



**AGENDA NO: PC**

**MEETING DATE: November 10, 2020**

**AGENDA CORRESPONDENCE RECEIVED  
BY THE CITY COUNCIL FOLLOWING  
POSTING OF THE AGENDA IS ATTACHED  
FOR PUBLIC REVIEW PRIOR TO THE  
MEETING**

**From:** [REDACTED]  
**To:** [Council](#)  
**Cc:** [Dana Swanson](#)  
**Subject:** Comments for November 10th council meeting  
**Date:** Tuesday, November 10, 2020 11:31:24 AM

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**November 9, 2020**

**RE: Please consider a future agenda item to set a lower political contribution limit for Morro Bay elections**

**Dear Morro Bay City Council,**

**On October 8, 2019, the Governor signed AB 571 which will set campaign contribution limits for city offices to \$4,700 from any individual beginning January 1, 2021. The California Fair Political Practices Commission (FPPC) will enforce these restrictions.**

**[https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=201920200AB571](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB571)**

**While this limit may well be appropriate for a statewide election, it is far too high for a small city like Morro Bay.**

**The political contribution limit for our local elected offices should not exceed 15% of the state limit soon to be in effect. We must ensure equal representation and fair practices by all candidates. The lower limit will ensure grass root supporters are not drowned out by large donors and not allow over-funded candidates to ignore the interest of those they are elected to serve.**

**Morro Bay residents expect and deserve candidates who will serve the interests of the voters. We do not want the best candidates money can buy; We want, and deserve, the best most qualified candidates we can elect!**

**Let's keep the playing field level in our local elections. Please set a lower political contribution limit before the end of the year deadline when the state limit comes into effect.**

**Thank You,**

**David and Cindy Betonte  
Morro Bay**



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [Sean Green](#)  
**To:** [Council: Scott Collins](#)  
**Cc:** [PWAB](#); [Rob Livick](#); [Steve Knuckles](#); [Jody Cox](#); [Erica Crawford](#); [CityClerk](#)  
**Subject:** 11/10/20 Public Comment: Crash at Dunes/Main  
**Date:** Monday, November 9, 2020 2:25:05 PM  
**Attachments:** [Dunes-Main 4.png](#)

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Council and staff,

For five years now I've lived near and listened to the screeching, skidding, and honking of near miss collisions at the dangerous intersection of Dunes and Main. Today's vehicles weren't so lucky.

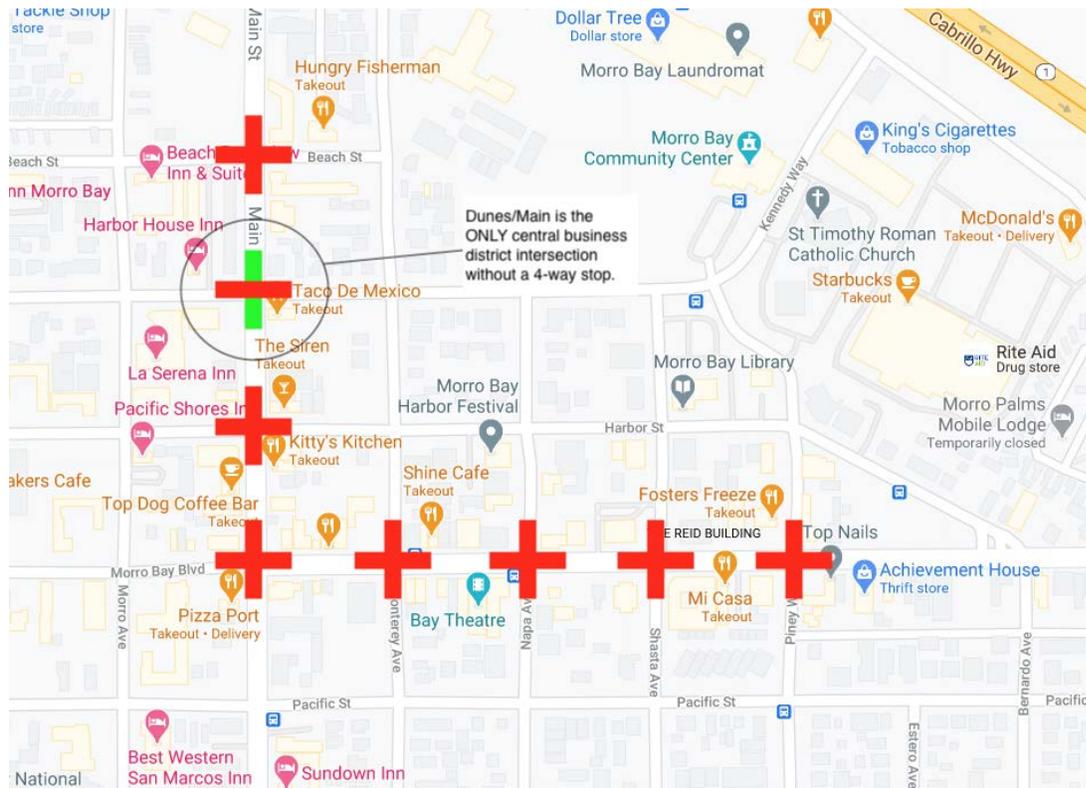




Please fix this very fixable problem by installing north-south stop signs on Main Street before someone gets killed.

Thank you,

Sean Green  
Morro Bay, CA





**AGENDA NO: B-1**

**MEETING DATE: November 10, 2020**

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## Heather Goodwin

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**Subject:** FW: Agenda Item B-1  
**Attachments:** Fee\_Estimate (3).pdf; Grover.Plan Check and Inspection Fee Estimate for Morro Bay\_83 Room Hotel (1).pdf; Invoice (13) (1) (2).pdf; Pismo building permit estimate (2).PDF

**From:** Erica Crawford <[erica@morrochamber.org](mailto:erica@morrochamber.org)>  
**Date:** November 9, 2020 at 5:16:41 PM PST  
**To:** John Heading <[jheading@morrobayca.gov](mailto:jheading@morrobayca.gov)>, Dawn Addis <[daddis@morrobayca.gov](mailto:daddis@morrobayca.gov)>, Marlyns McPherson <[mmcpherson@morrobayca.gov](mailto:mmcpherson@morrobayca.gov)>, Robert Davis <[rdavis@morrobayca.gov](mailto:rdavis@morrobayca.gov)>, Jeffrey Heller <[jheller@morrobayca.gov](mailto:jheller@morrobayca.gov)>  
**Cc:** Dana Swanson <[dswanson@morrobayca.gov](mailto:dswanson@morrobayca.gov)>, Scot Graham <[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)>, Scott Collins <[scollins@morrobayca.gov](mailto:scollins@morrobayca.gov)>, Stephen Peck <[Steve@peckplanning.com](mailto:Steve@peckplanning.com)>  
**Subject:** Agenda Item B-1

Honorable Mayor and City Council,

At a Public Hearing held on the City's Master Fee Schedule on October 22, 2019, the Council decided to pull Building Plan Check and Inspection Fees (fee S-069 in the Cost of Services Study from September 2019, linked [here](#) on page 222) out of the Schedule for Adoption in order that a flaw in said fees could be corrected.

The Chamber's position was, and remains, that the City's fees should recover documented costs and be regionally competitive. While the Chamber appreciates that a "flattening" of this fee has been brought to Council one year later, we find the staff report for this item wanting a regional comparative analysis and a rationale for the fee as proposed.

The Chamber strongly recommends that Council direct City staff to track time and materials on its next large scale commercial development to ensure that the fee as proposed is accurate.

We appreciate that an "apples to apples" comparison on these fees can be challenging given that each jurisdiction appears to calculate their fees using differing methodology. However, all jurisdictions are legally bound to charge *no more than* full cost recovery, else these fees are more tax. In an endeavor to look regionally, we were able to gather some estimates from neighboring jurisdictions on hypothetical projects. Some of these estimates below were gathered by Chamber staff, and some from your Community Development Department. All were submitted as detailed cost estimates, also attached. The Chamber has compiled these costs in the table below for the Council's consideration.

As ever, we are here to support the good work of economic development on behalf of our members, our city's current investors and community members, and those who would consider investing in a catalyst or opportunity site here in future.

Thank you,  
Erica Crawford  
MB Chamber

Building Plan Check and Inspection Fee Comparative Data	
Fee Estimates Direct from Public Agencies	

<b>Morro Bay (5M valuation, 42,500 Sq. Ft. Build)</b>	
Pre Cost Allocation Study (valuation x .025)	\$125,000.00
100% Cost Recovery (base 300K flat fee \$16,800 + above base x .05)	\$251,800.00
Current Adopted Master Fee Schedule (valuation x .026)	\$130,000.00
<b>Proposed (base 1M x .026 + above base x .0075)</b>	<b>\$56,000.00</b>
<b>Regional Comparisons Average</b>	
SLO County (42,500 sq ft build)	\$45,408.50
Grover Beach (83 Room Hotel)	\$71,389.66
<b>Morro Bay (7.4M valuation, 42,500 Sq. Ft. Build)</b>	
Pre Cost Allocation Study (valuation x .025)	\$192,400.00
100% Cost Recovery (base 300K flat fee \$16,800 + above base x .05)	\$355,000.00
Current Adopted Master Fee Schedule (valuation x .026)	\$192,400.00
<b>Proposed (base 1M x .026 + above base x .0075)</b>	<b>\$74,000.00</b>
<b>Regional Comparisons Average</b>	
SLO County (42,500 sq ft build)	\$45,408.50
Grover Beach (83 Room Hotel)	\$82,649.59
Atascadero (7.4M Valuation)	\$70,003.45
<b>Morro Bay (8.08M valuation, 42,500 Sq. Ft. Build)</b>	
Pre Cost Allocation Study (valuation x .025)	\$202,000.00
100% Cost Recovery (base 300K flat fee \$16,800 + above base x .05)	\$405,800.00
Current Adopted Master Fee Schedule (valuation x .026)	\$210,080.00
<b>Proposed (base 1M x .026 + above base x .0075)</b>	<b>\$79,100.00</b>
<b>Regional Comparisons Average</b>	
SLO County (42,500 sq ft build)	\$45,408.50
Grover Beach (83 Room Hotel)	\$82,649.59
Pismo Beach (8.08M Valuation)	\$141,910.56

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**Erica D. Crawford**  
**President/CEO**  
**Morro Bay Chamber**

w: 805.772.4467  
m: 917.378.2454





**PMTC - Commercial Permit - New Structure - Hotel/Motel**

ESTIMATE ONLY: HOTEL MULTI-STORY 42,500 SQ FT

**Construction Information**

Construction Type: V-B	Building Occupancies:			
Industrial: 0.00	Office: 0.00	Retail: 42,500.00	Total Commercial:	42,500.00
Residential: 0.00	Garage/Wkshp: 0.00	Other: 0.00	Total Residential:	0.00

**Valuations**

<u>Valuation Item</u>	<u>Qty</u>	<u>Valuation</u>	<u>Plan Check</u>	<u>Inspection</u>
Hotel / Motel - Conven. - VB – Wood frame	42500	\$4,863,985	\$6,761.00	\$8,839.00

**Fees**

**First Installment**

L04-Plot Plan ZC Bldg Prmt-1	\$99.00
Plan Check Fee-1	\$6,761.00
R20-Address w/Bldg Permit-1	\$109.00
X74A-PW Bldg Permit Rev-1	\$80.00
Z09A-CDF Coml Fire Plan-1	\$4,015.08
Z11A-CDF Alarm System Coml-1	\$3,402.08

**First Installment Fees: \$14,466.16**

**Second Installment**

Bldg Stds Admin Fund	\$195.00
CWMP-Constr Waste Mgmt Plan	\$73.00
FIRE- Commrcd County (effective 1/4/20) -2	\$30,952.75
Inspection Fee-2	\$8,839.00
U02A,B-Inclus Hse Fee_Coml/Retail_if ttl s	\$58,225.00
Z19-Earthquake SMIP Tax-2	\$1,361.92
ZCOM-Commercial Combined (effective 1.	\$29,520.50

**Second Installment Fees: \$129,167.17**

**Total Fees: \$143,633.33**

**This estimate is solely based on information provided at the time of its creation. This estimate is subject to change without notice and may be incomplete.**



Fee Estimate Date: 2/25/2020

Estimate of Plan Check & Inspection Fees: New 83 Room Hotel

**Description**

**Item Amount**

**Plan Check Fees**

Building Plan Check - Flat Rate	\$	28,123.20
Fire Protection Review (5Cities Fire) - Flat Rate	\$	178.00
Planning, Public Works & Engineering - Deposit based on review time	\$	10,000.00
	<b>\$</b>	<b>38,301.20</b>

**Inspection Fees**

Building Inspection	\$	43,266.46
Electrical Inspection	\$	4,095.46
Mechanical Inspection	\$	165.19
Plumbing Inspection	\$	6,999.28
	<b>\$</b>	<b>54,526.39</b>

<b>TOTAL</b>	<b>\$</b>	<b>92,827.59</b>
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City of Atascadero  
 6500 Palma Ave.  
 Atascadero, CA 93422

# Estimate

85 ROOM HOTEL  
 VALUATION BASED \$7,437,500

Record #	Record Type	Fee Group	Fee Description	Quantity	Amount
	BUILDING COMMERCIAL	BLD GENERAL FEES	CA GREEN BUILDING FEE	0	\$298.00
		State and Admin Fees	GENERAL PLAN MAINTENANCE	0	\$1,455.37
			STRONG MOTION FEE COMMERCIAL	0	\$2,082.50
		BLD PERMIT FEES	BUILDING PERMIT FEE	0	\$29,107.45
		Inspection Fees Building Dept	ELECTRICAL PERMIT	0	\$2,910.75
			MECHANICAL PERMIT	0	\$2,910.75
			PLUMBING PERMIT	0	\$2,910.75
		BLD PLAN REVIEW Building Dept Plan Review	BUILDING PLAN CHECK	0	\$24,595.81
			DISABLED ACCESS REVIEW	0	\$3,783.97
			ENERGY EFFICIENCY REVIEW	0	\$3,783.97
		DEV IMPACT FEES LODGING	LODGING CIRCULATION SYSTEM	0	\$244,035.00
		Development Impact Fees:	LODGING FIRE AERIAL RESPONSE VEHICLE	0	\$30,685.00
		Not Permit Fees	LODGING FIRE PROTECTION FACILITIES	0	\$65,450.00
			LODGING GENERAL GOVERNMENT FACILITIES	0	\$3,570.00
			LODGING LAW ENFORCEMENT FACILITIES	0	\$38,165.00
			LODGING OPEN SPACE ACQUISITION	0	\$9,775.00
			LODGING STORM DRAINAGE FACILITIES	0	\$7,310.00
		DOCUMENT IMAGING	DOCUMENT IMAGING	0	\$1,073.25
		FIRE BUILDING PLAN REVIEW	FIRE BUILDING PLAN REVIEW AND INSPECTION	0	\$99.00
		PLN PLAN REVIEW	PLANNING REVIEW DRC	0	\$412.00
			PLANNING REVIEW MAJOR	0	\$365.00



**City of Atascadero**  
**6500 Palma Ave.**  
**Atascadero, CA 93422**

PW DRAINAGE FEES	ON SITE DRAINAGE INSPECTION COMMERCIAL	0	\$2,291.00
	ON SITE DRAINAGE PLAN CHECK COMMERCIAL	0	\$2,204.00
PW GRADING FEES	ON SITE GRADING INSPECTION COMMERCIAL	0	\$3,449.00
	ON SITE GRADING PLAN CHECK COMMERCIAL	0	\$2,414.00
PW SEWER FEES AND CHARGES	PW SEWER CONNECTION INSPECTION FEE	0	\$158,000.00
			<b>\$643,136.57</b>

**Invoice Total: \$643,136.57**



**Fee Estimate**

No: **B20-000034**

Application Date: **02/20/2020**

THIS IS A FEE ESTIMATE ONLY - YOUR FEES COULD CHANGE SUBSTANTIALLY DURING THE REVIEW PROCESS.

**Project Address:**       **0 OAK PARK**  
 Parcel:                    005-395-016  
 Tract/Lot:                CY PB PM43/60 LT 146

**Description:**         75-unit hotel  
**Valuation:**            \$8,083,600.00  
**Census:**                Hotel/Motel

**Permit Types:**

**Owner:**                BAKER ROBERT SEPARATE PROPERTY TRUST  
                               PO BOX 419  
                               ARROYO GRANDE, CA 93421

**Contractor:**

**Contact:**

**Fees:**

<b>Description</b>	<b>Total Cost</b>
Building Permit (\$1,000,000 and up)	42,465.67
Mechanical Permit	5,660.67
Plumbing Permit	5,660.67
Electrical Permit	5,660.67
SMIP Commercial	2,263.41
Green Build Fee	324.00
Accessibility Fee	11,889.54
Energy Fee	4,755.81
Storm Water Fee	6,369.85
General Plan Maintenance Fee	4,123.14
Plan Review	82,462.88
Laserfiche	2,473.89
State Water Supply - Hotel/Motel	288,525.00
Impact - Hotel/Motel Room	845,925.00
Impact - Recycled Water - Hotel/Motel Room	433,575.00
Water Meter 1in w/shut off	428.00
Water Meter 2in w/shut off	1,119.00
Water Closets	11,250.00
Lavatories	3,750.00
Tub/Shower	7,500.00
Kitchen Sinks	200.00
Floor Sinks	200.00
Mop Sinks	150.00
Dishwasher	100.00
<b>Total Fees:</b>	<b>1,766,832.20</b>

**Payments:**

Date	Type	Reference	ReceivedFrom	Amount
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Amount Paid: 0.00  
Balance Due: 1,766,832.20



**AGENDA NO: C-1**

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**From:** [Lynda Merrill](#)  
**To:** [Council](#)  
**Subject:** C-1, City Council Meeting, 11/10/20  
**Date:** Friday, November 6, 2020 5:20:10 PM

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Dear Mayor Headding and Councilmembers,  
Please approve this Conveyance Facilities Construction Contract in order to further this important project.  
Selecting Contractors who can do the best job for us is always a priority.  
Sincere appreciation for your continued support for the WRF for our community.  
Lynda and Frank Merrill

C-1 WATER RECLAMATION FACILITY (WRF) PROJECT CONVEYANCE FACILITIES CONSTRUCTION CONTRACT AWARD IN THE AMOUNT OF \$31,493,675, HYDROGEOLOGICAL WORK CONTRACT AMENDMENT IN THE AMOUNT OF \$530,000 FOR THE NEXT PHASE OF HYDROGEOLOGICAL WORK (PHASE 3), REJECTING A BID PROTEST AND REVIEW OF THE WRF QUARTERLY REPORT AND RECOMMENDED SCHEDULE OF REPORTING; (PUBLIC WORKS DEPARTMENT) RECOMMENDATION: Staff recommends the City Council consider the following: 1) Reject the bid protest filed by W.A. Rasic and authorize the City Manager to execute a contract with Anvil Builders, Inc. (Anvil) in the amount of \$31,493,675 for construction of the Conveyance Facilities component of the Water Reclamation Facility (WRF) Project (Project); 2) Authorize the City Manager to execute a contract amendment with GSI Water Solutions Inc. (GSI) in the amount of \$530,000 to provide Phase 3 hydrogeological services for the Project; and 3) Review and receive the WRF Quarterly Report; and 4) Approve the proposed modified sch