made channels, or storm drains, designed or used for collecting or conveying stormwater, which is not a combined sewer and which is not part of a Publicly Owner Treatment Works. The ordinance does have exemptions to discharge; section 14.48.090 lists various exemptions allowed by the Water Board and the 17 non-storm water discharges in which the City has determined to not be a significant source of pollution.

The following non-storm water discharges or flows:

- Water line flushing
- Landscape irrigation
- Diverted stream flows
- Rising ground waters
- Uncontaminated ground water
- Discharges from potable water sources
- Foundation drains
- Air conditioning condensation
- Irrigation water
- Springs
- Water from crawl space pumps
- Footing drains
- Lawn watering
- Individual residential car washing
- Flows from riparian habitats and wetlands
- Declorinated swimming pool discharges
- Discharges from fire fighting activities
- All permitted discharges with NPDES permit
- Agriculture discharges regulated by the Water Board

The proposed ordinance also regulates animal wastes. The City currently has a Municipal Code Chapter, 7.08.25 (attachment 2) which deals with dog waste. The Water Board requires the ordinance to include other animal waste other than just dogs; therefore the proposed ordinance has section 14.48.130 regarding animals included in the proposed ordinance.

How the ordinance will affect the citizens and business owners:

The prohibition of disposing anything other than rainwater in the storm drain system or MS4 means a citizen blowing leaves into the street is a violation or a business owner sweeping or housing down the sidewalks in front of their place of business would be a violation. To avoid a

violation citizen must pick up any swept items before they enter the street, or in the case of hosing sidewalks the wash water will have to be collected prior to entering the street or storm drain system and disposed of properly. Another common issue is restaurants washing their floor mats outside. The wash water from the floor mats would also have to be contained so that no wash water reaches the storm drain system.
The enforcement will be governed by the Administrative Citation Code section 1.03. This code section allows the City to give a warning, to educate citizens, prior at any fines. The proposed ordinance and the Administrative code section do also allows the City to remediate any issue that is a threat to safety or well being of the public to remediate the issue and recoup costs.

How the Ordinance/Engineering Standards will affect the construct and development industry:
State law currently requires larger construction sites (over 1 acre) to prepare and submit a Stormwater Pollution Prevention Plan (SWPPP). The Water Board requires the city to enforce erosion and sediment controls on smaller sites. Also the Water Board requires the City to require Low Impact Development (LID)/Hydromodification control requirements and the requirements found in "Attachment 4" (attachment 3) of the MS4 General Permit to new and redevelopment projects. This proposed ordinance relocates the stormwater control and erosion and sediment control requirements to the Engineering Standards so that more detail can be included in the requirements. Also these are interim requirements and once the Joint Effort has completed these final requirements they will need to be updated.

Current regulation is already in place requiring developers to have erosion and sediment controls and implement stormwater controls. The proposed ordinance relocates the contents of 14.48 - stormwater controls and erosion and sediment control requirements to the Engineering Standards so that more information can be included to assist developers. The addition to the Engineering Standards, in draft form, is included as attachment 4.

The proposed ordinance also addresses the maintenance in section 14.48.150 of the proposed ordinance for the stormwater control structures and devises. The structures or devises require ongoing maintenance responsibilities or the structure/devise quickly becomes useless if not properly maintained. The ordinance speaks to the maintenance of the erosion and sediment controls, they "...shall be maintained as required to ensure proper operation. Failure to maintain construction BMPs will result in a stop work order being issued until the site is in conformance with the requirements of this chapter." Also the maintenance of the new and redevelopment standards or post-construction stormwater structures is addressed. The applicant/developer is required to submit a maintenance plan or manufacturer's maintenance guide. In addition the property owner shall submit an annual inspection/maintenance report to confirm continued compliance.

Deny adoption of Illicit Discharge Detection and Elimination and Stormwater Ordinance
Due to the extensive laws and regulations that currently exist to mandate stormwater quality, staff doesn't consider this to be a viable alternative. If the City chooses not adopt the ordinance the Water Board may impose civil liability for such violations of up to $10,000 per day for each

violation. If the Water Board elects to refer this matter to the Attorney General, the superior court may impose civil liability of up to $25,000 per day for each violation (Water Code 13385(b)).

CONCLUSION:

Staff recommends the Planning Commission recommend approval of the Draft Ordinance No 567 and provide any comments to be forwarded to City Council.

Attachments:

Attachment 1 – Proposed ordinance
Attachment 2 – MBMC 7.08.025
Attachment 3 – Attachment 4 from the phase II MS4 permit
Attachment 4 – Draft Update to Engineering Standards

ATTACHMENT 1

Chapter 14.48

BUILDING REGULATIONS – ILLICIT DISCHARGE DETECTION AND ELIMINATION AND STORMWATER MANAGEMENT

14.48.010 Purpose and intent

The purpose of this ordinance is to ensure the health, safety and general welfare of citizens, and to protect and enhance the water quality of watercourses and water bodies in a manner pursuant to and consistent with the Federal Clean Water Act (33 U.S.C. § 1251 et seq.) by reducing pollutants in stormwater discharges to the maximum extent practicable and by prohibiting non-stormwater discharges to the stormwater conveyance system.

14.48.020 Definitions

The terms used in this chapter shall have the following meanings:

A. **Animal Waste** - Includes domestic animal fecal material from any property, residence, yard, kennel, pen, park, animal show, or any activity involving an animal, including keeping, riding, exercising, showing, recreating, walking, or transporting. Does not include waste from non-domestic "wild" animals.

B. **Authorized representative** - that person designated in writing to the director by the property owner to act on behalf of the property owner.

C. **Automotive Repair Shop** - Automotive Repair Shop means a facility that is categorized in any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532-7534, or 7536-7539.

D. **Best Management Practices (BMPs)** - Activities, practices, and procedures to prevent or reduce the discharge of pollutants directly or indirectly to the municipal storm drain system and waters of the United States. Best Management Practices include but are not limited to: treatment facilities to remove pollutants from stormwater; operating and maintenance procedures; facility management practices to control runoff, spillage or leaks of non-stormwater, waste disposal, and drainage from materials storage; erosion and sediment control practices; and the prohibition of specific activities, practices and procedures and other such provisions as the City determines appropriate for the control of pollutants.

E. **City** - the City of Morro Bay in the County of San Luis Obispo, State of California.

F. **Clean Water Act (Act)** - The Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), and any subsequent amendments thereto.

A. **Commercial activity** – any public or private activity not defined as an industrial activity in 40 CFR 122.25 (b) (14) involving in the storage, transportation, distribution, exchange or sale of goods providing professional or non-professional services.

B. **Construction activity** - any of the following activities: including but not limited to clearing and grubbing, grading, excavating, demolition and construction.

C. **Director** - The Public Services Director and his or her designees.

D. **Discharge** –any release, spill, leak, pump, flow, escape, dumping, or disposal of any liquid semi-solid or solid substance.

E. **Illegal discharge** - any direct or indirect non-stormwater discharge to the storm drain system, except as exempted by this chapter.

F. **Illicit connection** - any of the following:

   a. Any conveyance system, whether on the surface or subsurface, which allows an illegal discharge to enter the storm drain system.

   b. Any connections to the storm drain system from indoor drains and sinks not currently exempted or permitted, regardless of whether the drain or connection has been previously allowed, permitted, or approved by a government agency.

   c. Any drain or conveyance connected from any land use to the storm drain system which has not been documented and approved by the City.

d. Any unpermitted connection of a stormwater system to the publicly owned treatment works as defined in this chapter.

G. **Industrial activity**- any activity subject to a NPDES industrial permit as defined in 40 CFR Section 122.26(b)(14).

H. **Maximum Extent Practicable (MEP)** – a standard for implementation of stormwater management programs to reduce pollutants in stormwater; while taking into account equitable consideration and competing facts, including but not limited to; the seriousness of the problem, public health risk, environmental benefits, pollutant removal effectiveness, regulatory compliance, ability to implement, cost and technical feasibility. MEP allows for maximum flexibility on the part of MS4 operators as they develop and implement their programs to reduce the discharge of pollutants to the maximum extent practicable, including management practices, control techniques and system, design and engineering methods, and such other provisions as the Administrator or the State determines appropriate for the control of pollutants.

I. **Municipal Storm Sewer System (MS4)** - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

a. designed or used for collecting or conveying stormwater;
b. which is not a combined sewer; and
c. which is not part of a Publicly Owned Treatment Works (POTW). [See Title 40, Code of Federal Regulations (40 CFR) §122.26(b)(8).]

J. **National Pollutant Discharge Elimination System (NPDES) Permit** - NPDES Permit shall mean a permit issued by either the Regional Water Quality Control Board or the State Water Resources Control Board pursuant to Chapter 5.5 (commencing with § 13370) of Division 7 of the Water Code to control discharges from point sources to waters of the United States.

K. **Development** - Development means land disturbing activities; structural development, including construction or installation of a building or structure, creation of impervious surfaces; and land subdivision.

Development includes redevelopment which means, on an already developed site, the creation, addition or replacement of impervious area. Redevelopment includes, but is not limited to: the expansion of a building footprint or addition of a structure; structural development including an increase in gross floor area and/ or exterior construction or remodeling; land disturbing activities related with structural or impervious surfaces.

L. **Non-stormwater discharge** - any discharge to the storm drain system that is not composed entirely of stormwater.

M. **Pollutant** - anything which causes or contributes to pollution including, but not limited to, paints, varnishes, and solvents; oil and other automotive fluids; nonhazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, articles, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes, wastes and residues that result from constructing a building or structure, including but not limited to soil, sediment, slurry, and concrete residuals; and noxious or offensive matter of any kind.

N. **Pollution** – discharge of a pollutant.

O. **Porter-Cologne Act** - means the Porter-Cologne Water Quality Control Act and as amended (California Water Code §13000 et seq.). The Porter Cologne Act is commonly referred to as the California Water Code.

P. **Premises** - means any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

Q. **Prohibited Discharge** - Any non-stormwater discharge to the City storm drain system or directly to natural creeks and small streams, which is not otherwise specifically authorized by this Chapter, the Regional Board, State or federal Law, or an NPDES permit.

R. **Publicly Owned Treatment Works (POTW)** - as defined at 40 CFR Section 122.2.

S. **Receiving Waters** - Surface bodies of water, as defined by the Municipal Stormwater Permit, including, but not limited to, creeks rivers, and bay which serve as discharge points for the City storm drain system.

T. **Storm drain system** - means any public or private facilities by which stormwater is collected and/or conveyed, including but not limited to roads, sidewalks, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels and swales, reservoirs, lakes, creeks, waters of the United States and other drainage structures which are within the City and are not part of a publicly owned treatment works as defined at 40 CFR Section 122.2.

    a. Public facilities are those owned, maintained and operated by the City and other public agencies including the enclosed system of pipelines, catch basins, manholes and junction structures.

    b. Private facilities are those on private property or under the control of persons other than the City or other public agencies.

U. **Stormwater**- Surface flow, runoff and drainage consisting entirely of water from any form of natural precipitation.

V. **Structural BMP** - any structural facility designed and constructed to mitigate the adverse impacts of stormwater and urban runoff pollution (e.g. canopy, structural enclosure). The category may include both Treatment Control BMPs and Source Control BMPs.

W. **Stormwater pollution prevention plan or SWPPP** - a plan required by the State Water Board Construction General permit for stormwater discharges associated with construction activities.

X. **Treatment Control BMP** - any engineered system designed to remove pollutants by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption or any other physical, biological, or chemical process.

Y. **Waters of the United States** - Surface watercourses and water bodies as defined in 40 CFR 122.2, including all natural waterways and definite channels and depressions in the earth that may carry water, even though such waterways may only carry water during rains and storms and may not carry stormwater at and during all times and seasons.

14.48.030 Applicability

This chapter shall apply to all discharges entering the storm drain system (MS4) within the City.

14.48.040 Responsibility for administration

The Director shall administer, implement, and enforce the provisions of this chapter.

14.48.050 Regulatory Consistency

This Chapter shall be construed to assure consistency with the requirements of the Clean Water Act and Porter-Cologne Act and acts amended thereto or supplementary thereto, or any applicable implementing regulations.

14.48.060 Severability

The provisions of this chapter are hereby declared to be severable. If any provision, clause, sentence, or paragraph of this chapter or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this chapter.

14.48.070 Ultimate responsibility of discharger

The standards set forth herein and promulgated pursuant to this chapter are minimum standards; therefore this chapter does not intend nor imply that a person's compliance will ensure that there will be no contamination, pollution, nor unauthorized discharge of pollutants into waters of the United States. This chapter shall not create liability on the part of the City, or any of its employees or agents, for any damages that result from any person's reliance on this chapter or any administrative decision lawfully made thereunder.

14.48.080 Prohibition of illegal discharges

No person shall discharge or cause to be discharged into the storm drain system any materials, including but not limited to pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than stormwater, to the maximum extent practicable.

An illegal discharge is assumed to have occurred if a pollutant is placed, blown, washed, tracked or in any way allowed to accumulate in any part of the MS4 so that it can be conveyed by stormwater.

14.48.090 Exceptions to discharge

No person shall commence, conduct, or continue any illegal discharge to the storm drain system except as follows. Discharges from the following will not be considered a source of pollutants to the storm drain system and to waters of the United States when properly managed to ensure that no potential pollutants are present, and therefore they shall not be considered illegal discharges unless determined to cause a violation of the provisions of the Porter-Cologne Act, Clean Water Act, or this chapter:

A. The following non-storm water discharges or flows: water line flushing; landscape irrigation; diverted stream flows; rising ground waters; uncontaminated ground water infiltration (as defined at 40 CFR §35.2005(20) to separate storm sewers; uncontaminated pumped ground water; discharges from potable water sources; foundation drains; air conditioning condensation; irrigation water; springs; water from crawl space pumps; footing drains; lawn watering; individual residential car washing; flows from riparian habitats and wetlands; dechlorinated swimming pool discharges; and discharges or flows from fire fighting activities.

B. Any non-stormwater discharge permitted or approved under a National Pollutant Discharge Elimination System permit, waiver, or waste discharge order issued to the discharger and administration by the State of California under the authority of the Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations and provided that written approval has been granted by the City for any discharge to the storm drain system.

C. With written concurrence of the Central Coast Regional Water Quality Control Board, the City may exempt in writing other non-stormwater dischargers which are not a source of pollutants to the storm drain system or Water of the U.S.

D. Agricultural discharges regulated by the State Water Resources Control Board and/or Regional Board pursuant to waiver and/or formal policy, provided compliance with all relevant permit, waiver or policy conditions established by the State Water Resources Control Board and/or Regional Board.

14.48.100 Prohibition of illicit connections

The construction, use, maintenance or continued existence of illicit connections to the storm drain system or to a POTW is prohibited. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

14.48.110 Notification

A. Notification of any confirmed or unconfirmed release of materials, pollutants or waste which may result in pollutants or non-stormwater discharges entering the City storm drain system

shall be made immediately by any person in charge of a facility or responsible for emergency response for a facility as follows:

1. The release of a hazardous material or hazardous waste shall be reported to emergency services immediately by emergency dispatch services (911). A written notification of the release shall also be made to the Director within five business days of the release. A copy of the written notice shall be retained for at least three (3) years.
2. The inadvertent release, and clean-up, of a non-hazardous waste shall be reported to the Director by phone no later than 5:00 P.M. of the same business day. If the release occurs on a weekend or Holiday, notification shall be made on the next business day. A written notification of the release shall also be made to the Director within five business days of the release. A copy of the written notice shall be retained for at least three (3) years.

B. Release of any hazardous substances, sewage, oil, or petroleum to any waters of the state, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the state, shall be reported to the State Office of Emergency Services, as required by Sections 13271 and 13272 of California Water Code.
C. Commercial/Industrial Properties. If the reported discharge emanates from a commercial or industrial property, the owner or operator of the property shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years from the date of the occurrence and be available for inspection by the director.

14.48.120 Requirement to eliminate illegal discharges and remediate

Whenever the director determines that a discharge of pollutants is occurring, or has occurred, and the discharge has caused, or will cause, pollution of stormwater or the storm drain system, or determines an illegal discharge is occurring or has occurred, the director will require by written notice to the property owner and/or their authorized representative (A) remediation of the pollution and restoration of the affected property within a specified time/date, and (B) discontinuance of the discharge and, if necessary, implementation of measures to eliminate the source of the discharge to prevent the occurrence of future illegal discharges.

14.48.130 Animals

A. Property Maintenance. Where it is determined by the City or by the Central Coast Regional Water Quality Control Board that an area used by animals is affecting water quality, the City will require the property owner or authorized representative to implement measures, which may include installation of preclusionary devices, to eliminate the pollution and prevent the migration of waste components to the storm drain system. Installation of devices or measures may require permits from the City or other regulatory agency. Installation, maintenance and permitting are the responsibility of the property owner.
B. Feeding Near Water Bodies. No person shall feed feral or wild animals or deposit or leave any foodstuff of any kind or nature, except in a trash receptacle provided for that purpose, within one hundred feet of a water body including but not limited to, creek dry or otherwise, ocean and bay.
C. Any owner or keeper who requires the use of a disability assistance animal shall be exempt from the provisions of this section while such animal is being used for that purpose.

14.48.140 Requirement to prevent, control and reduce stormwater and pollutants

A. All improved areas of new and redevelopment development resulting in the creation, addition, or replacement of two thousand five hundred (2,500) square feet of impervious surface shall be governed by the Stormwater Control section of the (add name of the document) Engineering Standards.
B. Any person subject to an industrial or construction activity NPDES stormwater discharge permit shall comply with all provisions of such permit. Proof of compliance, in a form acceptable to the director, shall be provided:
    a. Prior to or as a condition of a subdivision map, site plan, building permit, or development or improvement plan;
    b. Upon inspection of the facility;
    c. During any enforcement proceeding or action; or
    d. For any other reasonable cause.

14.48.150 Maintenance

General. Property owners are responsible to maintain their premises in such a way as to comply with this chapter and prevent migration of pollutants into the storm drain system.

A. Construction Stormwater Devices. BMPs installed during construction or as measures for post-construction stormwater shall be maintained as required to ensure proper operation. Failure to maintain construction BMPs will result in a stop work order being issued until the site is in conformance with the requirements of this chapter.
B. Post-construction Stormwater Devices. Property owners of development or redevelopment projects which require installation of post-construction stormwater devices shall submit a maintenance plan or manufacturer's maintenance guide for those devices as part of the project submittal. The plan or guide provided shall be considered the minimum maintenance required, with additional maintenance performed as needed to comply with this chapter. All property owners with post-construction stormwater devices on their property shall submit to the director annual inspection/maintenance reports to confirm continued compliance with this chapter. Reports shall be signed and certified by the property owner or the authorized representative.

14.48.160 Requirement to monitor and analyze

The director may require any person engaged in any activity, and/or owning or operating any facility, which may cause or contribute to stormwater pollution, illegal discharges, and/or non-stormwater discharges to the storm drain system, to undertake, at the person's expense, a monitoring, analysis, and reporting program, as approved by the director, to determine compliance with this chapter.

14.48.170 Remediating discharges

Notwithstanding other requirements of law, as soon as any property owner, authorized person, or any other person responsible for property, a facility or an operation, or the person responsible for emergency response for a facility or operation, has information of any known or suspected release of pollutants which may result or have resulted in illegal discharges or pollutants discharging into stormwater or the storm drain system from the property, facility or operation, the person shall take all necessary steps to ensure the containment, and remediation of such release.

14.48.180 Notice of violation

A. Violation Conditions. Whenever the director finds that a person has violated this chapter, the director may issue to the person a notice of violation and order compliance. Such notice may require without limitation:

1. Monitoring, providing analyses, and reporting;
2. Eliminating illicit connections or discharges;
3. Cease and desist of discharges, practices, or operations;
4. Abating or remediating stormwater pollution or contamination hazards, and restoring the affected property;
5. Implementing source control or treatment BMPs; and
6. Paying a fine and administrative and remediation costs.

B. Abatement. If abatement of a condition and/or restoration of affected property is required, the notice shall set forth a deadline within which such abatement or restoration must be completed. The notice shall further provide that if there is not compliance with the notice within the established deadline, the City may abate the condition and/or restore the property, and the expenses thereof shall be charged to the property owner and/or the person responsible for the violation.

14.48.190 Appeal

Except as provided in Section 14.48.200, Urgency abatement, any person receiving a notice of violation may appeal following the procedures in Chapter 1.03.

14.48.200 Urgency abatement

A. Immediate Abatement. The director may require immediate abatement of any violation of this chapter that constitutes an immediate and significant threat to the health, safety or well-being of the public.

B. Failure to Abate. If a violation as described in subsection A of this section is not immediately abated, the City is authorized to enter the premises and take any and all measures required to abate the violation. Any expenses incurred by the City related to such abatement shall be charged to the property owner. These expenses shall be based on the City's fully loaded rates for labor and equipment. Any relief obtained under this section shall not prevent the City from seeking other and further relief authorized under this chapter.

C. Construction Sites. The director may give verbal notice and shall issue a stop work order to persons owning or controlling construction sites with inadequate erosion and sediment controls and such controls must be put in place immediately, and the City shall not allow any other site work until the controls are in place.

14.48.210 Charging cost of abatement/liens

A. Notice of Cost. If the City has incurred costs to abate a violation, the director shall notify the property owner within thirty days of the cost, including administrative costs.

B. Appeal. Within ten calendar days of the director's notice, the property owner may file with the City clerk a written appeal objecting to the amount of the costs. The City clerk shall set the matter for hearing by the City council. The decision of the City council shall be final.

C. Payment Due Date—Failure to Pay. If no appeal has been filed or if an appeal has been filed and the City council has made a decision on the appeal, any cost due shall be paid in full within ten days. If the costs are not paid in full within thirty calendar days, the costs shall become a special assessment against the property and shall constitute a lien on the property. The information shall be provided to the county auditor so that the auditor may enter the amount of the assessment against the property, as it appears on the current assessment roll, and the tax collector include the amount of the assessment on the bill for taxes levied against the property.

14.48.220 Acts potentially resulting in a violation of the Clean Water Act and/or the Porter-Cologne Act

Any person who violates any provision of this chapter or any provision of any requirement issued pursuant to this chapter may also be in violation of the Clean Water Act and/or the Porter-Cologne Act and may be subject to the provisions of those acts including civil and criminal penalties. Any enforcement action authorized under this chapter shall also include written notice to the violator of such potential liability.

ATTACHMENT 2

7.08.025 - Dog defecation removal.

A. No person owning, keeping or having in his or her care or control any dog shall knowingly fail, refuse or neglect to clean up any feces of the dog immediately and dispose of it in a sanitary manner whenever the dog has defecated upon any public property or the private property of another.

B. The provisions of subsection A of this section shall not apply to a person being accompanied by a service dog, nor shall this section be construed to require or countenance any act of trespass upon private property. Whenever the feces to be cleaned up cannot be reached without trespass upon the private property, the person having the duty under subsection A of this section shall first obtain consent to do so from the owner or person in lawful charge of the property.

C. No person owning, keeping, or having in his or her care or custody, any dog shall knowingly fail, refuse or neglect to clean up any feces from their property, owned or rented, no less than twice a week and disposed of in an airtight container. This waste shall be removed from the property no less than once a week.

(Ord. 480 (part), 2000)

ATTACHMENT 3

Attachment 4
To WQO 2003-0005-DWQ

Areas subject to high growth or serving a population of at least 50,000 must comply with the following provisions (for counties this threshold population applies to the population within the permit area).

A. RECEIVING WATER LIMITATIONS

1. Discharges shall not cause or contribute to an exceedance of water quality standards contained in a Statewide Water Quality Control Plan, the California Toxics Rule (CTR), or in the applicable RWQCB Basin Plan.

2. The permittees shall comply with Receiving Water Limitations A.1 through timely implementation of control measures and other actions to reduce pollutants in the discharges in accordance with the SWMP and other requirements of this permit including any modifications. The SWMP shall be designed to achieve compliance with Receiving Water Limitations A.1. If exceedance(s) of water quality objectives or water quality standards (collectively, WQS) persist notwithstanding implementation of the SWMP and other requirements of this permit, the permittees shall assure compliance with Receiving Water Limitations A.1 by complying with the following procedure:

   a. Upon a determination by either the permittees or the RWQCB that discharges are causing or contributing to an exceedance of an applicable WQS, the permittees shall promptly notify and thereafter submit a report to the RWQCB that describes BMPs that are currently being implemented and additional BMPs that will be implemented to prevent or reduce any pollutants that are causing or contributing to the exceedance of WQSs. The report may be incorporated in the annual update to the SWMP unless the RWQCB directs an earlier submittal. The report shall include an implementation schedule. The RWQCB may require modifications to the report.

   b. Submit any modifications to the report required by the RWQCB within 30 days of notification.

   c. Within 30 days following approval of the report described above by the RWQCB, the permittees shall revise the SWMP and monitoring program to incorporate the approved modified BMPs that have been and will be implemented, implementation schedule, and any additional monitoring required.

   d. Implement the revised SWMP and monitoring program in accordance with the approved schedule.

   So long as the permittees have complied with the procedures set forth above and are implementing the revised SWMP, the permittees do not have to repeat the same procedure for continuing or recurring exceedances of the same receiving water limitations unless directed by the RWQCB to develop additional BMPs.

B. DESIGN STANDARDS

Regulated Small MS4s subject to this requirement must adopt an ordinance or other document to ensure implementation of the Design Standards included herein or a functionally equivalent program that is acceptable to the appropriate RWQCB. The ordinance or other document must be adopted and effective prior to the expiration of this General Permit or, for Small MS4s designated subsequent to the Permit adoption, within five years of designation as a regulated Small MS4.

All discretionary development and redevelopment projects that fall into one of the following categories are subject to these Design Standards. These categories are:

- Single-Family Hillside Residences
- 100,000 Square Foot Commercial Developments
- Automotive Repair Shops
- Retail Gasoline Outlets
- Restaurants
- Home Subdivisions with 10 or more housing units
- Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff

1. Conflicts With Local Practices
   Where provisions of the Design Standards conflict with established local codes or other regulatory mechanism, (e.g., specific language of signage used on storm drain stenciling), the Permittee may continue the local practice and modify the Design Standards to be consistent with the code or other regulatory mechanism, except that to the extent that the standards in the Design Standards are more stringent than those under local codes or other regulatory mechanism, such more stringent standards shall apply.

2. Design Standards Applicable to All Categories

   a. Peak Storm Water Runoff Discharge Rates
      Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increased peak storm water discharge rate will result in increased potential for downstream erosion.

   b. Conserve Natural Areas
      If applicable, the following items are required and must be implemented in the site layout during the subdivision design and approval process, consistent with applicable General Plan and Local Area Plan policies:

      1) Concentrate or cluster Development on portions of a site while leaving the remaining land in a natural undisturbed condition.
      2) Limit clearing and grading of native vegetation at a site to the minimum amount needed to build lots, allow access, and provide fire protection.
      3) Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.

4) Promote natural vegetation by using parking lot islands and other landscaped areas.
5) Preserve riparian areas and wetlands.

c. Minimize Storm Water Pollutants of Concern
Storm water runoff from a site has the potential to contribute oil and grease, suspended solids, metals, gasoline, pesticides, and pathogens to the storm water conveyance system. The development must be designed so as to minimize, to the maximum extent practicable, the introduction of pollutants of concern that may result in significant impacts, generated from site runoff of directly connected impervious areas (DCIA), to the storm water conveyance system as approved by the building official. Pollutants of concern consist of any pollutants that exhibit one or more of the following characteristics: current loadings or historic deposits of the pollutant are impacting the beneficial uses of a receiving water, elevated levels of the pollutant are found in sediments of a receiving water and/or have the potential to bioaccumulate in organisms therein, or the detectable inputs of the pollutant are at concentrations or loads considered potentially toxic to humans and/or flora and fauna.

In meeting this specific requirement, "minimization of the pollutants of concern" will require the incorporation of a BMP or combination of BMPs best suited to maximize the reduction of pollutant loadings in that runoff to the Maximum Extent Practicable. Those BMPs best suited for that purpose are those listed in the *California Storm Water Best Management Practices Handbooks*; *Caltrans Storm Water Quality Handbook: Planning and Design Staff Guide*; *Manual for Storm Water Management in Washington State*; *The Maryland Stormwater Design Manual*; *Florida Development Manual: A Guide to Sound Land and Water Management*; Denver *Urban Storm Drainage Criteria Manual, Volume 3 – Best Management Practices* and *Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters* , USEPA Report No. EPA-840-B-92-002, as "likely to have significant impact" beneficial to water quality for targeted pollutants that are of concern at the site in question. However, it is possible that a combination of BMPs not so designated, may in a particular circumstance, be better suited to maximize the reduction of the pollutants.

d. Protect Slopes and Channels
Project plans must include BMPs consistent with local codes, ordinances, or other regulatory mechanism and the Design Standards to decrease the potential of slopes and/or channels from eroding and impacting storm water runoff:

1) Convey runoff safely from the tops of slopes and stabilize disturbed slopes.
2) Utilize natural drainage systems to the maximum extent practicable.
3) Stabilize permanent channel crossings.
4) Vegetate slopes with native or drought tolerant vegetation, as appropriate.
5) Install energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion, with the approval of all agencies

with jurisdiction, e.g., the U.S. Army Corps of Engineers and the California Department of Fish and Game.

e. Provide Storm Drain System Stenciling and Signage
Storm drain stencils are highly visible source controls that are typically placed directly adjacent to storm drain inlets. The stencil contains a brief statement that prohibits the dumping of improper materials into the storm water conveyance system. Graphical icons, either illustrating anti-dumping symbols or images of receiving water fauna, are effective supplements to the anti-dumping message. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as: "NO DUMPING – DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.· Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.· Legibility of stencils and signs must be maintained.

f. Properly Design Outdoor Material Storage Areas
Outdoor material storage areas refer to storage areas or storage facilities solely for the storage of materials. Improper storage of materials outdoors may provide an opportunity for toxic compounds, oil and grease, heavy metals, nutrients, suspended solids, and other pollutants to enter the storm water conveyance system. Where proposed project plans include outdoor areas for storage of materials that may contribute pollutants to the storm water conveyance system, the following Structural or Treatment BMPs are required:

1) Materials with the potential to contaminate storm water must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
2) The storage area must be paved and sufficiently impervious to contain leaks and spills.
3) The storage area must have a roof or awning to minimize collection of storm water within the secondary containment area.

g. Properly Design Trash Storage Areas
A trash storage area refers to an area where a trash receptacle or receptacles (dumpsters) are located for use as a repository for solid wastes. Loose trash and debris can be easily transported by the forces of water or wind into nearby storm drain inlets, channels, and/or creeks. All trash container areas must meet the following Structural or Treatment Control BMP requirements (individual single family residences are exempt from these requirements):

1) Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
2) Trash container areas must be screened or walled to prevent off-site transport of trash.

h. Provide Proof of Ongoing BMP Maintenance

Improper maintenance is one of the most common reasons why water quality controls will not function as designed or which may cause the system to fail entirely. It is important to consider who will be responsible for maintenance of a permanent BMP, and what equipment is required to perform the maintenance properly. As part of project review, if a project applicant has included or is required to include, Structural or Treatment Control BMPs in project plans, the Permittee shall require that the applicant provide verification of maintenance provisions through such means as may be appropriate, including, but not limited to legal agreements, covenants, CEQA mitigation requirements and/or Conditional Use Permits.

For all properties, the verification will include the developer's signed statement, as part of the project application, accepting responsibility for all structural and treatment control BMP maintenance until the time the property is transferred and, where applicable, a signed agreement from the public entity assuming responsibility for Structural or Treatment Control BMP maintenance. The transfer of property to a private or public owner must have conditions requiring the recipient to assume responsibility for maintenance of any Structural or Treatment Control BMP to be included in the sales or lease agreement for that property, and will be the owner's responsibility. The condition of transfer shall include a provision that the property owners conduct maintenance inspection of all Structural or Treatment Control BMPs at least once a year and retain proof of inspection. For residential properties where the Structural or Treatment Control BMPs are located within a common area which will be maintained by a homeowner's association, language regarding the responsibility for maintenance must be included in the project's conditions, covenants and restrictions (CC&Rs). Printed educational materials will be required to accompany the first deed transfer to highlight the existence of the requirement and to provide information on what storm water management facilities are present, signs that maintenance is needed, how the necessary maintenance can be performed, and assistance that the Permittee can provide. The transfer of this information shall also be required with any subsequent sale of the property.

If Structural or Treatment Control BMPs are located within a public area proposed for transfer, they will be the responsibility of the developer until they are accepted for transfer by the County or other appropriate public agency. Structural or Treatment Control BMPs proposed for transfer must meet design standards adopted by the public entity for the BMP installed and should be approved by the County or other appropriate public agency prior to its installation.

i. Design Standards for Structural or Treatment Control BMPs
The Permittees shall require that post-construction treatment control BMPs incorporate, at a minimum, either a volumetric or flow based treatment control design standard, or both, as identified below to mitigate (infiltrate, filter or treat) storm water runoff:

1) Volumetric Treatment Control BMP

a) The 85th percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ ASCE Manual of Practice No. 87, (1998); or
b) The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in California Stormwater Best Management Practices Handbook – Industrial/ Commercial, (2003); or
c) The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for "treatment" that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event.

2) Flow Based Treatment Control BMP
   a) The flow of runoff produced from a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the area; or
   b) The flow of runoff produced from a rain event that will result in treatment of the same portion of runoff as treated using volumetric standards above.

Limited Exclusion
Restaurants and Retail Gasoline Outlets, where the land area for development or redevelopment is less than 5,000 square feet, are excluded from the numerical Structural or Treatment Control BMP design standard requirement only.

3. Provisions Applicable to Individual Priority Project Categories

   a. 100,000 Square Foot Commercial Developments

      1) Properly Design Loading/Unloading Dock Areas
      Loading/unloading dock areas have the potential for material spills to be quickly transported to the storm water conveyance system. To minimize this potential, the following design criteria are required:

         a) Cover loading dock areas or design drainage to minimize run-on and runoff of storm water.
         b) Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.

      2) Properly Design Repair/Maintenance Bays
      Oil and grease, solvents, car battery acid, coolant and gasoline from the repair/maintenance bays can negatively impact storm water if allowed to come into contact with storm water runoff. Therefore, design plans for repair bays must include the following:

a) Repair/maintenance bays must be indoors or designed in such a way that doesn't allow storm water runon or contact with storm water runoff.
b) Design a repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to a sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required by local jurisdiction, obtain an Industrial Waste Discharge Permit.

3) Properly Design Vehicle/Equipment Wash Areas
The activity of vehicle/equipment washing/steam cleaning has the potential to contribute metals, oil and grease, solvents, phosphates, and suspended solids to the storm water conveyance system. Include in the project plans an area for washing/steam cleaning of vehicles and equipment. The area in the site design must be:

a) Self-contained and/ or covered, equipped with a clarifier, or other pretreatment facility, and
b) Properly connected to a sanitary sewer or other appropriately permitted disposal facility.

b. Restaurants

1) Properly Design Equipment/Accessory Wash Areas
The activity of outdoor equipment/accessory washing/steam cleaning has the potential to contribute metals, oil and grease, solvents, phosphates, and suspended solids to the storm water conveyance system. Include in the project plans an area for the washing/steam cleaning of equipment and accessories. This area must be:

a) Self-contained, equipped with a grease trap, and properly connected to a sanitary sewer.
b) If the wash area is to be located outdoors, it must be covered, paved, have secondary containment, and be connected to the sanitary sewer or other appropriately permitted disposal facility.

c. Retail Gasoline Outlets

1) Properly Design Fueling Area
Fueling areas have the potential to contribute oil and grease, solvents, car battery acid, coolant and gasoline to the storm water conveyance system. The project plans must include the following BMPs:

a) The fuel dispensing area must be covered with an overhanging roof structure or canopy. The canopy's minimum dimensions must be equal to or greater than the area within the grade break. The canopy must not drain onto the fuel dispensing area, and the canopy downspouts must be routed to prevent drainage across the fueling area.

b) The fuel dispensing area must be paved with Portland cement concrete (or equivalent smooth impervious surface), and the use of asphalt concrete shall be prohibited.
c) The fuel dispensing area must have a 2% to 4% slope to prevent ponding, and must be separated from the rest of the site by a grade break that prevents run-on of storm water to the extent practicable.
d) At a minimum, the concrete fuel dispensing area must extend 6.5 feet (2.0 meters) from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot (0.3 meter), whichever is less.

d. Automotive Repair Shops

1) Properly Design Fueling Area
Fueling areas have the potential to contribute oil and grease, solvents, car battery acid, coolant and gasoline to the storm water conveyance system. Therefore, design plans, which include fueling areas, must contain the following BMPs:

a. The fuel dispensing area must be covered with an overhanging roof structure or canopy. The canopy's minimum dimensions must be equal to or greater than the area within the grade break. The canopy must not drain onto the fuel dispensing area, and the canopy downspouts must be routed to prevent drainage across the fueling area.
b. The fuel dispensing area must be paved with Portland cement concrete (or equivalent smooth impervious surface), and the use of asphalt concrete shall be prohibited.
c. The fuel dispensing area must have a 2% to 4% slope to prevent ponding, and must be separated from the rest of the site by a grade break that prevents run-on of storm water to the extent practicable.
d. At a minimum, the concrete fuel dispensing area must extend 6.5 feet (2.0 meters) from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot (0.3 meter), whichever is less.

2) Properly Design Repair/Maintenance Bays
Oil and grease, solvents, car battery acid, coolant and gasoline from the repair/maintenance bays can negatively impact storm water if allowed to come into contact with storm water runoff. Therefore, design plans for repair bays must include the following:

a) Repair/maintenance bays must be indoors or designed in such a way that doesn't allow storm water run-on or contact with storm water runoff.
b) Design a repair/maintenance bay drainage system to capture all wash-water, leaks and spills. Connect drains to a sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is

prohibited. If required by local jurisdiction, obtain an Industrial Waste Discharge Permit.

3) Properly Design Vehicle/Equipment Wash Areas
The activity of vehicle/equipment washing/steam cleaning has the potential to contribute metals, oil and grease, solvents, phosphates, and suspended solids to the storm water conveyance system. Include in the project plans an area for washing/steam cleaning of vehicles and equipment. This area must be:

   a) Self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to a sanitary sewer or other appropriately permitted disposal facility.

4) Properly Design Loading/Unloading Dock Areas
Loading/unloading dock areas have the potential for material spills to be quickly transported to the storm water conveyance system. To minimize this potential, the following design criteria are required:

   a) Cover loading dock areas or design drainage to minimize run-on and runoff of storm water.
   b) Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.

e. Parking Lots

1) Properly Design Parking Area
Parking lots contain pollutants such as heavy metals, oil and grease, and polycyclic aromatic hydrocarbons that are deposited on parking lot surfaces by motor-vehicles. These pollutants are directly transported to surface waters. To minimize the offsite transport of pollutants, the following design criteria are required:

   a) Reduce impervious land coverage of parking areas.
   b) Infiltrate or treat runoff.

2) Properly Design To Limit Oil Contamination and Perform Maintenance
Parking lots may accumulate oil, grease, and water insoluble hydrocarbons from vehicle drippings and engine system leaks:

   a) Treat to remove oil and petroleum hydrocarbons at parking lots that are heavily used (e.g. fast food outlets, lots with 25 or more parking spaces , sports event parking lots, shopping malls, grocery stores, discount warehouse stores).
   b) Ensure adequate operation and maintenance of treatment systems particularly sludge and oil removal, and system fouling and plugging prevention control.

4. Waiver

   A Permittee may, through adoption of an ordinance, code, or other regulatory mechanism incorporating the treatment requirements of the Design Standards, provide for a waiver from the requirement if impracticability for a specific property can be established. A waiver of impracticability shall be granted only when all other Structural or Treatment Control BMPs have been considered and rejected as infeasible. Recognized situations of impracticability include, (i) extreme limitations of space for treatment on a redevelopment project, (ii) unfavorable or unstable soil conditions at a site to attempt infiltration, and (iii) risk of ground water contamination because a known unconfined aquifer lies beneath the land surface or an existing or potential underground source of drinking water is less than 10 feet from the soil surface. Any other justification for impracticability must be separately petitioned by the Permittee and submitted to the appropriate RWQCB for consideration. The RWQCB may consider approval of the waiver justification or may delegate the authority to approve a class of waiver justifications to the RWQCB EO. The supplementary waiver justification becomes recognized and effective only after approval by the RWQCB or the RWQCB EO. A waiver granted by a Permittee to any development or redevelopment project may be revoked by the RWQCB EO for cause and with proper notice upon petition.

5. Limitation on Use of Infiltration BMPs

   Three factors significantly influence the potential for storm water to contaminate ground water. They are (i) pollutant mobility, (ii) pollutant abundance in storm water, (iii) and soluble fraction of pollutant. The risk of contamination of groundwater may be reduced by pretreatment of storm water. A discussion of limitations and guidance for infiltration practices is contained in, *Potential Groundwater Contamination from Intentional and Non-Intentional Stormwater Infiltration, Report No. EPA/600/R-94/051, USEPA (1994).*

   In addition, the distance of the groundwater table from the infiltration BMP may also be a factor determining the risk of contamination. A water table distance separation of ten feet depth in California presumptively poses negligible risk for storm water not associated with industrial activity or high vehicular traffic.

   Site specific conditions must be evaluated when determining the most appropriate BMP. Additionally, monitoring and maintenance must be provided to ensure groundwater is protected and the infiltration BMP is not rendered ineffective by overload. This is especially important for infiltration BMPs for areas of industrial activity or areas subject to high vehicular traffic [25,000 or greater average daily traffic (ADT) on main roadway or 15,000 or more ADT on any intersecting roadway]. In some cases pretreatment may be necessary.

6. Alternative Certification for Storm Water Treatment Mitigation

   In lieu of conducting detailed BMP review to verify Structural or Treatment Control BMP adequacy, a Permittee may elect to accept a signed certification from a Civil Engineer or a Licensed Architect registered in the State of California, that the plan meets

the criteria established herein. The Permittee is encouraged to verify that certifying person(s) have been trained on BMP design for water quality, not more than two years prior to the signature date. Training conducted by an organization with storm water BMP design expertise (e.g., a University, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association) may be considered qualifying.

Stormwater Management for New and Redevelopment Projects within the City of Morro Bay

The purpose of this section is to assist project applicants to understand the basic steps involved to successfully integrate stormwater management into project design. The goals of comprehensive stormwater management are:

- protect environment
- prevent flooding
- reduce downstream erosion
- recharge local aquifers
- prevent pollution of our creeks, bays and the ocean

The section is divided into three parts that cover the main categories of stormwater management:

1. Protection of Water Quality
2. Runoff Volume Control
3. Peak Runoff Flow (Flood) Control

This section incorporates interim design guidelines for Low Impact Development (LID), a development approach that primarily addresses runoff volume control issues but also benefits water quality.

Applicability thresholds:

All new development or redevelopment projects that create or replace more than 2,500 square feet of impervious surfaces are subject to at least some of the design standards outlined in this document. Certain types of projects or those with larger impact will have additional requirement also outlined herein. Detailed applicability thresholds and exemptions are described in each section

Part 1: Protection of Water Quality

Applicability Thresholds:

- All new development or redevelopment projects that create or replace more than 2,500 square feet of impervious surfaces are subject to the **water quality treatment design standards** discussed in **Part 1.1**

- All new development or redevelopment projects that create or replace more than 2,500 square feet of impervious surfaces and fall into one of the following categories are subject to **additional design standards** discussed in **Part 1.2**
  - Single-Family Hillside Residences (over 25% slopes)
  - 100,000 Square Foot Commercial Developments
  - Automotive Repair Shops
  - Retail Gasoline Outlets
  - Restaurants
  - Home Subdivisions with 10 or more housing units
  - Parking lots 5,000 square feet or more or with 25 or more parking spaces.

Goal:

The general goal for protection of water quality is to remove pollutants from stormwater runoff from project sites. Specific objectives and methods for achieving this goal are discussed below.

Methods:

The best way to assure that polluted runoff does not leave the project site is to keep pollutants out of the runoff in the first place. There are a number of **Site Planning** and **Source Control** measures that can be employed to reduce contact between pollutant sources and stormwater runoff. Some of these measures also reduce the quantity of runoff that leaves the project site, thereby also reducing the pollutant load.

Site Planning measures are discussed more thoroughly in Part 2, in the context of Low Impact Development (LID) design guidelines. LID practices (BMPs) also reduce the volume of runoff leaving a project site. Implementation of **LID BMPs and Site Planning** guidelines have the potential of greatly reducing the amount of runoff to be treated for the removal of pollutants.

Source Control measures are site specific measures that are designed to keep pollutants out of stormwater. Source control measures are discussed in greater detail under Part 1.2 as additional requirements. Though not all projects are required to implement the additional requirements of Part 1.2, incorporation of these principles into project design will likely reduce the size of water quality treatment facilities, increase their effectiveness, and simplify maintenance requirements.

Treatment Control measures are stormwater facilities designed to remove pollutants from runoff. Design standards for water quality treatment facilities are described in Part 1.2.

PART 1.1: Water Quality Treatment Design Standards:

There are three treatment design methods available for water quality treatment. These methods are based on either surface area, runoff volume, or stormwater flow. All methods serve to remove pollutants from stormwater runoff by infiltration, filtration or mechanical treatment.

- Surface Area method: This simple method works best on relatively flat terrain. Treatment is achieved when impervious surfaces are routed to pervious surfaces at a ratio of 2:1 (impervious:pervious). The previous surfaces must be relatively flat with a minimum 2" berm or curb around the perimeter.
- Runoff volume method: Treatment facilities designed using this method must accommodate runoff from the 85th percentile 24-hour rainfall event. In Morro Bay, the rainfall depth for this event is 0.75".
- Stormwater flow method: Treatment facilities designed using this method must accommodate the flow of runoff produced from a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the area. In Morro Bay, this is 2 x 0.193 in/hr = 0.385 in/hr.

Runoff calculations for volume and flow-based treatment methods shall follow guidelines included with the public domain Basin Sizer program developed by Sacramento State University for Caltrans. Treatment facility design criteria shall follow the recommendations in the California Stormwater BMP Handbook: Development and Redevelopment (2003).

PART 1.2: Additional Design Standards

<u>Conserve Natural Areas</u>

If applicable, the following items shall be implemented in the site layout during the subdivision design and approval process, consistent with applicable General Plan and Local Coastal Plan policies:

1) Concentrate or cluster Development on portions of a site while leaving the remaining land in a natural undisturbed condition.
2) Limit clearing and grading of native vegetation at a site to the minimum amount needed to build lots, allow access, and provide fire protection.
3) Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
4) Promote natural vegetation by using parking lot islands and other landscaped areas.
5) Preserve riparian areas and wetlands.

<u>Minimize Storm Water Pollutants of Concern</u>

Storm water runoff from a site has the potential to contribute oil and grease, suspended solids, metals, gasoline, pesticides, and pathogens to the storm water conveyance system. The development must be designed so as to minimize, to the maximum extent practicable, the introduction of pollutants of concern that may result in significant impacts, generated from site runoff of directly connected impervious areas (DCIA), to the storm water conveyance system as approved by the building official. Pollutants of concern consist of any pollutants that exhibit one or more of the following characteristics: current loadings or historic deposits of the pollutant are impacting the beneficial uses of a receiving water, elevated levels of the pollutant are found in sediments of a receiving water and/or have the potential to bioaccumulate in organisms therein, or the detectable inputs of the pollutant are at concentrations or loads considered potentially toxic to humans and/or flora and fauna.

In meeting this specific requirement, "minimization of the pollutants of concern" will require the incorporation of a BMP or combination of BMPs best suited to maximize the reduction of pollutant loadings in that runoff to the Maximum Extent Practicable.
Those BMPs best suited for that purpose are those listed in the *California Storm Water Best Management Practices Handbooks*; *Caltrans Storm Water Quality Handbook: Planning and Design Staff Guide*; *Manual for Storm Water Management in Washington State*; *The Maryland Stormwater Design Manual*; *Florida Development Manual: A Guide to Sound Land and Water Management*; Denver *Urban Storm Drainage Criteria Manual, Volume 3 – Best Management Practices* and *Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters*, USEPA Report No. EPA-840-B-92-002, as "likely to have significant impact" beneficial to water quality for targeted pollutants that are of concern at the site in question. However, it is possible that a combination of BMPs not so designated, may in a particular circumstance, be better suited to maximize the reduction of the pollutants.

Protect Slopes and Channels

Project plans shall include BMPs consistent with local codes, ordinances, or other regulatory mechanism and the Design Standards to decrease the potential of slopes and/or channels from eroding and impacting storm water runoff:
1) Convey runoff safely from the tops of slopes and stabilize disturbed slopes.
2) Utilize natural drainage systems to the maximum extent practicable.
3) Stabilize permanent channel crossings.
4) Vegetate slopes with native or drought tolerant vegetation, as appropriate.
5) Install energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion, with the approval of all agencies with jurisdiction, e.g., the U.S. Army Corps of Engineers and the California Department of Fish and Game

Provide Storm Drain System Stenciling and Signage

Storm drain stencils are highly visible source controls that are typically placed directly adjacent to storm drain inlets. The stencil contains a brief statement that prohibits the dumping of improper materials into the storm water conveyance system.
Graphical icons, either illustrating anti-dumping symbols or images of receiving water fauna, are effective supplements to the anti-dumping message. All storm drain inlets and catch basins within the project area must be marked with prohibitive language ("Dump No Waste – DRAINS TO OCEAN or Morro Bay") to discourage illegal dumping. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. The City will provide graphical icons for marking catch basins and storm drain inlets.

Properly Design Outdoor Material Storage Areas

Outdoor material storage areas refer to storage areas or storage facilities solely for the storage of materials. Improper storage of materials outdoors may provide an opportunity for toxic compounds, oil and grease, heavy metals, nutrients, suspended solids, and other pollutants to enter the storm water conveyance system. Where proposed project plans include outdoor areas for storage of materials that may contribute pollutants to the storm water conveyance system, the following Structural or Treatment BMPs are required:
1) Materials with the potential to contaminate storm water must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to

the storm water conveyance system; or protected by secondary containment structures such as berms, dikes, or curbs.
2) The storage area must be paved and sufficiently impervious to contain leaks and spills.
3) The storage area must have a roof or awning to minimize collection of storm water within the secondary containment area.

Properly Design Trash Storage Areas

A trash storage area refers to an area where a trash receptacle or receptacles are located for use as a repository for solid wastes. Loose trash and debris can be easily transported by the forces of water or wind into nearby storm drain inlets, channels, and/or creeks. All trash container areas must meet the following Structural or Treatment Control BMP requirements (individual single family residences are exempt from these requirements):
1) Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
2) Trash container areas must be screened or walled to prevent off-site transport of trash.
3) Provisions Applicable to Individual Priority Project Categories

100,000 Square Foot Commercial Developments

1) Properly Design Loading/Unloading Dock Areas
Loading/unloading dock areas have the potential for material spills to be quickly transported to the storm water conveyance system. To minimize this potential, the following design criteria are required:

a) Cover loading dock areas or design drainage to minimize run-on and runoff of storm water.
b) Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.

2) Properly Design Repair/Maintenance Bays
Oil and grease, solvents, car battery acid, coolant and gasoline from the repair/maintenance bays can negatively impact storm water if allowed to come into contact with storm water runoff.

Therefore, design plans for repair bays must include the following:
a) Repair/maintenance bays must be indoors or designed in such a way that doesn't allow storm water runon or contact with storm water runoff.
b) Design a repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to a sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required by local jurisdiction, obtain an Industrial Waste Discharge Permit.

Properly Design Vehicle/Equipment Wash Areas

The activity of vehicle/equipment washing/steam cleaning has the potential to contribute metals, oil and grease, solvents, phosphates, and suspended solids to the storm water conveyance system. Include in the project plans an area for washing/steam cleaning of vehicles and equipment. The area in the site design must be:
a) Self-contained and/ or covered, equipped with a clarifier, or other pretreatment facility, and
b) Properly connected to a sanitary sewer or other appropriately permitted disposal facility.

Restaurants

1) Properly Design Equipment/Accessory Wash Areas
The activity of outdoor equipment/accessory washing/steam cleaning has the potential to contribute metals, oil and grease, solvents, phosphates, and suspended solids to the storm water conveyance

system. Include in the project plans an area for the washing/steam cleaning of equipment and accessories. This area must be:
a) Self-contained, equipped with a grease trap, and properly connected to a sanitary sewer.
b) If the wash area is to be located outdoors, it must be covered, paved, have secondary containment, and be connected to the sanitary sewer or other appropriately permitted disposal facility.

Retail Gasoline Outlets

1) Properly Design Fueling Area

Fueling areas have the potential to contribute oil and grease, solvents, car battery acid, coolant and gasoline to the storm water conveyance system. The project plans must include the following BMPs:
a) The fuel dispensing area must be covered with an overhanging roof structure or canopy. The canopy's minimum dimensions must be equal to or greater than the area within the grade break. The canopy must not drain onto the fuel dispensing area, and the canopy downspouts must be routed to prevent drainage across the fueling area.
b) The fuel dispensing area must be paved with Portland cement concrete (or equivalent smooth impervious surface), and the use of asphalt concrete shall be prohibited.
c) The fuel dispensing area must have a 2% to 4% slope to prevent ponding, and must be separated from the rest of the site by a grade break that prevents runon of storm water to the extent practicable.
d) At a minimum, the concrete fuel dispensing area must extend 6.5 feet (2.0 meters) from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot (0.3 meter), whichever is less.

Automotive Repair Shops

1) Properly Design Fueling Area

Fueling areas have the potential to contribute oil and grease, solvents, car battery acid, coolant and gasoline to the storm water conveyance system. Therefore, design plans, which include fueling areas, must contain the following BMPs:
a. The fuel dispensing area must be covered with an overhanging roof structure or canopy. The canopy's minimum dimensions must be equal to or greater than the area within the grade break. The canopy must not drain onto the fuel dispensing area, and the canopy downspouts must be routed to prevent drainage across the fueling area.
b. The fuel dispensing area must be paved with Portland cement concrete (or equivalent smooth impervious surface), and the use of asphalt concrete shall be prohibited.
c. The fuel dispensing area must have a 2% to 4% slope to prevent ponding, and must be separated from the rest of the site by a grade break that prevents runon of storm water to the extent practicable.
d. At a minimum, the concrete fuel dispensing area must extend 6.5 feet (2.0 meters) from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot (0.3 meter), whichever is less.

2) Properly Design Repair/Maintenance Bays

Oil and grease, solvents, car battery acid, coolant and gasoline from the repair/maintenance bays can negatively impact storm water if allowed to come into contact with storm water runoff. Therefore, design plans for repair bays must include the following:
a) Repair/maintenance bays must be indoors or designed in such a way that doesn't allow storm water run-on or contact with storm water runoff.
b) Design a repair/maintenance bay drainage system to capture all wash-water, leaks and spills. Connect drains to a sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required by local jurisdiction, obtain an Industrial Waste Discharge Permit.

3) Properly Design Vehicle/Equipment Wash Areas

The activity of vehicle/equipment washing/steam cleaning has the potential to contribute metals, oil and grease, solvents, phosphates, and suspended solids to the storm water conveyance system. Include in the project plans an area for washing/steam cleaning of vehicles and equipment. This area must be:

a) Self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to a sanitary sewer or other appropriately permitted disposal facility.

4) Properly Design Loading/Unloading Dock Areas

Loading/unloading dock areas have the potential for material spills to be quickly transported to the storm water conveyance system. To minimize this potential, the following design criteria are required:

a) Cover loading dock areas or design drainage to minimize run-on and runoff of storm water.

b) Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.

e. Parking Lots

5) Properly Design Parking Area

Parking lots contain pollutants such as heavy metals, oil and grease, and polycyclic aromatic hydrocarbons that are deposited on parking lot surfaces by motor-vehicles. These pollutants are directly transported to surface waters. To minimize the offsite transport of pollutants, the following design criteria are required:

a) Reduce impervious land coverage of parking areas.

b) Infiltrate or treat runoff.

6) Properly Design To Limit Oil Contamination and Perform Maintenance

Parking lots may accumulate oil, grease, and water insoluble hydrocarbons from vehicle drippings and engine system leaks:

a) Treat to remove oil and petroleum hydrocarbons at parking lots that are heavily used (e.g. fast food outlets, lots with 25 or more parking spaces, sports event parking lots, shopping malls, grocery stores, discount warehouse stores).

b) Ensure adequate operation and maintenance of treatment systems particularly sludge and oil removal, and system fouling and plugging prevention control.

Part 2: Runoff Volume Controls

Low Impact Development (LID) for Runoff Control: Interim Design Requirements

The purpose of this Part is to assist project applicants to understand the basic steps involved to successfully integrate LID into a project design. These interim guidelines act as a transition during the development of long-term stormwater management regulations, a joint effort activity sponsored by Region 3 municipalities and the Central Coast Regional Water Quality Control Board, and as such are subject to change.

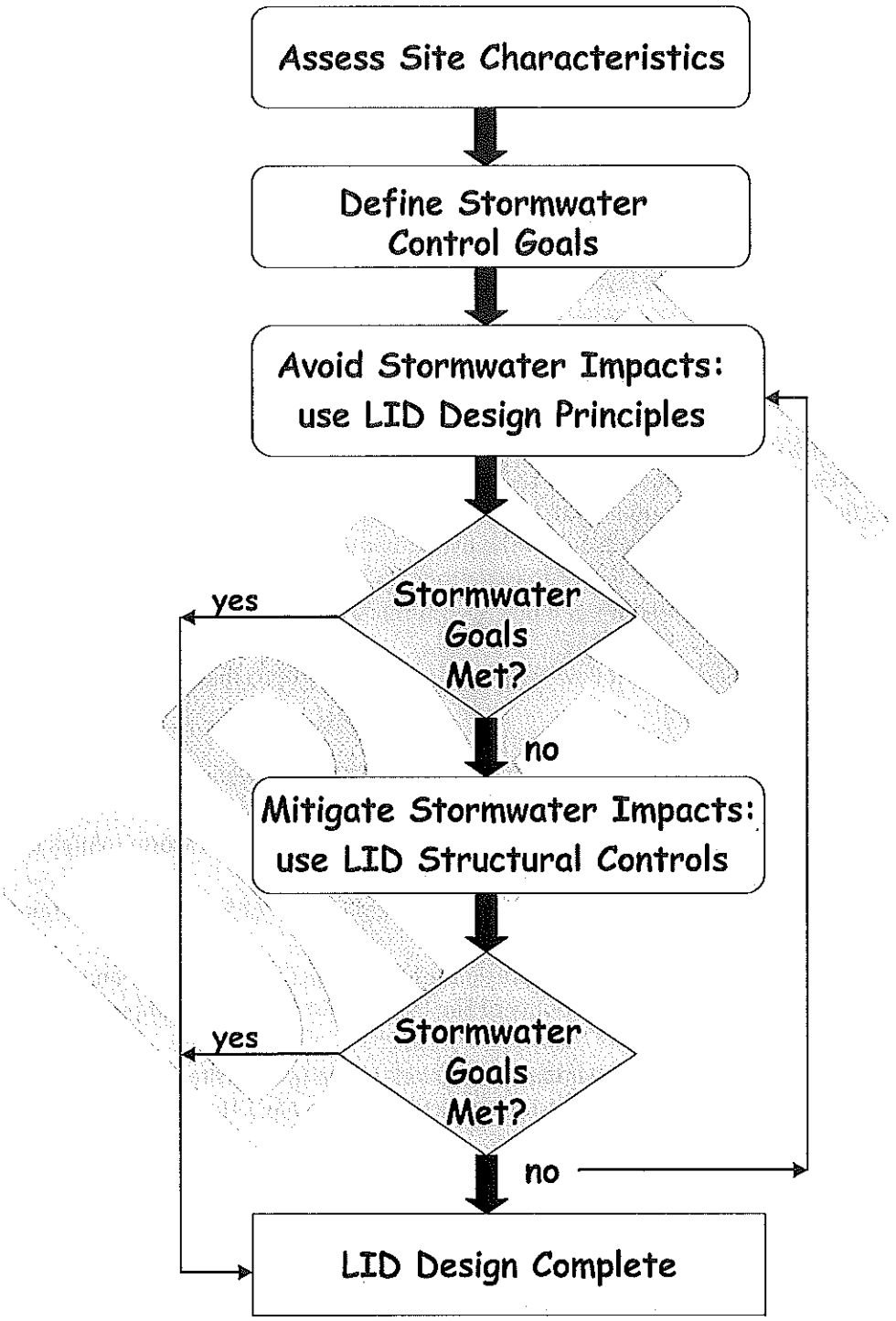
Applicability Thresholds

- Exempt projects: Project that create less than 2,500 square feet of impervious surface are exempt from these guidelines, though encouraged to incorporate LID principles.
- Tier 1 Projects: Projects that create between 2,500 and 5,000 square feet of impervious surface should incorporate LID into site planning and to implement at least one LID structural practice into the project. Refer to the brochure ***Interim Low Impact Development Guidelines*** for further information and references for LID design.
- Tier 2 Projects: Projects that create over 5,000 square feet of impervious surface should incorporate LID into site planning and to implement at least two City-approved LID structural practices into the project. Refer to the brochure ***Interim Low Impact Development Guidelines*** for further information and references for LID design.
- Tier 3 Projects: Any of the following projects should comply with the interim guidance set forth in the subsequent pages of this document
    - Commercial developments of over 100,000 square feet of impervious surface
    - Residential projects with a potential of 10 or more units and over 10,000 square feet of impervious surface
    - Parking lots with 25 spaces or more than 5,000 square feet of impervious surface

There is a general understanding that LID is a type of site design that strives to protect the natural hydrology once the site is developed. However, there is a common misconception that LID is only about the use of structural practices such as rain gardens, pervious pavements, and bioswales. In fact, a good LID design incorporates both site planning principles and structural practices to achieve site performance objectives. Neglecting to incorporate LID design principles throughout the site planning and design process often results in the designer attempting to fit LID structural practices to the site after all other site design has been defined. This can result in higher costs as well as a reduced ability to meet stormwater management objectives.

Lastly, LID design is often an iterative process that includes evaluating the stormwater benefits (e.g., reduced surface runoff, improved water quality) during the design and going back to the design to revise and then recalculate benefits. By following and documenting the steps outlined in this guidance, the applicant will have conducted their due diligence in creating an appropriate LID design for the project.

The LID Site Design Process



Step 1: Assess Site Characteristics

A significant part of conducting Low Impact Development is integrating the site characteristics with the project design in ways that help minimize environmental impacts. Site features that provide opportunities to reduce stormwater runoff include: protected areas, setbacks, easements, riparian areas, soil types, and topographic features.

Typical Site Planning considerations:

⇒ Avoid excessive grading and disturbance of vegetation and soils
⇒ Concentrate development on portions of the site with less permeable soils, and preserve areas that can promote infiltration.
⇒ Where possible, conform the site layout along natural landforms, and replicate the site's natural drainage patterns.

Step 2: Stormwater Control Goals and the LID Evaluation Approach

An understanding of the project site drainage/hydrology provides the initial information from which further analysis can be conducted. The applicant should compare baseline stormwater runoff characteristics (i.e., flow and/or water quality) to various LID design alternatives to determine the level of stormwater management that can be achieved. The hydrologic condition baseline is defined as: the condition of the site immediately prior to the proposed project. The condition includes, but is not limited to, soil type, vegetation, and amount of impervious surface.

Step 2.1: Define goals and methods - the following parameters and methods may be used to calculate storm and runoff scenarios:

- The Interim LID goal for Tier 3 projects is for runoff volume from post-development conditions to not exceed runoff volume from pre-project conditions.
- The storm event to be evaluated for LID design is the 85th percentile 24-hour storm rainfall depth. For projects in Morro Bay, the design rainfall depth is 0.75".
- Runoff volume is the product of the project area, the weighted runoff coefficient, and the rainfall depth.
- Weighted runoff coefficients for undeveloped portions of the project site (both pre- and post-project) may be determined by using the County of San Luis Obispo DPW Public Improvement Standards (Drawing H-3a)
- Weighted runoff coefficients for the fully improved portions of the project site (both pre- and post-project) may use the weighted impervious formula described in the ASCE Urban Runoff Quality Management Manual of Practice No. 87[1].
- Pre- and post runoff volumes may also be determined with the Water Balance Calculator spreadsheet found in Appendix 2.1 of the DWQ Construction General Permit available on the State Water Board website at: http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml
- Alternate methods may be used upon approval.

[1] Per the ASCE Urban Runoff Quality Management Manual, the runoff coefficient "C" is calculated as follows:
$C = (0.858)i^3 - (0.78)i^2 + (0.774)i + 0.04$ *(where i = site impervious % expressed as a decimal)*

Step 2.2: For each subdrainage area as well as the total project area, the applicant should conduct baseline (pre-project) stormwater runoff volume calculations using the above methods and parameters.

Step 3: Avoid Stormwater Impacts: use LID design principles

Impervious surfaces such as buildings, roads, and parking lots are big offenders in changing how rainwater acts on the land. An increase in impervious area impedes rainwater from naturally infiltrating into the ground and causes high volumes and rates of stormwater runoff, which can cause flooding and environmental damage. During the project design, techniques to reduce the amount of impervious surfaces will help greatly in managing stormwater.

For necessary impervious surfaces, techniques can be used to reduce their impact.

Typical LID techniques include:

- ⇒ Disconnect roof drains and direct flows to vegetated areas
- ⇒ Direct flows from paved areas to stabilized vegetated areas
- ⇒ Break up flow direction from large paved surfaces

Step 4: Evaluate Design to Determine if Stormwater Goals have been Achieved

Once the project site has been delineated, analysis tools defined, and the initial site layout established, a preliminary hydrologic analysis can be conducted to compare the stormwater runoff characteristics of the specified hydrologic condition baseline (Step 2) with the initial site layout (Step 3). This hydrologic analysis will quantify the level of control that has been provided through the site planning process and will provide information as to the additional level of control, if any, needed to meet stormwater control objectives for the project. If the post-project runoff volume is less than or equal to pre-project conditions, LID design is complete. If not, proceed to Step 4.1.

Step 4.1: Calculate the runoff volume for the initial site layout. Use the same type of calculations and modeling methods as defined in Step 2.1 in order to compare the results with the baseline conditions. The difference between the pre- and post-project runoff volumes is the volume goal to be mitigated using LID structural controls. Proceed to Step 5.

Step 5: Mitigate Stormwater Impacts: use LID Structural Controls

After completing the above steps, additional structural stormwater controls may be needed to meet the LID site design goal. LID BMPs include a variety of techniques such as bioretention systems (e.g. swales, rain gardens), pervious pavements and pavers, and green roofs. Refer to the BMP manuals listed in the ***Interim Low Impact Development Guidelines*** brochure for more examples and design specifications. If water quality treatment features are part of the design, consider using or modifying them to retain or infiltrate runoff volumes. Bioswales, for example, can be modified to enhance retention and infiltration by adding small check dams.

Calculations are needed to size BMPs and to demonstrate that the runoff volume reduction goal has been met. If the Water Balance Calculator spreadsheet is used, all calculations are included in the

spreadsheet. If other methods are used to calculate the runoff volume to managed, two design options are available:

- Impervious diversion to pervious areas: Runoff from impervious surfaces may be routed to pervious surfaces to achieve volume reduction. Volume reduction will be considered accomplished if impervious areas are drained to pervious areas at a ratio not to exceed 2 to 1. The pervious area must be level with small berms or curbs to prevent runoff from the design storm. For example, directing 1000 square feet of roof runoff to a 500 square foot landscaped area would satisfy this condition. Note that this is identical to the surface area method described in Part 1.1 and therefore achieves both water quality and runoff volume mitigation goals.
- Volume Retention: Designing volume based BMPs that retain and/or infiltrate captured runoff is a straightforward calculation. If partial volume control is achieved by the previous option of routing impervious surfaces to pervious areas, then volume retention goals should be adjusted accordingly. For example, if the original project goal is to retain 100 cubic feet, but half of the impervious area is designed to drain to pervious surfaces at the proper ratio, then the volume retention goal for the remaining impervious surface is 50 cubic feet.

Use the Drainage Report checklist to help document completion of the LID design process.

Step 6: Evaluate Design to Determine if Stormwater Goals have been Achieved

Repeat Step 4 to determine if stormwater goals have been met. If not, reassess Step 3 and 5. An iterative approach to the design may be needed to meet stormwater management goals.

In the rare case where it is impossible or unsafe to meet the interim LID goal, an exemption may be requested.

Part 3: Peak Runoff Flow (Flood) Control

The two preceding Parts address stormwater management (quality and quantity) for smaller storm events. Peak runoff flow control design guidelines address the management of stormwater flows during larger storm events that have the potential to cause flooding.

Applicability Thresholds:

- Exempt projects are those that are located in areas that have no potential for downstream flooding. For example, projects along the west side of the Embarcadero that drain directly to the bay are exempt from flood control requirements.
- All non-exempt new development or redevelopment projects that create or replace more than 2,500 square feet of impervious surfaces are subject to the requirements in this Part.

Goal:

For peak runoff flow control, post-development peak runoff flows shall be reduced to within 5% of the pre-development flows from the 10, 25, 50 and 100-year rainfall events. For the purposes of runoff flow control, the pre-development condition shall be natural soil and vegetation.

Methods:

- Detention basin design shall include development of a post-construction runoff hydrograph that is routed through the basin. If NRCS TR-20 is used, the following assumptions shall apply:
    - Storm Type: Type 1, 24-hr
    - Antecedent Moisture Condition: 2
    - Storm Duration: 24 hours
    - 24-hour rainfall depths:
      10-yr: 3.5"
      25-yr: 4.0"
      50-yr: 4.5"
      100-yr: 5.0"
- Detention storage may be surface or subsurface. Parking lots may be used for detention as long as flood depth does not exceed six inches in the 100-year event.
- Multi-purpose basins may be designed to address both water quality and runoff control criteria, as long as all design goals are achieved.
- For other detention basin design standards, refer to the current version of the SLO County Public Improvement Standards.

Agenda Item : IX-A

Date: 4/20/11

Action:

City of Morro Bay
Public Services
Current Project Tracking Sheet

New items or items which have been recently updated are italicized. Approved projects are deleted on next version of log.

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Hearing or Action Ready							
1	Walter & Karen Roza	595 Driftwood	3/30/10	UP0-285 S00-103 CP0-325	Coastal Development Permit, Use Permit, Parcel Map Demo Reconstruct SFR & 2nd Unit. VPM, CUP & CDP. Pending resubmittal. Revised plans submitted on 9/1/10. Environmental documents sent to State Clearinghouse for thirty day review. Scheuled for the 5/4/11 PC meeting.	KW	PC
2	Steve & Gayla Miller	1181 Main & Bonita	11/23/06	UP0-086 & CP0-130	Morro Mist 20 Lot SFR Subdivision. Submitted 11/23/06, SRB 3/15/06, Staff requested information Resubmitted 8/16/06 MND analysis needed MIND Complete 7/20 PC 8/20/07 Continued date uncertain revised project smaller units still 100% residential. Applicant has redesigned project and resubmitted on June 1, 2009. Project under review. Letter sent to applicant regarding issues on 7/2009. Subsequent meeting with applicant team 8/2009. Staff has had additional correspondence with the applicant. Project tentatively scheduled for Planning Commission late February/early March 2010. Applicant considering redesign of project. Change in agent. Project resubmitted on June 29, 2010, project routine to various divisions for comments and conditions. Resubmittal 7/6/10. Initial Study needs to be revised to reflect new project submitted. Revised Initial Study pending submittal of new Geotechnical study by applicant. New I.S./MND routed for review and review period completed as of November 29, 2010. Applicant preparing documents for Planning Commission hearing once submittal is received project will be scheduled. Resubmittal 2/15/2011. Project scheduled for 3/16/2011. Project Continued to 4/6/2011. Planning Commission forwarded a favorable recommendation to City Council. To be scheduled for CC meeting.	KW	PC
30 -Day Review, Incomplete or Additional Submittal Review							
3	James Maul	530, 532, 534 Morro Ave	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	SD	PC
4	Dan Reddell	550 Morro Bay Blvd	6/14/10	UP0-293	Farmer's Market. Conditional Use Permit for vendors and events. Resubmittal 6/17/10. Scheduled for 9/20/10 PC Mtg. Met with agent 8/24/10 and discussed feasibility of project, needs to be revised. Resubmitted 12/29/10. Project scheduled for 2/7/2011 but applicant changed project description on 1/21/2011, item then pulled to evaluate new project. City staff waiting on applicant's agent to resubmit. Resubmittal 3/4/11.	SD	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
5	Morro Bay Chamber	Main between Pacific and Harbor	8/9/10	UP0-298	Use Permit to establish the Farmer's Market on Main Street between Harbor and Pacific Streets. The market will be conducted every Saturday between 2 p.m. and 7 p.m. With a maximum of 50 vendors. Continued to 1/3/10 PC Meeting. Applicant has continued project to date uncertain so they can meet with stakeholders.	SD	PC
6	Ortega	525 & 527 Atascadero	12/21/10	CP0-340 UP0-308	Compact In-Fill Development. Requested additional documents from agent on 1/20/11. Working on environmental document.	SD	PC
7	Romero	291 Shasta Ave	1/19/11	CDP-341	Coastal Development Permit for single family residence. Incomplete Letter 2/18/11.	SD	AD
8	*Cotti Corporation*	*1700 Main Street*	*1/24/11*	*CDP-343*	*Coastal Development Permit for Demo and reconstruction of a fast food restaurant. Incomplete Letter 2/24/11. Applicant submitted arc report 3/15/11. Resubmittal 4/11/11.*	*SD*	*AD*
9	Jerry & Lane Karr	2560 Greenwood	1/28/11	CP0-344	Coastal Development Permit for a single family residence. Incomplete Letter 3/15/11. Resubmittal 3/16/11. Incomplete Letter 3/21/11. Resubmittal 3/23/11. Deemed complete 3/24/11, noticed 3/28/11. Multiple conplaints from neighbors regarding the asbestos on structure.	SD	AD
10	Calandra	2749 Coral Avenue	2/8/11	CP0-346/UP0-311	Single Family in the Cloisters. Incomplete letter 3/21/10.	SD	PC
11	Daniels	606 Agave	3/3/11	CP0-338	Minor Modification to CDP. Incomplete letter 3/29/11.	SD	AD
12	Stepelmann	361-363 Main	3/8/11	CP0-347	Tree Removal. Incomplete letter 4/13/11.	SD	AD
13	Tellian	3039 Ironwood	3/11/11	CP0-348	New Single Family Residence.	SD	AD
14	Thompson	736 Main	4/5/11	SP0-133	Sign Permit.	SD	AD
15	Sanders	2198 Nutmeg	4/11/11	Pre-App	Pre- App.	SD	AD
16	Piper	2998 Greenwood	4/11/11	CP0-350	Demo/Rebuild.	SD	AD
Projects in Process							
17	Dan Reddell	1 Jordan Terrance	7/25/08	UP0-223 & CP0-285	New SFR. Submitted 7/25/08, Inc. Later 8/19/08; resubmitted 2/24/09, project under review. Letter sent to agent regarding issues. Applicant and staff met 1/20/10 on site to further discuss issues. Resubmittal 2/16/10. Administrative Draft Initial Study complete. Comment review period ends 6/22/10. Comments received on MND.	JH/KW	PC
18	California State Park	201 State Park Drive	2/11/09	CP0-303 & UP0-254	Solar Panels at the State Park with the addition of one carport structure for support of the panels. Coastal Development Permit and Conditional Use Permit. Comments sent 3/23/10.	SD/KW	PC
19	City of Morro Bay	Citywide	5/1/10	AD0-047	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. A report on the status of this project brought to PC on 2/7/2011. Planning Commission made recommendations and forwarded to Council. Anticipate a City Council public hearing on the draft ordinance on May 2011.	KW	PC/CC
Environmental Review							

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
20	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05, Incomplete 12/15/05 Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Incomplete 3/7/07. Resubmitted 5/25/07 Incomplete Letter sent 6/27/07 Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Applicant resubmitted additional material on 9/30/2009. Met with applicants on 2/19/2010. Environmental documents being prepared. Applicant working with City Staff regarding an lease for the subject site. Applicants enter into an agreement with City Council on project. Meeting held with city staff and applicants on 2/3/2011. Meeting held with applicant on 2/23/2011. Applicant to provide revised site plan. Staff is processing a "Summary Vacation (abandonment)" for a portion of Surf Street.	KW	PC
21	*Chevron*	*3072 Main*	*12/31/08*	*CP0-301*	*Remove Underground Pipes. Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed. Requested additional documentation 4/29/10. Requested Information submitted 2/9/11. Submitted requested documents 2/9/11.*	*SD*	*PC*
Coordinating with Other Jurisdictions							
22	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	WWTP Upgrade. Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoticing. Staff reviewing screencheck document. Public draft out for review and comments. Comment period open until 11/4/2010. Project scheduled for 12-6-2010 P.C. Project reschduled for 12/20/2010. City Council Meeting on January 11, 2011. Project heard before CCC on March 11, 2011, and additional studies and materials are required. City working with consultant to provide information.	RL	PC/CC/RWQCB
23	City of Morro Bay	887 Atascadero	3/9/09	N/A	Nutmeg Water Tank Upgrade (City of Morro Bay CIP project). Oversight of County of San Luis Obispo application process. Preapplication meeting 3/9/09. Consultant coordination meeting 3/12/09.	KW	SLO County
24	John King	60 Lower State Park	7/2/08		Lower parking lot resurface and construction of 2 new stairways. Submitted 7/02/08, PC Tent 10/6, PC Date TBD Applicant coordinating w/ CCC 10/20/08.	KW	PC
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive							
25	SLO County	60 Lower State Park	09/28/04	CP0-063	Master Plan for Golf Course. Submitted 9/28/04, On hold per applicant, project to be amended. Resubmitted 2/9/07 Tentative PC 3/19/07 Continued, date uncertain; Planting trees.	KW	PC/CC
26	Cameron Financial	399 Quintana	04/11/07	CP0-233	New Commercial Building. Submitted 4/11/07, Inc. Letter 5/09/07. Sent letter 1/25/2010 to applicant requesting direction, letter returned not deliverable	KW	AD
27	West Millennium Homes	895 Monterey	7/10/07	CUP-151 S00-067 & CP0-215	Mixed-use building. 16 residential units and 3 commercial units, Submitted 7/10/07, Inc Later 7/25 Resubmitted 1/14/08 SRB 3/10/08.	KW	PC
28	Kenneth & Lisa Blackwell	2740 Dogwood	07/20/07	UP0-178	Addition to nonconforming residence. Submitted 7/20/07, Complete, tentative PC 9/17/07 Continued, date uncertain Resubmitted 10/31/07, PC 12/17/07 Continued, date uncertain.	KW	PC
29	Jeff Gregory	1295 Morro	09/25/07	CP0-254	Coastal Development Permit to allow a second single family residence on lot with an existing home. Incomplete letter sent 10/9/2007. Intent to Deem Application Withdrawn Letter sent 12/29/09. Response from applicant 1/8/10 keep file open indefinitely.	KW	AD

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
30	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Continued to a date uncertain.	KW	PC
31	*Burt Caldwell, (Embarcadero 801 LLC)*	*801 Embarcadero*	*5/15/08*	*UP0-212*	*Conference Center. Submitted 5/15/08, Inc Ltr 5/23 Resubmitted MND Circulating 7/15/08 PC 9/2 Approved, CC 9/22/08 Approved, CDP granted by CCC. Waiting for Precise Plan submittal. Applicant has submitted a request for a time extension on November 4, 2010. Extension granted, now expires 12/11/11. No active submittal*	*KW*	*PC/CC/ CCC*
32	Ron McIntosh	190 Olive	8/26/08	UP0-232 &CP0-288	New SFR. Submitted 8/26/08, Inc. Letter 9/24/08; Resubmitted 12/10/08, 1/9/09 request for more information. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance. Applicant put project on hold.	SD	PC
33	Pina Noran	2176 Main	10/3/08	CUP-35-99 & CDP-66-99R	Convert commercial space to residential use. Submitted 10/03/08, Inc. Later 10/22/08, resubmitted 2/5/09. Project still missing vital information for processing 11/30/09. Called applicant 3/22/10 and requested information. Applicant is considering a redesign of the project.	KW	PC
34	Candy Botich	206 MainWater Lease Site 34 Main & Oak St.	6/17/09	CP0-310	New Parking. Project under review. Agent given DRT comments July 10, 2009. Applicant submitted redesigned project 9/30/2009. Associated application submitted for a parking exception for the lease site generating the parking demand.	KW	PC/CC
35	Bob Crizer	206 Main Street, water lease site 34	11/9/09	AD0-047	Oak Street Parking Exception. Also see 206 Main Street (Botich). Request to allow parking spaces to be placed on Oak Street to replace parking currently provided at 206 Main Street. Waiting for parties to resolve issue of ownership.	KW	PC/CC
36	Hamrick Associates	1129 Market	6/10/10	UP0-291	Remodel and Addition. Incomplete letter 6/23/10. Submitted additional information 6/30/10. Submitted additional information 7/7/10. Building Comments. 7/9/10. Met with agent 7/15/10. Applicant will resubmit addressing fire/building comments.	SD	PC
37	*Tank Farm*	*1290 Embarcadero*	*2/27/10*	*N/A*	*Tank Demo. Demo of seven tanks at the Morro Bay Power Plant. Materials submitted and under review. All materials submitted to date have been reviewed and sent back to the applicant. Applicant indicated to staff that the project is on hold until better weather in 2011. Dynegy has assigned new project manager, anticipate demo to commence 5/2011.*	*SD*	*AD*
38	Frantz	499 Nevis	9/27/10	CP0-337	New SFR. Incomplete Letter 10/7/10. Meeting with applicant's representative on 11/16/2010. Applicant has indicated that he is redesigning project-project placed on hold.	SD	PC
Projects in Building Plan Check							
39	Tauras Sulaitis	540 Fresno	6/23/10	Building	SFR Addition. Incomplete letter 7/13/10. Resubmittal 11/15/10. Met with applicant on 12/21/10. Incomplete letter 12/21/10. Resubmittal 3/10/11. Planning variance noticed.	SD	N/A
40	Pam & Bob Hyland	2754 Indigo Circle	7/22/10	Building	New SFR. CP0-299/UP0-248 ISSUANCE BY PC ON MARCH 2, 2009. Incomplete Letter 8/24/10. Resubmittal 2/9/11. Incomplete letter 2/23/11. Resubmittal 4/12/11.	SD	N/A
41	Viole/Held	575 - 591 Embarcadero	11/1/10	Building	New Commercial Building. Incomplete Memo 12/2/10. No response from applicant (2/3/11). Resubmitted 3/16/11. Incomplete memo 3/28/11.	SD	N/A
42	Romero	291 Shasta Ave	1/19/11	Building	New single family residence. Incomplete Letter 2/18/11.	SD	N/A
43	Cotti Corporation	1700 Main Street	2/7/11	Building	Taco Bell Demo/Remodel. Incomplete, changes need to be made to planning permit, plans returned 3/7/11.	SD	N/A
44	Henderson	675 San Joaquin	2/9/11	Building	Express Check. Repair and Expand Deck. Incomplete Memo 2/16/11. Resubmittal 4/4/11.	SD	N/A

#	Applicant/Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
45	Lapp	1548	Main Street	3/1/11	Building	Express Check. Wind and solar System. Incomplete Submittal 3/15/11. Resubmittal 3/3/11. Incomplete letter 3/24/11. Resubmittal 3/28/11.	SD	N/A
46	Abbot	843	Quintana	3/1/11	Building	Express Check. Incomplete letter 3/24/11. Resubmittal 3/28/11.	SD	N/A
47	Lankford	2780	Juniper	3/3/11	Building	Single Family Remodel/Addition. Incomplete memo 4/12/11.	SD	N/A
48	Swain	350	Bernardo	3/14/11	Building	Express Check. Incomplete letter 3/24/11.	SD	N/A
49	Hintz	445	San Joaquin	3/16/11	Building	Express Check.	SD	N/A
50	Taylor	1383	Bolton	3/23/11	Building	Express Check. Incomplete Memo 4/7/11.	SD	N/A
51	Seymour	1140	Front	3/28/11	Building	Express Check.	SD	N/A
52	Kircher	350	Java	3/31/11	Building	Express Check. Addendum to building permit.	SD	N/A
53	Piper	2998	Greenwood	4/11/11	Building	Demo/Rebuild.	SD	N/A
54	Stanley	350	Piney	4/12/11	Building	SFR Addition.	SD	N/A
Aging Building Permits - No response from applicant in more than 90 days.								
55	Don Doubledee	360	Morro Bay Blvd	5/15/09	Building	Mixed Use Project - Ciano. Comments sent 2/25/10.	SD	N/A
56	Valori	2800	Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study. Comments sent 2/24/10	SD	N/A
57	Colhover	2800	Dogwood	3/8/10	Building	New SFR. Comments sent 3/25/10.	SD	N/A
58	Ronald Stuard	490	Avalon	4/22/10	Building	SFR Addition. 79 sf. bedroom addition. Comments sent 4/27/10.	SD	N/A
59	Joe Silva	570	Avalon	5/12/10	Building	SFR Addition. 84 sf. addition. Comments sent 5/17/10.	SD	N/A
60	Lou McGonagill	690	Olive	6/7/10	Building	SFR Addition. 1,000 sf. addition with garage. Incomplete letter 6/28/10. Resubmittal 9/29/10. Incomplete Memo 11/16/10.	SD	N/A
61	Mike Wilson	957	Pacific	8/24/10	Building	Demo/Rebuild. Incomplete letter 8/26/10.	SD	N/A
62	Frantz	499	Nevis	9/27/10	Building	New SFR. Incomplete Memo 10/7/10.	SD	N/A
63	Hall	2234	Emerald Circle	12/2/10	Building	New SFR. Incomplete Memo 12/21/10.	SD	N/A
Projects & Permits with Final Action								
64	Goehring	1277	Clarabelle	3/18/11	Building	Express Check.	SD	N/A
65	Tauras Sulaitis	540	Fresno	11/15/10	AD0-061	SFR Addition. Incomplete letter 7/13/10. Resubmittal 11/15/10. Met with applicant on 12/21/10. Incomplete letter 12/21/10. Resubmitted 3/10/11. Deemed complete 3/22/11. Noticed 3/24/11.	SD	AD
66	Esposito	520	Atascadero	3/9/11	UP0-314	Temporary Event. Deemed complete and permit issued 4/4/11.	SD	AD
67	Simone	458	Fresno	3/29/11	Building	Express Check. Deemed complete 4/13/11.	SD	N/A
68	Giovanni DeGarimore	1001	Front	3/22/10	UP0-284	Floating Dock. CUP to reconfigure existing side tie floating dock to include 4 new finger floating docks, 50 ft. x 4 ft. Incomplete letter sent 4/26/10. Resubmittal 6/10/10. Resubmittal 6/29/10. Incomplete Letter 7/29/10. Resubmittal 7/30/10. Incomplete Letter and Request for Addition funds 8/24/10. Staff is currently working on environmental documents. Resubmittal 1/25/11. Initial Study noticed and sent to State Clearinghouse on 2/3/2011. Scheduled for 3/16/2011 Planning Commission Meeting. Scheduled for 4/12/11 City Council Meeting. City Council Approved Concept Plan.	SD	PC

City of Morro Bay
Public Services
Advanced Planning Work Program

Work Item	Planning Commission	City Council	Coastal Commission	Comments	Estimated Staff Hours
Neighborhood Compatibility Standards	TBD	TBD			120 to 160
Strategic plan for managing the greening process	Annual Updates	Annual Updates			200 to 300
Draft Urban Forest Management Plan	TBD	TBD			200 to 300
CEQA Implementation Guidelines	TBD	TBD	NA		120 to 160
Update CEQA checklist pursuant to SWMP (2/2011)	TBD	TBD			120 to 160
Downtown Visioning	TBD	TBD			120 to 160
PD Overlay	TBD	TBD			80
Annexation Proceeding for Public Facilities		TBD			TBD
Sign Ordinance Update	2/16/11	5/10/11			50 to 100
Planning Commission Generated Items					
Work Item	Requesting Body				Estimated Staff Hours
Pedestrian Plan	Planning Commission			To be incorporated into Bicycle Transportation, currently under preparation.	TBD
Items Requiring Further Analysis When Received Back From The Coastal Commission					
Work Item	Plng. Comm.	City Council	Coastal Comm.		Estimated Staff Hours
Updated Zoning Ordinance	TBD	TBD			1,800
Updated General Plan/LCP	TBD	TBD			1,800