CITY OF MORRO BAY
CITY COUNCIL
AGENDA

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

Regular Meeting
Tuesday, October 26, 2021 – 5:30 P.M.
Held Via Teleconference

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

PRESENTATIONS
- Presentation by Senior Chief Snider, U.S. Coast Guard Station Morro Bay
- Friends of the Morro Bay Harbor Department Presentation

PUBLIC COMMENT
Pursuant to Executive Order N-08-21, issued by Governor Newsom on June 11, 2021, this Meeting will be conducted telephonically through Zoom and broadcast live on Cable Channel 20 and streamed on the City website (click here to view). Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Veterans' Hall will not be open for the meeting.

Public Participation:
In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-08-21, the City will not make available a physical location from which members of the public may observe the meeting and offer public comment. Remote public participation is allowed in the following ways:

- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the City Council at council@morrobayca.gov prior to the meeting and will be published on the City website with a final update one hour prior to the meeting start time. Agenda correspondence received less than an hour before the meeting start time may not be posted until after the meeting.*

- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City website.*

- *Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the "raise hand" feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.*

Please click the link below to join the webinar:

- *https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09*
  Password: 135692

- *Or Telephone Attendee: 1 (408) 638-0968 or 1 (669) 900 6833 or 1 (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press * 9 to "Raise Hand" for Public Comment*

A. CONSENT AGENDA

Unless an item is pulled for separate action by the City Council, the following actions are approved without discussion. The public will also be provided an opportunity to comment on consent agenda items.

A-1 APPROVAL OF MINUTES FOR THE SEPTEMBER 28, 2021, CITY COUNCIL MEETING; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-2 APPROVAL OF MINUTES FOR THE SEPTEMBER 29, 2021, CITY COUNCIL SPECIAL MEETING; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-3 APPROVAL OF MINUTES FOR THE OCTOBER 12, 2021, CITY COUNCIL SPECIAL CLOSED SESSION MEETING; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-4 RESOLUTION MAKING FINDINGS RELATED TO CONTINUED EXISTENCE OF A STATE OF EMERGENCY DUE TO COVID-19 AND RE-AUTHORIZING FOR PUBLIC HEALTH AND SAFETY THE CONDUCT OF PUBLIC MEETINGS OF CITY'S LEGISLATIVE BODIES VIA REMOTE TELECONFERENCING FOR AN INITIAL 30-DAY PERIOD PURSUANT TO RALPH M. BROWN ACT AS AMENDED BY ASSEMBLY BILL NO. 361; (CITY ATTORNEY)

RECOMMENDATION: Staff recommends Council consider adoption of Resolution No. 70-21 authorizing for public health and safety the conduct of public meetings of the legislative bodies of the City via remote teleconferencing.

A-5 APPROVAL OF A 5-YEAR CONTRACT WITH ALEXANDER'S CONTRACT SERVICES, INC. FOR MONTHLY WATER METER READING SERVICES. (PUBLIC WORKS DEPARTMENT)

RECOMMENDATION: Staff recommends City Council authorize the City Manager to execute a 5-year contract through a sole source procurement with Alexander's Contract Services, Inc. (Alexander's) for monthly water meter reading.

B. PUBLIC HEARINGS

B-1 MAJOR MODIFICATION (MAJ21-005) AND COASTAL DEVELOPMENT PERMIT (CDP21-036) TO APPROVE THE CHANGE FROM 6 NEW RESIDENTIAL PARCELS TO 5 NEW RESIDENTIAL PARCELS ON A .99-ACRE SITE LOCATED AT 2783 CORAL AVENUE AS PART OF THE CLOISTER'S SUBDIVISION TRACT 1996. THE 6-UNIT PROJECT WAS APPROVED BY CITY COUNCIL (THROUGH APPEAL) ON NOVEMBER 3, 2018, WITH THE FOLLOWING PERMITS: CONDITIONAL USE PERMIT (UP0-470), VESTING TENTATIVE MAP NO. 2859 (S00-127) SUBJECT TO CONDITIONS OF APPROVAL AND THE MITIGATION AND MONITORING PLAN INCLUDED IN THE ADOPTED MITIGATED NEGATIVE DECLARATION. THE PROJECT IS ZONED CRR/GC/PD (COASTAL RESOURCE RESIDENTIAL/GOLF COURSE/PLANNED DEVELOPMENT) AND IS LOCATED IN THE COASTAL COMMISSION APPEALS JURISDICTION; (COMMUNITY DEVELOPMENT DEPARTMENT)

RECOMMENDATION: Conduct the public hearing, and then conditionally approve the project by adopting City Council Resolution No. 71-21, which includes findings for MAJ21-005 and CDP21-036 subject to the conditions of approval related to this modification and mitigation measures from the 2018 adopted Mitigated Negative Declaration for the project.

C. BUSINESS ITEMS

C-1 RECEIVE SUMMARY OF COMMUNITY FORUM ON MORRO BAY POWER PLANT (MBPP) EXHAUST STACKS AND AUTHORIZE THE CITY MANAGER TO SEND A LETTER TO VISTRA CORP INFORMING THEM CITY RELEASES VISTRA FROM CITY OPTION TO REQUEST STACKS REMAIN ON MBPP FACILITIES; (CITY MANAGER)

RECOMMENDATION: Staff recommends the City Council: 1) Receive the summary of the September 8, 2021 Community Forum "Facts about the Stacks"; 2) Authorize the City Manager to send a letter to Vistra Corp informing Vistra the City will not exercise its option to request that the stacks remain (per Section 7 of the Memorandum of Understanding between the City of Morro Bay and Vistra Corp), and that the City unconditionally releases Vistra from any possible exercise by the City of that option; 3) If Council authorizes the above letter to Vistra from City Manager, then direct staff moving forward to discuss with Vistra a proposal to honor the power plant and stacks with a monument/point of interest in event the facilities and stacks come down; 4) Provide additional direction to staff as appropriate.

C-2 ADOPT RESOLUTION NO. 72-21 AWARDING FISCAL YEAR 2021-22 COMMUNITY GRANTS; (CITY MANAGER/ADMINISTRATIVE SERVICES DEPARTMENT)

RECOMMENDATION: Staff recommends the City Council:
1) Adopt Resolution No. 72-21, awarding Community Grants for Fiscal Year 2021-22, outlining adjustments, if any, consistent with the Community Grants Policy and American Rescue Plan Act ("ARPA") funding requirements; and 2) Authorize the City Manager to enter into agreements with all grantees, reviewing and adjusting insurance requirements on a case-by-case basis, in coordination with California JPIA and City Attorney's Office, depending on the level of risk associated.

D. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS

E. ADJOURNMENT

The next Regular Meeting will be held on **Tuesday, November 9, 2021 at 5:30 p.m.** via teleconference.

THIS AGENDA IS SUBJECT TO AMENDMENT UP TO 72 HOURS PRIOR TO THE DATE AND TIME SET FOR THE MEETING. PLEASE REFER TO THE AGENDA POSTED AT CITY HALL FOR ANY REVISIONS OR CALL THE CLERK'S OFFICE AT 805-772-6205 FOR FURTHER INFORMATION.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA SUBMITTED TO THE CITY COUNCIL AFTER DISTRIBUTION OF THE AGENDA PACKET ARE AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST BY CALLING THE CITY CLERK'S OFFICE AT 805-772-6205.

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

MINUTES - MORRO BAY CITY COUNCIL
REGULAR MEETING – SEPTEMBER 28, 2021
TELECONFERENCE – 5:30 P.M.

AGENDA NO: A-1

MEETING DATE: October 26, 2021

City Council conducted this meeting in accordance with California Governor Newson's Executive Order N-08-21 issued on June 11, 2021 in response to the present State of Emergency in existence due to the threat of COVID-19. This meeting was held via teleconference for all participants.

PRESENT:	John Headding	Mayor
	Dawn Addis	Council Member
	Laurel Barton	Council Member
	Jennifer Ford	Council Member
	Jeff Heller	Council Member
ABSENT:	None	
STAFF:	Scott Collins	City Manager
	Chris Neumeyer	City Attorney
	Dana Swanson	City Clerk
	Sarah Johnson-Rios	Assistant City Manager/Admin Services Dir.
	Greg Kwolek	Public Works Director
	Scot Graham	Community Development Director
	Daniel McCrain	Fire Chief
	Jody Cox	Police Chief
	Eric Endersby	Harbor Director
	Rob Livick	City Engineer

ESTABLISH QUORUM AND CALL TO ORDER
Mayor Headding called the meeting to order at 5:30 p.m., with all members present.

MOMENT OF SILENCE
PLEDGE OF ALLEGIANCE
RECOGNITION – None

CLOSED SESSION REPORT – City Attorney Neumeyer stated no reportable action was taken by the City Council in accordance with the Brown Act.

MAYOR & COUNCILMEMBERS' REPORTS, ANNOUNCEMENTS & PRESENTATIONS
https://youtu.be/x5FRSVJ-iXc?t=209

CITY MANAGER REPORTS, ANNOUNCEMENTS AND PRESENTATIONS
https://youtu.be/x5FRSVJ-iXc?t=877

PRESENTATIONS
https://youtu.be/x5FRSVJ-iXc?t=941

- Chamber of Commerce update presented by President/CEO Erica Crawford.

PUBLIC COMMENT
https://youtu.be/x5FRSVJ-iXc?t=2074
Betty Winholtz, Morro Bay, commented on the Council's decision to conduct an election to fill the Council vacancy in June 2022, opining the spirit and legality of the 2006 ordinance were violated.

Mayor Headding closed public comment.

The Council and staff responded to issues raised during public comment.

A. CONSENT AGENDA
https://youtu.be/x5FRSVJ-iXc?t=2303

Unless an item is pulled for separate action by the City Council, the following actions are approved without discussion. The public will also be provided an opportunity to comment on consent agenda items.

A-1 APPROVAL OF MINUTES FOR THE AUGUST 10, 2021, CITY COUNCIL MEETING; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-2 APPROVAL OF MINUTES FOR THE AUGUST 24, 2021, CITY COUNCIL SPECIAL MEETING; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-3 APPROVAL OF MINUTES FOR THE SEPTEMBER 14, 2021, CITY COUNCIL SPECIAL CLOSED SESSION MEETING; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-4 SECOND READING AND ADOPTION OF ORDINANCE NO. 643, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORRO BAY, CALIFORNIA RESCINDING MORRO BAY MUNICIPAL CODE CHAPTER 3.60 AND DISESTABLISHING THE OLD MORRO BAY TOURISM BUSINESS IMPROVEMENT DISTRICT FORMED IN 2009; (CITY ATTORNEY)

RECOMMENDATION: Staff recommends the Council adopt, by second reading and by title only with further reading waived, Ordinance No. 643, An Ordinance of the City Council of the City of Morro Bay, California Rescinding Morro Bay Municipal Code Chapter 3.60 and Disestablishing the Old Morro Bay Tourism Business Improvement District formed in 2009.

A-5 ADOPTION OF ORDINANCE NO. 644, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORRO BAY, CALIFORNIA, ADDING CHAPTER 9.36 (SAFE STORAGE OF FIREARMS) TO TITLE 9 (HEALTH AND SAFETY) OF THE MORRO BAY MUNICIPAL CODE, TO REQUIRE SAFE STORAGE OF FIREARMS LOCATED IN A RESIDENCE); (CITY ATTORNEY)

RECOMMENDATION: Staff recommends Council consider adoption, by second reading and by title only with further reading waived, of Ordinance No. 644, An Ordinance of the City Council of the City of Morro Bay, California, Adding Chapter 9.36 (Safe Storage of Firearms) to Tile 9 (Health and Safety) of the Morro Bay Municipal Code, To Require Safe Storage of Firearms Located in a Residence.

A-6 AUTHORIZATION TO EXECUTE AND RECORD CONSERVATION COVENANT ON CITY-OWNED PROPERTY ADJACENT TO THE CITY'S WATER RECLAMATION FACILITY (WRF); (PUBLIC WORKS DEPARTMENT)

RECOMMENDATION: Staff recommends the City Council take the following action: 1) Authorize the Mayor to Sign the Conservation Covenant protecting 19.5 acres of

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critical habitat as required by the U.S. Environmental Protection Agency (USEPA) and U.S. Fish and Wildlife Service (USFWS) as a condition of the loan funding construction of the Water Reclamation project; and 2) Once signed, the City Clerk is directed to record the document with the County of San Luis Obispo Clerk Recorder and transmit a copy of the recorded document to the USEPA.

A-7 ADOPT RESOLUTION NO. 61-21 ESTABLISHING AN ELECTRONIC SIGNATURE USE POLICY; (ADMINISTRATIVE SERVICES DEPARTMENT/CITY CLERK/HUMAN RESOURCES MANAGER)

RECOMMENDATION: Staff recommends the City Council adopt Resolution No. 61-21. which establishes Electronic Signature Use Policy (Policy) for the City and authorizes the City Manager to amend the Policy and adopt additional guidelines as necessary to implement the Policy's stated purpose.

A-8 ADOPT RESOLUTION NO. 62-21 REVISING THE TERMS OF THE CITY'S REIMBURSEMENT AGREEMENT WITH THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES TO ADD THE DIVISION CHIEF CLASSIFICATION AND RECEIVE PORTAL TO PORTAL REIMBURSEMENT FOR ALL FIRE DEPARTMENT CLASSIFICATIONS; (FIRE DEPARTMENT)

RECOMMENDATION: Council adopt Resolution No. 62-21 rescinding Resolution No. 56-20 and revising the terms of the City's reimbursement agreement to include the classification of Division Chief and provide all job classifications with portal to portal pay.

A-9 ADOPT RESOLUTION NO. 63-21 APPROVING AN INCREASE TO THE CITY'S CONTRIBUTION TO EMPLOYEE HEALTH CARE COVERAGE; (CITY MANAGER/CITY CLERK/HUMAN RESOURCES MANAGER)

RECOMMENDATION: Staff recommends the City Council adopt Resolution No. 63-21 approving amended Memoranda of Understanding (MOU's) as agreed to by each represented bargaining group [Morro Bay Police Officers Association ("MBPOA"), Morro Bay Fire Fighters Association ("MBFFA") and Service Employees International Union ("SEIU") Local 620], establishing an increase to the City's contribution to employee health care coverage effective January 2022, and extending the same benefits to unrepresented Confidential, Management and Executive employees.

Mayor Headding opened public comment for the Consent Agenda.
https://youtu.be/x5FRSVJ-iXc?t=2322
Betty Winholtz, Morro Bay, spoke to Items A-5 and A-6, asking how the City would provide public notice of the ordinance proposed in Item A-5, and whether the City had consulted with the EPA and Fish & Wildlife regarding its interpretation of the definition of "natural condition."

The public comment period was closed.

Mayor Headding pulled Items A-5 and A-6.
https://youtu.be/x5FRSVJ-iXc?t=2531

MOTION: Council Member Addis moved approval of Items A-1, A-2 and A-3. The motion was seconded by Council Member Barton and carried 4-0-1 by roll call vote with Council Member Ford having abstained.

MOTION: Council Member Addis moved approval of Items A-4, A-7, A-8 and A-9. The motion was seconded by Council Member Heller and carried 5-0 by roll call vote.

A-5 ADOPTION OF ORDINANCE NO. 644, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORRO BAY, CALIFORNIA, ADDING CHAPTER 9.36 (SAFE STORAGE OF FIREARMS) TO TITLE 9 (HEALTH AND SAFETY) OF THE MORRO BAY MUNICIPAL CODE, TO REQUIRE SAFE STORAGE OF FIREARMS LOCATED IN A RESIDENCE); (CITY ATTORNEY)
https://youtu.be/x5FRSVJ-iXc?t=2675

Police Chief Cox and City Attorney Neumeyer responded to questions raised during public comment.

MOTION: Mayor Headding moved approval of Item A-5. The motion was seconded by Council Member Addis and carried 5-0 by roll call vote.

A-6 AUTHORIZATION TO EXECUTE AND RECORD CONSERVATION COVENANT ON CITY-OWNED PROPERTY ADJACENT TO THE CITY'S WATER RECLAMATION FACILITY (WRF); (PUBLIC WORKS DEPARTMENT)
https://youtu.be/x5FRSVJ-iXc?t=2933

City Engineer Livick responded to Council questions and those raised during public comment.

MOTION: Mayor Headding moved approval of Item A-6. The motion was seconded by Council Member Addis and carried 5-0 by roll call vote.

B. PUBLIC HEARINGS - NONE

C. BUSINESS ITEMS

C-1 COVID-19 UPDATE AND REVIEW OF ASSEMBLY BILL 361, RELATED TO TELECONFERENCING PUBLIC MEETINGS; (CITY MANAGER/CITY ATTORNEY)
https://youtu.be/x5FRSVJ-iXc?t=3184

Mayor Headding provided an update on COVID-19 statistics in San Luis Obispo County. City Manager Collins and City Attorney Neumeyer provided the report and responded to Council inquires.

The public comment period for Item C-1 was opened; seeing none, the public comment period was closed.

The Council did not take any formal action on this item.

D. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS
https://youtu.be/x5FRSVJ-iXc?t=4185
Council Member Heller requested the Council review the Climate Action Plan as soon as possible. Following brief comments, he received support for a short staff presentation if this item is not identified as a major goal during the September 29th Special Meeting.

Council Member Heller requested and received full support for a staff presentation on Senate Bill 9, a recent change to state zoning law that preempts local control.

E. ADJOURNMENT

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The meeting adjourned at 6:46 p.m.

Recorded by:

Dana Swanson
City Clerk

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AGENDA NO: A-2

MEETING DATE: October 26, 2021

MINUTES - MORRO BAY CITY COUNCIL
SPECIAL MEETING – SEPTEMBER 29, 2021
TELECONFERENCE – 4:00 P.M.

City Council conducted this meeting in accordance with California Governor Newson's Executive Order N-08-21 issued on June 11, 2021 in response to the present State of Emergency in existence due to the threat of COVID-19. This meeting was held via teleconference for all participants.

PRESENT:	John Headding	Mayor
	Dawn Addis	Council Member
	Laurel Barton	Council Member
	Jennifer Ford	Council Member
	Jeff Heller	Council Member
ABSENT:	None	
STAFF:	Scott Collins	City Manager
	Dana Swanson	City Clerk
	Sarah Johnson-Rios	Assistant City Manager/Admin Services Dir.
	Greg Kwolek	Public Works Director
	Scot Graham	Community Development Director
	Jody Cox	Police Chief
	Daniel McCrain	Fire Chief
	Kirk Carmichael	Recreation Services Manager
	Lori Stilts	Harbor Business Manager

ESTABLISH QUORUM AND CALL TO ORDER

Mayor Headding established a quorum and called the meeting to order at 4:00 p.m. with all members present.

SPECIAL MEETING AGENDA:

I. CITY COUNCIL GOALS WORKSHOP

City Manager Collins presented the staff report and responded to Council inquiries.
https://youtu.be/gEcmBg6ILg4?t=581

Mayor Headding opened public comment.
https://youtu.be/gEcmBg6ILg4?t=1081
Erica Crawford, Morro Bay Chamber of Commerce, expressed appreciation for the collaborative working group assembled to discuss sanitation, maintenance and wildlife in Morro Bay's public spaces.

Mayor Headding closed public comment.

Mr. Collins introduced Sommer Kehrli with The Center of Organization Effectiveness who facilitated the goals workshop. Ms. Kehrli invited the Mayor and each Council Member to describe what success looks like in each of the major goal areas and shared a written summary of those comments to gain consensus.
https://youtu.be/gEcmBg6ILg4?t=1153

Public Infrastructure
https://youtu.be/gEcmBg6ILg4?t=2454
Short-term (November 2021 – December 2022)

- Continue efforts toward a clean city that is also sensitive to animal habitat
- Address pedestrian safety concerns, specifically on the Embarcadero and Morro Bay Blvd. (re-paint crosswalks and ensure stop signs are visible)
- Address Embarcadero traffic circulation during peak traffic times

Long-term

- Identify funding for Harbor infrastructure needs and improvement of public spaces
- Bring in broadband connection to draw and support businesses
- Prepare long-term plan for stormwater management (capital plan and funding mechanism)

Fiscal Sustainability & Economic Vitality
https://youtu.be/gEcmBg6ILg4?t=3248
Short-term (November 2021 – December 2022)

- Gain a better understand and develop funding plan for CalPERS and Other Post Employment Benefits (OPEB) unfunded liabilities
- Support and expeditiously complete catalyst site development (Market Plaza, Embarcadero lease sites, Cloisters development, Bank of America redevelopment).

Ongoing & long-term

- Complete WRF within a reasonable budget
- Fund decommissioning of existing wastewater treatment plant and plan for future redevelopment
- Be strategic and creative regarding new and increased revenue opportunities
- Address Vistra proposed battery project and master planning for that property.
- Identify funding for Harbor infrastructure needs
- Identify long-term funding for street improvements
- Explore and support offshore wind opportunities
- Consider ways to assist businesses, hoteliers & retail in improving their façade and infrastructure (possible TOT relief plan that allows businesses to invest in their property)
- Explore Enhanced Infrastructure Financing District (EIFD) opportunities with regard to Vistra development.
- Bring in broadband connection to draw and support businesses
- Implement OneWater Projects

Housing
https://youtu.be/gEcmBg6ILg4?t=4482
Short-term (November 2021 – December 2022)

- Educate Council regarding new State legislation, such as SB9
- Continue efforts to expedite development review process
- Identify properties and explore opportunities for partnerships to develop affordable workforce housing and mixed use development around downtown core and waterfront

Climate Action
https://youtu.be/gEcmBg6ILg4?t=5189
Short-term (November 2021 – December 2022)

- Participate with other SLO County agencies to update the Climate Action Plan
- Educate Council on the technical terms around climate action to help make informed decisions

- Take a leadership role in educating the community regarding SB 1383 implementation
- Connect to housing goal to reduce vehicle traffic (travel/commuting) to reduce emissions and ease traffic circulation concerns

Ongoing & long-term

- Preserve open space, support tree planting efforts, and invest in parks
- Support battery storage project
- Identify funding opportunities to increase the number of EV charging stations
- Explore and support offshore wind opportunities
- Identify opportunities for solar power
- Evaluate City policies regarding purchases that are climate conscious
- Be aware of and advocate for regional policies that reduce emissions
- Support additional water conservation efforts

The Council directed staff to evaluate and make recommendations for short- and long-term actions based on organizational capacity, and identify tools needed to execute key goals.

Proposed New Goal – Community Health
https://youtu.be/gEcmBg6ILg4?t=7115

- Increase COVID vaccination rates through the lens of equity, set a target for the City of fully-vaccinated people, increase outreach and education efforts
- Diversity, Equity and Inclusion (DEI). Engage in community conversation to develop a greater understanding and awareness of the issues.
- Provide support for unhoused population
- Connect to sanitation issues identified in public infrastructure goal
- Raise awareness on drugs as a public health issue (e.g., Fentanyl and Methamphetamine)

The Council did not take any formal action on this item.

ADJOURNMENT
The meeting adjourned at 6:38 p.m.

Recorded by:

Dana Swanson
City Clerk

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MINUTES - MORRO BAY CITY COUNCIL
SPECIAL CLOSED SESSION MEETING –
OCTOBER 12, 2021 – 3:30 P.M.
TELECONFERENCE

AGENDA NO: A-3

MEETING DATE: October 26, 2021

City Council conducted this meeting in accordance with California Governor Newson's Executive Order N-08-21issued on June 11, 2021 in response to the present State of Emergency in existence due to the threat of COVID-19. This meeting was held via teleconference for all participants.

PRESENT:	John Headding	Mayor
	Dawn Addis	Council Member
	Laurel Barton	Council Member
	Jennifer Ford	Council Member
	Jeff Heller	Council Member
ABSENT:	None	
STAFF:	Scott Collins	City Manager
	Chris Neumeyer	City Attorney
	Scot Graham	Community Development Director
	Eric Endersby	Harbor Director

ESTABLISH QUORUM AND CALL TO ORDER
Mayor Headding called the meeting to order at 3:30 p.m. with all members present.

SUMMARY OF CLOSED SESSION ITEMS – The Mayor read a summary of Closed Session items.

CLOSED SESSION PUBLIC COMMENT – Mayor Headding opened public comment for items on the agenda.

Scott Mather, Morro Bay Maritime Museum, stated that it has taken 27 years for the Maritime Museum to get to its physical presence and asked the Council to consider the new terms so he can make the Maritime Museum a better place.

The public comment period was closed.

City Attorney Neumeyer noted that Council Member Ford would be recusing herself from Item CS-1 and asked she state her conflict. Council Member Ford announced that she will recuse herself from CS-1 due to her financial interest in the Maritime Museum. Council Member Ford left the zoom meeting at 3:35 p.m.

The City Council moved to Closed Session and heard the following items:

CS-1 GOVERNMENT CODE SECTION 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR:

Property:	Morro Bay Maritime Museum site adjacent to Front Street Parking Lot
Property Negotiators:	Scott Mather, President; Bonnie Jones, Treasurer, on behalf of Central Coast Maritime Museum Association
Agency Negotiators:	Eric Endersby, Harbor Director; Scot Graham, Community Development Director; Chris Neumeyer, City Attorney; Scott Collins, City Manager
Negotiation:	Price and Terms of Payment

RECONVENE IN OPEN SESSION – The City Council reconvened in Open Session. The Council did not take any reportable action in accordance with the Brown Act.

ADJOURNMENT - The meeting adjourned at 3:59 p.m.

Recorded by:

Heather Goodwin
Deputy City Clerk

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AGENDA NO: A-4

MEETING DATE: October 26, 2021

Staff Report

TO: **Honorable Mayor and City Council** **DATE: October 19, 2021**

FROM: **Chris F. Neumeyer, City Attorney**

SUBJECT: **Resolution Making Findings Related to Continued Existence of a State of Emergency Due to COVID-19 and Re-Authorizing for Public Health and Safety the Conduct of Public Meetings of City's Legislative Bodies Via Remote Teleconferencing for an Initial 30-Day Period Pursuant to Ralph M. Brown Act as Amended by Assembly Bill No. 361**

RECOMMENDATION

Staff recommends Council consider adoption of Resolution No. 70-21 authorizing for public health and safety the conduct of public meetings of the legislative bodies of the City via remote teleconferencing.

ALTERNATIVES

Do not consider adoption of the attached resolution and/or provide further direction to staff.

FISCAL IMPACT

No immediate fiscal impact.

BACKGROUND

On March 4, 2020, the Governor proclaimed a State of Emergency to exist in California because of the spread of COVID-19.

Beginning in March, 2020 the Governor also issued a number of Executive Orders (e.g., N-25-20, N-29-20, N-35-20) (the "Brown Act Orders) for the public health and safety that waived requirements in the Brown Act that expressly or impliedly required the physical presence of City Councilmembers, staff, or the public at meetings of the City Council, Planning Commission and other City boards, commissions and committees ("legislative bodies") that are subject to the Brown Act.

The Brown Act Orders allowed City legislative bodies that are subject to the Brown Act to modify how meetings were conducted to protect the health and safety of staff and the public while ensuring transparency and accessibility for open and public meetings. The most recent Brown Act Order was set to expire on September 30, 2021.

On September 16, 2021, Governor Newsom signed Assembly Bill 361 ("AB 361") into law. AB 361 was made effective on October 1, 2021, on an urgency basis, to correspond to the timing of expiration of the Brown Act Orders.

Prepared By: __CFN ___ **Dept Review: _____**

City Manager Review: _SC _ _ **City Attorney Review: CFN_ _____**

AB 361 provides for the ability to continue teleconferencing Brown Act meetings of City legislative bodies for public health and safety reasons under certain conditions, akin to the authority to do so under the Brown Act Orders.

DISCUSSION

A. AB 361

Assembly Bill 361 allows City legislative bodies to continue to utilize remote/virtual platforms for public meetings, consistent with certain statutory requirements, during a state of emergency proclaimed by the Governor that includes the City, provided that ***one*** of the following three criteria is met with respect to the public meeting:

1. State or local officials have imposed or recommended measures to promote social distancing; ***or***
2. The legislative body is meeting for the purpose of determining, by majority vote, whether as a result of the state of emergency, meeting in person would present imminent risks to the health or safety of attendees; ***or***
3. The legislative body has previously determined, by majority vote, pursuant to No 2 above, that, as a result of the state of emergency, meeting in person would present imminent risks to the health or safety of attendees.

These provisions of AB 361 are effective until January 1, 2024. These provisions may be invoked when there is a proclaimed state of emergency by the Governor, whether for a pandemic, wildfires, or another emergency.

B. Initial Findings

The proclaimed state of emergency related to COVID-19 remains in effect. Accordingly, if one of the three foregoing AB 361 criteria are met, then the City's legislative bodies can conduct meetings remotely, pursuant to Government Code § 54953(e) as amended by AB 361, subject to compliance with certain alternative noticing and public participation requirements as provided by AB 361.

The first criteria of AB 361 listed above is presently satisfied as of the writing of this report. Among other public health and safety measures, the San Luis Obispo County Health Officer and the California Department of Public Health continue to recommend social distancing as one measure to reduce the spread of COVID-19.

Accordingly, adoption of the proposed resolution under AB 361, which contains an affirmative finding to that effect, authorizes the City's legislative bodies to hold public meetings pursuant to Government Code § 54953(e) for up to 30 days. Additional findings made at subsequent meetings (as detailed below) are authorized to extend this period of time.

C. Findings For Continued Reliance on AB 361

If a state of emergency remains active, or State or local officials have imposed or recommended measures to promote social distancing, AB 361 imposes certain requirements to continue use of its provisions.

Government Code section 54953(e)(3) provides that "not later than 30 days after teleconferencing for the first time pursuant" to AB 361, "and every 30 days thereafter," the City Council shall make the following findings by majority vote for the City to continue using the teleconferencing provisions of AB 361:

1. the City Council has reconsidered the circumstances of the state of emergency; ***and***
2. either of the following circumstances exist:
    a. the state of emergency continues to directly impact the ability of the members to meet safely in person, ***or***
    b. State or local officials continue to impose or recommend measures to promote social distancing.

CONCLUSION

Staff recommends Council consider adoption of the proposed resolution making the findings required to initially invoke AB 361. Doing so will allow meetings of the City Council, City boards and City commissions to continue to occur by teleconference for the public health and safety. Continued reliance on AB 361 will require adoption of a new resolution making the required findings every 30 days thereafter.

ATTACHMENT

1. Resolution No. 70-21

RESOLUTION NO. 70-21

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORRO BAY, CALIFORNIA, MAKING FINDINGS RELATED TO THE CONTINUED EXISTENCE OF A STATE OF EMERGENCY DUE TO COVID-19 AND RE-AUTHORIZING FOR PUBLIC HEALTH AND SAFETY THE CONDUCT OF PUBLIC MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY VIA REMOTE TELECONFERENCING FOR AN INITIAL 30-DAY PERIOD PURSUANT TO THE RALPH M. BROWN ACT AS AMENDED BY ASSEMBLY BILL NO. 361

T H E C I T Y C O U N C I L

City of Morro Bay, California

WHEREAS, the City Council of the City of Morro Bay ("City") is committed to preserving and nurturing public access and participation in meetings of the Legislative Bodies (as that term is defined in Government Code §54952, including the City Council, commissions, boards and committees subject to the Brown Act) of the City; and

WHEREAS, all meetings of the Legislative Bodies are open and public as required by the Ralph M. Brown Act, codified as Government Code §§ 54950 *et seq.*, so that any member of the public may attend, participate, and observe the Legislative Bodies conduct their business; and

WHEREAS, the Brown Act, at Government Code § 54953(e), as amended by Assembly Bill (AB) 361 effective October 1, 2021, makes provision for remote teleconferencing participation in public meetings by members of a Legislative Body without compliance with the provisions of Government Code § 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition under Government Code § 54953(e) is that the meeting is held during a state of emergency that has been declared by the Governor pursuant to Government Code § 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code § 8558; and

WHEREAS, a proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the City's boundaries, caused by natural, technological, or human-caused disasters

WHEREAS, it is further required that state or local officials continue to impose or recommend measures to promote social distancing, or that the legislative body is meeting to determine or has previously determined that meeting in person would present imminent risks to the health or safety of attendees; and

WHEREAS, starting in March 2020, in response to the spread of COVID-19 in the State of California, the Governor proclaimed a state of emergency for the State of California and thereafter issued a number of executive orders aimed at containing COVID-19; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution No. 23-20, proclaiming and affirming the existence of a local emergency, and confirming and ratifying proclamation by City's Director of Emergency Services of Existence of a Local Emergency, in response to COVID-19 (Coronavirus). The Legislative Bodies have since conducted meetings via remote teleconferencing consistent with the declaration of local emergency and executive orders issued by the Governor; and

WHEREAS, the executive orders issued by the Governor, among other things, for the public health and safety waived requirements of the Brown Act expressly or impliedly requiring the physical presence of members of the legislative body, the clerk or other personnel of the body, or of the public as a condition of participation in or for the purpose of establishing a quorum for a public meeting; and

WHEREAS, on June 11, 2021, the Governor issued Executive Order N-08-21, which rescinded the modifications made by the aforementioned executive orders, effective September 30, 2021. On September 16, 2021, the Governor signed AB 361, creating a modified set of provisions for local agencies for compliance with the Brown Act relative to remote meetings. AB 361 was made effective on October 1, 2021; and

WHEREAS, the Governor's proclaimed state of emergency and the City's proclaimed local emergency related to COVID-19 remain in effect and encompass the jurisdictional boundaries of the City. The California Department of Public Health and the San Luis Obispo County Health Officer have imposed or recommended measures to promote social distancing, and the Centers for Disease Control and Prevention ("CDC") continue to recommend physical distancing; and

WHEREAS, the City Council does hereby intend that, as a consequence of the persisting state of emergency and the imposed or recommended social distancing measures, the Legislative Bodies shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code § 54953, as authorized by subdivision (e) of Government Code § 54953, and that the Legislative Bodies shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of Government Code § 54953; and

WHEREAS, consistent with AB 361, during the effectiveness of this Resolution, the Legislative Bodies and their staff will give notice of the manner by which members of the public may access the Legislative Bodies' meetings and offer public comment; identify and include an opportunity for all persons to attend via a call-in option or an internet-based service option; and allow members of the public to access the meeting, and the agenda shall include an opportunity for members of the public to address the Legislative Body directly.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORRO BAY, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. The City Council has considered the existing conditions of the state of emergency in the City and, consistent with the provisions of Government Code § 54953(e), hereby find and determine that: (1) a proclaimed statewide state of emergency and a proclaimed local emergency related to COVID-19 are both currently in effect and persist in the jurisdictional boundaries of the City; and (2) State and local officials have imposed or recommended measures to promote social distancing in connection with the COVID-19 emergency.

SECTION 3. The City Council hereby acknowledges and affirms the continued effectiveness of the Governor's proclaimed state of emergency and the City's proclaimed local emergency (as may have been amended since their initial proclamation) which encompass their jurisdictional boundaries.

SECTION 4. The Legislative Bodies and staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution, including conducting all open and public meetings of the Legislative Bodies in accordance with Government Code § 54953(e) and other applicable provisions of the Brown Act.

SECTION 5. This Resolution shall take effect immediately upon its adoption by the City Council and shall be effective for until the earlier of (i) November 25, 2021, or (ii) such time as the City Council adopts a subsequent resolution in accordance with Government Code § 54953(e)(3) to extend the time during which the Legislative Bodies may continue to teleconference without compliance with paragraph (3) of subdivision (b) of Government Code § 54953.

SECTION 6. Should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

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SECTION 7. The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 26th day of October 2021 by the following vote:

AYES:
NOES:
ABSENT:

_____
JOHN HEADDING, Mayor

ATTEST:

_____
DANA SWANSON, City Clerk

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AGENDA NO: A-5

MEETING DATE: October 26, 2021

Staff Report

TO: **Honorable Mayor and City Council** **DATE: October 21, 2021**

FROM: **Greg Kwolek, Public Works Director**
Damaris Hanson, Acting Utilities Division Manager

SUBJECT: **Approval of a 5-year contract with Alexander's Contract Services, Inc. for monthly water meter reading services.**

RECOMMENDATION

Staff recommends City Council authorize the City Manager to execute a 5-year contract through a sole source procurement with Alexander's Contract Services, Inc. (Alexander's) for monthly water meter reading.

ALTERNATIVES

Authorize the City Manager to execute a shorter-term contract and direct staff to prepare a Request for Proposals. As noted in the Discussion section of this report, based on staff research there are no other local vendors that provide this service.

FISCAL IMPACT

The total 5-year contract amount of $365,000 has already been accounted for in the Water Fund budget. The contract amount is similar to what the City currently pays Alexander's for out-of-contract meter reading.

BACKGROUND

There are approximately 5,600 water meters in Morro Bay that are read monthly. Prior to 2013, these water meters were read by staff in the Utilities Division. A cost analysis to perform this work in 2013 determined contracting out this work would result in a cost reduction to the City. The City subsequently entered a 3-year contract with Alexander's for meter reading services at a cost of $0.98 per meter read. The City then opted to continue utilizing these services at the same rate through a 2-year contract extension to July 13, 2018. Since July 2018, the City has continued to use Alexander's for water meter reading at the previously agreed rate on a month-to-month basis. Staff recommends execution of a current contract including appropriate insurance and indemnification language. Council approval is also requested at this time given the multi-year expenditure amounts.

DISCUSSION

Consistent with the Municipal Code, standard practice would be to issue a Request for Proposals (RFP) for these services at the start of an updated multi-year contract. To determine whether alternative contractors are available to perform this work within our region, staff researched water meter reading contracts of neighboring cities. All neighboring cities contracting out water meter

Prepared By: ___DH/GK_____ **Dept Review: __GK_____**

City Manager Review: _SC_____ **City Attorney Review: ___CFN_____**

reading currently contract with Alexander's. Staff also found that when the City of San Luis Obispo went out for an RFP for water meter reading in 2020, they received proposals from only three companies:

- Alexander's
- Urban Water Systems
- Version Wireless

When staff researched these companies, staff found that Urban Water Systems is out of business and Version Wireless only services electronic meters, which Morro Bay does not have. Based on this research, staff has concluded Alexander's is the only water meter reading company available to read Morro Bay water meters and is recommending a sole source recruitment for this reason. This sole source award is consistent with section 3.08.070(B)(3) of the Morro Bay Municipal Code, which states that bidding may be dispended with when "the commodity can be obtained from only one vendor."

Staff determined a multi-year contract (2021-2026) secures the City a better rate for meter reading. The total contact amount for the entire five years is not to exceed $365,000. Alexander's has agreed to the following cost per-meter-read rate:

November 1, 2021 – October 31, 2022, Ninety-Eight Cents per meter ($0.98)
November 1, 2022 – October 31, 2024, One Dollar and One Cent per meter ($1.01)
November 1, 2024 – October 31, 2026, One Dollar and Three Cents per meter ($1.03)

These rates are comparable to what the City currently pays for water meter reading.

CONCLUSION

Staff recommends City Council authorize the City Manager to execute a 5-year contract through a sole source procurement with Alexander's Contact Services, Inc. for monthly water meter reading for a total amount not to exceed $365,000 for five years.

ATTACHMENT

1. Contract with Alexander's Contract Services, Inc.

CITY OF MORRO BAY

AGREEMENT FOR CONTRACTOR SERVICES

THIS AGREEMENT is made and entered into this ___ day of _____, 2021 ("Effective Date"), by and between, the CITY OF MORRO BAY, a municipal corporation ("City") and ALEXANDER'S CONTRACT SERVICES, INC., a California corporation ("Contractor"). City and Contractor are sometimes hereinafter individually referred to as "party" and hereinafter collectively referred to as the "parties." In consideration of the mutual covenants and conditions set forth herein the parties agree as follows:

1. TERM

This Agreement shall commence on the Effective Date and shall remain and continue in effect until tasks described herein are completed, but in no event later than **October 31, 2026**, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

Contractor shall perform the tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full. Contractor shall complete the tasks according to the schedule of performance which is also set forth in Exhibit A. Time is of the essence in the performance of this Agreement.

3. PERFORMANCE

Contractor shall at all times faithfully, competently and to the best of their ability, experience, and talent, perform all tasks described herein. Contractor shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of Contractor hereunder in meeting its obligations under this Agreement.

4. CITY MANAGEMENT

City's City Engineer (or his designee) shall represent City in all matters pertaining to the administration of this Agreement, including, but not limited to, review and approval of all work product submitted by Contractor, but not including the authority to enlarge the Tasks to Be Performed or change the compensation due to Contractor. City's City Manager shall be authorized to act on City's behalf and to execute all necessary documents which enlarge the Tasks to Be Performed or change Contractor's compensation, subject to Section 5 hereof and the City's City Manager signing authority as provided by City Council.

5. PAYMENT

(a) City agrees to pay Contractor in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full, and based upon actual time spent on the tasks performed. That amount shall not exceed **Three Hundred and Sixty Five Thousand Dollars ($365,000.00)** for

the total term of the Agreement unless additional payment is approved as provided in this Agreement.

(b) Contractor shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City Manager. Contractor shall be compensated for any additional services in the amounts and in the manner as agreed to by City Manager and Contractor at the time City's written authorization is given to Contractor for the performance of said services. The City Manager may approve additional work not to exceed ten percent (10%) of the amount of the Agreement, but in no event shall such sum exceed Thirty-Sixty Thousand Five Hundred Dollars ($36,500.00) unless pursuant to a written amendment to this Agreement executed by both parties. Any additional work in excess of this amount shall be approved per the City's purchasing procedures.

(c) Contractor will submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty (30) days after receipt of each invoice as to all non-disputed fees. If City disputes any of Contractor's fees, then it shall give written notice to Contractor within fifteen (15) days of receipt of an invoice of any disputed fees set forth on the invoice.

(d) Each invoice submitted to City shall be in a form approved by City's Finance Director and shall include:

i. Line items for all the work performed, and at request of City the number of hours worked.

ii. Line items for all materials and equipment properly charged to City.

iii. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

iv. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to City.

6. PREVAILING WAGES

Not applicable.

7. SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE

(a) City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon Contractor at least ten-days' (10-days') prior written notice. Upon receipt of said notice, Contractor shall immediately cease all work under this Agreement, unless the notice provides otherwise. If City suspends or terminates a portion of this Agreement, then such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, City shall pay to Contractor the actual value of the work performed up to the time of termination, at the reasonable determination of the City. Upon termination of the Agreement pursuant to this Section, Contractor will submit an invoice to City pursuant to Section 5.

8. DEFAULT OF CONTRACTOR

(a) Contractor's failure to comply with the provisions of this Agreement shall constitute a default. In the event Contractor is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Contractor for any work performed after the date Contractor is notified of default and can terminate this Agreement immediately by written notice to Contractor. If such failure by Contractor to make progress in the performance for work hereunder arises out of causes beyond Contractor's control, and without fault or negligence of Contractor, then it shall not be considered a default.

(b) If the City Manager of his/her delegate determines that Contractor is in default in the performance of any of the terms or conditions of this Agreement, then he/she shall cause to be served upon Contractor a written notice of the default. Contractor shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that Contractor fails to cure its default within such period of time, City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

9. OWNERSHIP OF DOCUMENTS

(a) Contractor shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Contractor shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Contractor shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, and full payment by City for services performed pursuant to, this Agreement, all final work product such as documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of City and may be used, reused, or otherwise disposed of by City without the permission of Contractor. With respect to computer files, Contractor shall make available to City, as a service in addition to those set forth herein, at Contractor's office and upon reasonable written request by City, the necessary computer software and hardware for purposes of accessing, compiling, transferring, and printing computer files.

10. INDEMNIFICATION

(a) Indemnification for Professional Liability. When the law establishes a professional standard of care for Contractor's Services, to the fullest extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including reasonable attorney's fees and costs to the extent same are caused by any negligent act, error or omission of Contractor, its officers, agents, employees or subcontractors (or any entity or individual that Contractor shall bear the legal liability thereof) in the performance of professional services under this agreement.

(b) Indemnification for Other Than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Contractor shall indemnify, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Contractor or by any individual or entity for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor.

(c) General Indemnification Provisions. Contractor agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the performance of this agreement. In the event Contractor fails to obtain such indemnity obligations from others as required here, Contractor agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth here is binding on the successors, assigns or heirs of Contractor and shall survive the termination of this agreement or this section.

11. INSURANCE

Contractor shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit B attached to and part of this agreement.

12. INDEPENDENT CONTRACTOR

(a) Contractor's services are being provided to the City as that of an independent contractor. Contractor represents and warrants that the personnel used to provide services to the City pursuant to this Agreement are classified by Contractor as employees. In the event that Contractor or any employee, agent, or subcontractor of Contractor providing services under this Agreement claims or is determined by a federal or state agency, a court of competent jurisdiction, or the California Public Employees' Retirement System ("CalPERS") to be classified as other than an independent contractor for the City, then Contractor shall indemnify, defend, and hold harmless the City for the payment of any and all assessed fines, penalties, judgments, employee and/or employer contributions, and any other damages and costs assessed to the City as a consequence

of, or in any way attributable to, the assertion that Contractor or any staff Contractor used to provide services under this Agreement are employees of the City.

(b) Contractor is and shall at all times remain as to City a wholly independent Contractor. The personnel performing the services under this Agreement on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Contractor or any of Contractor's officers, employees, or agents, except as set forth in this Agreement. Contractor shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of City. Contractor shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(c) No employee benefits shall be available to Contractor in connection with the performance of this Agreement. Except for the fees paid to Contractor as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Contractor for performing services hereunder for City. City shall not be liable for compensation or indemnification to Contractor for injury or sickness arising out of performing services hereunder.

13. LEGAL RESPONSIBILITIES

Contractor shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. Contractor shall at all times observe and comply with applicable legal requirements in effect at the time the services are provided to the City. City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of Contractor to comply with this Section.

14. UNDUE INFLUENCE

Contractor declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of City will receive compensation, directly or indirectly, from Contractor, or from any officer, employee or agent of Contractor, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling City to any and all remedies at law or in equity.

15. NO BENEFIT TO ARISE TO LOCAL EMPLOYEES

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

16. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

(a) All information gained by Contractor in performance of this Agreement shall be considered confidential and shall not be released by Contractor without City's prior written authorization. Contractor, its officers, employees, agents, or subcontractors, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within City. Response to a subpoena or court order shall not be considered "voluntary" provided Contractor gives City notice of such court order or subpoena.

(b) Contractor shall promptly notify City if Contractor, or any of its officers, employees, agents, or subcontractors are served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed thereunder or with respect to any project or property located within City. City retains the right, but has no obligation, to represent Contractor or be present at any deposition, hearing, or similar proceeding. Contractor agrees to cooperate with City by providing the opportunity to review any response to discovery requests provided by Contractor. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

17. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To City:	City of Morro Bay 955 Shasta Avenue Morro Bay, CA 93442
To Contractor:	Alexander's Contract Services 8655 Morro Road, Suite C Atascadero, CA 93422

18. ASSIGNMENT

Contractor shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of City.

19. LICENSES

At all times during the term of this Agreement, Contractor shall have in full force and effect, all licenses and tax certificates required of it by law for the performance of the services described in this Agreement.

20. GOVERNING LAW

City and Contractor understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of San Luis Obispo, State of California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of San Luis Obispo, State of California.

21. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

22. CONTENTS OF PROPOSAL

Not applicable.

23. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement on behalf of Contractor warrants and represents he/she has the authority to execute this Agreement on behalf of Contractor and has the authority to bind Contractor to the performance of its obligations hereunder.

24. NON-LIABILITY OF CITY OFFICERS AND EMPLOYEES

No officer or employee of the City shall be personally liable to the Contractor, or any successor in interest, in the event of any default or breach by the City or for any amount, which may become due to the Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

25. SEVERABILITY

In the event that part of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

26. WAIVER

No delay or omission in the exercise of any right or remedy by non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

27. INTERPRETATION

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

28. COUNTERPARTS

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF MORRO BAY

By: _____
Scott Collins, City Manager

Attest:

_____
Dana Swanson, City Clerk

CONTRACTOR (2 signatures required)

By: _____
(Signature)

TIM L ALEXANDER
(Typed Name)

Its: PRESIDENT
(Title)

By: _____
(Signature)

CHRIS MOLINA
(Typed Name)

Its: CFO/COO
(Title)

Approved as to Form:

_____
Christopher Neumeyer, City Attorney

EXHIBIT A

TASKS TO BE PERFORMED AND PAYMENT SCHEDULE

A. Contractor shall perform the following services:

1. Read water meters for all City water utility customers on a monthly basis in accordance with a schedule to be determined by the City.

2. Report all water meter readings to City Utility Billing Clerk. All meter-reading equipment, software and files shall be compatible with City's operating system and support current Datazeo SST software.

3. It is expressly understood that Contractor will make every effort to read all meters in the route; however, if a read is not obtained due to no fault of Contractor, the read shall be billed but shall be marked as "Unread Meter" with an explanatory note.

4. Contractor represents that the error rate for each meter reading cycle will not exceed 2% of the total number of manual meters read during the cycle. Upon notice from the City, Contractor will take all reasonable steps to correct the error and report the measures taken to the City in a timely manner. Contractor shall reimburse City at the cost of $10.00 per meter for misread errors over 2%.

5. Contractor shall notify the City the same day of any hazardous conditions requiring immediate attention or damaged equipment, including, but not limited to, broken water meter box lids, broken meters, potential water leaks, construction issues, etc.

6. Contractor's employees performing meter-reading services shall be uniformed with Contractor's company logo and identification tags. All Contractor vehicles shall be well-maintained, clean, and marked appropriately to identify Contractor's services.

7. Contractor shall report to the City the address, meter ID number, location, and current read of any located meters that are not within the City Read file.

8. Contractor will provide Certified Reads for all Double High, Negative, and Unread with Notes. If City desires to decrease the parameters for more photos then an extra charge will apply per Section B(3), below.

B. Contractor will be compensated as follows:

1. Contractor will be compensated for meter reading services on a per-meter-read rate as follows:

   - October 1, 2021- October 31, 2022 Ninety Eight Cents ($.98)
   - October 1, 2022 - October 31, 2024 One Dollar and One Cents ($1.01)
   - October 1, 2024 - October31, 2026 One Dollar and Three Cents ($1.03)

2. Additionally, the City will pay Contractor a Monthly Base Fee of One Hundred and Ninety-Nine Dollar ($199.00) per month.

3. Contractor will receive an additional $0.25 per meter per month if the City requests a Certified Read, per Section A(8), above.

4. Contractor will not be entitled to extra compensation for additional attempts to read a meter not readily available to the Contractor on the first attempt, for meters not found by the Contractor on the first attempt, or for re-reads of meters to verify accuracy or correct errors.

5. Contractor shall submit monthly invoices including the number of meters read and the time period during which the services were performed.

6. Fuel Surcharge. If fuel prices go above $5.50 per gallon for regular unleaded over a period of 6 months the fuel surcharge will be as follows:

   $5.50 - $6.00 a 1% price increase to all services (not including monthly base fee)
   $6.01 - $6.50 a 2% price increase to all services (not including monthly base fee)
   $6.51 and above - a 3% price increase to all services (not including monthly base fee)

   If fuel cost reduces below the above for a period of 6 months the fuel surcharge will be removed.

7. The prices stated herein shall remain in effect for the duration of the term of this Agreement.

EXHIBIT B

INSURANCE REQUIREMENTS

Prior to the beginning of and throughout the duration of the Agreement, Contractor will maintain insurance in conformance with the requirements set forth below. Contractor will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth here, Contractor agrees to amend, supplement or endorse the existing coverage to do so. Contractor acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to City in excess of the limits and coverage required in this agreement and which is applicable to a given loss, will be available to City.

Contractor shall provide the following types and amounts of insurance:

Commercial General Liability Insurance using Insurance Services Office "Commercial General Liability" policy from CG 00 01 or the exact equivalent. Defense costs must be paid in addition to limits. There shall be no cross liability exclusion for claims or suits by one insured against another. Limits are subject to review but in no event less than $1,000,000 per occurrence.

Business Auto Coverage on ISO Business Auto Coverage from CA 00 01 including symbol 1 (Any Auto) or the exact equivalent. Limits are subject to review, but in no event to be less than $1,000,000 per accident. If Contractor owns no vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If Contractor or Contractor's employees will use personal autos in any way to perform the Scope of Services, then Contractor shall provide evidence of personal auto liability coverage for each such person.

Property Damage Insurance in an amount of not less than $1,000,000 for damage to the property of each person on account of any one occurrence.

Workers Compensation on a state-approved policy form providing statutory benefits as required by law with employer's liability limits.

Excess or Umbrella Liability Insurance (Over Primary) if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages. Any such coverage provided under an umbrella liability policy shall include a drop down provision providing primary coverage above a maximum $25,000 self-insured retention for liability not covered by primary but covered by the umbrella. Coverage shall be provided on a "pay on behalf" basis, with defense costs payable in addition to policy limits. Policy shall contain a provision obligating insurer at the time insured's liability is determined, not requiring actual payment by the insured first. There shall be no cross liability exclusion precluding coverage for claims or suits by one insured against another. Coverage shall be applicable to City for injury to employees of Contractor, subcontractors or others involved in the Work. The scope of coverage provided is subject to approval of City following receipt of proof of insurance as required herein. Limits are subject to review but in no event less than $1,000,000 per occurrence.

Insurance procured pursuant to these requirements shall be written by insurer that are admitted carriers in the state California and with an A.M. Best's rating of A- or better and a minimum financial size VII.

General conditions pertaining to provision of insurance coverage by Contractor. Contractor and City agree to the following with respect to insurance provided by Contractor:

1. Contractor agrees to have its insurer endorse the third party general liability coverage required herein to include as additional insureds the City of Morro Bay, its officials, employees and agents, using standard ISO endorsement No. CG 2010 with an edition prior to 1992. Contractor also agrees to require all Contractors, and subcontractors to do likewise.

2. No liability insurance coverage provided to comply with this Agreement shall prohibit Contractor, or Contractor's employees, or agents, from waiving the right of subrogation prior to a loss. Contractor agrees to waive subrogation rights against City regardless of the applicability of any insurance proceeds, and to require all Contractors and subcontractors to do likewise.

3. All insurance coverage and limits provided by Contractor and available or applicable to this agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to City or its operations limits the application of such insurance coverage.

4. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

5. No liability policy shall contain any provision or definition that would serve to eliminate so-called "third party action over" claims, including any exclusion for bodily injury to an employee of the insured or of any Contractor or subcontractor.

6. All coverage types and limits required are subject to approval, modification and additional requirements by City, as the need arises. Contractor shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect City's protection without City's prior written consent.

7. Proof of compliance with these insurance requirements, consisting of certificates of insurance evidencing all of the coverages required and an additional insured endorsement to Contractor's general liability policy, shall be delivered to City at or prior to the execution of this Agreement. In the event such proof of any insurance is not delivered as required, or in the event such insurance is canceled at any time and no replacement coverage is provided, City has the right, but not the duty, to obtain any insurance it deems necessary to protect its interests under this or any other agreement and to pay the premium. Any premium so paid by City shall be charged to and promptly paid by Contractor or deducted from sums due Contractor, at City's option.

8. It is acknowledged by the parties of this agreement that all insurance coverage required to be provided by Contractor or any subcontractor, is intended to apply first and on a primary, noncontributing basis in relation to any other insurance or self-insurance available to City.

9. Contractor agrees to ensure that subcontractors, and any other party involved with the Scope of Services who is brought onto or involved in the Scope of Services by Contractor, provide the same minimum insurance coverage required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with subcontractors and others engaged in the Scope of Services will be submitted to City for review.

10. Contractor agrees not to self-insure or to use any self-insured retentions or deductibles on any portion of the insurance required herein and further agrees that it will not allow any Contractor, Subcontractor, Architect, Engineer or other entity or person in any way involved in the performance of the Scope of Services to self-insure its obligations to City. If Contractor's existing coverage includes a deductible or self-insured retention, the deductible or self-insured retention must be declared to City. At the time City shall review options with Contractor, which may include reduction or elimination of the deductible or self-insured retention, substitution of other coverage, or other solutions.

11. City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving Contractor ninety (90) days advance written notice of such change. If such change results in substantial additional cost to Contractor, the City will negotiate additional compensation proportional to the increase benefit to City.

12. For purposes of applying insurance coverage only, this Agreement will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards performance of this Agreement.

13. Contractor acknowledges and agrees that any actual or alleged failure on the part of City to inform Contractor of non-compliance with any insurance requirements in no way imposes any additional obligations on City nor does it waive any rights hereunder in this or any other regard.

14. Contractor will renew the required coverage annually as long as City, or its employees or agents face an exposure from operations of any type pursuant to this agreement. This obligation applies whether or not the agreement is canceled or terminated for any reason. Termination of this obligation is not effective until City executes a written statement to that effect.

15. Contractor shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Proof that such coverage has been ordered shall be submitted prior to expiration. A coverage binder or letter from Contractor's insurance agent to this effect is

acceptable. A certificate of insurance and/or additional insured endorsement as required in these specifications applicable to the renewing or new coverage must be provided to City within five days of the expiration of the coverages.

16. The provisions of any workers' compensation or similar act will not limit the obligations of Contractor under this agreement. Contractor expressly agrees not to use any statutory immunity defenses under such laws with respect to City, its employees, officials and agents.

17. Requirements of specific coverage features or limits contained in this section are not intended as limitations on coverage, limits or other requirements nor as a waiver of any coverage normally provided by any given policy. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue, and is not intended by any party or insured to be limiting or all-inclusive.

18. These insurance requirements are intended to be separate and distinct from any other provision in this agreement and are intended by the parties here to be interpreted as such.

19. The requirements in this Section supersede all other sections and provisions of this Agreement to the extent that any other section or provision conflicts with or impairs the provisions of this Section.

20. Contractor agrees to be responsible for ensuring that no contract used by any party involved in any way with the Scope of Services reserves the right to charge City or Contractor for the cost of additional insurance coverage required by this agreement. Any such provisions are to be deleted with reference to City. It is not the intent of City to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against City for payment of premiums or other amounts with respect thereto.

21. Contractor agrees to provide immediate notice to City of any claim or loss against Contractor arising out of the work performed under this agreement. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/21/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Leavitt Coastal Valley Insurance Services, Inc
License #0598871
204 E. Enos Dr Suite B
Santa Maria CA 93454

CONTACT NAME: Carmen Trejo
PHONE (A/C, No, Ext): (805) 925-8607 FAX (A/C, No): (805) 928-7210
E-MAIL ADDRESS: Carmen-Trejo@leavitt.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Depositors Insurance Company	42587
INSURER B: Federal Insurance Company	20281
INSURER C: State Compensation Insurance Fund	35076
INSURER D: Lloyd's of London	85202
INSURER E: Landmark American Ins Company	33138
INSURER F:	

INSURED
Alexander's Contract Services, Inc.
Alexander's Meter Reading Solutions
8655 Morro Rd. Ste. C
Atascadero CA 93422

COVERAGES **CERTIFICATE NUMBER:** 21/22 Master CA **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PRO-JECT / LOC OTHER:	X	Y	ACP3019605060	1/17/2021	1/17/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS / SCHEDULED AUTOS HIRED AUTOS / NON-OWNED AUTOS	X	Y	ACP3019605060	1/17/2021	1/17/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $			7818-67-80	1/17/2021	1/17/2022	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	9122761-21	1/17/2021	1/17/2022	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	TECH CYBER LIABILITY			WG00005810AA	8/27/2021	8/27/2022	LIMIT	2,000,000
E	PROFESSIONAL LIABILITY			LHR839866	4/7/2020	04/7/2021	LIMIT	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Morro Bay, its officials, employees and agents are included as Additional Insureds with primary and non-contributory wording as respects to General Liability and Auto Liability. Excess Liability follows form. Waiver of Subrogation applies to General Liability, Auto Liability and Workers Compensation. 30 day notice of cancellation applies to all policies. All forms apply when required by written contract.

CERTIFICATE HOLDER
City of Morro Bay
595 Harbor St
Morro Bay, CA 93442

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Carmen Trejo/CATREJ

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO PROTECTION - GOLD

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

SUMMARY OF COVERAGES

A. Effect of This Endorsement
B. Newly Acquired or Formed Entities
C. Employees as Insureds – Nonowned Autos
D. Additional Insured by Contract, Permit or Agreement
E. Supplementary Payments – Bail Bonds
F. Supplementary Payments – Loss of Earnings
G. Personal Effects and Property of Others Extension
H. Prejudgment Interest Coverage
I. Fellow Employee – Officer, Managers and Supervisors
J. Hired Auto Physical Damage
K. Temporary Substitute Autos – Physical Damage Coverage
L. Expanded Towing Coverage
M. Auto Loan or Lease Coverage
N. Original Equipment Manufacturer Parts – Leased Private Passenger Types
O. Deductible Amendments
P. Rental Reimbursement Coverage
Q. Expanded Transportation Expense
R. Extra Expense – Stolen Autos
S. Physical Damage Limit of Insurance
T. New Vehicle Replacement Cost
U. Physical Damage Coverage Extension
V. Transfer of Rights of Recovery Against Others To Us
W. Section IV – Business Auto Conditions – Notice of and Knowledge of Occurrence
X. Hired Car Coverage Territory
Y. Emergency Lock Out
Z. Cancellation Condition

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A. EFFECT OF THIS ENDORSEMENT

Coverage provided under this policy is modified by the provisions of this endorsement. If there is any conflict between the provisions of this endorsement and the provision(s) of any state-specific endorsement also attached to this policy, then the provision(s) of the state-specific endorsement shall apply instead of the provisions of this endorsement that are in conflict, but only to the extent of the conflict, and only to the extent necessary to bring such provisions into conformance with the state requirement(s) contained in the provision(s) of the state-specific endorsement.

B. NEWLY ACQUIRED OR FORMED ENTITIES

The Named Insured shown in the Declarations is amended to include any organization you newly acquire or form, other than a partnership, joint venture, or limited liability company, and over which you maintain ownership or majority (more than 50%) interest; if there is no other similar insurance available to that organization. Coverage under this provision is afforded until the 180th day after you acquire or form the organization or the end of the policy period, whichever is later.

C. EMPLOYEES AS INSUREDS – NONOWNED AUTOS

The following is added to paragraph A.1. Who Is An Insured of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

d. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

D. ADDITIONAL INSURED BY CONTRACT, PERMIT OR AGREEMENT

The following is added to A.1. Who Is An Insured of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

Any person or organization that you are required to name as an additional insured in a written contract or agreement that is executed or signed by you prior to a "bodily injury" or "property damage" occurrence is an "insured" for Covered Auto Liability coverage. However, with respect to covered "autos", such person or organization is an insured only to the extent that person or organization qualifies as an "insured" under A.1. Who is an Insured of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

If specifically required by the written contract or agreement referenced in the paragraph above, any coverage provided by this endorsement to an additional insured shall be primary and any other valid and collectible insurance available to the additional insured shall be non-contributory with this insurance. If the written contract does not require this coverage to be primary and the additional insured's coverage to be non-contributory, then this insurance will be excess over any other valid and collectible insurance available to the additional insured.

E. SUPPLEMENTARY PAYMENTS – BAIL BONDS

Supplementary Payments of SECTION II – COVERED AUTOS LIABILITY COVERAGE is revised as follows:

(2) Up to $2,500 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

F. SUPPLEMENTARY PAYMENTS – LOSS OF EARNINGS

Supplementary Payments of the SECTION II – COVERED AUTOS LIABILITY COVERAGE is revised as follows:

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

G. PERSONAL EFFECTS AND PROPERTY OF OTHERS EXTENSION

1. The. Care, Custody or Control Exclusion of SECTION II – COVERED AUTOS LIABILITY COVERAGE, does not apply to "property damage" to property, other than your property, up to an amount not exceeding $250 in any one "accident". Coverage is excess over any other valid and collectible insurance.
2. The following paragraph is added to A.4. Coverage Extensions of SECTION III – PHYSICAL DAMAGE COVERAGE:
   c. We will pay up to $500 for your property that is lost or damaged as a result of a covered "loss", without applying a deductible. Coverage is excess over any other valid and collectible insurance.

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H. PREJUDGMENT INTEREST COVERAGE

The following paragraph is added to SECTION II – COVERED AUTOS LIABILITY COVERAGE, 2. Coverage Extensions, a. Supplementary Payments:

(7) Prejudgment interest awarded against the "insured" on that part of the judgment we pay. If we make an offer to pay the applicable limit of insurance, we will not pay any prejudgment interest based on that period of time after the offer.

I. FELLOW EMPLOYEE – OFFICERS, MANAGERS, AND SUPERVISORS

The Fellow Employee Exclusion in SECTION II – COVERED AUTOS LIABILITY COVERAGE is replaced as follows;

A. "Bodily injury" to any fellow "employee" of the "insured" arising out of and in the course of the fellow "employee's" employment or while performing duties related to the conduct of your business. This exclusion does not apply to an "insured" who occupies a position as an officer, manager, or supervisor.

J. HIRED AUTO PHYSICAL DAMAGE

If covered "auto" designation symbols 1 or 8 apply to Liability Coverage and if at least one "auto" you own is covered by this policy for Comprehensive, Specified Causes of Loss, or Collision coverages, then the Physical Damage coverages provided are extended to "autos" you lease, hire, rent or borrow without a driver; and provisions in the Business Auto Coverage Form applicable to Hired Auto Physical Damage apply up to a limit of $100,000. The deductible will be equal to the largest deductible applicable to any owned "auto" for that coverage. Any Comprehensive deductible does not apply to fire or lightning.

K. TEMPORARY SUBSTITUTE AUTOS – PHYSICAL DAMAGE COVERAGE

The following is added to paragraph C. Certain Trailers, Mobile Equipment And Temporary Substitute Autos of SECTION I - COVERED AUTOS:

If Physical Damage Coverage is provided by this Coverage Form, the following types of vehicles are also covered "autos" for Physical Damage Coverage:

Any "auto" you do not own while used with the permission of its owner as a temporary substitute for a covered "auto" you own that is out of service because of its:

a. Breakdown;

b. Repair;

c. Servicing;

d. "Loss"; or

e. Destruction

The coverage that applies is the same as the coverage provided for the vehicle being replaced.

L. EXPANDED TOWING COVERAGE

1. We will pay up to:
   a. $100 for a covered "auto" you own of the private passenger type, or
   b. $500 for a covered "auto" you own that is not of the private passenger type,

   for towing and labor costs incurred each time the covered "auto" is disabled. However, the labor must be performed at the place of disablement.
2. This coverage applies only for an "auto" covered on this policy for Comprehensive or Specified Causes of Loss Coverage and Collision Coverages.
3. Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered "auto".

M. AUTO LOAN OR LEASE COVERAGE

1. In the event of a total "loss" to a covered "auto", we will pay any unpaid amount due on the loan or lease, including up to a maximum of $500 for early termination fees or penalties, for your covered "auto" less:
   a. The amount paid under SECTION III – PHYSICAL DAMAGE COVERAGE of this policy; and
   b. Any:
      1) Overdue lease/loan payments at the time of the "loss";
      2) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
      3) Security deposits not refunded by a lessor;
      4) Costs of extended warranties, Credit Life insurance, Health, Accident, or Disability insurance purchased with the lease; and

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5) Carry-over balances from previous leases.

2. This coverage only applies to a "loss" which is also covered under this policy for Comprehensive, Specified Causes of Loss, or Collision coverage.
3. Coverage does not apply to any unpaid amount due on a loan for which the covered "auto" is not the sole collateral.

N. ORIGINAL EQUIPMENT MANUFACTURER PARTS – LEASED PRIVATE PASSENGER TYPES

Under Paragraph C. Limit of Insurance of SECTION III – PHYSICAL DAMAGE COVERAGE, Section 4 is added as follows:

4. We will use new original equipment vehicle manufacturer parts for any private passenger type covered "auto" where required by the lease agreement which has a term of at least six months. If a new original equipment vehicle manufacturer part is not in production or distribution we may use a like, kind and quality replacement part.

O. DEDUCTIBLE AMENDMENTS

The following are added to the Deductible provision of SECTION III – PHYSICAL DAMAGE COVERAGE:

If another policy or coverage form that is not an automobile policy or coverage form issued by this company applies to the same "accident", the following applies:

1. If the deductible under this coverage is the smaller (or smallest) deductible, it will be waived:
2. If the deductible under this coverage is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

If a Comprehensive or Specified Causes of Loss Coverage "loss" from one "accident" involves two or more covered "autos", only the highest deductible applicable to those coverages will be applied to the "accident," if the cause of the loss is covered for those vehicles. This provision only applies if you carry Comprehensive or Specified Causes of Loss Coverage for those vehicles, and does not extend coverage to any covered "autos" for which you do not carry such coverage.

No deductible applies to glass if the glass is repaired, in a manner acceptable to us, rather than replaced.

P. RENTAL REIMBURSEMENT COVERAGE

1. This coverage applies only to a covered "auto" for which Physical Damage Coverage is provided on this policy.
2. We will pay for rental reimbursement expenses incurred by you for the rental of an "auto" because of "loss" to a covered "auto". Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered "auto." No deductibles apply to this coverage.
3. We will pay only for those expenses incurred during the policy period beginning 24 hours after the "loss" and ending, regardless of the policy's expiration, with the lesser of the following number of days:
   a. The number of days reasonably required to repair or replace the covered "auto". If "loss" is caused by theft, this number of days is added to the number of days it takes to locate the covered "auto" and return it to you.
   b. The number of days shown in the Schedule.
4. Our payment is limited to the lesser of the following amounts:
   a. Necessary and actual expenses incurred.
   b. $75 for any one day or for a maximum of 30 days.
5. This coverage does not apply while there are spare or reserve "autos" available to you for your operations.
6. If "loss" results from the total theft of a covered "auto" of the private passenger type, we will pay under this coverage only that amount of your rental reimbursement expenses which is not already provided for under SECTION III – PHYSICAL DAMAGE COVERAGE Coverage Extension.

Q. EXPANDED TRANSPORTATION EXPENSE

Paragraph A.4.a. of SECTION III – PHYSICAL DAMAGE COVERAGE is replaced by the following:

We will pay up to $50 per day to a maximum of $1500 for temporary transportation expense incurred by you because of the total theft of a

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covered "auto" of the private passenger type. We will only pay for those covered "autos" for which you carry Comprehensive or Specified Causes of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 24 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".

R. EXTRA EXPENSE – STOLEN AUTOS

The following paragraph is added to Coverage Extensions of SECTION III – PHYSICAL DAMAGE COVERAGE:

c. We will pay for up to $5,000 for the expense of returning a stolen covered "auto" to you. We will pay only for those covered "autos" for which you carry Comprehensive or Specified Causes of Loss Coverage

S. PHYSICAL DAMAGE LIMIT OF INSURANCE

Under SECTION III – PHYSICAL DAMAGE COVERAGE, Paragraph C., Limit of Insurance is replaced by the following:

C. Limit Of Insurance

1. The most we will pay for "loss" in any one "accident" is the lesser of:
   a. The actual cash value of the damaged or stolen property as of the time of the "loss", or
   b. The cost of repairing or replacing the damaged or stolen property.
2. $1500 is the most we will pay for "loss" in any one "accident" to all electronic equipment that reproduces, receives or transmits audio, visual or data signals which, at the time of "loss", is:
   a. Permanently installed in or upon the covered "auto" in a housing, opening or other location that is not normally used by the "auto" manufacturer for the installation of such equipment.
   b. Removable from a permanently installed housing unit as described in Paragraph 2.a. above or is an integral part of that equipment; or
   c. An integral part of such equipment.
3. An adjustment for depreciation and physical condition will be made in determining actual cash value in the event of a total "loss".
4. The cost of repairing or replacing may:
   a. Be based on an estimate which includes parts furnished by the original equipment manufacturer or other sources including non-original equipment manufacturers and
   b. If a repair or replacement results in better than like kind or quality, we will not pay for the amount of the net improvement.
5. If we offer to pay the actual cash value of the damaged or stolen property, we will value auto advertising wraps, paint customization, and similar business related advertising modifications, in addition to the actual cash value of the property. Auto advertising wraps, paint customization, and similar business related advertising modifications will be valued at the cost to replace them with an adjustment made for depreciation and physical condition.

T. NEW VEHICLE REPLACEMENT COST

The following is added to the Limit of Insurance provision of SECTION III – PHYSICAL DAMAGE COVERAGE:

5. The provisions of paragraphs 1. and 3. do not apply to a covered "auto" of the private passenger type or a vehicle with a gross vehicle weight rating of 20,000 pounds or less which is a "new vehicle."

   In the event of a total "loss" to your new vehicle to which this coverage applies, we will pay at your option:
   a. The verifiable "new vehicle" purchase price you paid for your damaged vehicle, not including any insurance or warranties purchased;
   b. If it is available, the purchase price, as negotiated by us, of a "new vehicle" of the same make, model, and equipment or the most similar model available, not including any furnishings, parts, or equipment not installed by the manufacturer or manufacturers' dealership; or .
   c. The market value of your damaged vehicle, not including any furnishings, parts, or equipment not installed by the manufacturer or manufacturer's dealership.

   We will not pay for initiation or set up costs associated with loans or leases

   As used in this endorsement, a "new vehicle" means an "auto" of which you are the original owner that has not been previ-

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ously titled and which you purchased less than 365 days before the date of the "loss".

U. PHYSICAL DAMAGE COVERAGE EXTENSIONS

Under SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, Coverage Extensions, b. Loss of Use Expenses is replaced by the following:

b. Loss of Use Expenses

For Hired Auto Physical Damage, we will pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver, under a written rental contract or agreement. We will pay for loss of use expenses if caused by:

(1) Other than collision if the Declarations indicate that Comprehensive Coverage is provided for any covered "auto";

(2) Specified Causes of Loss only if the Declarations indicate that Specified Causes of Loss Coverage is provided for any covered "auto"; or

(3) Collision only if the Declarations indicate that Collision Coverage is provided for any covered "auto."

However, the most we will pay for any expenses for loss of use is $50 per day, to a maximum of $1,500. The insurance provided by this provision is excess over any other collectible insurance.

V. TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

The following is added to the Transfer Of Rights Of Recovery Against Others To Us Condition:

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" because of payments we make for damages under this coverage form.

W. NOTICE OF AND KNOWLEDGE OF OCCURRENCE

SECTION IV – BUSINESS AUTO CONDITIONS, Paragraph A is amended as follows:

6. NOTICE OF AND KNOWLEDGE OF OCCURRENCE

a. Your obligation in the Duties in the Event of Accident, Claim, Suit or Loss Condition relative to notification requirements applies only when the "accident" or "loss" is known to:

(1) You, if you are an individual;

(2) A partner, if you are a partnership;

(3) A member, if you are a limited liability company; or

(4) An executive officer or insurance manager, if you are a corporation.

b. Your obligation in the. Duties in the Event of Accident, Claim, Suit or Loss Condition relative to providing us with documents concerning a claim or "suit" will not be considered breached unless the breach occurs after such claim or "suit" is known to:

(1) You, if you are an individual;

(2) A partner, if you are a partnership;

(3) A member, if you are a limited liability company; or

(4) An executive officer or insurance manager, if you are a corporation.

X. HIRED CAR – COVERAGE TERRITORY

Item (5) of the Policy Period, Coverage Territory General Conditions is replaced by the following:

(5) Anywhere in the world if a covered "auto" is leased, hired, rented or borrowed without a driver for a period of 30 days or less; and

Y. EMERGENCY LOCKOUT

We will reimburse you up to $100 for reasonable expense incurred for the services of a locksmith to gain entry into your covered "auto" subject to these provisions:

1. Your door key, electronic key or key entry pad has been lost, stolen or locked in your covered "auto" and you are unable to enter such "auto" , or
2. Your keyless entry device battery dies and you are unable to enter such "auto" as a result,
3. Your key, electronic key or key entry pad has been lost or stolen and you have changed the lock to prevent an unauthorized entry; and

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4. Original copies of receipts for services of a locksmith must be provided before reimbursement is payable.

Z. CANCELLATION CONDITION

Paragraph A.2. of the COMMON POLICY CONDITION – CANCELLATION applies except as follows:

If we cancel for any reason other than nonpayment of premium, we will mail or deliver to the First Named Insured written notice of cancellation at least 60 days before the effective date of cancellation. This provision does not apply in those states that require more than 60 days prior notice of cancellation.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

All terms and conditions of this policy apply unless modified by this endorsement.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL GENERAL LIABILITY COVERAGE ENHANCEMENT ENDORSEMENT INCLUDING MEDICAL PAYMENTS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SECTION I – COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions is amended as follows:

1. Paragraph **(2)(a)** of Exclusion **g. Aircraft, Auto Or Watercraft** is replaced with:

   (a) Less than 51 feet long; and

2. The following is added to Exclusion **j. Damage To Property**:

   (a) Paragraphs **(3)** and **(4)** does not apply to "property damage" to borrowed equipment while not in use, while at the insured's premises or a job site; or

   (b) Paragraph **(4)** does not apply "property damage" to customers goods while on the insured's premises for the purpose of being worked on or used in a manufacturing process.

   Limit of Insurance - The most we will pay for damages for "property damage" coverage provided by this coverage in any one "occurrence" is $10,000.

   Deductible - Our obligation to pay for a covered loss applies only to the amount of loss in excess of $500. We will pay the deductible amount to effect settlement of any claim or "suit" and, upon notification of this action having been taken, you shall promptly reimburse us for the deductible as has been paid by us. This insurance is excess over any other valid and collectible insurance.

3. The last paragraph of **2. Exclusions** is replaced with:

   If **Damage To Premises Rented To You** is not otherwise excluded, exclusions **c.** through **n.** do not apply to damage by fire, lightning, explosion, smoke or sprinkler leakage to premises while rented to you or temporarily occupied by you rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to this coverage as described in **Section III - Limits of Insurance.**

SECTION I – COVERAGES, SUPPLEMENTARY PAYMENTS – COVERAGES A AND B is amended as follows:

1. Paragraph **1. b.** is replaced with:

   b. Up to $2,500 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. Paragraph **1. d.** is replaced with:

   d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to $500 a day because of time off from work.

SECTION II – WHO IS AN INSURED is amended as follows:

1. Paragraph **3. a.** is replaced with:

   a. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier;

2. The following is added:

   4. Additional Insured – Automatic Status When Required In An Agreement With You

   Who Is An Insured includes person(s) or organization(s) described in Paragraphs **a. – i.** below with whom you have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy.

   a. Co-Owners Of Insured Premises – with respect to their liability as co-owner of the premises.

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However, their status as additional insured under this policy ends when you cease to co-own such premises with that person or organization.

b. Controlling Interest – with respect to their liability arising out of their financial control of you; or premises they own, maintain, or control while you lease or occupy these premises.

This insurance does not apply to structural alterations, new construction and demolition operations performed by or for that person or organization.

However, their status as additional insured under this policy ends when they cease to have such controlling interest.

c. Grantor of Franchise or License – with respect to their liability as grantor of a franchise or license to you.

However, their status as additional insured under this policy ends:

(1) when their contract or agreement with you granting the franchise or license ends or expires; or

(2) when your license is terminated or revoked prior to expiration of the license as stipulated by the contract or agreement.

d. Lessors of Leased Equipment – with respect to their liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by your maintenance, operation or use of equipment leased to you by such person(s) or organization(s). This insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

However, their status as additional insured under this policy ends when their lease, contract, or agreement with you for such leased equipment ends.

e. Managers, or Lessors of Premises – with respect to liability arising out of the ownership, maintenance, or use of that part of the premises leased to you.

This insurance does not apply to:

(1) Any "occurrence" which takes place after you cease to be a tenant in that premises.

Structural alterations, new construction, or demolition operations performed by or on behalf of the person or organization.

However, their status as additional insured under this policy ends when you cease to be a tenant of such premises.

f. Mortgagee, Assignee, or Receiver – with respect to their liability as mortgagee, assignee, or receiver and arising out of the ownership, maintenance, or use of the premises by you.

This insurance does not apply to structural alterations, new constructions, and demolition operations performed by or for that person or organization.

However, their status as additional insured under this policy ends when their status as mortgagee, assignee, or receiver ends.

g. Owners or Other Interest from Whom Land has been Leased – with respect to their liability arising out of the ownership, maintenance, or use of that part of the land leased to you.

This insurance does not apply to:

(1) Any "occurrence" which takes place after you cease to lease the land; or

(2) Structural alterations, new construction, or demolition operations performed by or on behalf of the person or organization.

However, their status as additional insured under this policy ends when you cease to lease that land.

h. State or Political Subdivisions – Permits Relating to Premises – with respect to the following hazards for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization in connection with premises you own, rent, or control and to which this insurance applies:

(1) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal

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holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners or decorations and similar exposures; or

(2) The construction, erection, or removal of elevators; or

(3) The ownership, maintenance or use of any elevators covered by this insurance.

This insurance does not apply to:

(1) "Bodily injury" or "property damage" or "personal or advertising injury" arising out of operations performed for the state or municipality; or

(2) "Bodily injury" or "property damage" included within the "products-completed operations hazard".

However, such state or political subdivision's status as additional insured under this policy ends when the permit ends.

i. Vendors – but only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business, subject to the following additional exclusions:

(1) The insurance afforded the vendor does not apply to:

(a) "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;

(b) Any express warranty unauthorized by you;

(c) Any physical or chemical change in the product made intentionally by the vendor;

(d) Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;

(e) Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;

(f) Demonstration, installation, servicing, or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;

(g) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or

(h) "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:

(i) The exceptions contained in Subparagraphs **d.** or **f.**; or

(ii) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.

(2) This insurance does not apply to any insured person or organization, from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

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With respect to the insurance afforded to such additional insureds **a. – d.** described above the following is added to the **Section III – Limits Of Insurance**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

However, this insurance afforded to such additional insureds **a. – i.** described above:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

SECTION III – LIMITS OF INSURANCE

1. The following is added to Paragraph **2**:

   The General Aggregate Limit applies separately to each of your "locations" owned by or rented to you or temporarily occupied by you with the permission of the owner.

2. Paragraph **6.** is replaced with:

   6. Subject to **5.** above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage **A** for damages because of "property damage" to any one premises, while rented to you, or in the case of damage by fire, lightning, explosion, smoke, or sprinkler leakage, while rented to or temporarily occupied by you with permission of the owner. The limit is increased to $1,000,000.

3. Paragraph **7.** is replaced with:

   7. Subject to **5.** above, the higher of:

   a. $10,000; or

   b. The amount shown in the Declarations for Medical Expense Limit is the most we will pay under Coverage **C** for all medical expenses because of "bodily injury" sustained by one person.

   This coverage does not apply if Coverage **C - Medical Payments** is excluded either by the provisions of any coverage forms attached to the policy or by endorsement.

SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS

1. **Condition 2. Duties In The Event Of Occurrence, Offense, Claim Or Suit** is amended to include:

   e. Knowledge of an "occurrence", offense, claim or "suit" by an agent or employee of any insured shall not in itself constitute knowledge of the insured unless you, a partner, if you are a partnership; or an executive officer or insurance manager, if you are a corporation receives such notice of an "occurrence", offense, claim or "suit" from the agent or employee.

2. Paragraph **b. Excess Insurance (1) (b) (ii)** of condition **4. Other Insurance** is replaced with:

   (ii) That is Fire insurance for premises rented to you or temporarily occupied by you with permission of the owner;

3. **Condition 6. Representations** is amended to include:

   d. Your failure to disclose all hazards or prior "occurrences" or offenses existing as of the inception date of the policy shall not prejudice the coverage afforded by this policy provided such failure to disclose all hazards or prior "occurrences" or offenses is not intentional. This provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

4. **Condition 8. Transfer Of Rights Of Recovery Against Others To Us** is amended to include:

   If required by a written contract executed prior to loss, we waive any right of subrogation we may have against the contracting person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard".

5. The following condition is added:

   10. Liberalization

   If we revise this coverage form to provide more coverage without additional premium charge, your policy will automatically provide the additional coverage as of the day the revision is effective in your state.

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SECTION V – DEFINITIONS

1. Definition **3.** "Bodily Injury" is replaced with:

   3. "Bodily injury" means bodily injury, sickness or disease sustained by a person, including mental anguish, mental injury, shock, fright or death resulting from any of these at any time.

2. The following definition is added:

   "Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway, or right-of-way of a railroad.

All terms and conditions apply unless modified by this endorsement.

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STATE COMPENSATION INSURANCE FUND

HOME OFFICE
SAN FRANCISCO

ALL EFFECTIVE DATES ARE AT 12:01 AM PACIFIC STANDARD TIME OR THE TIME INDICATED AT PACIFIC STANDARD TIME

ENDORSEMENT AGREEMENT

WAIVER OF SUBROGATION BLANKET BASIS

BROKER COPY

REP C7
9122761-21
RENEWAL
SC
6-22-52-68

EFFECTIVE JANUARY 17, 2021 AT 12.01 A.M.
AND EXPIRING JANUARY 17, 2022 AT 12.01 A.M.

ALEXANDER'S CONTRACT SERVICES,
8655 MORRO RD STE C
ATASCADERO, CA 93422

WE HAVE THE RIGHT TO RECOVER OUR PAYMENTS FROM ANYONE LIABLE FOR AN INJURY COVERED BY THIS POLICY. WE WILL NOT ENFORCE OUR RIGHT AGAINST THE PERSON OR ORGANIZATION NAMED IN THE SCHEDULE.

THIS AGREEMENT APPLIES ONLY TO THE EXTENT THAT YOU PERFORM WORK UNDER A WRITTEN CONTRACT THAT REQUIRES YOU TO OBTAIN THIS AGREEMENT FROM US.

THE ADDITIONAL PREMIUM FOR THIS ENDORSEMENT SHALL BE 2.00% OF THE TOTAL POLICY PREMIUM.

SCHEDULE

PERSON OR ORGANIZATION	JOB DESCRIPTION
ANY PERSON OR ORGANIZATION FOR WHOM THE NAMED INSURED HAS AGREED BY WRITTEN CONTRACT TO FURNISH THIS WAIVER	BLANKET WAIVER OF SUBROGATION

NOTHING IN THIS ENDORSEMENT CONTAINED SHALL BE HELD TO VARY, ALTER, WAIVE OR EXTEND ANY OF THE TERMS, CONDITIONS, AGREEMENTS, OR LIMITATIONS OF THIS POLICY OTHER THAN AS STATED. NOTHING ELSEWHERE IN THIS POLICY SHALL BE HELD TO VARY, ALTER, WAIVE OR LIMIT THE TERMS, CONDITIONS, AGREEMENTS OR LIMITATIONS OF THIS ENDORSEMENT.

COUNTERSIGNED AND ISSUED AT SAN FRANCISCO: **JANUARY 11, 2021**

AUTHORIZED REPRESENTATIVE

PRESIDENT AND CEO

2572

AGENDA NO:	**B-1**
MEETING DATE:	**October 26, 2021**

Staff Report

TO: **Honorable Mayor and City Council** **DATE:** **October 12, 2021**

FROM: **Nancy Hubbard, Contract Planner**

SUBJECT: **Major Modification (MAJ21-005) and Coastal Development Permit (CDP21-036) to approve the change from 6 new residential parcels to 5 new residential parcels on a .99-acre site located at 2783 Coral Avenue as part of the Cloister's Subdivision Tract 1996. The 6-unit project was approved by City Council (through appeal) on November 3, 2018, with the following permits: Conditional Use Permit (UP0-470), Vesting Tentative Map No. 2859 (S00-127) subject to conditions of approval and the mitigation and monitoring plan included in the adopted Mitigated Negative Declaration. The project is zoned CRR/GC/PD (Coastal Resource Residential/Golf Course/Planned Development) and is located in the Coastal Commission Appeals Jurisdiction.**

RECOMMENDATION:
Conduct the public hearing, and then conditionally approve the project by adopting City Council Resolution No. 71-21, which includes findings for MAJ21-005 and CDP21-036 subject to the conditions of approval related to this modification and mitigation measures from the 2018 adopted Mitigated Negative Declaration for the project.

APPLICANT:	Kevin Huber, agent for Morro Bay Ventures, LLC
ADDRESS/APN:	2783 CORAL AVE/ 065-386-015
LEGAL DESCRIPTION:	Lot 124 of Tract No 1996 per the map recorded in Book 17 of Maps at Page 83, Atascadero Beach.
ZONING:	CRR/GC/PD (Coastal Resource Residential/Golf Course/Planned Development)

GENERAL PLAN/COASTAL LAND USE PLAN: Low Density Residential

SUBJECT REQUEST: Request to modify the approved project to a 5-unit residential subdivision to reflect the March 13, 2020, California Coastal Commission's Immaterial Amendment to the original Coastal Development Permit for the Cloister Tract (CDPA-4_MRB-91-044) to allow Lot 124 of Tract No. 1996 to be developed into 5 residential lots. The original project (6-unit residential subdivision, including approved home plan designs and conformance with development standards) was approved by Planning Commission on August 7, 2018. City Council, through appeal, denied a appeal and upheld the Planning Commission approval on November 3, 2018, validating the following permits: Conditional Use Permit (UP0-470), Coastal Development Permit (CPO530) and Vesting Tentative Map (S00-127) subject to conditions of approval and the mitigation and monitoring plan included in

Prepared By: _NH_____	**Dept Review:** ___SG_____
City Manager Review: __SC__	**City Attorney Review:** ___CFN__

the adopted Mitigated Negative Declaration. The project is zoned CRR/GC/PD (Coastal Resource Residential/Golf Course/Planned Development) and is located in the Coastal Commission Appeals Jurisdiction. This site, as part of the Cloister Subdivision, is subject to the 1992 issued Coastal Development Permit.

SITE HISTORY:

- In 1996, Lot 124, part of the Cloister's Subdivision Tract 1996 approval, was dedicated to the City of Morro Bay as a site for a future fire station.
- In 2007 it was determined by the City that the site would not be used for a fire station location and the City proceeded to process an application for approval of a 6-parcel subdivision. The subdivision was approved by City Council in 2007, but was never finalized or recorded.
- In 2016, the City approved the sale of the site to the current owners. The applicant submitted a Vesting Tract Map, Conditional use Permit and Coastal Development Permit for a 6-parcel subdivision, very similar in design to the previously approved 2007 subdivision plans.
- The 6-unit VMT/CPO/UPO permit was approved by Planning Commission in August 2018. It was appealed to City Council and following a continuance, City Council upheld the Planning Commission approval and denied the appeal on November 13, 2018.
- November 13, 2018. The Planning Commission approval issued in August 2018 became effective, and a final action notice was provided to California Coastal Commission (CCC) for review. CCC determined that the original CDP permit (from 1996) was applicable to this project and asked the City to void the recently issued CDP, leaving the City issued CUP and Vesting Tentative Map approval in place. CCC concluded that they needed to amend the original 1992 Coastal Development Permit to clarify the density remaining for development of Lot 124.
- In March 2020, the CCC finalized their immaterial amendment to the original 1992 CDP clarifying that there was available density equal to 5 residential units for Lot 124.
- July 1, 2021, the property owner submitted their request for a Modification to the City issued 2018 approval to change from 6 residential units to 5 residential units to comply with the recent CCC determination.
- Cloisters Design Committee has reviewed and provided conditional approval of the 5-home designs, materials, colors and site layouts dated October 13, 2021 (See Exhibit D and discussion below).

PROJECT DESCRIPTION:

The applicant was issued a CUP/CDP/VTM permit in August 2018 for a 6-lot subdivision on the 0.99-acre parcel (APN # 065-386-015), identified as Lot 124 within the Cloister's Subdivision Tract No.1996. The previous approval included discretionary review and approval of the 6-lot subdivision, the proposed home designs, placement on the site and conformance with the development standards, which would remove the need for any further discretionary review of the individual home submittals for Coastal Development Permits. The current request is for approval of a necessary modification to reduce the density to 5 residential lots (MAJ21-005). The submittal also includes a Coastal Development Permit (CDP21-036) necessary for approval of the Vesting Tentative Tract Map No. 2859 reflecting discretionary approval of the 5 proposed home designs, including materials, color boards and placement on the specific lots and conformance with the development standards. The two home designs used are significantly the same as previously approved by the Planning Commission in 2018, and the subdivision layout includes improved on-site circulation and parking as well as conformance with all development standards of the zoning district. The project includes two attached Accessory Dwelling Units on lots 2 and 3. Pursuant to State ADU Law, ADU's must be

approved ministerially (at staff level) and are not therefore a part of the City Council's decision on the project.

The 5-home plan changes reflect:

(1) reduction in density from 6 lots to 5 lots consistent with the California Coastal Commission immaterial amendment
(2) improved on-site circulation,
(3) an increase in off-street parking, and
(4) larger parcels,

The proposed plan meets all the zoning and land use development standards. Below is a summary of changes in the 5-home plan from the 6-unit plan.

	6-unit plan	**5-unit plan**
Lot sizes	6058-8093 sf	7826-10070 sf
Single Family Homes	2681-2808 sf (6 homes)	2711-2808 sf (5 homes)
Accessory Dwelling Units	none	Two 517 sf ADU's (to be approved ministerially)
Number of home plans	3 home designs	2 home designs, plus ADU floor plan
On-site Parking spaces	2 garage spaces per dwelling, some homes had driveway parking spaces.	2 garage and 2 driveway parking spaces per home
Height of homes/ADU's	14 ft	14 ft
Setbacks	Side yard setbacks were a few inches short from requirements	All setbacks are met

Previously Approved 6 home plan:



Current Revised 5 home plan:



HOME DESIGN, ELEVATION, FLOOR PLANS: Vesting Tentative Map (VTM) submittals include proposed home floor plans, elevations and exterior design with material and proposed color schemes for review as part of the VTM approval, which together with the approval of the Coastal Development permit (CDP21-036) will provide the necessary discretionary approval of the home designs, placement on the site and conformance with the development standards of the zoning district. Once approved through this process, no further planning permits are required unless a home design or placement on the site changes substantially from the originally approved plan. This 5-unit plan includes use of two of the originally approved home plans and color schemes, as shown below.



PLAN 1 FRONT ELEVATION
SCALE: 1/8" - 1'0"

COLOR SCHEME 1





PLAN 2 FRONT ELEVATION
SCALE: 1/8" - 1'0"

COLOR SCHEME 3



CLOISTER'S DESIGN COMMITTEE: The Design Committee provided a conditional approval of the 5 home designs and site plans. The requested conditions and the staff comments are summarized below:

1. Requested sidewalk, curb and gutters on shared private driveway.
   Response: There are existing sidewalks, curbs and gutters along the site frontage on Coral Ave and San Jacinto. Those sidewalks are the same as in front of the adjacent Cloisters homes just south of the subject property. The conditions of approval in the original Coastal Development Permit for the Cloister's Subdivision that provides a specific type of sidewalk design for the public streets. However, the shared private driveway in this project is not a public street and there is no city requirement to request sidewalks, curbs and gutters on a private driveway. Additionally, the driveway design is appropriate for the private use of these 5 homes and complies with the fire department access requirements. No change is required.

2. Requested that the setback requirements be the same as for all the homes in the Cloisters.
   Response: The project meets all the setbacks in the development standards of the zoning district, which are the same as the setbacks in the Cloister's Design Guidelines. The project meets the setback standards.

3. The project should construct a sound wall along Highway 1 to match the adjacent property wall.
   Response: The original conditions of approval for the Cloister's subdivision includes a provision that a 7-foot-high sound barrier be installed along the rear lines of Lots 42-45 and Lots 79-88. Lots 42-45 are immediately south of the subject property. The conditions of approval states that sound walls shall be subject to the approval of the Director and shall be located so as not to have the effect of 'walling in' the highway. Plantings are required to block the view of the walls. The applicant has proposed a 5 ½ foot high wood fence that meets the development standards for fencing. The Director will work with the applicant on a suitable resolution for the fence/wall barrier required along Highway 1.

ENVIRONMENTAL CONCERNS:

In August 2018, the MND was approved for this project, which includes mitigation and monitoring plans. The revised project resulting in a decrease in number of units would not change the environmental conclusions included in the MND. Therefore, the project would not result in any new or substantially increased environmental impacts and will continue to be subject to the 2018 approved MND and the related mitigation and monitoring plan requirements. A link to the MND is provided below under the Attachments section of the staff report.

PUBLIC HEARING NOTICE:

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on October 15, 2021, and all property owners in the Cloisters and occupants of record within 500 feet of the project site were notified of the scheduled public hearing and invited to voice any concerns on this application. The project site was also posted with a 'pending development' sign visible to pedestrian and vehicular traffic passing the site.

CONCLUSION

The 5-home plan is consistent with the General Plan and Local Coastal Program, as conditioned, and will not have substantial adverse effect on the environment or coastal resources. Furthermore, a residential subdivision is consistent with the site zoning and the Cloister's Subdivision original CDP, as

amended. As conditioned, the project is also consistent with the stated goals of the zoning ordinance to promote the growth of the city in an orderly manner and to promote public health, safety and general welfare.

STAFF RECOMMENDATION

Staff recommends the City Council approve the requested Major Modification (MAJ21-005) and the Coastal Development Permit (CDP21-036) modifying the existing Conditional Use Permit UP0-470, and Vesting Tentative Map No. 2859 (S00-127), to approve a 5 home subdivision within the Cloister's Subdivision Tract No.1996, together with the discretionary approval of the proposed home plans and site configurations for each of the proposed 5 homes as depicted in the plans submitted to the City on July 1, 2021, by adopting Resolution No. 71-21.

ATTACHMENTS

1. Exhibit A – Resolution No. 71-21
2. Exhibit B – Vesting Tentative Map updated, and architectural plans for the 5 homes; designs, site layouts and material boards
3. Exhibit C – Previously approved 6-unit plan permit with plans (approved through denial of appeal by City council November 13, 2018)
4. Exhibit D – Cloisters Design Committee conditional approval letter dated October 13, 2021
5. Staff Presentation

Link to MND http://www.morro-bay.ca.us/842/Current-Planning-Projects

RESOLUTION NO. 71-21

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORRO BAY, CALIFORNIA APPROVING A MAJOR AMENDMENT (MAJ21-005), TO PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (UP0-470), TENTATIVE VESTING MAP #2859 (S00-127) AND MITIGATED NEGATIVE DECLARATION, AND APPROVING A NEW COASTAL DEVELOPMENT PERMIT (CDP21-036) FOR THE 5 UNIT SUBDIVISION AND INDIVIDUAL HOME DESIGNS, SITE LAYOUT AND CONFORMANCE WITH DEVELOPMENT STANDARDS. THE CHANGE IS FROM A 6-LOT TO A 5-LOT SUBDIVISION ON A .99 ACRE PARCEL AT 2783 CORAL AVE WITHIN THE CLOISTERS SUBDIVISION.

T H E C I T Y C O U N C I L
City of Morro Bay, California

WHEREAS, on November 13, 2018, the City Council conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, and denied an appeal and upheld the August 7, 2018, Planning Commission approval of the above noted previously approved permits; and

WHEREAS, the California Coastal Commission requested that the City void the Coastal Development Permit issued as part of the August 7, 2018, approvals and processed an immaterial amendment on March 13, 2020, to the original (1992) coastal development permit for the Cloisters Subdivision clarifying that the land use and identifying 5 units of density available for the subject parcel; and

WHEREAS, the applicant submitted a request for a Major Modification to the previously approved vesting tentative map and conditional use permit reducing the density to a 5-lot subdivision to comply with the recent California Coastal determination; and

WHEREAS, the Coastal Land Use Plan requires issuance of a coastal development permit for activities that constitutes 'development' as defined in the Coastal Act, which includes subdivisions and new residential development; and

WHEREAS, the City Council conducted a public hearing on October 26, 2021, to consider approval of the revised Vesting Tentative Map, and site layout for a reduction in lots/homes from 6 to a 5-home subdivision including coastal development permit review for the revised project; and

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

WHEREAS, the City Council has duly considered all evidence, including the 2018 approvals made by the Planning Commission, the evaluation and recommendations by staff and the public comments presented at said hearing.

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

Section 1: Findings for approval:

Section 2: Findings. Based upon all the written and oral testimony and evidence presented to the Council at and for the above public hearing, the City Council makes the findings as included in Resolution No. 71-21.

California Environmental Quality Act (CEQA) Finding

1. For purposes of the California Environmental Quality Act, an Initial Study was prepared for the project, which resulted in a Mitigated Negative Declaration (the "MND") together with the Mitigation and Monitoring Program. The MND and Mitigation and Monitoring Program was approved August 7, 2018, by the Planning Commission and such approval was upheld through appeal to the City Council on November 13, 2018.
2. Modifications to the project result in a reduced density that would not change the environmental conclusions included in the approved MND. Therefore the project would not result in any new or substantially increased environmental impacts and will continue to be subject to the Mitigation and Monitoring Program which is included in Resolution 20-18 and is Exhibit C to the staff report.

Major Modification to Conditional Use Permit and Vesting Tentative Map:

1. The project is an allowable use in the zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay; and
2. The project meets the goals to promote infill development on vacant or underutilized properties in the city as the preferred development strategy.
3. The City Council has reviewed the 5-home residential project and considered the following criteria in that review and has concluded that this 5-home subdivision meets the following:
    a. residential development standards,
    b. shared access requirements and the compatibility of use,
    c. minimized effects on the environment,
    d. designed to minimize view corridor impact
    e. design and function compatibility with the surrounding neighborhood
4. The required discretionary review of the home designs, site layouts and compliance with development standards of the zoning district constituting "development' under the Coastal Land Use Plan has been met; and

Coastal Development Permit Findings:

1. The project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay based on the analysis; and
2. The establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working about such proposed use as the project is consistent with all applicable zoning and planning requirements; and
3. The use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City since the project, as conditioned, will be consistent with all applicable City regulations; and
4. The City Council has reviewed the 5-home residential project and considered the following criteria in that review: Provisions for residential development standards, shared access

requirements and the compatibility of use, effects on the environment, design, and function compatibility with the surrounding neighborhood.

5. The submittal includes proposed home floor plans for two different home designs, together with elevations and design details as part of the Vesting Tentative Map No. 2859 submittal. These proposed plans have been reviewed and have been found to meet the zoning development standards and the requirements of the previously approved Cloisters Subdivision Tract No. 1996 as amended by the California Coastal Commission March 13, 2020.
6. Pursuant to State ADU Law, the two proposed attached Accessory Dwelling Units, are required to be processed ministerially, are under review in a concurrent process and will be issued Administrative CDP's with conditions of approval.

Section 3. **Action**. The City Council does hereby approve the Major Modification (MAJ21-005) to change the approved plans for a 5-home subdivision consistent with the density conclusion reflected in the California Coastal Commission immaterial amendment (A-4-MRB-91-044-A2) of the 1992 CDP and approves Coastal Development Permit (CDP21-036) subject to the attached conditions of approval reflected in Council Resolution No. 71-21. The applicable conditions of approval for the original approved CUP/VTM permits as well as the 2018 adopted MND mitigation and monitoring plan continue to be applicable to this project.

CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

1. This MAJ21-005 and CDP21-036 permit is granted to modify the existing CUP/VMT permits to reflect the March 13, 2020, California Coastal Commission's Immaterial Amendment to the original Coastal Development Permit for the Cloister Tract (CDPA-4_MRB-91-044) confirming land use and density available to Lot 124 of Tract No. 1996 to be up to 5 residential lots. The original project (6-unit residential subdivision, including approved home plan designs and conformance with development standards) was approved by Planning Commission on August 7, 2018. City Council, through appeal, denied the appeal and upheld the Planning Commission approval on November 3, 2018, validating the following permits: Conditional Use Permit (UP0-470) and Vesting Tentative Map (S00-127) subject to conditions of approval and the mitigation and monitoring plan included in the adopted Mitigated Negative Declaration. The project is zoned CRR/GC/PD (Coastal Resource Residential/Golf Course/Planned Development) and is within the Coastal Commission Appeals Jurisdiction.

2. Inaugurate Within Two Year: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.

4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Planning and Building Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.

7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

PLANNING CONDITIONS

1. Construction Hours: Pursuant to section 9.28.030.I, Construction or Repairing of Buildings. The erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the community development department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.

2. Dust Control: That prior to issuance of any grading permit, a method of control to prevent dust and windblown earth problems shall be submitted for review and approval by the Building Official.

3. Affordable Housing Requirement: Prior to issuance of a Building Permit, applicant shall identify the method of compliance with the affordable housing requirement for residential developments of 5 or more units (MBMC 17.50.020) and provide appropriate deed restriction.

4. Archaeology: See Mitigation Measures and Monitoring section incorporated as part of this Resolution. The applicant shall be liable for costs associated with the professional investigation and implementation of any protective measures as determined by the Community Development Director.

5. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet

containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

6. Maximum Height: The maximum permissible height of any residential units constructed on the project site is 14 feet above finished grade, however finished grade can only exceed natural grade by the minimum fill necessary to meet the floodplain elevation requirements. The finished grade elevation must be verified by a licensed surveyor prior to construction of the home and a certificate provided to the Planning Department. The height restrictions must meet the Architectural Design Guidelines of the Cloister's Subdivision Tract No. 1996.

7. Access Road: The access road to the lots shall be maintained as a private drive by the property owners within the subdivision documented by a shared reciprocal access and maintenance agreement for all the common areas within the newly created subdivision. The agreement should include provisions to ensure that the interior common driveway is always kept clear to allow vehicles to enter and exit the subdivision.

8. Undergrounding of Utilities: Pursuant to MBMC Section 17.48.050, prior to final occupancy clearance, all on-site utilities including electrical, telephone and cable television shall be installed underground.

9. Trees to be preserved: The trees along San Jacinto Road shall be preserved to the maximum extent feasible. To facilitate this, any tree removal proposed along San Jacinto Road must be approved by the Community Development Director, unless the trees are an immediate hazard. Trees removed from the subject site to accommodate the development shall be replaced, at a minimum, at a 1:1 ratio in an off-site location with a species of tree suitable to replace or enhance Raptor habitat areas, as approved by the Community Development Director.

10. Color and Materials: Colors and materials shall be as shown on Plan Sheet A9 which shows three scenarios for exterior colors, and materials are approved and required to be included in the building permit plans. Any minor changes in colors or materials must be reviewed and approved by the Community Development Director.

11. Landscaping and Irrigation Plans: Landscaping and irrigation plans for each residential lot shall be submitted by the project applicant to the City for review and approval as part of the building permit submittal.

12. Outdoor Lighting. The applicant shall submit an outdoor lighting plan for both the exterior of the homes and for any lighting proposed in common areas for review and approval by the Community Development Director. The Proposed lighting shall be decorative in nature, low level pedestrian oriented and street and parking area lights shall be shielded from above.

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BUILDING DIVISION CONDITIONS

A. CONDITIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

1. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.

2. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.

3. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor, and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

4. The owner shall comply with the City Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.

5. A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.

6. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.

7. BUILDING PERMIT APPLICATION: To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.

8. The Title sheet of the plans shall include, but not limited to:
    - Street address, lot, block, track, and Assessor Parcel Number
    - Occupancy Classification(s)
    - Construction Type
    - Maximum height of the building allowed and proposed
    - Floor area of the building(s)
    - Fire sprinklers proposed or existing
    - Minimum building setback allowed and proposed

All construction will conform to the 2019 California Building Code (CBC), 2019 California Residential Code (CRC), 2019 California Fire Code (IFC), 2019 California Mechanical Code (CMC), 2019 California Plumbing Code (CPC), 2019 California Electrical Code (CEC), 2019 California Energy Code, 2019 California Green Building Code (CGBC), Title 14 and 17 of the Morro Bay Municipal Code.

(Code adoption dates are subject to change. The code adoption year is established by application date of plans submitted to the Building Division for plan review.)

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

1. SITE MAINTENANCE: During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.

2. ARCHAEOLOGICAL MATERIALS: In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or palaeontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances**.** If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

3. FOUNDATION SETBACK VERIFICATION: Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some lot types.

4. BUILDING HEIGHT VERIFICATION: Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some site-specific projects.

C. CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF THE CERTIFICATE OF OCCUPANCY:

1. Prior to building division final approval and request for final inspection, all required inspections from the other various divisions and departments must be completed and

verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card. This permit card shall then be turned into the building division for scheduling of the final building inspection.

2. Any as-built drawings that were required by the building inspector or plans examiner must be submitted for approval prior to the request for final inspection.

3. If structural observations were required, the final structural observation report shall be submitted to the building division prior to issuance of the certificate of occupancy or final inspection approval.

4. If special inspections were required, the final special inspection report shall be submitted to the building division prior to the issuance of the certificate of occupancy or final inspection approval.

5. Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.

6. Final T-24 energy reports (Certificates of Installation).

PUBLIC WORKS CONDITIONS

The following will be required prior to Final Map recordation:

1. Parkland In-lieu Fee: Prior to recordation of the Final Map requirements of the City of Morro Bay for dedication of land for park purposes and/or payment of fee-in-lieu thereof shall be met (MBMC Section 16.52.050).

2. Maintenance Agreement: Prior to recordation of the Final Map a maintenance agreement shall be created to allow for timely maintenance of all on-site storm water control measures and other commonly owned improvements.

The following will be required prior to Building Permit issuance.

3. Sewer Impact: The applicant shall conduct an engineering assessment to determine potential impacts of the proposed 5 Lots on the existing sewage collection line. Since the developer will be adding additional impacts to water and sewer line segments which have deficiencies identified in the 2006 Sewer Collections System Master Plan, the applicant shall either construct improvements or propose payment of a prorate fair share Development Impact Fee based on the results of the engineering assessment. OneWater Improvements were included in the updated sewer impact fees approved by City Council.

4. Water Meter: Water meters shall be in the City right of way.

5. Encroachment Permits: The Applicant/Developer is responsible for acquiring encroachment permits. The permits are required and issued by the Public Works Department prior to any construction in or use of land in the City right-of-way including traffic and erosion control plans.

6. Repair & Replacement of Public Improvements: Prior to project completion the

Applicant/Developer shall repair curb, street, sewer line, water line, or any public improvements which were damaged because of construction operations for this project.

FIRE CONDITIONS

1. Automatic fire sprinklers: An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903), California Residential Code (Section R313), and Morro Bay Municipal Code (Section 14.08.090 (L)(1) is required as part of the building permit submittal.

2. Fire Safety during construction and demolition, if required, shall be in accordance with 2016 California Fire Code Chapter 33. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations.

3. Carbon monoxide alarms are required in proposed new dwelling units and sleeping areas. An approved carbon monoxide alarm shall be installed in all dwellings having a fossil fuel-burning heater or appliance, fireplace or attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions (CRC R315.2)

4. Address Identification: All new and existing single-family residence and ADU's shall have their own approved address letters or building numbers placed in a position to be plainly legible from the street or road affronting the property (CFC505)

5. Access and Egress: ADU's must have exterior access that is independent from the primary residence.

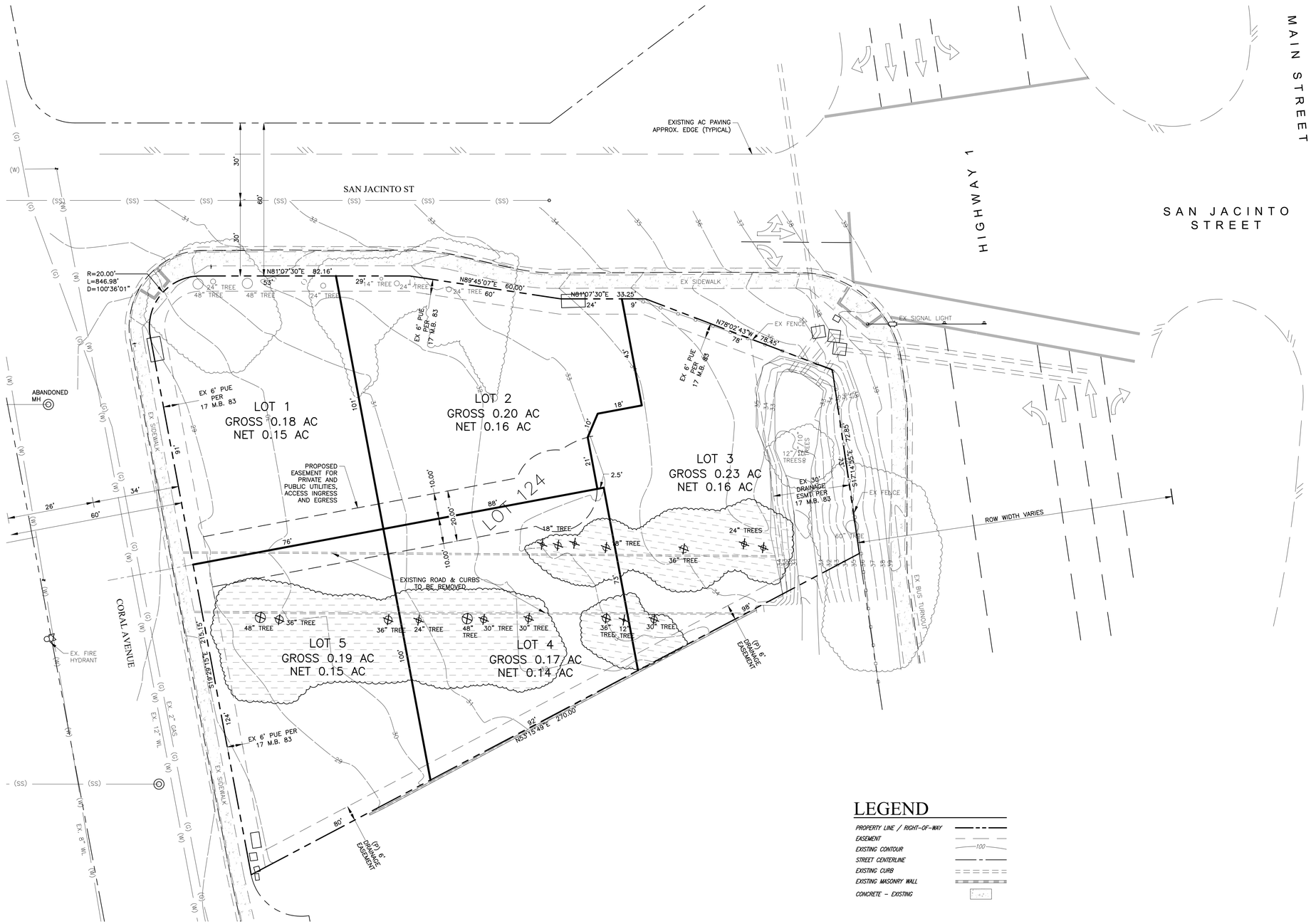
PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on this 26th day of October 2021, on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
John Headding, Mayor

ATTEST

_____
Dana Swanson, City Clerk



VESTING TENTATIVE MAP

EXISTING CONDITIONS

0 10 20 40

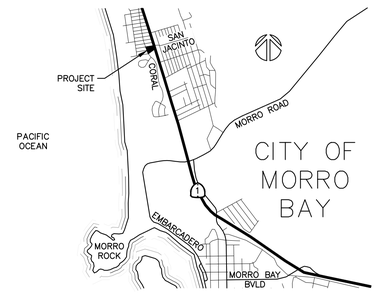
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- EASEMENT
- EXISTING CONTOUR
- STREET CENTERLINE
- EXISTING CURB
- EXISTING MASONRY WALL
- CONCRETE – EXISTING

VICINITY MAP

SCALE: N.T.S.



PROJECT DATA

1.	PROJECT ADDRESS:	SE CORNER OF CORAL & SAN JACINTO
2.	TRACT SIZE:	43,099 SQFT (0.99 AC)
3.	ASSESSOR'S PARCEL NO.:	065-386-015
4.	ZONING:	COASTAL RESOURCE RESIDENTIAL/ GOLF PLANNED DEVELOPMENT
5.	PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
6.	WATER SUPPLY:	CITY OF MORRO BAY
7.	SEWAGE DISPOSAL:	CITY OF MORRO BAY
8.	GAS:	SOUTHERN CALIFORNIA GAS CO.
9.	ELECTRICITY:	PACIFIC GAS & ELECTRIC
10.	TELEPHONE:	AT&T
11.	CABLE	CHARTER CABLE
12.	FEMA FLOOD ZONE:	X ZONE (500 YEAR FLOOD)

STATISTICS

LOT #	GROSS AREA	NET AREA	AVERAGE EX. ELEVATION
LOT 1	8,092 SQFT (0.19 ACRE)	6,343 SQFT (0.15 ACRE)	30.19'
LOT 2	8,751 SQFT (0.20 ACRE)	7,003 SQFT (0.16 ACRE)	32.34'
LOT 3	10,106 SQFT (0.23 ACRE)	6,790 SQFT (0.16 ACRE)	33.91'
LOT 4	7,626 SQFT (0.18 ACRE)	6,188 SQFT (0.14 ACRE)	31.87'
LOT 5	8,524 SQFT (0.19 ACRE)	6,644 SQFT (0.15 ACRE)	29.42'
TOTAL	43,099 SQFT (0.99 ACRE)	32,968 SQFT (0.76 ACRE)	31.64'

PROJECT NOTES

1. ALL RESIDENCES SHALL BE EQUIPPED WITH SPRINKLERS.
2. A COMMON ROAD AGREEMENT SHALL BE CREATED TO MAINTAIN PRIVATE ROAD.
3. ADDITIONAL TREE REMOVAL AND SITE GRADING TO BE DETERMINED AT TIME OF DEVELOPMENT.
4. ALL RESIDENCES CONSTRUCTED SHALL COMPLY WITH CLOISTER'S CC&R'S AND THE CLOISTERS DESIGN GUIDELINES.
5. TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP IS BASED ON A SURVEY PERFORMED BY GARING TAYLOR & ASSOCIATES IN JANUARY 2017
6. EUCALYPTUS TREE REMOVAL (17) DENOTED WITH

ABBREVIATIONS

ABAN	ABANDONED	PUE	PUBLIC UTILITY EASEMENT
AC	ASPHALT CONCRETE	P	PROPOSED
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
ELEC	ELECTRIC	S	SLOPE
ESMT	EASEMENT	SD	STORM DRAIN
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	S/W	SIDEWALK
GR	GRATE	TC	TOP OF CURB
HP	HIGH POINT	TW	TOP OF WALL
IE	INVERT ELEVATION	TYP	TYPICAL
LAT	LATERAL	WL	WATER LINE

VESTING TENTATIVE MAP

FOR

TRACT No. 2859

BEING A SUBDIVISION OF LOT 124 OF TRACT NO. 1996, PER THE MAP RECORDED IN BOOK 17 OF MAPS AT PAGE 83, INTO FIVE RESIDENTIAL PARCELS RANGING IN SIZE FROM 7626 SQ. FT. TO 10106 SQ. FT.

MORRO BAY, CALIFORNIA

PREPARED FOR:
Owners/Applicant:

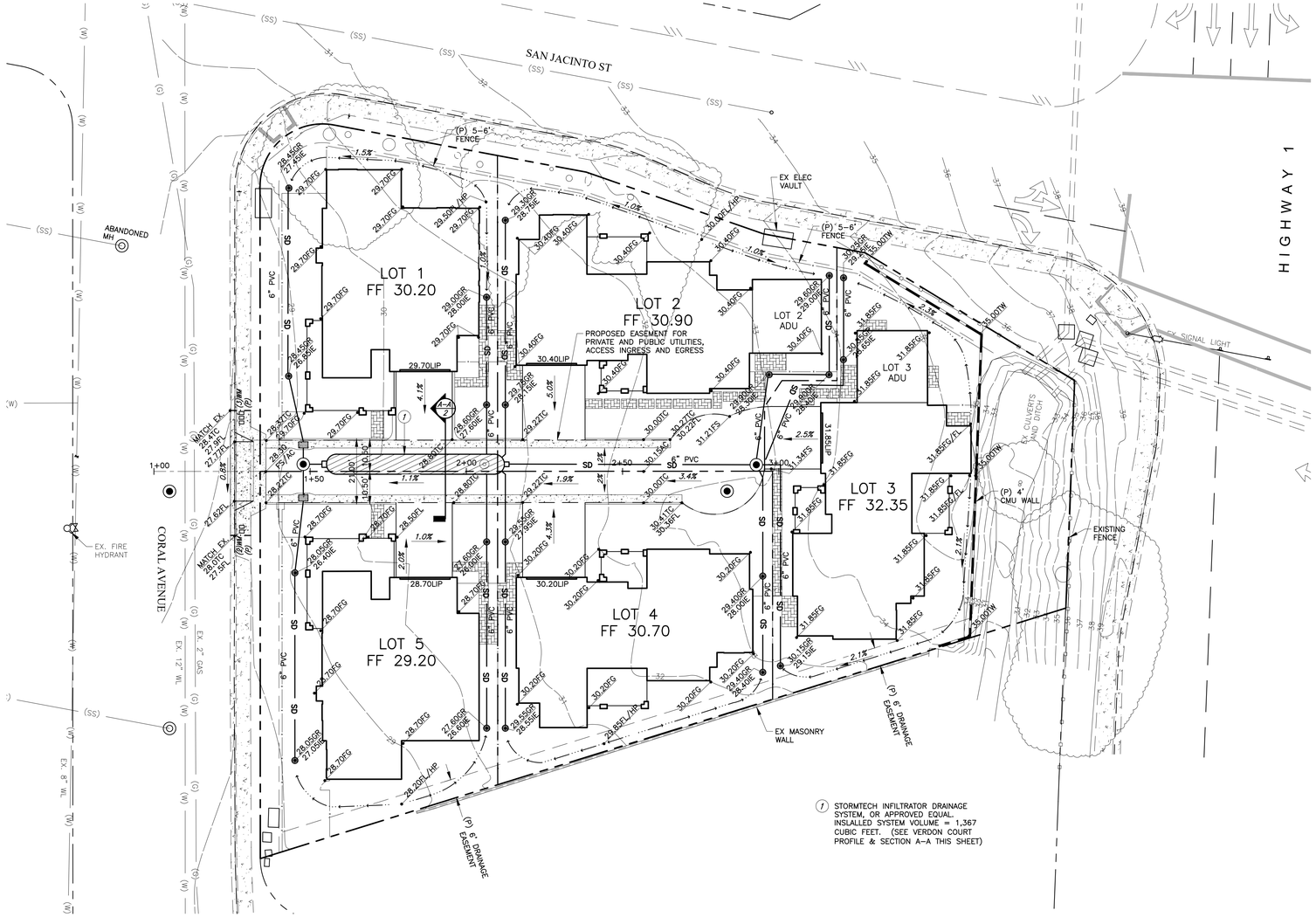
Kevin Huber
Morro Bay Ventures, LLC
3255 W. March Lane, Suite 400
Stockton, Ca. 95219

PREPARED BY:
Engineer:

Garing Taylor & Associates
141 S. Elm Street
Arroyo Grande, CA 93420
(805) 489-1321
Ronald G. Reilly, P.E.

GTA No.: 16-628.001
Plot Date: 6/21/21
File Name: 01_Tentative Map.DWG

GARING, TAYLOR & ASSOCIATES, INC.
CIVIL ENGINEERS SURVEYORS PLANNERS
141 SOUTH ELM STREET · ARROYO GRANDE, CA 93420 · (805) 489-1321



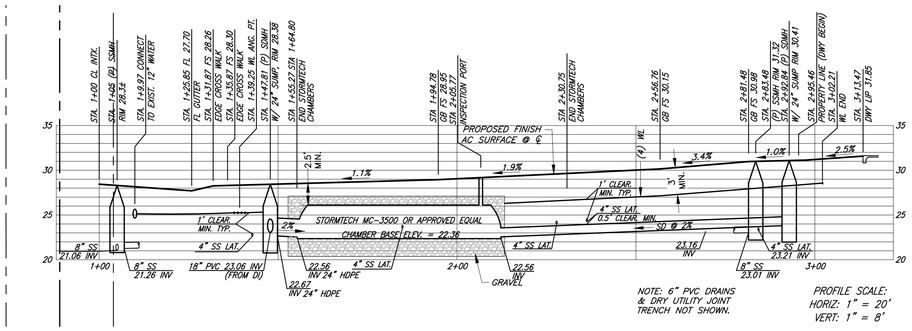
1 STORMTECH INFILTRATOR DRAINAGE SYSTEM, OR APPROVED EQUAL. INSLALLED SYSTEM VOLUME = 1,367 CUBIC FEET. (SEE VERDON COURT PROFILE & SECTION A-A THIS SHEET)

PRELIMINARY GRADING & DRAINAGE PLAN

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS

0 10 20 40

SCALE: 1" = 20'



NOTE: 6" PVC DRAINS & DRY UTILITY JOINT TRENCH NOT SHOWN.

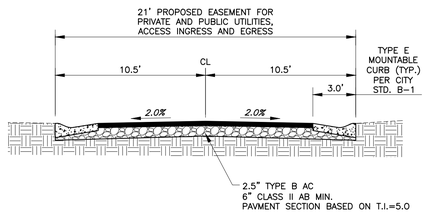
PROFILE SCALE: HORIZ: 1" = 20' VERT: 1" = 8'

VERDON COURT PROFILE

SCALE: 1" = 20'

SECTION A-A

SCALE: 1" = 5'



TYPICAL ROAD SECTION VERDON COURT

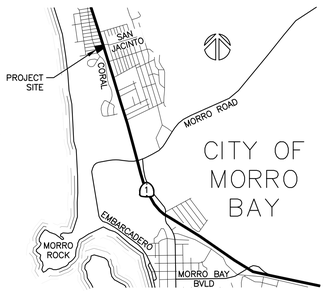
N.T.S.

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- EASEMENT
- EXISTING CONTOUR — 100 —
- STREET CENTERLINE
- EXISTING CURB
- EXISTING GAS
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED ROLLED CURB
- PROPOSED JOINT TRENCH
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED FLOW LINE
- SAWCUT LINE
- EXISTING MASONRY WALL
- PROPOSED MASONRY WALL
- EXISTING SPOT ELEVATION + 250.00
- NEW SPOT ELEVATION • 250.00 FS
- EXISTING FIRE HYDRANT FH
- EXISTING SS MANHOLE
- PROPOSED SS MANHOLE
- PROPOSED WATER METER WM
- EXISTING WATER VALVE WV
- CONCRETE - EXISTING
- CONCRETE - PROPOSED

VICINITY MAP

SCALE: N.T.S.



PROJECT DATA

1.	PROJECT ADDRESS:	SE CORNER OF CORAL & SAN JACINTO
2.	TRACT SIZE:	43,099 SQFT (0.99 AC)
3.	ASSESSOR'S PARCEL NO.:	065-386-015
4.	ZONING:	COASTAL RESOURCE RESIDENTIAL/ GOLF PLANNED DEVELOPMENT
5.	PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
6.	WATER SUPPLY:	CITY OF MORRO BAY
7.	SEWAGE DISPOSAL:	CITY OF MORRO BAY
8.	GAS:	SOUTHERN CALIFORNIA GAS CO.
9.	ELECTRICITY:	PACIFIC GAS & ELECTRIC
10.	TELEPHONE:	AT&T
11.	CABLE	CHARTER CABLE
12.	FEMA FLOOD ZONE:	X ZONE (500 YEAR FLOOD)

STATISTICS

LOT #	GROSS AREA	NET AREA	AVERAGE EX. ELEVATION
LOT 1	8,092 SQFT (0.19 ACRE)	6,343 SQFT (0.15 ACRE)	30.19'
LOT 2	8,751 SQFT (0.20 ACRE)	7,003 SQFT (0.16 ACRE)	32.34'
LOT 3	10,106 SQFT (0.23 ACRE)	6,790 SQFT (0.16 ACRE)	33.91'
LOT 4	7,626 SQFT (0.18 ACRE)	6,188 SQFT (0.14 ACRE)	31.87'
LOT 5	8,524 SQFT (0.19 ACRE)	6,644 SQFT (0.15 ACRE)	29.42'
TOTAL	43,099 SQFT (0.99 ACRE)	32,968 SQFT (0.76 ACRE)	31.64'

PROJECT NOTES

1. ALL RESIDENCES SHALL BE EQUIPPED WITH SPRINKLERS.
2. A COMMON ROAD AGREEMENT SHALL BE CREATED TO MAINTAIN PRIVATE ROAD.
3. ADDITIONAL TREE REMOVAL AND SITE GRADING TO BE DETERMINED AT TIME OF DEVELOPMENT.
4. ALL RESIDENCES CONSTRUCTED SHALL COMPLY WITH CLOISTER'S CC&R'S AND THE CLOISTERS DESIGN GUIDELINES.
5. TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP IS BASED ON A SURVEY PERFORMED BY GARING TAYLOR & ASSOCIATES IN JANUARY 2017
6. EUCALYPTUS TREE REMOVAL (17) DENOTED WITH

ABBREVIATIONS

ABAN	ABANDONED	PUE	PUBLIC UTILITY EASEMENT
AC	ASPHALT CONCRETE	P	PROPOSED
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
ELEC	ELECTRIC	S	SLOPE
ESMT	EASEMENT	SD	STORM DRAIN
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	S/W	SIDEWALK
GR	GRATE	TC	TOP OF CURB
HP	HIGH POINT	TW	TOP OF WALL
IE	INVERT ELEVATION	TYP	TYPICAL
LAT	LATERAL	WL	WATER LINE

VESTING TENTATIVE MAP

FOR

TRACT No. 2859

BEING A SUBDIVISION OF LOT 124 OF TRACT NO. 1996, PER THE MAP RECORDED IN BOOK 17 OF MAPS AT PAGE 83, INTO FIVE RESIDENTIAL PARCELS RANGING IN SIZE FROM 7626 SQ. FT. TO 10106 SQ. FT.

MORRO BAY, CALIFORNIA

PREPARED FOR:
Owners/Applicant:

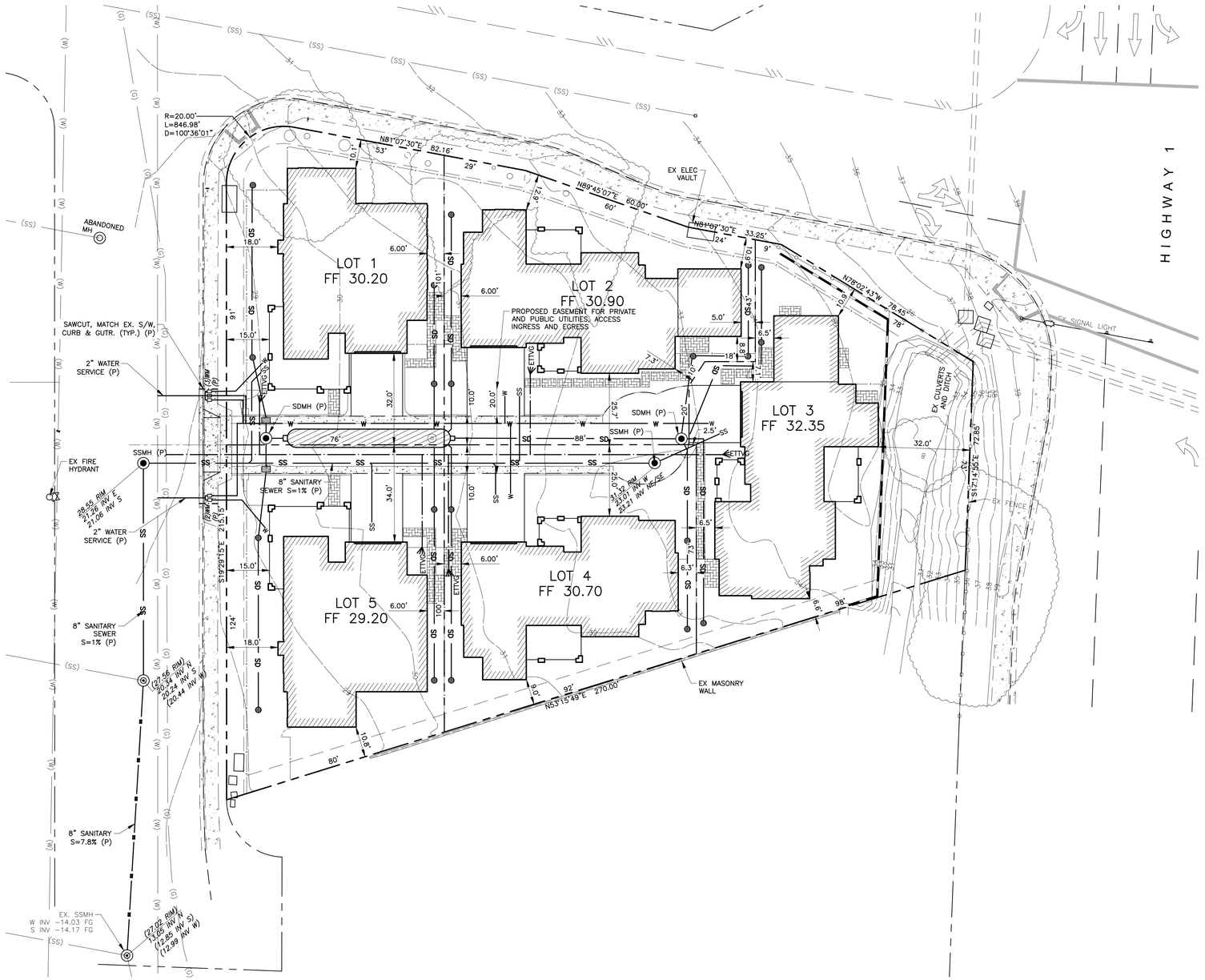
Kevin Huber
Morro Bay Ventures, LLC
3255 W. March Lane, Suite 400
Stockton, Ca. 95219

PREPARED BY:
Engineer:

Garing Taylor & Associates
141 S. Elm Street
Arroyo Grande, CA 93420
(805) 489-1321
Ronald G. Reilly, P.E.

GTA No.: 16-628.001
Plot Date: 6/21/21
File Name: 02_Tentative Map-Grading & Drainage.DWG

GARING, TAYLOR & ASSOCIATES, INC.
CIVIL ENGINEERS SURVEYORS PLANNERS
141 SOUTH ELM STREET · ARROYO GRANDE, CA 93420 · (805) 489-1321



PRELIMINARY SITE & UTILITY PLAN

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS

0 10 20 40

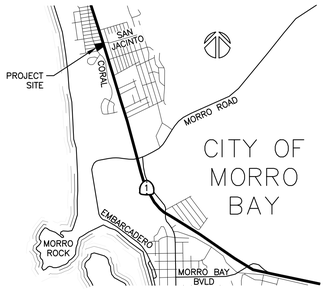
SCALE: 1" = 20'

LEGEND

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- EASEMENT
- EXISTING CONTOUR — 100
- STREET CENTERLINE
- EXISTING CURB
- EXISTING GAS
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED ROLLED CURB
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- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
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- PROPOSED MASONRY WALL
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- EXISTING SS MANHOLE
- PROPOSED SS MANHOLE
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VICINITY MAP

SCALE: N.T.S.



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ESMT	EASEMENT	SD	STORM DRAIN
ETTVG	ELECTRIC, TELEPHONE, CABLE, GAS	SDMH	STORM DRAIN MANHOLE
EX	EXISTING	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
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VESTING TENTATIVE MAP

FOR

TRACT No. 2859

BEING A SUBDIVISION OF LOT 124 OF TRACT NO. 1996,
PER THE MAP RECORDED IN BOOK 17 OF MAPS AT PAGE 83,
INTO FIVE RESIDENTIAL PARCELS RANGING IN SIZE
FROM 7626 SQ. FT. TO 10106 SQ. FT.

MORRO BAY, CALIFORNIA

PREPARED FOR:
Owners/Applicant:

Kevin Huber
Morro Bay Ventures, LLC
3255 W. March Lane, Suite 400
Stockton, Ca. 95219

PREPARED BY:
Engineer:

Garing Taylor & Associates
141 S. Elm Street
Arroyo Grande, CA 93420
(805) 489-1321
Ronald G. Reilly, P.E.

GTA No.: 16-628.001
Plot Date: 6/21/21
File Name: 03_Tentative Map-Site & Utility Plan.DWG

GARING, TAYLOR & ASSOCIATES, INC.
CIVIL ENGINEERS SURVEYORS PLANNERS
141 SOUTH ELM STREET · ARROYO GRANDE, CA 93420 · (805) 489-1321

Cloisters Residences - Coastal Development Package

APN: 065- 386-015
ADDRESS: Corner of San Jacinto and Coral Ave. Morro Bay



STREET PERSPECTIVE ON CORAL AVE

SHEET INDEX

A1 TITLE PAGE
A2 VISUAL IMPACT STUDY
SHEET 1 OF 3 VESTING TENTATIVE MAP
SHEET 2 OF 3 PRELIMINARY GRADING
SHEET 3 OF 3 PRELIMINARY UTILITY
A3 ARCHITECTURAL SITE PLAN
A4 PRELIMINARY LANDSCAPE PLAN
A5 PLAN 1
A6 PLAN 1.2
A7 PLAN 2
A8 COLOR MATERIALS BOARD
A9 NEIGHBORHOOD CONTEXT

PROJECT ARCHITECT
RRM DESIGN GROUP:
3765 S. Higuera, San Luis Obispo, CA 93420

Phone: (805) 543-1794

DEVELOPER:
Morro Bay Ventures, LLC
3255 W. March Lane, 4th floor
Stockton, CA 95219

PROJECT DESCRIPTION
5 single story residences sharing a common driveway on the corner of the San Jacinto entrance to the Cloisters neighborhood. The homes have been designed to mimize the impact to the neighborhood view corridor along highway 1 as well as to fit the architectural asthetic of Cloisters design guidlines.

PROJECT STATISTICS

Zoning:	Coastal Resource Residential / Golf Planned Development
Lot Area:	Refer to Site plan A3
Setbacks:	Refer to Site plan A3
Lot Coverage:	Refer to Site plan A3
Building Height:	14' Max height (Avg.N.G.) Refer to Elevations.
Impermeable surface calculations:	Refer to Civil plans



VICINITY MAP

rrm design group

DATE: 6/ 23 / 2021

CLOISTERS RESIDENCES - TITLE SHEET

A1



BEFORE

VISUAL IMPACT STUDY - HIGHWAY 1 & SAN JACINTO



AFTER



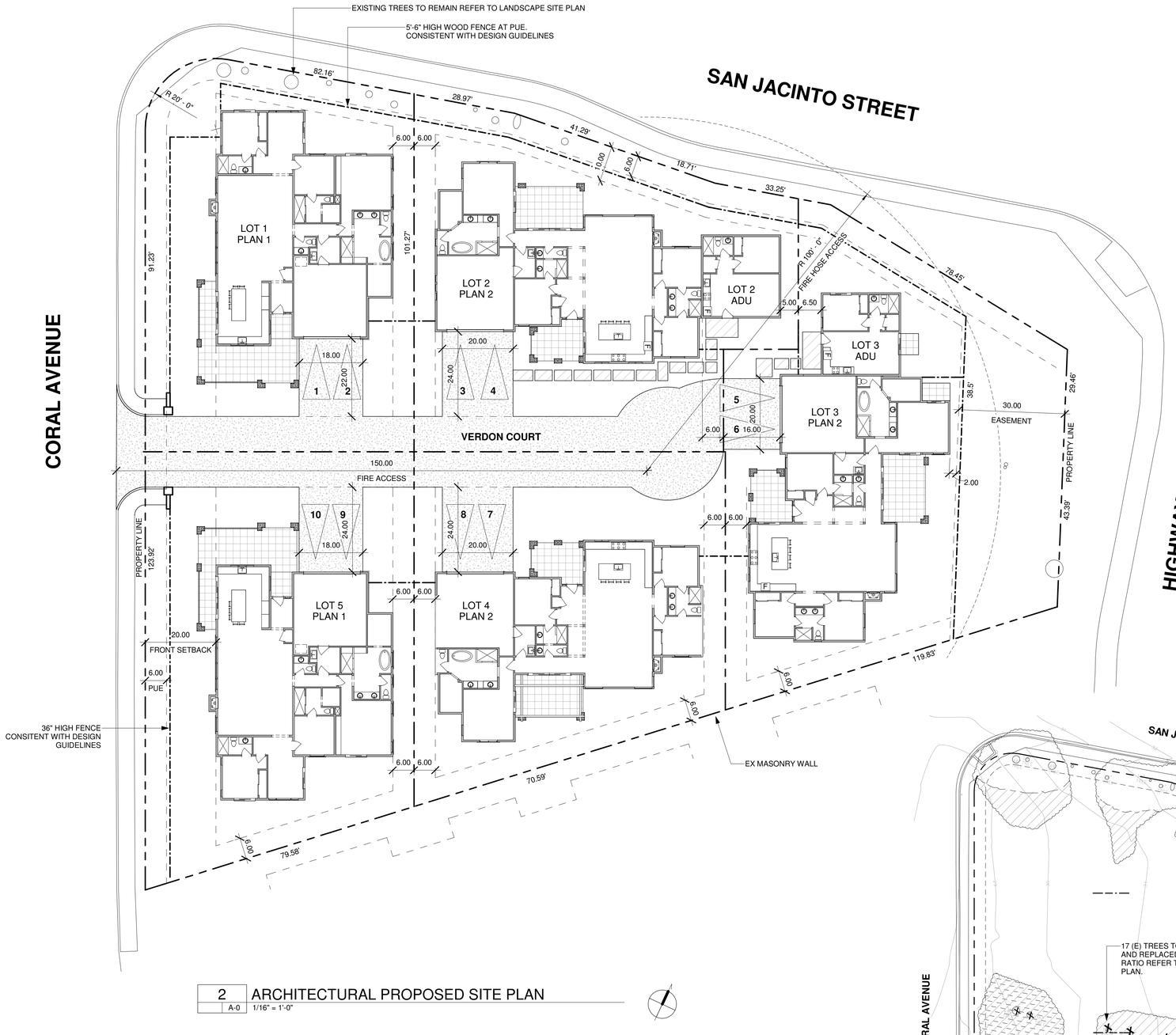
VICINITY MAP

rrm design group

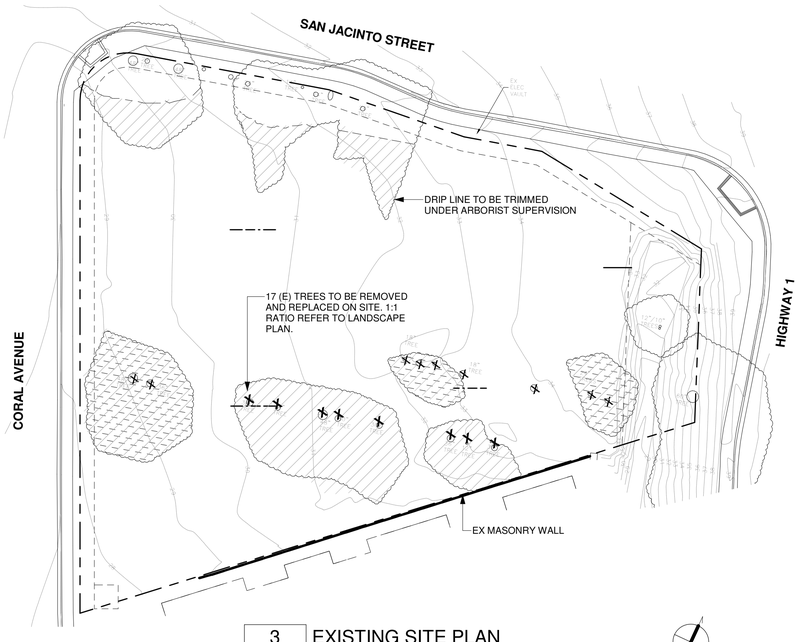
DATE: 6/ 23 / 2021

CLOISTERS RESIDENCES - VISUAL IMPACT STUDY

A2



2 ARCHITECTURAL PROPOSED SITE PLAN
A-0 1/16" = 1'-0"



3 EXISTING SITE PLAN
A-0 1" = 30'-0"

LOT COVERAGE:

45% MAX PER CLOISTERS DESIGN GUIDELINES

LOT 1:	8,092	PLAN 1 = *3,251s.f. / 8,092	= 40%
LOT 2:	8,787	PLAN 2+ADU = *3,711s.f. / 8,787	= 42%
LOT 3:	10,070	PLAN 2+ADU = *3,711s.f. / 10,070	= 37%
LOT 4:	7,626	PLAN 2 = *3,194s.f. / 7,626	= 42%
LOT 5:	8,521	PLAN 1 = *3,251s.f. / 8,521	= 38%

*GROSS FOOTPRINT INCLUDING COVERED PORCH AND GARAGE

HEIGHT LIMITS:

MAX FENCE HEIGHT:

BACK OR SIDE YARD	5'-6"
FRONT YARD (SOLID)	3'-6"
FRONT YARD (PICKET)	3'

BUILDING HEIGHT: 14'

SETBACKS:

FRONT	20'
COVERED PORCH	15'
SIDE @ CORNER	10'
INTERIOR SIDE	6'
REAR	10'
ADU	4'MIN. (SIDE & REAR)

rrm design group

DATE: 6/ 23 / 2021

CLOISTERS RESIDENCES - ARCHITECTURAL SITE PLAN

A3

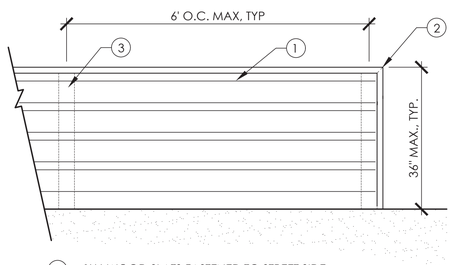
TREE MITIGATION TABLE:	
TOTAL TREES TO BE REMOVED PER SHEET A3	**17**
TOTAL TREES REQUIRED FOR MITIGATION	**17** 15 GALLON
TOTAL TREES PROPOSED EXCEEDS MITIGATION REQUIREMENTS	**31** (18 - 24" BOX and 3 - 48" BOX)



DESIGN KEY:

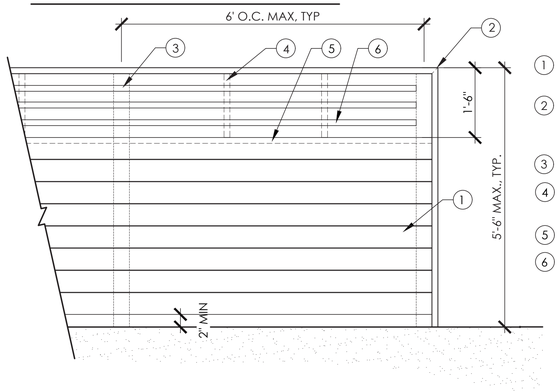
1. COLORED CONCRETE WITH SAWCUT SCORING PATTERN
2. ASPHALT ENTRY ROAD
3. PRIVATE PORCHES, TYP.
4. ENTRY FEATURES - SEE ARCHITECTURAL RENDERING
5. 3' HIGH FRONT YARD FENCE, TYP. SEE ARCHITECTURAL RENDERING AND DETAILS @ BOTTOM LEFT FOR STYLE
6. 5.5' PRIVACY FENCE AND GATES, TYP. SEE ARCHITECTURAL RENDERING AND DETAILS @ BOTTOM LEFT FOR STYLE
7. EXISTING TREES TO REMAIN
8. NEW PLANTINGS OF DROUGHT AND COASTAL TOLERANT SHRUBS AND GRASSES. NO TURF, TYP
9. CLUSTER MAIL BOXES

FRONT YARD FENCE



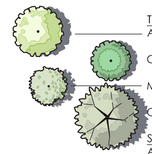
1. 1X6 WOOD SLATS FASTENED TO STREET SIDE OF POSTS. SLAT PATTERN AS SHOWN. 2" GAPS, TYP.
2. 2X6 WOOD CAP ON TOP AND SIDES OF FENCE AS SHOWN. MITER CORNERS. WATERFALL AT STEPS IN FENCE
3. 4X4 POSTS WITH CONCRETE FOOTING

PRIVACY FENCE



1. 1X6 WOOD SLATS FASTENED TO STREET SIDE OF POSTS. SLAT PATTERN AS SHOWN.
2. 2X6 WOOD CAP ON TOP AND SIDES OF FENCE AS SHOWN. MITER CORNERS. WATERFALL AT STEPS IN FENCE
3. 4X4 POSTS WITH CONCRETE FOOTING
4. 2X2 BLOCKING ON BACK TO SUPPORT 1X2 HORIZONTAL SLATS
5. 2X4 BLOCKING ON BACK
6. 1X2 HORIZONTAL SLATS WITH 3" GAPS

CONCEPTUAL PLANT LIST:



TREES	COMMON NAME	QTY	CONT
ARBUTUS X `MARINA` - MULTI	ARBUTUS	9	24"BOX
CEANOTHUS X `RAY HARTMAN`	CALIFORNIA LILAC	13	24"BOX
MELALEUCA NESOPHILA	PINK MELALEUCA MULTI-TRUNK	7	24"BOX
OLEA EUROPAEA `SWAN HILL` TM	SWAN HILL OLIVE	2	48"BOX
SHRUBS	**COMMON NAME**		
AGAVE ATTENUATA `NOVA`	BLUE FLAME AGAVE		
ALOE STRIATA	CORAL ALOE		
ANIGOZANTHOS FLAVIDUS `TEQUILA SUNRISE`	KANGAROO PAW		
ANIGOZANTHOS X `BIG RED`	BIG RED KANGAROO PAW		
ANIGOZANTHOS X `HARMONY`	KANGAROO PAW		
BAMBOO - CLUMPING			
BULBINE FRUTESCENS	STALKED BULBINE		
CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS		
CALYLOPHUS DRUMMONDII	SUNDROPS		
CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH		
DIANELLA CAERULEA `CASSA BLUE`	CASSA BLUE FLAX LILY		
JUNCUS PATENS `ELK BLUE`	SPREADING RUSH		
LEONOTIS LEONURUS	LION`S TAIL		
LEONOTIS LEONURUS	LION`S TAIL		
LEUCADENDRON X `WINTER RED`	CONEBUSH		
LEUCOSPERMUM CORDIFOLIUM `FLAME GIANT`	GIANT ORANGE NODDING PINCUSHION		
LEUCOSPERMUM X `SCARLET RIBBON`	NODDING PINCUSHION		
LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE		
LOMANDRA HYSTRIX `TROPIC BELLE`	TROPIC BELLE MAT RUSH		
LOMANDRA LONGIFOLIA `BREEZE`	DWARF MAT RUSH		
NEPETA X FAASSENII `WALKERS LOW`	WALKERS LOW CATMINT		
PENNISETUM SPATHIOLATUM	RYE PUFFS		
PENSTEMON HETEROPHYLLUS `MARGARITA BOP`	BEARD TONGUE		
PENSTEMON X `GARNET`	RED BEARD TONGUE		
PHORMIUM `PLATTS BLACK`	NEW ZEALAND FLAX		
SALVIA CHAMAEDRYOIDES	MEXICAN BLUE SAGE		
SALVIA CLEVELANDII `WINIFRED GILLMAN`	CLEVELAND SAGE		
SALVIA GREGGII `PINK`	PINK AUTUMN SAGE		
SALVIA GREGGII `WHITE`	WHITE AUTUMN SAGE		
SENECIO MANDRALISCAE	BLUE FINGER		
SENECIO VITALIS	BLUE CHALK FINGERS		
STIPA ARUNDINACEA	NEW ZEALAND WIND GRASS		
TEUCRIUM CHAMAEDRYS	GERMANDER		

LANDSCAPE DESIGN CRITERIA:

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND THE STATE WATER CONSERVATION REQUIREMENTS. THE PROPOSED LANDSCAPE PLANT MATERIAL HAS A LOW TO MEDIUM WATER USE.

A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, POTTERY, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

ALL PLANTING WILL RECEIVE DRIP IRRIGATION.

THE CONDITIONS OF THE CCC'S CLOISTERS APPROVAL WERE TO LIMIT TREE HEIGHTS IN VIEW SENSITIVE AREAS SUCH AS THIS PROJECT SITE TO THE HOME HEIGHT LIMIT, TO RETAIN OVERVIEWS.

THE TREES NOTED ON THE LIST ABOVE WILL MATURE UP TO 15'-20' MAX., AND HOMEOWNERS WILL BE REQUIRED TO MAINTAIN THE TREES AT 14' MAXIMUM HEIGHT PER CITY CONDITIONS.

PROJECT DATA:

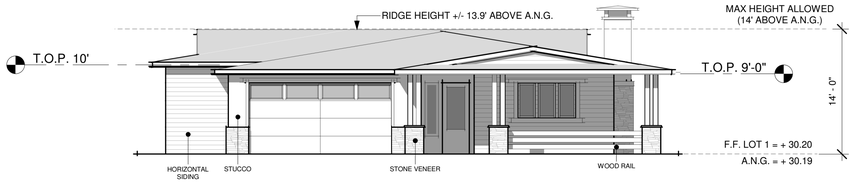
LANDSCAPE AREA (PERMEABLE): 20,197 SF
HARDSCAPE AREA: 8,685 SF

rrm design group

DATE: 07/ 18 / 2018

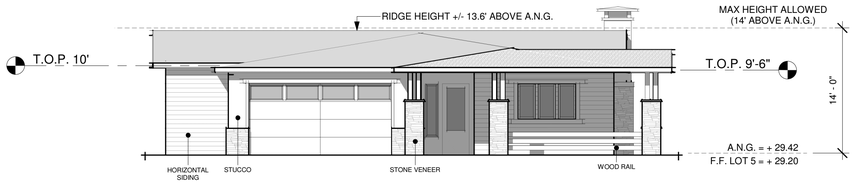
CLOISTERS RESIDENCES - PRELIMINARY LANDSCAPE PLAN

A4



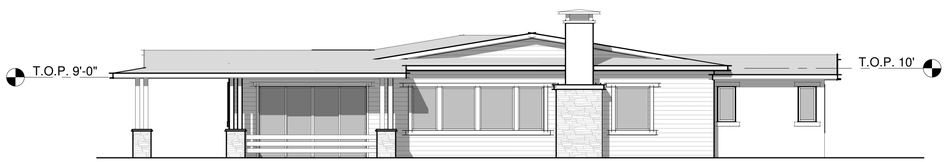
4 PLAN 1 FRONT - LOT 1
1/8" = 1'-0"

OCCURS ON CORAL AVE LOT 1



5 PLAN 1 FRONT - LOT 5
1/8" = 1'-0"

OCCURS ON CORAL AVE LOT 5



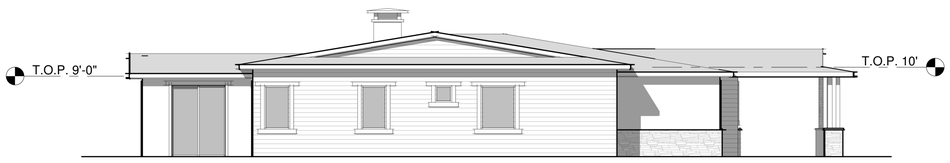
6 PLAN 1 RIGHT - LOT 1
1/8" = 1'-0"

OCCURS ON CORAL AVE LOT 1

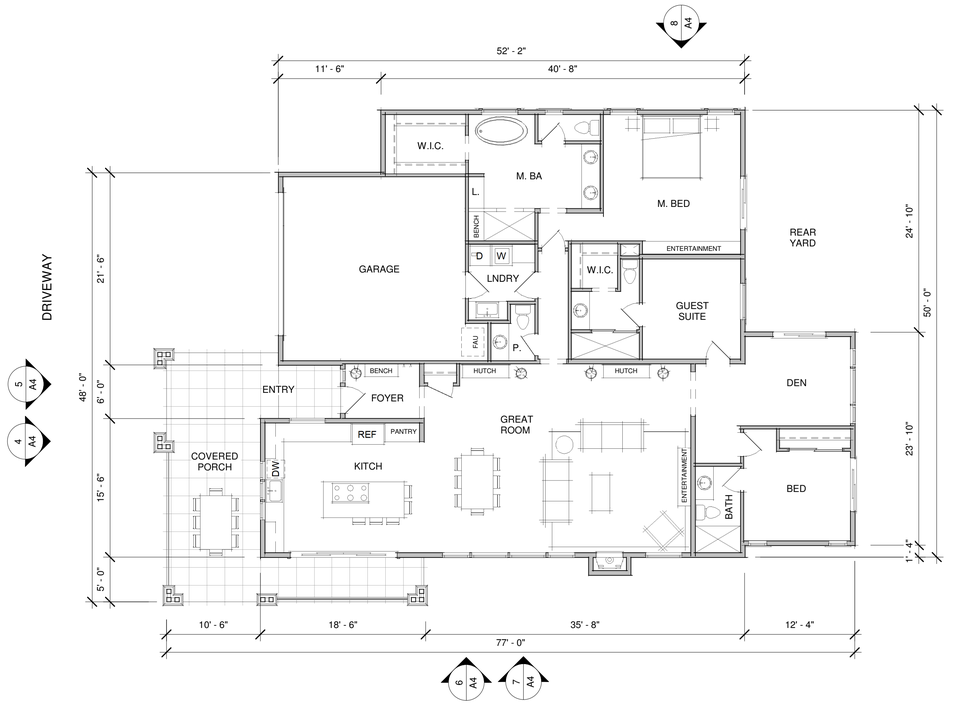


7 PLAN 1 RIGHT - LOT 5
1/8" = 1'-0"

OCCURS ON CORAL AVE LOT 5



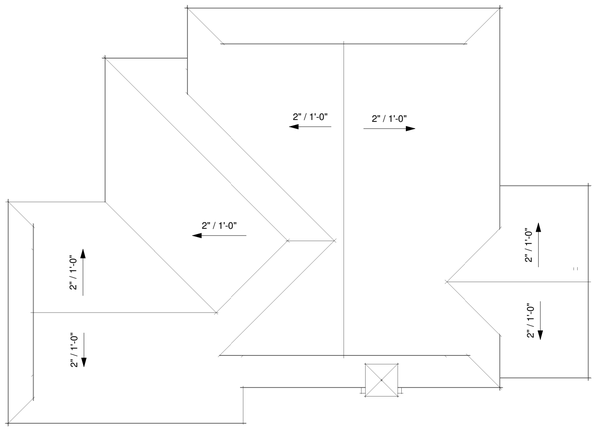
8 PLAN 1 LEFT - LOT 1 & 5
1/8" = 1'-0"



1 PLAN 1
1/8" = 1'-0"

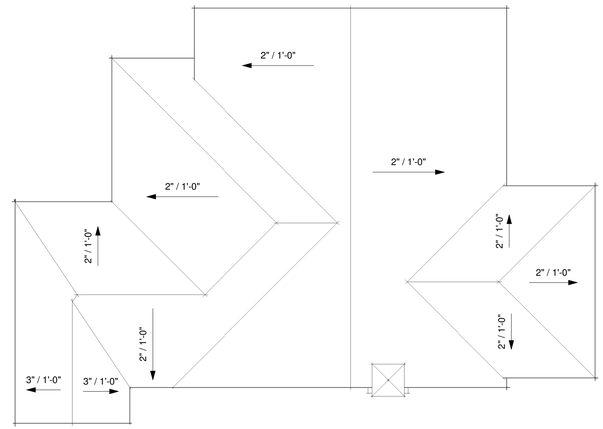
OCCURS ON CORAL AVE LOT 1 & 5

AREA 1	
PLAN 1 CONDITIONED	2231 SF
PLAN 1 GARAGE	450 SF
PLAN 1 COVERED PORCH	399 SF
PLAN 1 OPTIONAL DEN	130 SF
PLAN 1 COVERED ENTRY	42 SF



2 PLAN 1 ROOF - LOT 1
1" = 10'-0"

OCCURS ON CORAL AVE LOT 1



3 PLAN 1 ROOF - LOT 5
1" = 10'-0"

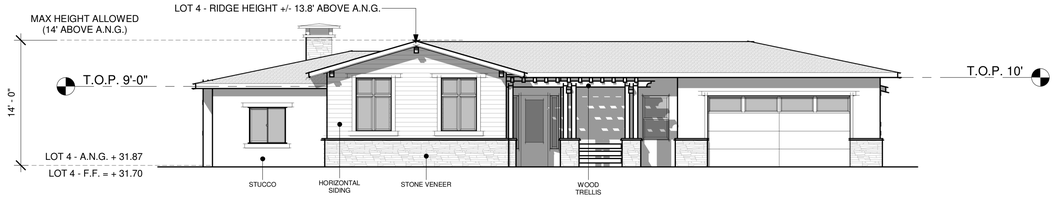
OCCURS ON CORAL AVE LOT 5

rrm design group

DATE: 6/ 23 / 2021

CLOISTERS RESIDENCES - PLAN 1

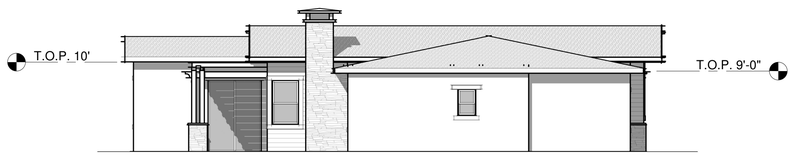
A5



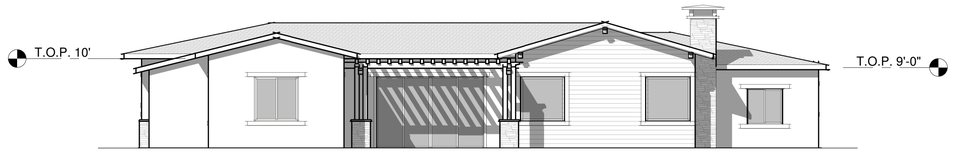
1 PLAN 2 FRONT - LOT 4
1/8" = 1'-0"



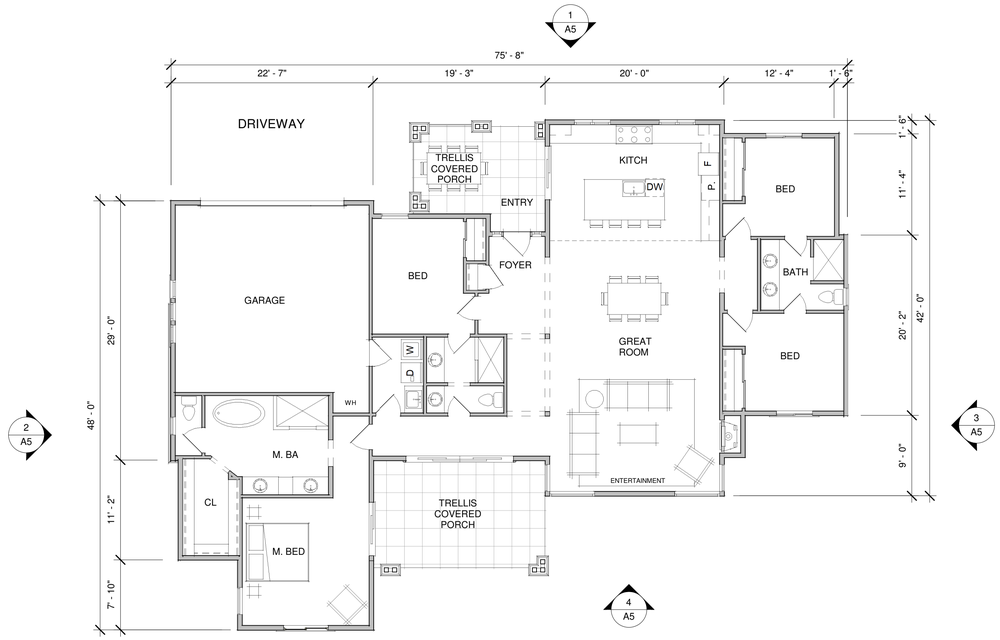
2 PLAN 2 RIGHT - LOT 4
1/8" = 1'-0"



3 PLAN 2 LEFT - LOT 4
1/8" = 1'-0"

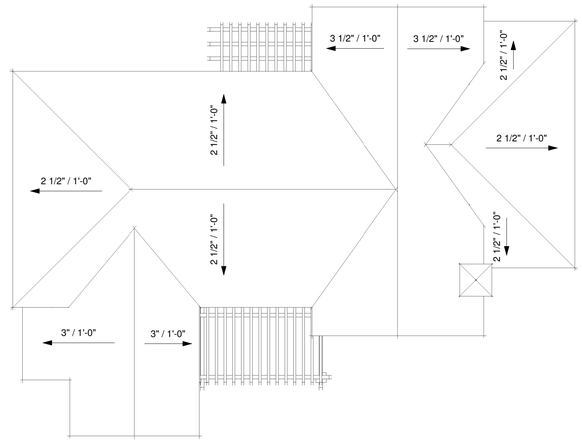


4 PLAN 2 REAR - LOT 4
1/8" = 1'-0"



5 PLAN 2 - LOT 4
1/8" = 1'-0"

AREA 2	
PLAN 2 CONDITIONED	2323 SF
PLAN 2 GARAGE	485 SF
PLAN 2 COVERED PORCH	155 SF
PLAN 2 COVERED PATIO	231 SF



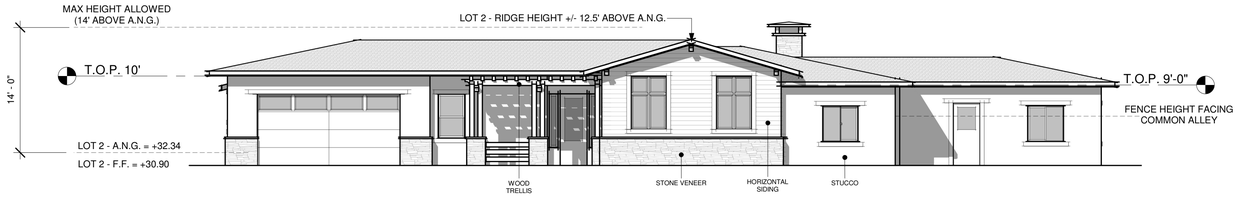
6 PLAN 2 ROOF - LOT 4
1" = 10'-0"

rrm design group

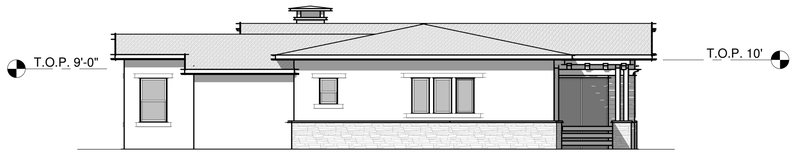
DATE: 6/ 23 / 2021

CLOISTERS RESIDENCES - PLAN 2 (LOT 4)

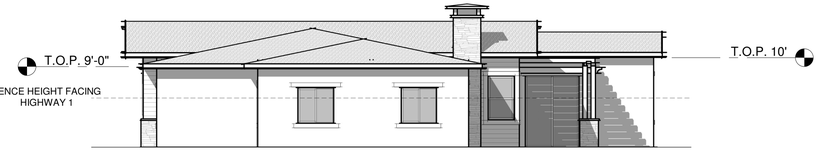
A6



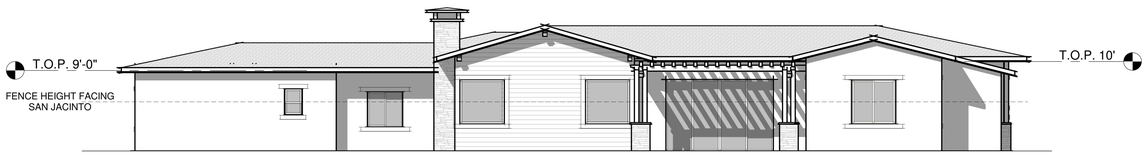
4 PLAN 2 FRONT - LOT 2
1/8" = 1'-0"



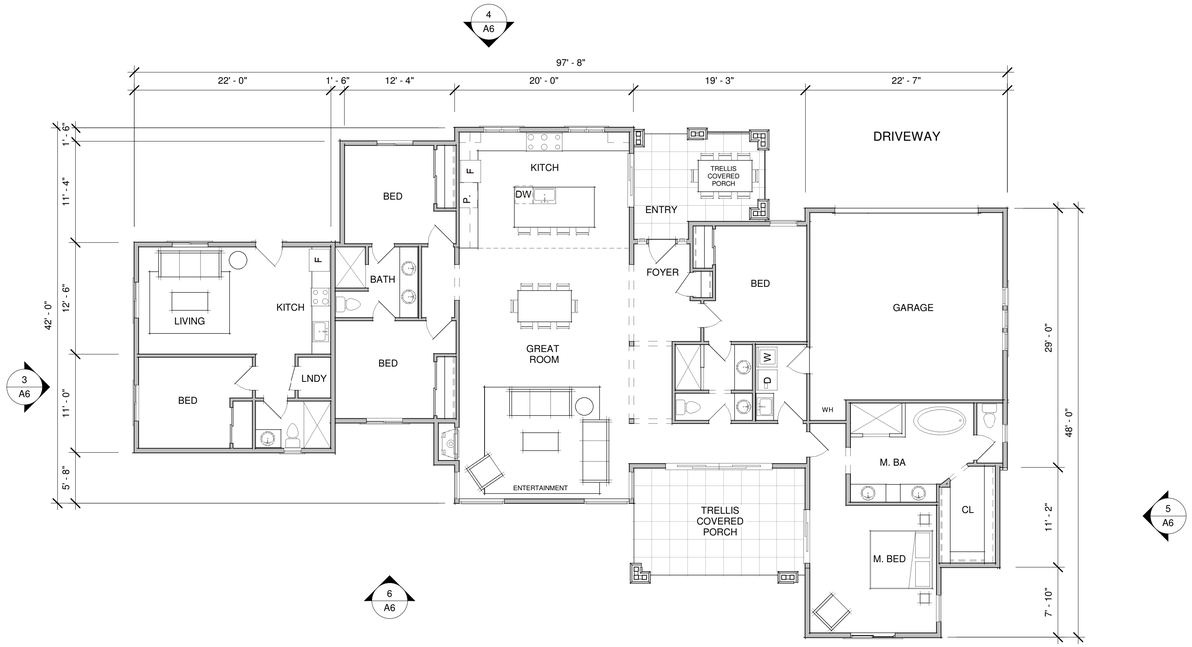
5 PLAN 2 RIGHT - LOT 2
1/8" = 1'-0"



3 PLAN 2 LEFT - LOT 2
1/8" = 1'-0"

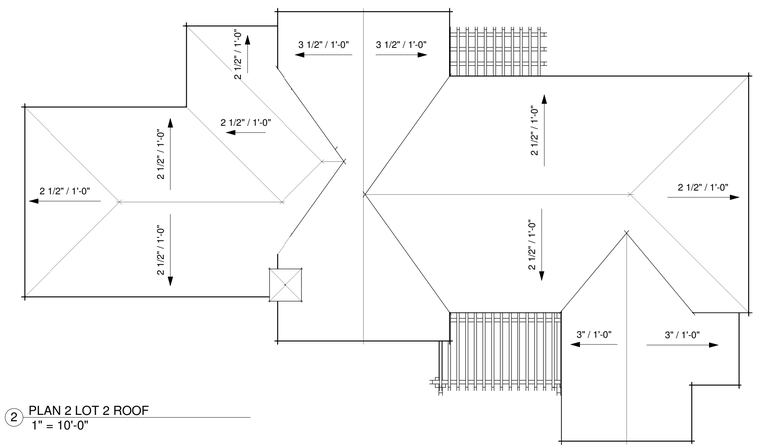


6 PLAN 2 REAR - LOT 2
1/8" = 1'-0"



1 PLAN 2 - LOT 2
1/8" = 1'-0"

AREA 2	
PLAN 2 CONDITIONED	2323 SF
PLAN 2 GARAGE	485 SF
PLAN 2 COVERED PORCH	155 SF
PLAN 2 COVERED PATIO	231 SF



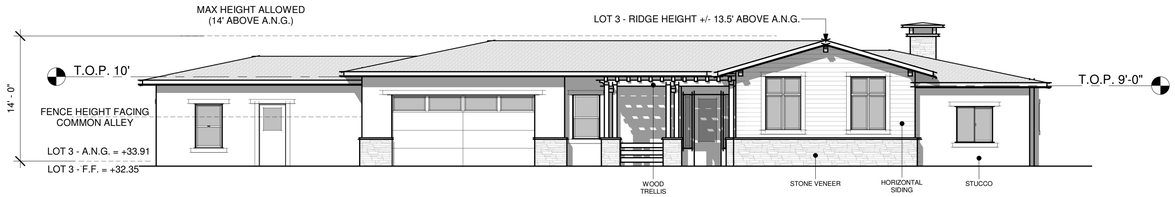
2 PLAN 2 LOT 2 ROOF
1" = 10'-0"

rrm design group

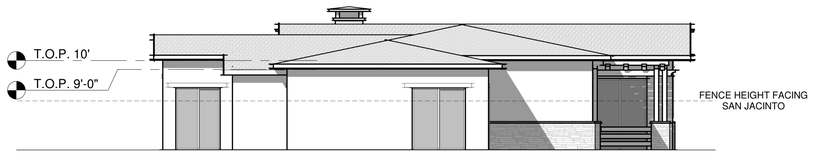
DATE: 6/ 23 / 2021

CLOISTERS RESIDENCES - PLAN 2 W/ADU (LOT 2)

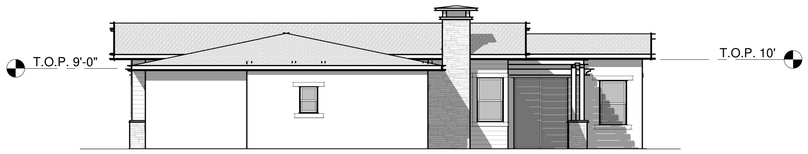
A7



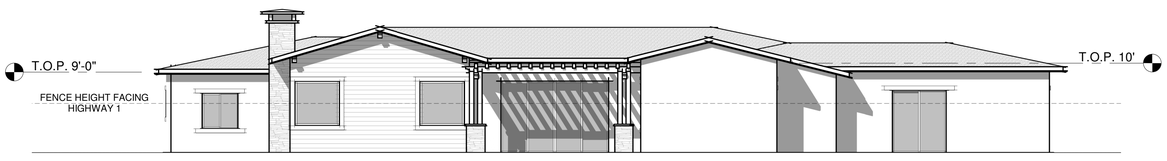
3 PLAN 2 FRONT - LOT 3
1/8" = 1'-0"



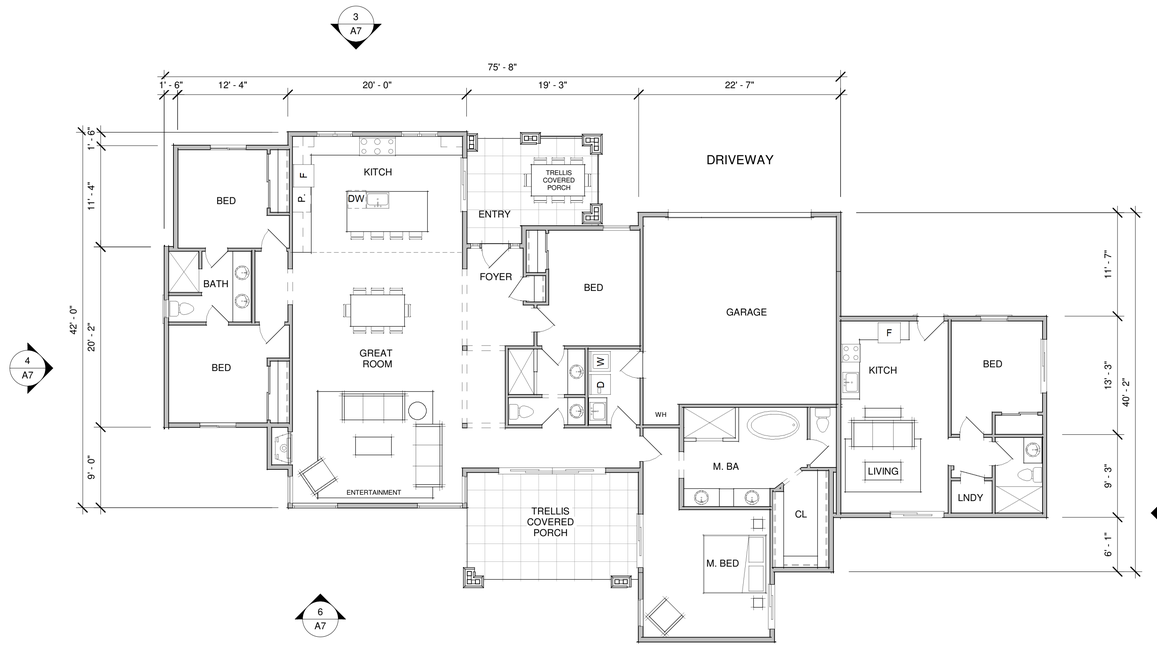
5 PLAN 2 RIGHT - LOT 3
1/8" = 1'-0"



4 PLAN 2 LEFT - LOT 3
1/8" = 1'-0"



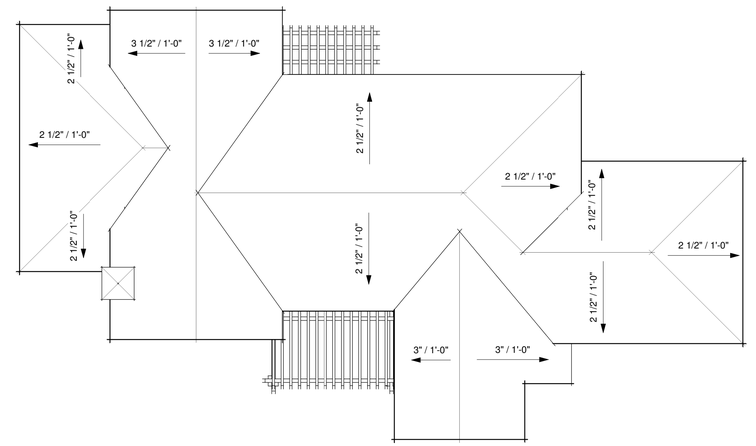
6 PLAN 2 REAR - LOT 3
1/8" = 1'-0"



1 PLAN 2 - LOT 3
1/8" = 1'-0"

AREA 2 W/ ADU

PLAN 2 CONDITIONED	2323 SF
PLAN 2 GARAGE	485 SF
PLAN 2 COVERED PORCH	155 SF
PLAN 2 COVERED PATIO	231 SF
PLAN 2 ADU	517 SF



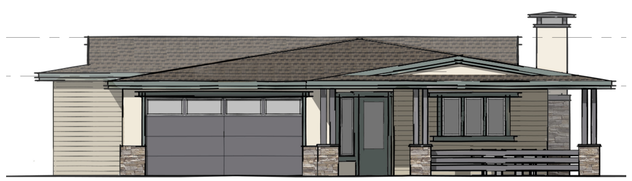
2 PLAN 2 LOT 3 ROOF
1" = 10'-0"

rrm design group

DATE: 6/ 23 / 2021

CLOISTERS RESIDENCES - PLAN 2 W/ADU (LOT 3)

A8

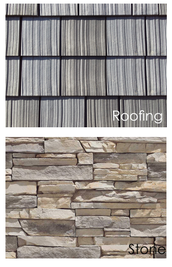


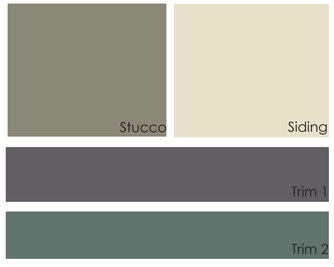
PLAN 1 FRONT ELEVATION
SCALE: 1/8" - 1'0"



PLAN 2 FRONT ELEVATION
SCALE: 1/8" - 1'0"
(LOT 4 PLAN SHOWN)

COLOR SCHEME 1





1. **STUCCO COLOR:**
   SHERWIN WILLIAMS
   SW6133 MUSLIN
2. **SIDING COLOR:**
   SHERWIN WILLIAMS
   SW6165 CONNECTED GRAYN
3. **TRIM 1 COLOR:**
   SHERWIN WILLIAMS
   SW6278 CLOAK GRAY
4. **TRIM 2 COLOR:**
   SHERWIN WILLIAMS
   SW6215 ROCKY RIVER
5. **DOOR COLOR:**
   SHERWIN WILLIAMS
   SW6213 HALCYON GREEN
6. EL DORADO
   ALDERWOOD STACKED
7. **ENVIROSHAKE ROOF:**
   STONE GREY

COLOR SCHEME 2

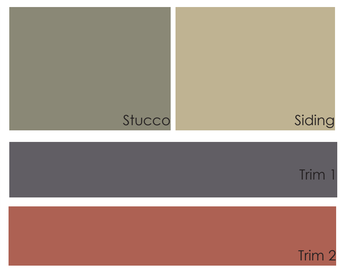




1. **STUCCO COLOR:**
   SHERWIN WILLIAMS
   SW0002 CHELSEA MAUVE
2. **SIDING COLOR:**
   SHERWIN WILLIAMS
   SW6213 HALCYON GREEN
3. **TRIM 1 COLOR:**
   SHERWIN WILLIAMS
   SW7013 IVORY LACE
4. **TRIM 2 COLOR:**
   SHERWIN WILLIAMS
   SW6278 CLOACK GRAY
5. **DOOR COLOR:**
   SHERWIN WILLIAMS
   SW7013 IVORY LACE
6. **STONE VENEER:**
   EL DORADO
   ALDERWOOD STACKED
7. **ENVIROSHAKE ROOF:**
   CHARCOAL GREY

COLOR SCHEME 3





1. **STUCCO COLOR:**
   SHERWIN WILLIAMS
   SW6165 CONNECTED GRAY
2. **SIDING COLOR:**
   SHERWIN WILLIAMS
   SW6157 FAVORITE TAN
3. **TRIM 1 COLOR:**
   SHERWIN WILLIAMS
   ALDERWOOD STACKED
4. **TRIM 2 COLOR:**
   SHERWIN WILLIAMS
   SW6333 FOXY
5. **DOOR COLOR:**
   SHERWIN WILLIAMS
   SW6333 FOXY
6. **STONE VENEER:**
   EL DORADO
   ALDERWOOD STACKED
7. **ENVIROSHAKE ROOF:**
   CHARCOAL GREY

rrm design group

DATE: 6/ 23 / 2021

CLOISTERS RESIDENCES - COLOR MATERIALS BOARD









rrm design group

DATE: 6/ 23 / 2021

CLOISTERS RESIDENCES - NEIGHBORHOOD CONTEXT

A10

CITY OF MORRO BAY

COMMUNITY DEVELOPMENT DEPARTMENT

955 Shasta Avenue
Morro Bay, CA 93442

November 15, 2018

Kevin Huber,
Morro Bay Ventures, LLC
3255 West Marsh Lane, Suite 400
Stockton, CA 95219

Subject: #UP0-470 Conditional Use Permit, S00-127 Vesting Tentative Map #2859 for 2783 Coral Avenue, Morro Bay (065-386-015)

Description: Conditional Use Permit (#UP0-470) and Vesting Tentative Map No. 2859 for the property located at 2783 Coral Avenue: request to create a cluster residential subdivision within the Cloister's Subdivision Tract 1996, subject to the Cloister's CC&R and Design restrictions. The proposal is to create 6 new residential parcels on a .99-acre site and obtain conceptual approval of the three proposed floor plans, elevations and designs for homes to build on the site. The project is located within the Coastal Commission appeals jurisdiction.

Dear Mr. Huber:

The City of Morro Bay Planning Commission conditionally approved your project and adopted the Mitigated Negative Declaration (MND) at a regularly scheduled meeting held on August 7, 2018. This action does not constitute a building (demo) permit. Any further processing of this project must be initiated by the applicant, subject to the applicable rules and regulations of the Morro Bay Municipal Code. ***Please be advised that you must return the enclosed Acceptance of Conditions form, signed, to this department or the action is null and void.***

Please note that the original approval by Planning Commission on August 7, 2018 included approval of Coastal Development Permit CP0-530. However, California Coastal Commission (CCC) determined that this proposed project must be authorized through an amendment to the original Coastal Development Permit for the Cloisters Subdivision (CDP A-4-MRB-91-44). The original Cloisters CDP was approved by the CCC on appeal, and therefore any amendment of the original CDP must be processed through the CCC. As such, the CDP-530 approved by Planning Commission is no longer valid and has been removed from the attached permit documents.

The Morro Bay Municipal Code provides for an appeal of the action by the Planning Commission within ten (10) days of adoption and anyone wishing to appeal may do so in writing by delivering such letter to the office of the City Clerk. An appeal was filed on August 14, 2018 and on November 13, 2018, the City Council took action to deny the appeal. ***This is the final action required by the City of Morro Bay, however, in order for you to proceed with your project, you must obtain an amendment of the original Cloisters CDP from the California Coastal Commission.***

Additionally, a Mitigated Negative Declaration (MND) was adopted with a Mitigation and Monitoring Program (MMP). These mitigations have been incorporated as conditions of approval to your project attached to Planning Commission Resolution 20-18 which is made part of your permit. Enclosed is a copy of the Notice of Determination for your project which evidences the City's action in adopting the MND and MMP. The City of Morro Bay filed this notice with the County Clerk Recorder's Office on August 13, 2018 with the required filing fee provided by the applicant.

Sincerely,
Scot Graham
Community Development Director

By: _____

Attached: PC Resolution 20-18, Approved Plans, Copy of NOD

CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT

CONDITIONAL USE PERMIT, VESTING TENTATIVE MAP, NO 2859 APPROVAL

This approval is based upon the attached findings and is valid only if the attached conditions are met and only after the applicable appeal period. Failure to comply with the conditions of this permit shall, at the discretion of the Community Development Director pursuant to Municipal Code Section 17.60.150, render this entitlement null and void.

CASE NO: UP0-470, Vesting Tentative Map No. 2859

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 2783 Coral Avenue

APPLICANT: Kevin Huber, Morro Bay Ventures, LLC

APN/LEGAL: 065-386-015

DATE APPROVED: August 7, 2018

APPROVED BY: Planning Commission

CEQA DETERMINATION: Mitigated Negative Declaration

DESCRIPTION OF APPROVAL: Conditional Use Permit (#UP0-470) and Vesting Tentative Map No. 2859 for the property located at 2783 Coral Avenue: request to create a cluster residential subdivision within the Cloister's Subdivision Tract 1996, subject to the Cloister's CC&R and Design restrictions. The proposal is to create 6 new residential parcels on a .99-acre site and obtain conceptual approval of the three proposed floor plans, elevations and designs for homes to build on the site. The project is located within the Coastal Commission appeals jurisdiction.

☐ YOUR PROPERTY IS LOCATED IN THE CITY of Morro Bay JURISDICTION, THERE IS AN APPEAL PERIOD OF TEN (10) Calendar days, WITHIN WHICH TIME YOUR PERMIT IS APPEALABLE TO THE CITY COUNCIL/PLANNING COMMISSION.

☒ YOUR PROPERTY IS LOCATED in the COASTAL COMMISSION APPEALS JURISDICTION: THE FOLLOWING COASTAL COMMISSION APPEAL PERIOD APPLIES TO YOUR PROJECT: This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within **TEN (10) *Working days* following Commission receipt of this notice and after expiration of the City of Morro Bay appeal period.** Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, Ste. 300, Santa Cruz, CA 95060, Phone: 415-427-4863. If you have any questions, please call the City of Morro Bay Community Development Department, 772-6264.

IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: Subject to appeals periods above.

ATTEST: _____ DATE: 8/7/2018

THIS IS A DISCRETIONARY APPROVAL AND DOES NOT CONSTITUTE A BUILDING PERMIT

APPLICANT'S ACCEPTANCE
OF
CONDITIONS OF APPROVAL

CASE NO. UP0-470 & VESTING TENTATIVE MAP NO. 2859

SITE LOCATION: 2783 CORAL AVENUE, MORRO BAY, CA

APPLICANT NAME: Kevin Huber, Morro Bay Ventures, LLC

APPROVAL BODY: PLANNING COMMISSION

DATE OF ACTION: 8/7/18

I, KEVIN HUBER AS AGENT FOR MORRO BAY VENTURES, LLC, the undersigned, have read and reviewed the conditions of approval imposed by the Approval Body in its action approving Case Number: UP0-470, Vesting Tentative Map No. 2859

I UNDERSTAND AND ACCEPT SAID CONDITIONS AND AGREE TO FULLY COMPLY WITH THEM.

APPLICANT'S SIGNATURE DATE

Please note that the original approval by Planning Commission on August 7, 2018 included approval of Coastal Development Permit CP0-530. However, California Coastal Commission determined that this proposed project must be authorized through an amendment to the original Coastal Development Permit for the Cloisters Subdivision (CDP A-4-MRB-91-44). The original Cloisters CDP was approved by the CCC on appeal, and therefore any amendment of the original CDP must be processed through the CCC. References to CP0-530 have been stricken from Reso PC 20-18.

RESOLUTION NO. PC 20-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION ADOPTING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND APPROVING ~~COASTAL DEVELOPMENT PERMIT (CP0-530) AND~~ CONDITIONAL USE PERMIT (UP0-470) AND VESTING TENTATIVE TRACT MAP No. 2859 APPROVAL FOR A 6 LOT RESIDENTIAL SUBDIVISION WITHIN THE EXISTING CLOISTER'S TRACT 1996 LOCATED IN THE CRR/GC/PD ZONE WHICH IS WITHIN THE COASTAL APPEALS JURISDICTION AT 2783 CORAL AVENUE

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on August 7, 2018 for considering ~~Coastal Development Permit CP0-530,~~ Conditional Use Permit UP0-470, Vesting Tentative Tract Map No. 2859 and the associated Mitigated Negative Declaration for a 6-lot residential subdivision within the existing Cloister's Subdivision Tract 1996 ("Project"); and

WHEREAS, the City required an Mitigated Negative Declaration of Environmental Impact which was prepared in May 2018 and finalized in July 2018 and is the document included in this Resolution; and

WHEREAS, the Project will to retain all healthy Eucalyptus trees along San Jacinto, but is anticipated to require removal of an estimated 17 Eucalyptus trees on the site, which will be replaced pursuant to the City of Morro Bay Major Vegetation requirements; and

WHEREAS, the Project site is surrounded by existing residential development ("residential area"); and as part of the Vesting Tentative Map requirements has provided the required proposed residential floor plans and elevations for Conceptual Review and Approval: and

WHEREAS, the applicant for the Project's ~~Coastal Development Permit CP0-530,~~ Conditional Use Permit UP0-470, and Vesting Tentative Map No. 2859 has agreed to the recommended mitigation measures determined through the Mitigated Negative Declaration; and

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

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

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

Section 1: The foregoing recitals are all true, correct and incorporated herein by this reference.

Section 2: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA) Finding

A. For purposes of the California Environmental Quality Act, an Initial Study was prepared for the project, which resulted in a Mitigated Negative Declaration (the "MND") (SCH#2018051020), which was routed to the State Clearinghouse for the required 30-day review. All other legal noticing and review requirements have been met. The final MND, dated July 2018, outlines mitigation measures to be incorporated into the project to ensure the project will have a less than significant impact on the environment, the project applicants agreed to all mitigations, and such mitigations are provided for in a Mitigation and Monitoring Program which is attached hereto.

B. Revisions to mitigation measures, proposed in response to comments made by Commissioners and members of the public at duly noticed public hearings to consider the Vesting Tentative Map and Concept Review of the proposed three home designs for the project located at 2783 Coral Ave (UP0-470, ~~CP0-530,~~ S00-127), provide equivalent or more effective means of avoiding or reducing the identified potentially significant effects than the original measures and it has been determined that they will not create more adverse effects of their own.

Conditional Use Permit (UP0-470) ~~and Coastal Development Permit (CPO-530).~~

C. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay based on the analysis; and

D. The establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working about such proposed use as the project is consistent with all applicable zoning and planning requirements; and

E. The use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City since the project, as conditioned, will be consistent with all applicable City regulations; and

F. The Planning Commission has reviewed the single family residential project and considered the following criteria in that review. Provisions for residential development standards, shared access requirements and the compatibility of use, effects on the environment, design and function compatibility with the surrounding neighborhood.

G. The submittal includes proposed home floor plans for three different homes, together with elevations and design details as part of the Vesting Tenatative Map No. 2859 submittal. These proposed plans have been reviewed and have been found to meet the zoning development standards and the requirements of the previously approved Cloisters Subdivision Tract 1996, as modified on December 10, 2007 related to removal of Condition #18 (which previously prohibited residential development) for Lot 124.

H. The applicants have provided a letter from the Architectural Design Committee of the Cloisters stating that the design as submitted, appears to meet the design guideline criteria of the Cloisters Subdivision.

Land Use and Zoning Development Standards Findings

I. All provisions of the Subdivision Map Act and the Zoning Ordinance have been met. The project as conditioned and after approval of all minor deviations noted below will meet the provisions of the Zoning Ordinance including Section 17.50 "Affordable Housing, Density Bonuses and Incentives".

J. The proposed project is consistent with the General Plan and the Coastal Land Use Plan. The project has been provided conditions of approval and with the inclusion of these conditions will be consistent with the General Plan and Local Coastal Plan. Development of the 6 residential single family lots will be reviewed and approved ~~at the staff level consistent with the requirements established by this approval.~~ pursuant to the process established by CCC through their CDP approval process.

K. Adequate facts and project information is available to make the findings required under Government Code Sections 66473.5 and 66474. The project's Vesting tentative map is consistent with the General Plan, Local Coastal Plan and the development standards pursuant to the Coastal Resource Residential District specific to development within the Cloister's approved Final Map for Track 1996.

L. Project characteristics requirements are met: the overall design and physical condition of the subdivision arrangement and the position of the proposed future homes will result in a project which is aesthetically attractive, safe, and meets the design criteria for the Coister's Subdivision and all minimum requirements for construction.

M. Affordable housing (Section 17.50.020) requirements are met: The City requirements for the provision of affordable housing contained in Section 17.50.020 have been identified and will be met through one of the options available.

Cluster Subdivision

N. The Cloister's Subdivision is a cluster development that meets the intent of the Conservation Subdivision provisions (Section 16.44.010) through its connection to public open space, protected areas and active recreational opportunities. The Coral Avenue Vesting Tentative Map No. 2859 submittal provides new housing opportunities that have met this criterion by inclusion in the previously approved lot within the originally approved Cloister's Final Tract Map 1996.

O. Meeting the cluster development standards minimizes the environmental and visual impacts of new development and will connect to the existing walking/biking trails and public open spaces available within the existing Cloisters Subdivision. The project, as designed, will provide six new home ownership opportunities within the existing design and development standards established for the Cloister Subdivision while reducing the impacts for necessary area dedicated to infrastructure.

P. The proposed development of the site upon approval of the tentative tract map will require removal of 17 Eucalyptus trees within the area of the shared access roadway and the future new homes. The trees removed will be mitigated by replacing each tree removed with 2 five-gallon trees or 1 fifteen-gallon sized tree. Tree replacement will be in conformance with the

City of Morro Bay Major Vegitation requirements as well as the development standards of the Cloister's subdivision.

Subdivision Map Act Findings – Vesting Tentative Map

Q. The proposed Vesting Tentative Map No. 2859 to create 6 residential lots and one common lot is consistent with submittal requirements for Subdivisions, General Plan, Local Coastal Plan and the existing Cloisters Final Track Map 1996.

R. The proposed project is consistent with and will be required to meet all conditions of approval for the original subdivision of the Cloister's, as amended.

S. The site is physically suitable for the type and density of development proposed because the site is zoned for CRR/GC/PD, which allows for up to 6 parcels on the .99-acre site, together with the required common areas for access. The project, as proposed, meets the density allowed both for the zoning development standards as well as the requirements of the Cloisters Final Tract Map 1996.

T. The design of the subdivision and related improvements (three submitted home floor plans and designs) will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because all precautions will be implemented in accordance with the Mitigation and Monitoring Program.

U. The submittal of the three floor plan options, elevations and design details provides the site owner with a vested right to proceed with development in substantial conformance with ordinances, policies and standards in effect at the time the Vesting Tentative Map is approved. Administrative review and a building permit are required prior to any work on the residential homes.

V. The design of the subdivision and related improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because no new easements are required for the public.

W. As conditioned, the design, architectural treatment, and general appearance of all homes and open space areas will be in keeping with the character of the surrounding area pursuant to 17.48.190, and will be compatible with the uses permitted in the surrounding areas and zoning district because the residential design and development is subject to compliance with the Cloister's CC&Rs and Cloister's Design Guidelines.

X. The City has available adequate water to serve the proposed subdivision based upon the water regulations and the annual water report, enforced at the time of approval of the Vesting Tentative Parcel Map pursuant to the certified Water Management Plan and General Plan LU-22.1.

Section 3. Action. The Planning Commission does hereby adopt the July 2018 Mitigated Negative Declaration (SCH#2018051020) with the Mitigation and Monitoring Program and approve Coastal Development Permit CP0-530~~, Conditional Use Permit UP0-470~~ and Vesting Tentative Map No. 2859 for the property located at 2783 Coral Avenue subject to the following conditions:

CONDITIONS OF APPROVAL

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated August 7, 2018, for the project at 2783 Coral Avenue (the "Property"), as depicted on plans received by the City on January 26, 2018 and an updated version received on July 24, 2018, as part of ~~Coastal Development Permit CP0-530,~~ Conditional Use Permit UP0-470 and Vesting Tentative Map No. 2859, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Residential subdivision for 6 single family homes within the Cloister's Subdivision Tract 1996 and subject to all Cloister's CC&R's and Design criteria.

2. Inaugurate Within Two Years: Unless the demolition is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program (LCP) in effect at the time of the extension request.

2. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

3. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless and Indemnification:

(a) The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City resulting from the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

(b) The applicant, as a condition of approval, shall indemnify, defend, and hold harmless the City, its officers, employees, and agents from any and all losses, costs, expenses, claims, liabilities, actions, or damages, including liability for injuries to any person or persons or

damage to property, arising at any time during or arising out of, or in any way connected with the actions or omissions of applicant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which applicant is legally liable, under the terms of this permit, unless solely caused by the gross negligence or willful misconduct of City, its officers, employees, or agents.

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

1. Construction Hours: Pursuant to MBMC Section 9.28.030 (l), noise-generating construction related activities shall be limited to the hours of seven a.m. to seven p.m. Monday through Friday and eight a.m. to seven p.m. on weekends, unless an exception is granted by the Community Development Director pursuant to the terms of this regulation.

2. Dust Control: Prior to issuance of a grading permit, a method of control to prevent dust, construction debris, and windblown earth problems shall be submitted to and approved by the Building Official to ensure conformance with the performance standards included in MBMC Section 17.52.070.

3. Affordable Housing Requirement: Prior to issuance of a Building Permit, applicant shall identify the method of compliance with the affordable housing requirement for residential developments of 5 or more units (MBMC 17.50.020) and provide appropriate deed restriction or payment of in-lieu fees.

4. Archaeology: See Mitigation Measures and Monitoring section incorporated as part of this Resolution. The applicant shall be liable for costs associated with the professional investigation and implementation of any protective measures as determined by the Community Development Director.

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

6. Filing of Environmental Document: The applicant is required to pay appropriate Fish and Game and County Clerk fees necessary for the filing of the Notice of Determination for the Final Mitigated Negative Declaration with the County Clerk following project approval.

7. Property Line Verification. It is owner's responsibility to verify lot lines. Prior to foundation inspection the lot corners shall be determined and marked and property line setbacks certified by a licensed surveyor.

8. Maximum Height: The maximum permissible height of any residential units constructed on the project site is 14 feet above finished grade, however finished grade can only exceed natural grade by the minimum fill necessary to meet the floodplain elevation requirements. The finished grade elevation must be verified by a licensed surveyor prior to construction of the home and a certificate provided to the Planning Department. The height restrictions must meet the Architectural Design Guidelines of the Cloister's Subdivision Tract 1996.

9. Access Road: The access road to the lots shall be maintained as a private drive and maintained by the property owners within the subdivision documented by a shared reciprocal access and maintenance agreement for all the common areas within the newly created subdivision.

10. Undergrounding of Utilities: Pursuant to MBMC Section 17.48.050, prior to final occupancy clearance, all on-site utilities including electrical, telephone and cable television shall be installed underground.

11. Trees to be preserved: The trees along San Jacinto Road shall be preserved to the maximum extent feasible. To facilitate this, any tree removal proposed along San Jacinto Road must be approved by the Community Development Director, unless the trees are an immediate hazard. Trees identified for removal shall be mitigated as required in the Mitigation and Monitoring Program as part of the MND. ***Added by Planning Commission August 7, 2018: Trees removed from the subject site to accommodate the development shall be replaced, at a minimum, at a 1:1 ratio in an off-site location with a species of tree suitable to replace or enhance Raptor habitat areas, as approved by the Community Development Director.***

12. Color and Materials: Colors and materials shall be as shown on Plan Sheet A8 which shows three options for exterior colors and materials, are approved by the Planning Commission. Any minor changes in colors or materials must be reviewed and approved by the Community Development Director.

13. Landscaping and Irrigation Plans: Landscaping and irrigation plans for each residential lot shall be submitted by the project applicant to the City for review and approval as part of the building permit submittal.

14. No Parking. The applicant shall provide appropriate signage indicating that parking is not permitted on the internal private road, other than in designated parking spaces. Type and location of signage shall be submitted to the Community Development Director for review and approval.

15. Outdoor Lighting. The applicant shall submit an outdoor lighting plan for both the exterior of the homes and for any lighting proposed in common areas. The Proposed lighting shall be decorative in nature, low level pedestrian oriented and street and parking area lights shall be shielded from above. Lighting plan shall be submitted to the Planning Division for review and approval.

FIRE CONDITIONS

1. Automatic fire sprinklers: An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903), California Residential Code (Section R313), and Morro Bay Municipal Code (Section 14.08.090 (L)(1) is required prior to issuance of building permits for Residential Plans submitted for Conceptual Review as required for Vesting Tentative Map submittals.

2. Fire Safety during construction and demolition, if required, shall be in accordance with 2016 California Fire Code Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

3. Carbon monoxide alarms are required in proposed new dwelling units and sleeping areas. An approved carbon monoxide alarm shall be installed in all dwellings having a fossil fuel-burning heater or appliance, fireplace or attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions (CRC R315.2)

PUBLIC WORKS CONDITIONS

The following will be required prior to Final Map recordation:

1. Parkland In-lieu Fee: Prior to recordation of the Final Map requirements of the City of Morro Bay for dedication of land for park purposes and/or payment of fee-in-lieu thereof shall be met (MBMC Section 16.52.050). Based on 6 proposed dwellings, the fee-in-lieu is estimated to be $43,146.

2. Maintenance Agreement: Prior to recordation of the Final Map a maintenance agreement shall be created to allow for timely maintenance of all on-site storm water control measures and other commonly owned improvements.

The following will be required prior to Building Permit issuance.

3. Sewer Impact: The applicant shall conduct an engineering assessment to determine potential impacts of the proposed 6 Lots on the existing sewage collection line. Since the developer will be adding additional impacts to water and sewer line segments which have deficiencies identified in the 2006 Sewer Collections System Master Plan, the applicant shall either construct improvements or propose payment of a prorate fair share Development Impact Fee based on the results of the engineering assessment. Note: A new sewer master plan is in preparation by the City's One Water Consultant.

4. Water Meter: Water meters shall be in the City right of way.

5. Encroachment Permits: The Applicant/Developer is responsible for acquiring encroachment permits. The permits are required and issued by the Public Works Department prior to any construction in or use of land in the City right-of-way including traffic and erosion control plans.

6. Repair & Replacement of Public Improvements: Prior to project completion the

Applicant/Developer shall repair curb, street, sewer line, water line, or any public improvements which were damaged because of construction operations for this project.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 7th day of August 2018 on the following vote:

AYES: Chairperson Luhr, Commissioners Lucas, Barron, Ingraffia
NOES: Commissioner Sadowski
ABSENT:
ABSTAIN:

_____
Chairperson Gerald Luhr

ATTEST

_____
Scot Graham, Community Development Director
The foregoing resolution was passed and adopted this 7th day of August 2018

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Final Initial Study-Mitigated Negative Declaration (Final IS-MND), specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in this Mitigation Monitoring and Reporting Program.

Mitigation Measure	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Aesthetics							
AES-1 Lighting Plan Prior to issuance of a building permit, a comprehensive lighting plan shall be submitted for review and approval by the City. The lighting plan shall be prepared using guidance and best practices endorsed by the International Dark Sky Association. The lighting plan shall address all aspects of the lighting, including but not limited to all buildings, infrastructure, and driveways. The lighting plan shall include the following at minimum: a. The point source of all exterior lighting shall be shielded from offsite views. b. Light trespass from exterior lights shall be minimized by directing light downward and utilizing cut-off fixtures or shields. c. Illumination from exterior lights shall be the lowest level allowed by public safety standards. d. Exterior lighting shall be designed to not focus illumination onto exterior walls. e. Bright white-colored light shall not be used for exterior lighting.	Verify implementation of lighting design details through review and approval of the lighting plan and building plans.	Prior to issuance of building permits for the project.	Once	City of Morro Bay			

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Mitigation Measure	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Biological Resources							
BIO-1 Nesting Bird Mitigation Vegetation removal and initial site disturbance for any project elements shall be conducted between July 1 and January 31, outside of the nesting season for birds. If vegetation removal would occur during the bird nesting season (February 1 to June 30th), preconstruction nesting bird surveys shall be required to determine if any active nests are present on the project site. If no active nests are found, then no further mitigation shall be required. If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist.	Construction and grading plans shall clearly note this measure on applicable sheets, and be clearly visible to contractors and City inspectors. Inspect the site for compliance with the above requirement.	Review of construction and grading plans prior to issuance of building permits for the project. Review of construction monitoring activities throughout project construction.	Review of construction and grading plans: once. Project site inspection: periodically throughout construction activities.	City of Morro Bay			
BIO-2 Tree Replacement Eucalyptus trees removed shall be replaced at a ratio of two five-gallon trees, or one 15-gallon tree, for every tree removed. The replacement trees	Review landscape plans and verify implementation of the landscape plan on the project site.	Review landscape plans prior to issuance of building permits. Verify implementation of the landscape plan	Review landscape plans: once. Project site inspection to verify implementation of the	City of Morro Bay			

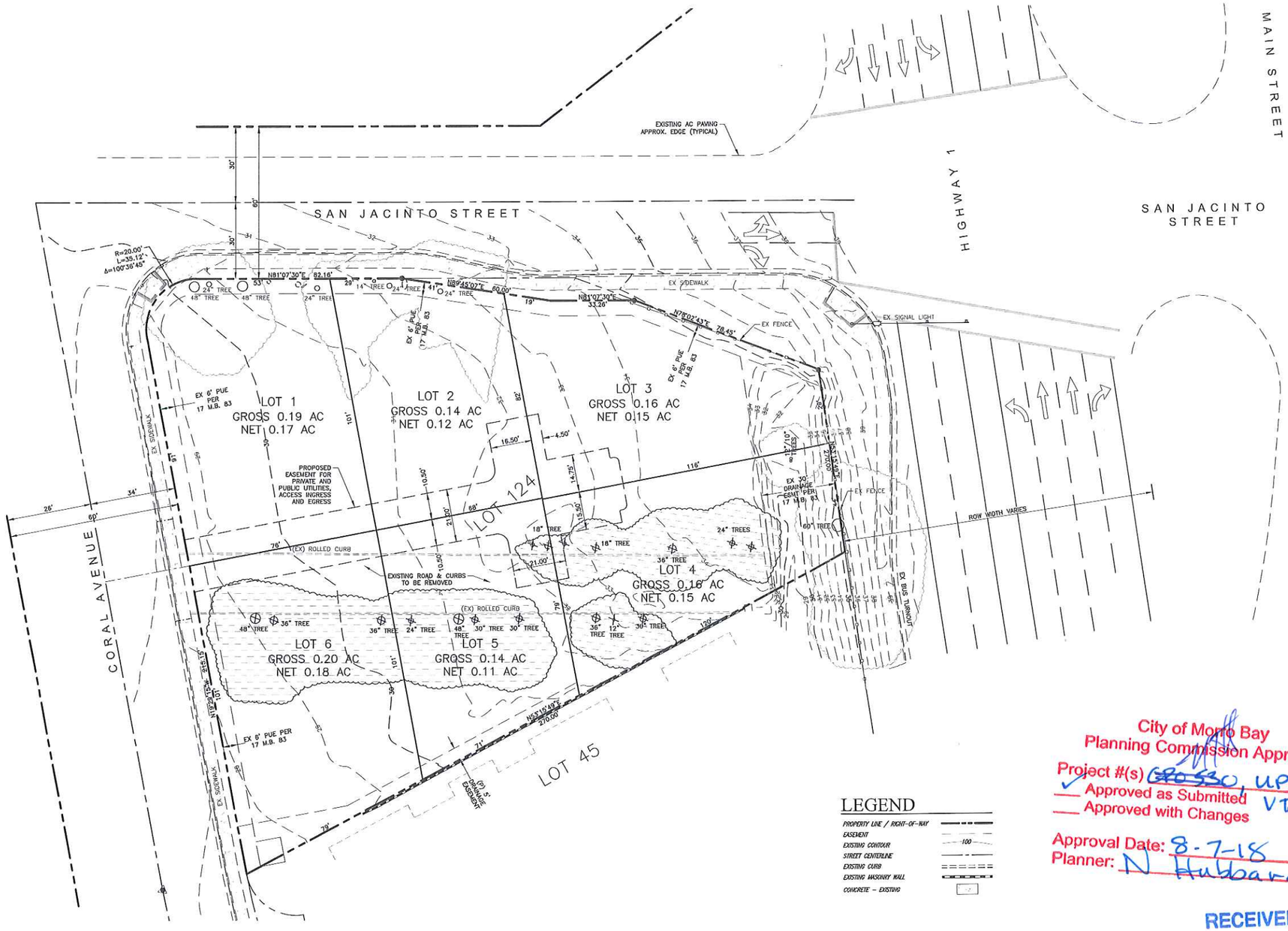
CC_2021-10-26 Meeting Page 100 of 412

Mitigation Measure	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
may be planted on the project site, or on other privately-held lands within the property owners' permission, or presented to the City to plant on public lands. Replacement trees as appropriate for the site shall be incorporated into a landscape plan for the project, and if planted prior to construction of residences, shall be protected during construction to ensure their viability.		prior to occupancy.	landscape plan: once.				
Cultural Resources							
CUL-1 Construction Monitoring A qualified archaeologist with experience in Northern Chumash Tribal Cultural materials and paleontologist shall monitor all groundbreaking and earthmoving activities within the project site. In the event that archaeological and historic artifacts are encountered during project construction, all work in the vicinity of the find will be halted until such time as the find is evaluated by a qualified archaeologist and appropriate mitigation (e.g., curation, preservation in place, etc.), if necessary, is implemented. If further testing is required as a result of encounter with archaeological or historic artifacts, a Northern Chumash monitor shall be	Construction and grading plans shall clearly note this measure on applicable sheets, and be clearly visible to contractors and City inspectors. Inspect the site for compliance with the above requirement.	Review grading plans prior to issuance of building permits for the project. Review of construction monitoring activities throughout project construction.	Review grading plans: once. Project site inspection: periodically throughout construction activities.	City of Morro Bay			

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Mitigation Measure	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
retained for monitoring. In the event that buried or otherwise unknown cultural resources are discovered during construction, work shall be suspended and the City of Morro Bay shall be contacted immediately. Appropriate mitigation measures shall be developed by qualified archeologist or paleontologist if necessary. In the event that human remains are discovered during construction, if the coroner determines the remains are Native American, the NAHC shall be contacted and the remains shall be left in situ and protected until a decision is made on their final disposition.							
Noise							
N-1 Sound Transmission Class Rating for Wall/Window Assemblies To the extent feasible, habitable spaces in SFR homes will face away from State Route 1. Bathrooms, kitchens, corridors and closets are not habitable spaces. If habitable spaces face east toward State Route 1, a composite/combined wall/window assembly of Sound Transmission Class 33 facing the noise source is required to ensure that the interior habitable space noise level would be below 45 dBA CNEL.	Verify implementation of design details through review and approval of building plans.	Prior to issuance of building permits for the project.	Once	City of Morro Bay			

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LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- EASEMENT
- EXISTING CONTOUR
- STREET CENTERLINE
- EXISTING CURB
- EXISTING MASONRY WALL
- CONCRETE – EXISTING

VESTING TENTATIVE MAP

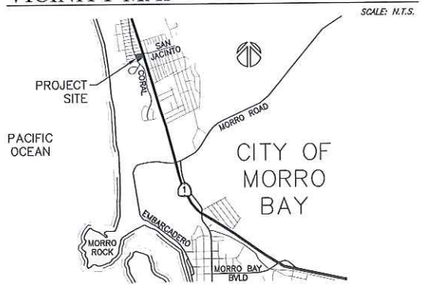
EXISTING CONDITIONS

0 10 20 40

SCALE: 1" = 20'

VICINITY MAP

SCALE: N.T.S.



PROJECT DATA

1.	PROJECT ADDRESS:	SE CORNER OF CORAL & SAN JACINTO
2.	TRACT SIZE:	43,099 SQFT (0.99 AC)
3.	ASSESSOR'S PARCEL NO.:	065-386-015
4.	ZONING:	COASTAL RESOURCE RESIDENTIAL/ GOLF PLANNED DEVELOPMENT
5.	PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
6.	WATER SUPPLY:	CITY OF MORRO BAY
7.	SEWAGE DISPOSAL:	CITY OF MORRO BAY
8.	GAS:	SOUTHERN CALIFORNIA GAS CO.
9.	ELECTRICITY:	PACIFIC GAS & ELECTRIC
10.	TELEPHONE:	AT&T
11.	CABLE	CHARTER CABLE
12.	FEMA FLOOD ZONE:	X ZONE (500 YEAR FLOOD)

STATISTICS

LOT #	GROSS AREA	NET AREA
LOT 1	8,093 SQFT (0.19 ACRE)	7,295 SQFT (0.17 ACRE)
LOT 2	6,266 SQFT (0.14 ACRE)	5,187 SQFT (0.12 ACRE)
LOT 3	7,129 SQFT (0.16 ACRE)	6,565 SQFT (0.15 ACRE)
LOT 4	7,032 SQFT (0.16 ACRE)	6,479 SQFT (0.15 ACRE)
LOT 5	6,058 SQFT (0.14 ACRE)	4,973 SQFT (0.11 ACRE)
LOT 6	8,521 SQFT (0.20 ACRE)	7,722 SQFT (0.18 ACRE)
TOTAL	43,099 SQFT (0.99 ACRE)	38,221 SQFT (0.88 ACRE)

PROJECT NOTES

1. ALL RESIDENCES SHALL BE EQUIPPED WITH SPRINKLERS.
2. A COMMON ROAD AGREEMENT SHALL BE CREATED TO MAINTAIN PRIVATE ROAD.
3. ADDITIONAL TREE REMOVAL AND SITE GRADING TO BE DETERMINED AT TIME OF DEVELOPMENT.
4. ALL RESIDENCES CONSTRUCTED SHALL COMPLY WITH CLOISTER'S CC&R'S AND THE CLOISTERS DESIGN GUIDELINES.
5. TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP IS BASED ON A SURVEY PERFORMED BY GARING TAYLOR & ASSOCIATES IN JANUARY 2017
6. EUCALYPTUS TREE REMOVAL (17) DENOTED WITH

ABBREVIATIONS

ABAN	ABANDONED	PUE	PUBLIC UTILITY EASEMENT
AC	ASPHALT CONCRETE	P	PROPOSED
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
ELEC	ELECTRIC	S	SLOPE
ESMT	EASEMENT	SD	STORM DRAIN
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	S/W	SIDEWALK
GR	GRATE	TC	TOP OF CURB
HP	HIGH POINT	TW	TOP OF WALL
IE	INVERT ELEVATION	TYP	TYPICAL
LAT	LATERAL	WL	WATER LINE

City of Morro Bay
Planning Commission Approval
Project #(s) ~~CP0530~~, UP0470
✓ Approved as Submitted VTM 2859
__ Approved with Changes
Approval Date: 8-7-18
Planner: N Hubbard

RECEIVED
JUL 24 2018
City of Morro Bay
Community Development Dept.

VESTING TENTATIVE MAP
FOR
TRACT No. 2859
BEING A SUBDIVISION OF LOT 124 OF TRACT NO. 1996, PER THE MAP RECORDED IN BOOK 17 OF MAPS AT PAGE 83, INTO SIX RESIDENTIAL PARCELS RANGING IN SIZE FROM 6058 SQ. FT. TO 8521 SQ. FT.
MORRO BAY, CALIFORNIA

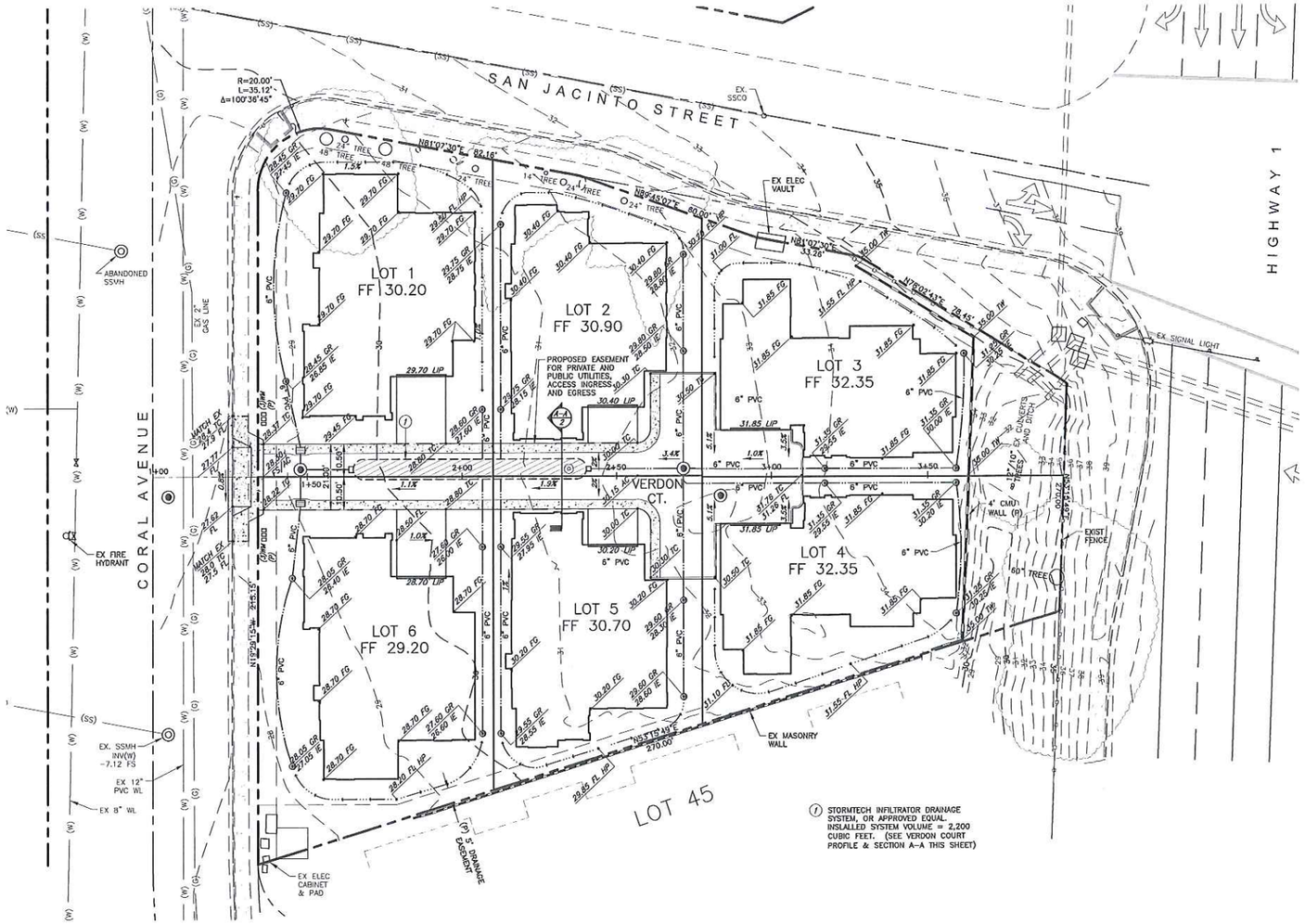
PREPARED FOR:
Owners/Applicant:
Kevin Huber
Morro Bay Ventures, LLC
3255 W. March Lane, Suite 400
Stockton, Ca. 95219

PREPARED BY:
Engineer:
Garing Taylor & Associates
141 S. Elm Street
Arroyo Grande, CA 93420
(805) 489-1321
Jeffrey J. Emrick, P.E.

GTA No.: 16-628.000
Plot Date: 7/20/18
File Name: 16-628-BASE.DWG

Sheet 1 of 3

GARING, TAYLOR & ASSOCIATES, INC.
CIVIL ENGINEERS SURVEYORS PLANNERS
141 SOUTH ELM STREET · ARROYO GRANDE, CA 93420 · (805) 489-1321

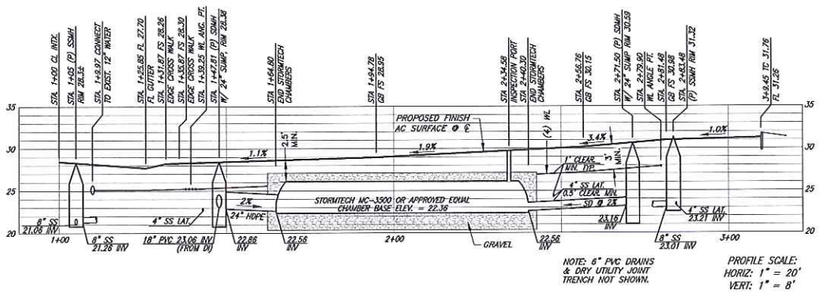


PRELIMINARY GRADING & DRAINAGE PLAN

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS

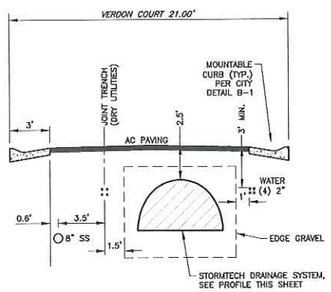
0 10 20 40

SCALE: 1" = 20'



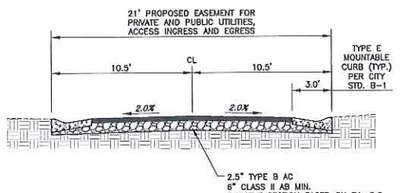
VERDON COURT PROFILE

SCALE: 1" = 20'



SECTION A-A

SCALE: 1" = 5'



TYPICAL ROAD SECTION VERDON COURT

N.T.S.

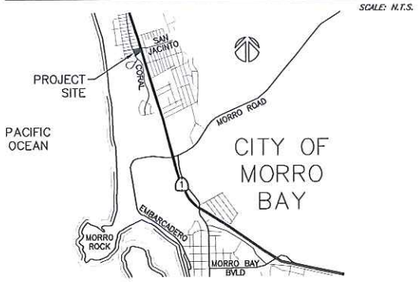
LEGEND

PROPERTY LINE / RIGHT-OF-WAY
EASEMENT
EXISTING CONTOUR
STREET CENTERLINE
EXISTING CURB
EXISTING GAS
EXISTING SANITARY SEWER
EXISTING WATER LINE
PROPOSED ROLLED CURB
PROPOSED JOINT TRENCH
PROPOSED SANITARY SEWER
PROPOSED STORM DRAIN
PROPOSED WATER LINE
PROPOSED FLOW LINE
SAWCUT LINE
EXISTING MASONRY WALL
PROPOSED MASONRY WALL
EXISTING SPOT ELEVATION
NEW SPOT ELEVATION
EXISTING FIRE HYDRANT
EXISTING SS MANHOLE
PROPOSED SS MANHOLE
PROPOSED WATER METER
EXISTING WATER VALVE
CONCRETE - EXISTING
CONCRETE - PROPOSED

City of Morro Bay
Planning Commission Approval
Project #(s) ~~CP0530~~ UPO 470 VTM 2859
✓ Approved as Submitted
__ Approved with Changes
Approval Date: 8/7/18
Planner: N Hubbard

VICINITY MAP

SCALE: N.T.S.



PROJECT DATA

1.	PROJECT ADDRESS:	SE CORNER OF CORAL & SAN JACINTO
2.	TRACT SIZE:	43,099 SQFT (0.99 AC)
3.	ASSESSOR'S PARCEL NO.:	065-386-015
4.	ZONING:	COASTAL RESOURCE RESIDENTIAL/ GOLF PLANNED DEVELOPMENT
5.	PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
6.	WATER SUPPLY:	CITY OF MORRO BAY
7.	SEWAGE DISPOSAL:	CITY OF MORRO BAY
8.	GAS:	SOUTHERN CALIFORNIA GAS CO.
9.	ELECTRICITY:	PACIFIC GAS & ELECTRIC
10.	TELEPHONE:	AT&T
11.	CABLE	CHARTER CABLE
12.	FEMA FLOOD ZONE:	X ZONE (500 YEAR FLOOD)

STATISTICS

LOT #	GROSS AREA	NET AREA
LOT 1	8,093 SQFT (0.19 ACRE)	7,295 SQFT (0.17 ACRE)
LOT 2	6,266 SQFT (0.14 ACRE)	5,187 SQFT (0.12 ACRE)
LOT 3	7,129 SQFT (0.16 ACRE)	6,565 SQFT (0.15 ACRE)
LOT 4	7,032 SQFT (0.16 ACRE)	6,479 SQFT (0.15 ACRE)
LOT 5	6,058 SQFT (0.14 ACRE)	4,973 SQFT (0.11 ACRE)
LOT 6	8,521 SQFT (0.20 ACRE)	7,722 SQFT (0.18 ACRE)
TOTAL	43,099 SQFT (0.99 ACRE)	38,221 SQFT (0.88 ACRE)

PROJECT NOTES

1. ALL RESIDENCES SHALL BE EQUIPPED WITH SPRINKLERS.
2. A COMMON ROAD AGREEMENT SHALL BE CREATED TO MAINTAIN PRIVATE ROAD.
3. ADDITIONAL TREE REMOVAL AND SITE GRADING TO BE DETERMINED AT TIME OF DEVELOPMENT.
4. ALL RESIDENCES CONSTRUCTED SHALL COMPLY WITH COLOISTER'S CC&R'S AND THE CLOISTERS DESIGN GUIDELINES.
5. TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP IS BASED ON A SURVEY PERFORMED BY GARING TAYLOR & ASSOCIATES IN JANUARY 2017
6. EUCALYPTUS TREE REMOVAL (17) DENOTED WITH

ABBREVIATIONS

ABAN	ABANDONED	PUE	PUBLIC UTILITY EASEMENT
AC	ASPHALT CONCRETE	P	PROPOSED
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
ELEC	ELECTRIC	S	SLOPE
ESMT	EASEMENT	SD	STORM DRAIN
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	S/W	SIDEWALK
GR	GRATE	TC	TOP OF CURB
HP	HIGH POINT	TW	TOP OF WALL
IE	INVERT ELEVATION	TYP	TYPICAL
LAT	LATERAL	WL	WATER LINE

VESTING TENTATIVE MAP
FOR
TRACT No. 2859
BEING A SUBDIVISION OF LOT 124 OF TRACT NO. 1996, PER THE MAP RECORDED IN BOOK 17 OF MAPS AT PAGE 83, INTO SIX RESIDENTIAL PARCELS RANGING IN SIZE FROM 6058 SQ. FT. TO 8521 SQ. FT.
MORRO BAY, CALIFORNIA

PREPARED FOR:
Owners/Applicant:
Kevin Huber
Morro Bay Ventures, LLC
3255 W. March Lane, Suite 400
Stockton, Ca. 95219

PREPARED BY:
Engineer:
Garing Taylor & Associates
141 S. Elm Street
Arroyo Grande, CA 93420
(805) 489-1321
Jeffrey J. Emrick, P.E.

GTA No.: 16-628.000
Plot Date: 7/20/18
File Name: 16-628-BASE.DWG

GARING, TAYLOR & ASSOCIATES, INC.
CIVIL ENGINEERS SURVEYORS PLANNERS
141 SOUTH ELM STREET · ARROYO GRANDE, CA 93420 · (805) 489-1321

Cloisters Residences - Coastal Development Package

APN: 065- 386-015
ADDRESS: Corner of San Jacinto and Coral Ave. Morro Bay



STREET PERSPECTIVE ON CORAL AVE

City of Morro Bay
Planning Commission Approval
Project #(s) ~~GP0550~~, UP0470
✓ Approved as Submitted VTM2659
__ Approved with Changes
Approval Date: 8-7-18
Planner: N Hubbard

SHEET INDEX

A1 TITLE PAGE
A2 VISUAL IMPACT STUDY
SHEET 1 OF 3 VESTING TENTATIVE MAP
SHEET 2 OF 3 PRELIMINARY GRADING
SHEET 3 OF 3 PRELIMINARY UTILITY
A3 ARCHITECTURAL SITE PLAN
A4 PRELIMINARY LANDSCAPE PLAN
A5 PLAN 1
A6 PLAN 1.2
A7 PLAN 2
A8 COLOR MATERIALS BOARD
A9 NEIGHBORHOOD CONTEXT

PROJECT ARCHITECT
RRM DESIGN GROUP:
3765 S. Higuera, San Luis Obispo, CA 93420

Phone: (805) 543-1794

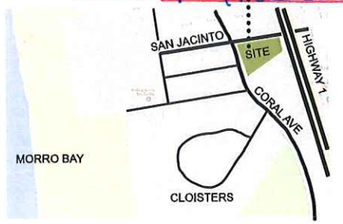
DEVELOPER:
Morro Bay Ventures, LLC
3255 W. March Lane, 4th floor
Stockton, CA 95219

PROJECT DESCRIPTION
6 single story residences sharing a common driveway on the corner of the San Jacinto entrance to the Cloisters neighborhood. The homes have been designed to mimize the impact to the neighborhood view corridor along highway 1 as well as to fit the architectural asthetic of Cloisters design guidlines.

PROJECT STATISTICS

Zoning:	Coastal Resource Residential / Golf Planned Development
Lot Area:	Refer to Site plan A3
Setbacks:	Refer to Site plan A3
Lot Coverage:	Refer to Site plan A3
Building Height:	14' Max height (Avg. F.G.) Refer to Elevations.
Impermeable surface calculations:	Refer to Civil plans

PROJECT LOCATION



VICINITY MAP

rrm design group

DATE: 11 / 13 / 2017

CLOISTERS RESIDENCES - TITLE SHEET

A1

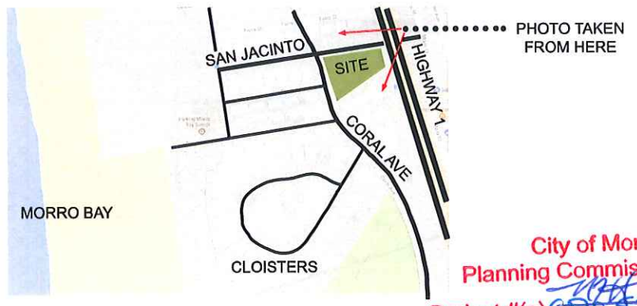




BEFORE

VISUAL IMPACT STUDY - HIGHWAY 1 & SAN JACINTO

AFTER



VICINITY MAP

City of Morro Bay
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UTM 2859
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rrm design group

DATE: 11 / 13 / 2017

CLOISTERS RESIDENCES - VISUAL IMPACT STUDY

A2

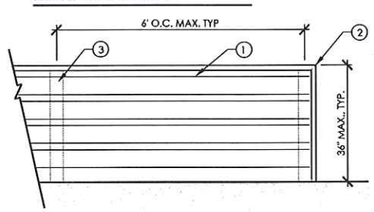
TREE MITIGATION TABLE:	
TOTAL TREES TO BE REMOVED PER SHEET A3	17
TOTAL TREES REQUIRED FOR MITIGATION	17 15 GALLON
TOTAL TREES PROPOSED EXCEEDS MITIGATION REQUIREMENTS	21 (18 - 24" BOX and 3 - 48" BOX)



DESIGN KEY:

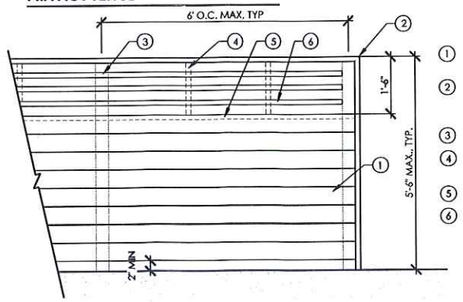
1. COLORED CONCRETE WITH SAWCUT SCORING PATTERN @ ENTRY AND PARKING
2. ASPHALT ENTRY DRIVE
3. PRIVATE PORCHES, TYP.
4. ENTRY FEATURES - SEE ARCHITECTURAL RENDERING
5. 3' HIGH FRONT YARD FENCE, TYP. SEE ARCHITECTURAL RENDERING AND DETAILS @ BOTTOM LEFT FOR STYLE
6. 5.5' PRIVACY FENCE AND GATES, TYP. SEE ARCHITECTURAL RENDERING AND DETAILS @ BOTTOM LEFT FOR STYLE
7. EXISTING TREES TO REMAIN
8. NEW PLANTINGS OF DROUGHT AND COASTAL TOLERANT SHRUBS AND GRASSES. NO TURF, TYP
9. CLUSTER MAIL BOXES
10. PATIO FOR OUTDOOR DINING WITH VIEW TOWARDS OCEAN

FRONT YARD FENCE



1. 1X6 WOOD SLATS FASTENED TO STREET SIDE OF POSTS. SLAT PATTERN AS SHOWN. 2" GAPS, TYP.
2. 2X6 WOOD CAP ON TOP AND SIDES OF FENCE AS SHOWN. MITER CORNERS. WATERFALL AT STEPS IN FENCE
3. 4X4 POSTS WITH CONCRETE FOOTING

PRIVACY FENCE



1. 1X6 WOOD SLATS FASTENED TO STREET SIDE OF POSTS. SLAT PATTERN AS SHOWN.
2. 2X6 WOOD CAP ON TOP AND SIDES OF FENCE AS SHOWN. MITER CORNERS. WATERFALL AT STEPS IN FENCE
3. 4X4 POSTS WITH CONCRETE FOOTING
4. 2X2 BLOCKING ON BACK TO SUPPORT 1X2 HORIZONTAL SLATS
5. 2X4 BLOCKING ON BACK
6. 1X2 HORIZONTAL SLATS WITH 3" GAPS

CONCEPTUAL PLANT LIST:

	COMMON NAME	QTY	CONT
TREES			
ARBUTUS X 'MARINA' - MULTI	ARBUTUS	5	24"BOX
CEANOTHUS X 'RAY HARTMAN'	CALIFORNIA LILAC	7	24"BOX
MELALEUCA NESOPHILA	PINK MELALEUCA MULTI-TRUNK	6	24"BOX
OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	3	48"BOX
SHRUBS	COMMON NAME		
AGAVE ATTENUATA 'NOVA'	BLUE FLAME AGAVE		
ALOE STRIATA	CORAL ALOE		
ANIGOZANTHOS FLAVIDUS 'TEQUILA SUNRISE'	KANGAROO PAW		
ANIGOZANTHOS X 'BIG RED'	BIG RED KANGAROO PAW		
ANIGOZANTHOS X 'HARMONY'	KANGAROO PAW		
BAMBOO - CLUMPING			
BULBINE FRUTESCENS	STALKED BULBINE		
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS		
CALYLOPHUS DRUMMONDII	SUNDROPS		
CHONDROPETALUM TECTORUM 'EL CAMPO'	CAPE RUSH		
DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE FLAX LILY		
JUNCUS PATEIS 'ELK BLUE'	SPREADING RUSH		
LEONOTIS LEONURUS	LION'S TAIL		
LEONOTIS LEONURUS	LION'S TAIL		
LEUCADENDRON X 'WINTER RED'	CONEBUSH		
LEUCOSPERMUM CORDIFOLIUM 'FLAME GIANT'	GIANT ORANGE NODDING PINCUSHION		
LEUCOSPERMUM X 'SCARLET RIBBON'	NODDING PINCUSHION		
LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE		
LOMANDRA HYSTRIX 'TROPIC BELLE'	TROPIC BELLE MAT RUSH		
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH		
NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT		
PENNISETUM SPATHIOLATUM	RYE PUFFS		
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	BEARD TONGUE		
PENSTEMON X 'GARNET'	RED BEARD TONGUE		
PHORMIUM 'PLATTS BLACK'	NEW ZEALAND FLAX		
SALVIA CHAMAEDRYOIDES	MEXICAN BLUE SAGE		
SALVIA CLEVELANDII 'WINIFRED GILLMAN'	CLEVELAND SAGE		
SALVIA GREGGII 'PINK'	PINK AUTUMN SAGE		
SALVIA GREGGII 'WHITE'	WHITE AUTUMN SAGE		
SENECIO MANDRALISCAE	BLUE FINGER		
SENECIO VITALIS	BLUE CHALK FINGERS		
STIPA ARUNDINACEA	NEW ZEALAND WIND GRASS		
TEUCRIUM CHAMAEDRYS	GERMANDER		

LANDSCAPE DESIGN CRITERIA:

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND THE STATE WATER CONSERVATION REQUIREMENTS. THE PROPOSED LANDSCAPE PLANT MATERIAL HAS A LOW TO MEDIUM WATER USE.

A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, POTTERY, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

ALL PLANTING WILL RECEIVE DRIP IRRIGATION.

THE CONDITIONS OF THE CCC'S CLOISTERS APPROVAL WERE TO LIMIT TREE HEIGHTS IN VIEW SENSITIVE AREAS SUCH AS THIS PROJECT SITE TO THE HOME HEIGHT LIMIT, TO RETAIN OVERVIEWS.

THE TREES NOTED ON THE LIST ABOVE WILL MATURE UP TO 15'-20' MAX., AND HOMEOWNERS WILL BE REQUIRED TO MAINTAIN THE TREES AT 14' MAXIMUM HEIGHT PER CITY CONDITIONS.

PROJECT DATA:

LANDSCAPE AREA (PERMEABLE): 19,828 SF
HARDSCAPE AREA: 9,455 SF

City of Morro Bay
Planning Commission Approval
Project #(s) ~~CP0550~~, UPO 470
✓ Approved as Submitted
__ Approved with Changes
VTM 2859
Approval Date: 8-7-18
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rrm design group

DATE: 07/ 18 / 2018

CLOISTERS RESIDENCES - PRELIMINARY LANDSCAPE PLAN

A4



4 PLAN 1 FRONT LOT 1
1/8" = 1'-0"

OCCURS ON CORAL AVE LOT 1



5 PLAN 1 FRONT LOT 6
1/8" = 1'-0"

OCCURS ON CORAL AVE LOT 6



6 PLAN 1 RIGHT - LOT 1
1/8" = 1'-0"

OCCURS ON CORAL AVE LOT 1

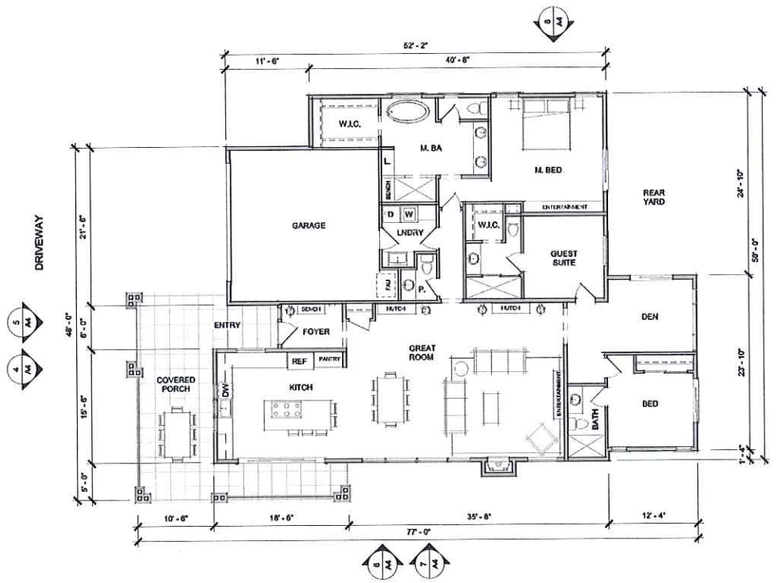


7 PLAN 1 RIGHT - LOT 6
1/8" = 1'-0"

OCCURS ON CORAL AVE LOT 6



8 PLAN 1 LEFT
1/8" = 1'-0"

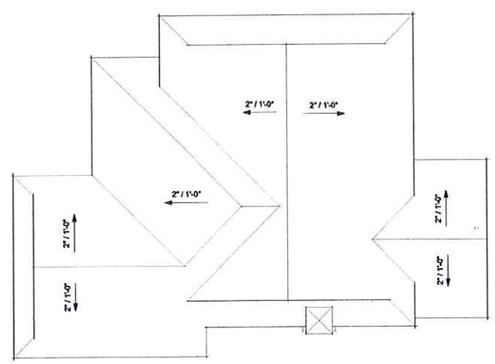


1 PLAN 1
1/8" = 1'-0"

OCCURS ON CORAL AVE LOT 1 & 6

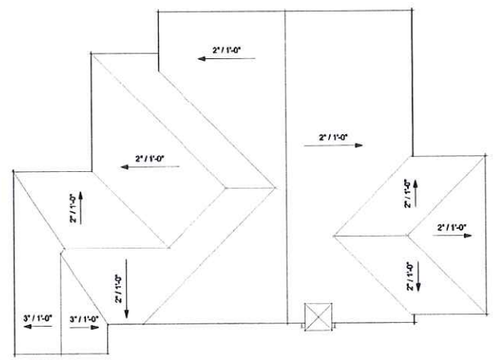
AREA 1

PLAN 1 CONDITIONED	2231 SF
PLAN 1 GARAGE	450 SF
PLAN 1 COVERED PORCH	399 SF
PLAN 1 OPTIONAL DEN	130 SF
PLAN 1 COVERED ENTRY	42 SF
Grand total	3251 SF



2 PLAN 1 ROOF - LOT 1
1" = 10'-0"

OCCURS ON CORAL AVE LOT 1



3 PLAN 1 ROOF - LOT 6
1" = 10'-0"

OCCURS ON CORAL AVE LOT 6

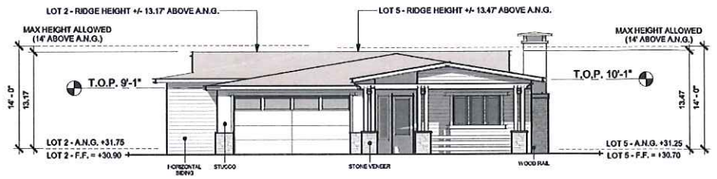
City of Morro Bay
Planning Commission Approval
Project #(s) CP0550 UP0470
Approved as Submitted VTM 2859
Approved with Changes
Approval Date: 8-7-18
Planner: N Hubbard

rrm design group

DATE: 11 / 13 / 2017

CLOISTERS RESIDENCES - PLAN 1

A5



3 PLAN 1.2 FRONT
1/8" = 1'-0"

OCCURS ON INTERIOR LOTS 2 & 5



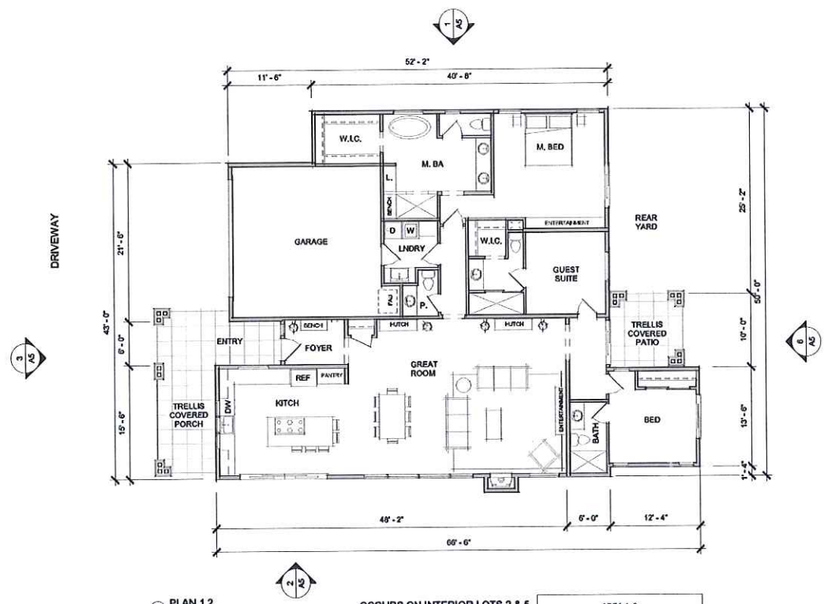
2 PLAN 1.2 RIGHT
1/8" = 1'-0"



1 PLAN 1.2 LEFT
1/8" = 1'-0"



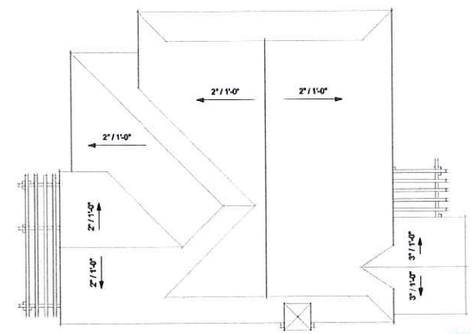
6 PLAN 1.2 REAR
1/8" = 1'-0"



4 PLAN 1.2
1/8" = 1'-0"

OCCURS ON INTERIOR LOTS 2 & 5

AREA 1.2	
PLAN 1 CONDITIONED	2231 SF
PLAN 1 GARAGE	450 SF
PLAN 1 COVERED ENTRY	42 SF
Grand total	2723 SF



5 PLAN 1.2 ROOF
1" = 10'-0"

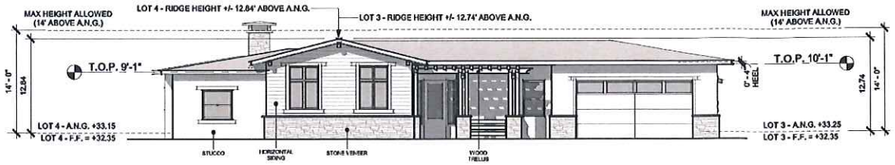
City of Morro Bay
Planning Commission Approval
Project #(s) CP0530 UP0470
Approved as Submitted VTM 2659
Approved with Changes
Approval Date: 8-7-18
Planner: N Hubbard

rrm design group

DATE: 11 / 13 / 2017

CLOISTERS RESIDENCES - PLAN 1.2

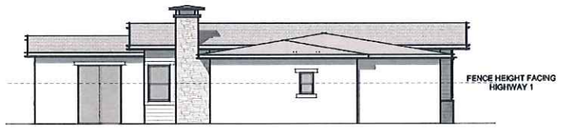
A6



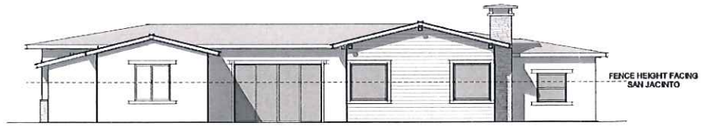
① PLAN 2 FRONT
1/8" = 1'-0"



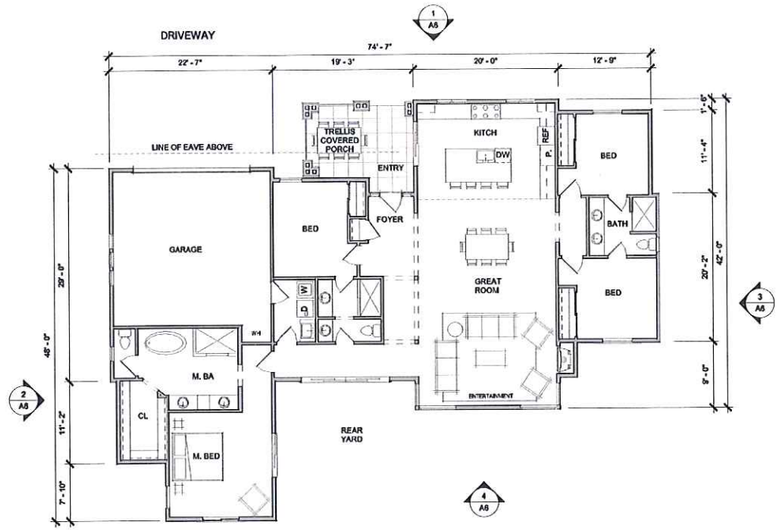
② PLAN 2 RIGHT
1/8" = 1'-0"



③ PLAN 2 LEFT
1/8" = 1'-0"



④ PLAN 2 REAR
1/8" = 1'-0"

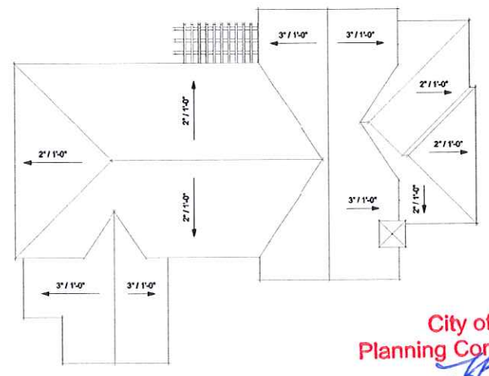


⑤ PLAN 2
1/8" = 1'-0"

OCCURS ON LOTS 3 & 4

AREA 2

PLAN 2 CONDITIONED	2323 SF
PLAN 2 GARAGE	485 SF
Grand total: 2	2808 SF



⑥ PLAN 2 ROOF
1" = 10'-0"

City of Morro Bay
Planning Commission Approval
Project #(s) ~~CP 330~~ UPO 470
✓ Approved as Submitted VTM 2859
__ Approved with Changes
Approval Date: 8-7-18
Planner: N. Hubbard

rrm design group

DATE: 11 / 13 / 2017

CLOISTERS RESIDENCES - PLAN 2

A7



PLAN 1 FRONT ELEVATION
SCALE: 1/8" - 1'0"



PLAN 1.2 FRONT ELEVATION
SCALE: 1/8" - 1'0"



PLAN 2 FRONT ELEVATION
SCALE: 1/8" - 1'0"

COLOR SCHEME 1



1. **STUCCO COLOR:** SHERWIN WILLIAMS SW6133 MUSLIN
2. **SIDING COLOR:** SHERWIN WILLIAMS SW6165 CONNECTED GRAYH
3. **TRIM 1 COLOR:** SHERWIN WILLIAMS SW6278 CLOAK GRAY
4. **TRIM 2 COLOR:** SHERWIN WILLIAMS SW6215 ROCKY RIVER
5. **DOOR COLOR:** SHERWIN WILLIAMS SW6213 HALCYON GREEN
6. EL DORADO ALDERWOOD STACKED
7. **ENVIROSHAKE ROOF:** STONE GREY

COLOR SCHEME 2



1. **STUCCO COLOR:** SHERWIN WILLIAMS SW0002 CHELSEA MAUVE
2. **SIDING COLOR:** SHERWIN WILLIAMS SW6213 HALCYON GREEN
3. **TRIM 1 COLOR:** SHERWIN WILLIAMS SW7013 IVORY LACE
4. **TRIM 2 COLOR:** SHERWIN WILLIAMS SW6278 CLOACK GRAY
5. **DOOR COLOR:** SHERWIN WILLIAMS SW7013 IVORY LACE
6. **STONE VENEER:** EL DORADO ALDERWOOD STACKED
7. **ENVIROSHAKE ROOF:** CHARCOAL GREY

COLOR SCHEME 3



1. **STUCCO COLOR:** SHERWIN WILLIAMS SW6165 CONNECTED GRAY
2. **SIDING COLOR:** SHERWIN WILLIAMS SW6157 FAVORITE TAN
3. **TRIM 1 COLOR:** SHERWIN WILLIAMS ALDERWOOD STACKED
4. **TRIM 2 COLOR:** SHERWIN WILLIAMS SW6333 FOXY
5. **DOOR COLOR:** SHERWIN WILLIAMS SW6333 FOXY
6. **STONE VENEER:** EL DORADO ALDERWOOD STACKED
7. **ENVIROSHAKE ROOF:** CHARCOAL GREY

City of Morro Bay
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__ Approved with Changes
Approval Date: 8-7-18
Planner: N Hubbard

rrm design group

DATE: 11 / 13 / 2017

CLOISTERS RESIDENCES - COLOR MATERIALS BOARD

A8









rrm design group

DATE: 11 / 13 / 2017

CLOISTERS RESIDENCES - NEIGHBORHOOD CONTEXT

City of Morro Bay
Planning Commission Approval
Project #(s) ~~CP0-330~~ UPO 470 VTM 2859
✓ Approved as Submitted
___ Approved with Changes
Approval Date: 8-7-18
Planner: N Hubbard

A9

the Cloisters

The Design Committee of the Cloisters approves the new submittal of Lot 124 and the individual submittals of Lots 1 through 5 with the following Conditions:

The previous submitted Project exceeded allowable density of lots in the Cloisters. This Approval of Lot 124 of the Cloisters specifically dictates it is included in the Cloisters and subject to all the original Conditions of Approval of the Cloisters. Please note Coastal Commission correspondence.

We embrace the new submittal. Given the flagship location of this Cloisters property and the need to maintain consistency with the rest of the Cloisters, perceived by the public that the Cloisters is a premier beachside neighborhood, including sidewalks, curbs, gutters, and underground utilities, we need to address some pragmatic concerns. With near uniformity, the 120 property owners of the Cloisters strongly expressed concern that there be no spill over parking on Coral. As there is no street parking currently in this new submittal, permitting parking even if only on one side of Verdon Court would alleviate this reservation.

The new submittal, which is in accordance with the proper density and in order to be consistent with the Cloisters, and conforming to the rest of the Cloisters, shall:

1) Have sidewalks, curbs, and gutters on Verdon Court, consistent with the rest of the Cloisters as required.

2) Respect setback rules consistent with the rest of the Cloisters.

3) In order to minimize noise, construct a sound wall backing to Highway 1, consistent in height with Lots 42 through 45.

In order to properly respect protocol, does this new submittal not need Planning Commission review prior to City Council?

the Cloisters

Upon the 3 aforementioned items being corrected and addressed, the Design Committee of the Cloisters approves the new submittal of Lot 124 and the individual submittals of Lots 1 through 5.

As an advisement, given the entirely new submittal and configuration, we respectfully request that a new public notice be given to all the neighbors and to all the property owners of the Cloisters, as interested and invested parties, as they share a common annual Special Assessment.

To summarize:

The primary concern expressed by the property owners of the Cloisters is maintaining consistency and continuity of the Cloisters neighborhood with parking being paramount. Sidewalks, curbs, and gutters, if only on one side of Verdon Court, would alleviate concerns of spill over or primary excess parking on Coral Avenue.

Cloisters Design Committee
On behalf of the 120 Property Owners of the Cloisters

Dawn Beattie Date 10-13-21
Dawn Beattie

Date 10/13/21
Steve Stevens

Date 10-13-21
Kerrigan Mahan

Date 10.13.21
Melanie Williams-Mahan

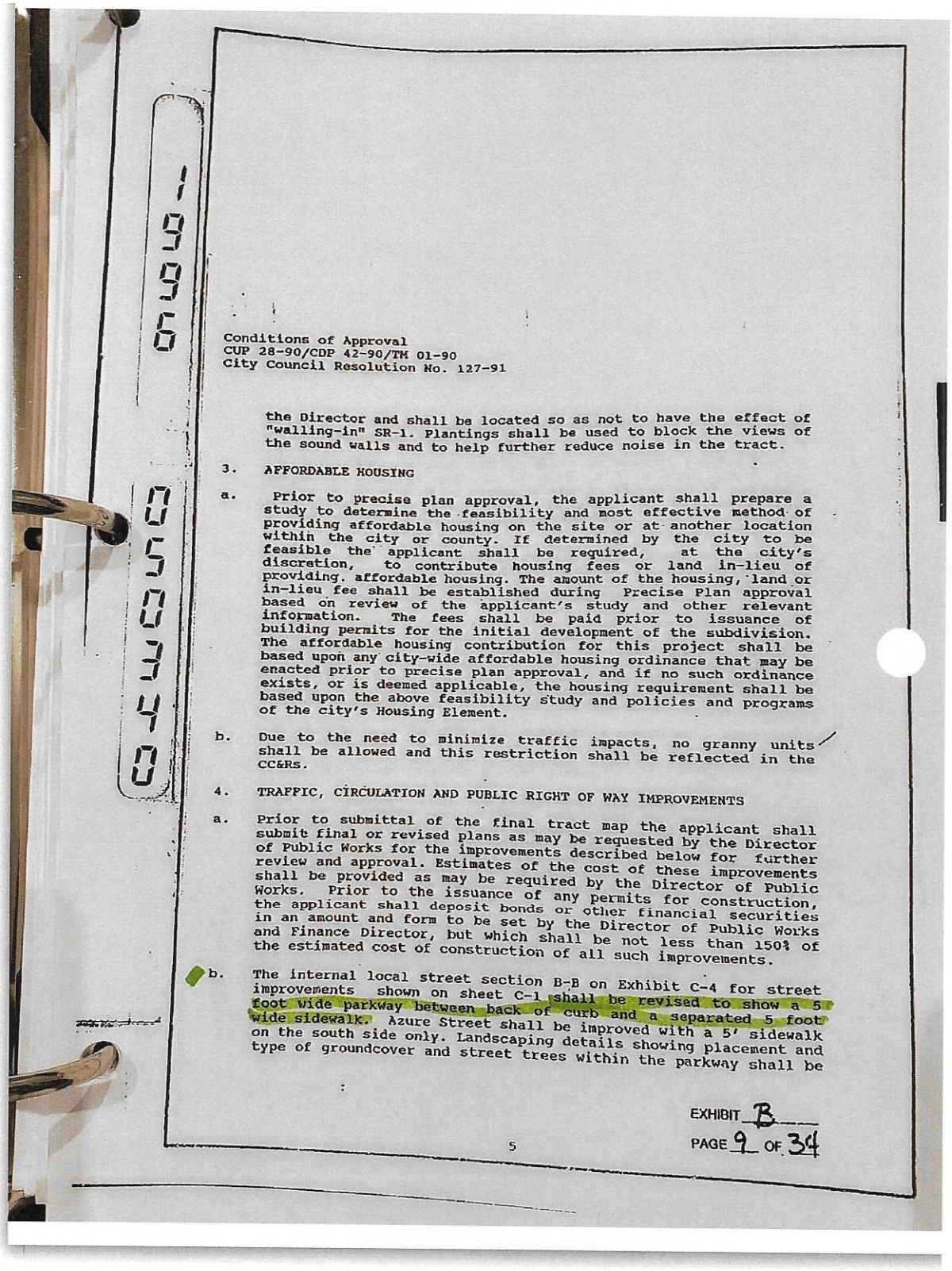
the Cloisters

Please find attached

Morro Bay Conditions of Approval
Requirement

- Curb and Sidewalk, including Exhibit 2 pages
- Noise
  Sound Barrier 1 Page

Coastal Commission Correspondence 2 pages
February 26, 2020



1996 050340

Conditions of Approval
CUP 28-90/CDP 42-90/TM 01-90
City Council Resolution No. 127-91

the Director and shall be located so as not to have the effect of "walling-in" SR-1. Plantings shall be used to block the views of the sound walls and to help further reduce noise in the tract.

3. AFFORDABLE HOUSING

a. Prior to precise plan approval, the applicant shall prepare a study to determine the feasibility and most effective method of providing affordable housing on the site or at another location within the city or county. If determined by the city to be feasible the applicant shall be required, at the city's discretion, to contribute housing fees or land in-lieu of providing affordable housing. The amount of the housing, land or in-lieu fee shall be established during Precise Plan approval based on review of the applicant's study and other relevant information. The fees shall be paid prior to issuance of building permits for the initial development of the subdivision. The affordable housing contribution for this project shall be based upon any city-wide affordable housing ordinance that may be enacted prior to precise plan approval, and if no such ordinance exists, or is deemed applicable, the housing requirement shall be based upon the above feasibility study and policies and programs of the city's Housing Element.

b. Due to the need to minimize traffic impacts, no granny units shall be allowed and this restriction shall be reflected in the CC&Rs.

4. TRAFFIC, CIRCULATION AND PUBLIC RIGHT OF WAY IMPROVEMENTS

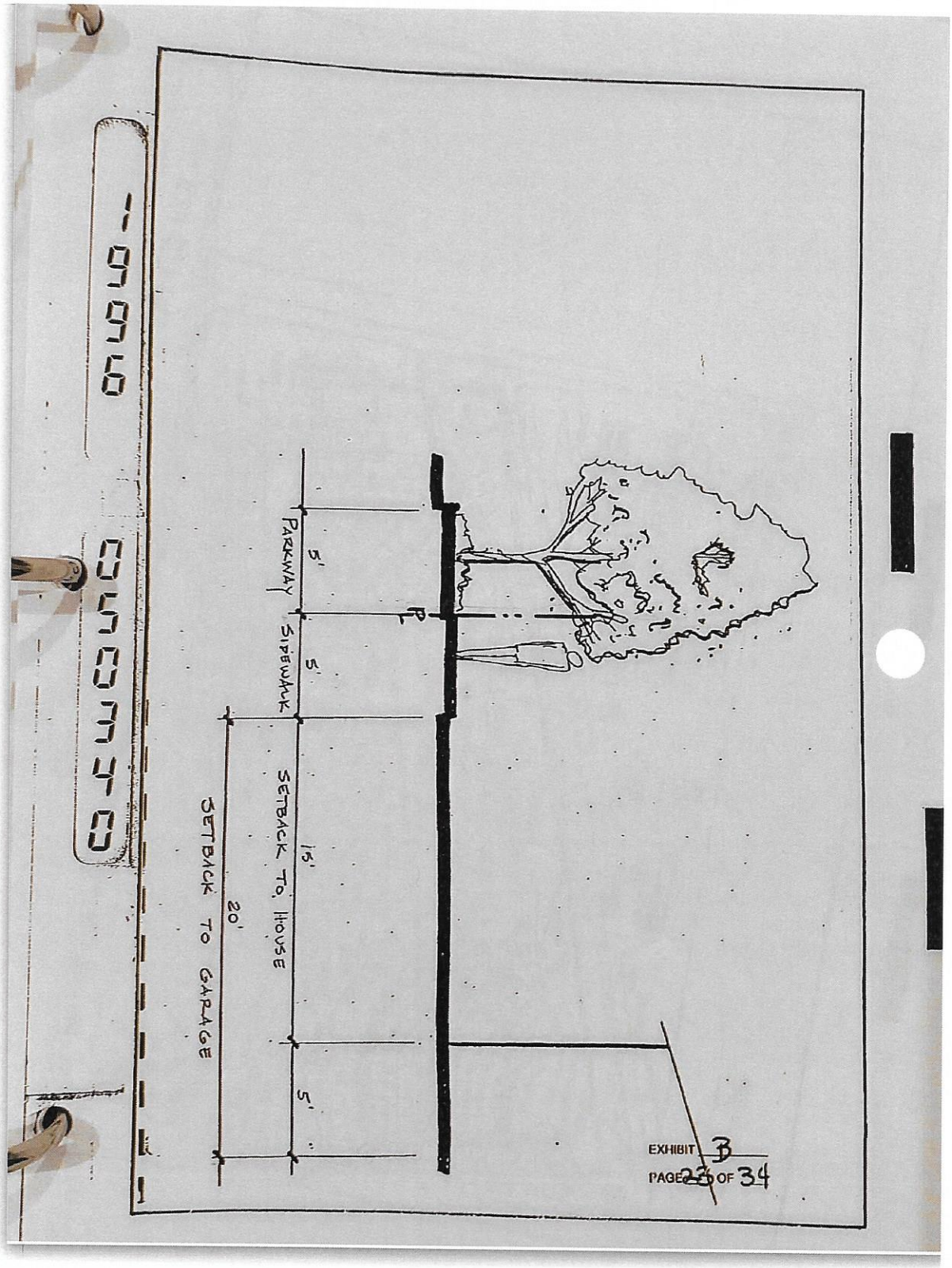
a. Prior to submittal of the final tract map the applicant shall submit final or revised plans as may be requested by the Director of Public Works for the improvements described below for further review and approval. Estimates of the cost of these improvements shall be provided as may be required by the Director of Public Works. Prior to the issuance of any permits for construction, the applicant shall deposit bonds or other financial securities in an amount and form to be set by the Director of Public Works and Finance Director, but which shall be not less than 150% of the estimated cost of construction of all such improvements.

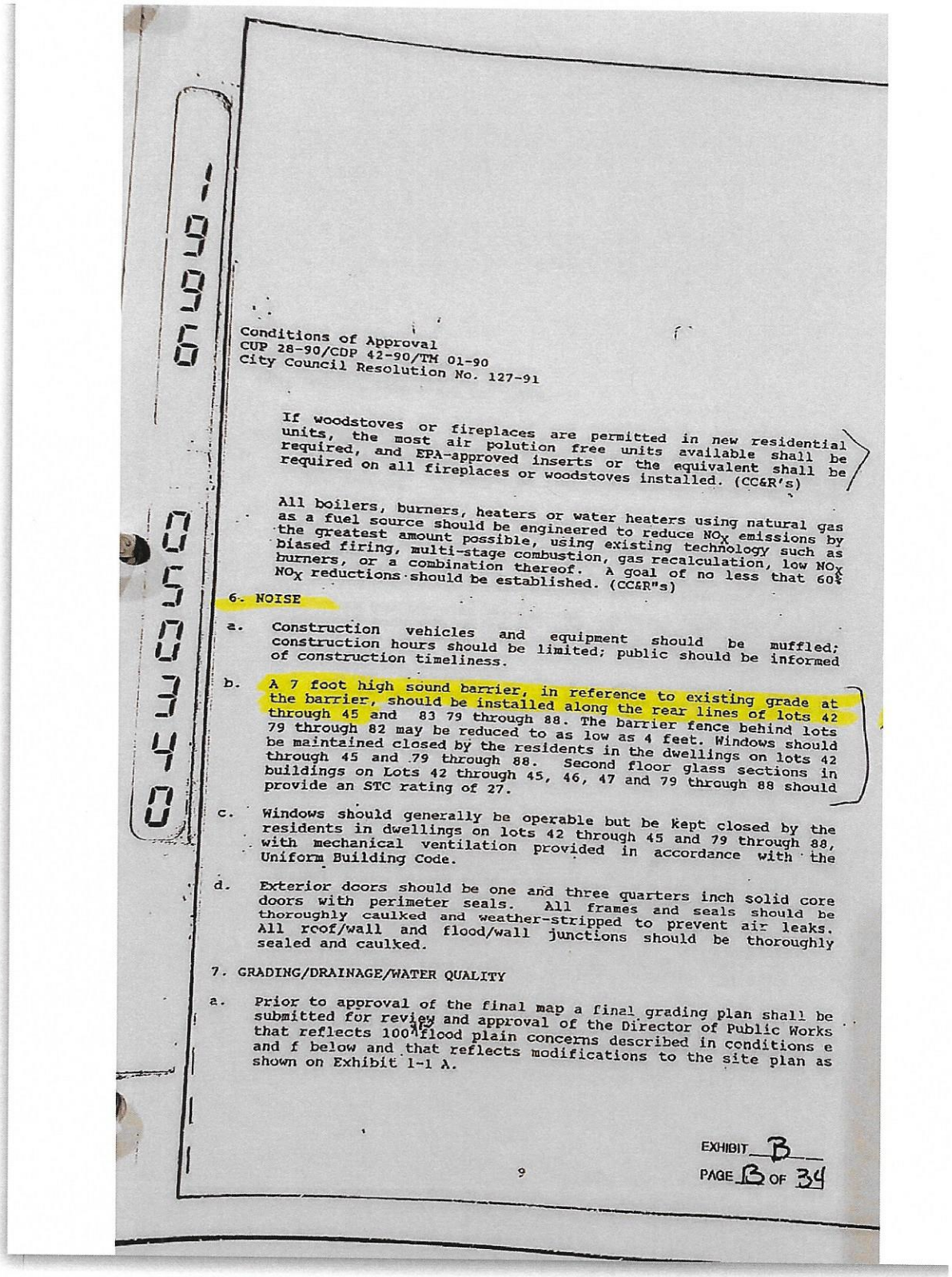
b. The internal local street section B-B on Exhibit C-4 for street improvements shown on sheet C-1 shall be revised to show a 5 foot wide parkway between back of curb and a separated 5 foot wide sidewalk. Azure Street shall be improved with a 5' sidewalk on the south side only. Landscaping details showing placement and type of groundcover and street trees within the parkway shall be

EXHIBIT B
PAGE 9 OF 34

5

COA exhibit B.pdf Open with Google Docs





6-19-96

0503400

Conditions of Approval
CUP 28-90/CDP 42-90/TM 01-90
City Council Resolution No. 127-91

If woodstoves or fireplaces are permitted in new residential units, the most air polution free units available shall be required, and EPA-approved inserts or the equivalent shall be required on all fireplaces or woodstoves installed. (CC&R's)

All boilers, burners, heaters or water heaters using natural gas as a fuel source should be engineered to reduce NO_X emissions by the greatest amount possible, using existing technology such as biased firing, multi-stage combustion, gas recalculation, low NO_X burners, or a combination thereof. A goal of no less that 60% NO_X reductions should be established. (CC&R"s)

6. NOISE

a. Construction vehicles and equipment should be muffled; construction hours should be limited; public should be informed of construction timeliness.

b. A 7 foot high sound barrier, in reference to existing grade at the barrier, should be installed along the rear lines of lots 42 through 45 and 83 79 through 88. The barrier fence behind lots 79 through 82 may be reduced to as low as 4 feet. Windows should be maintained closed by the residents in the dwellings on lots 42 through 45 and 79 through 88. Second floor glass sections in buildings on Lots 42 through 45, 46, 47 and 79 through 88 should provide an STC rating of 27.

c. Windows should generally be operable but be kept closed by the residents in dwellings on lots 42 through 45 and 79 through 88, with mechanical ventilation provided in accordance with the Uniform Building Code.

d. Exterior doors should be one and three quarters inch solid core doors with perimeter seals. All frames and seals should be thoroughly caulked and weather-stripped to prevent air leaks. All roof/wall and flood/wall junctions should be thoroughly sealed and caulked.

7. GRADING/DRAINAGE/WATER QUALITY

a. Prior to approval of the final map a final grading plan shall be submitted for review and approval of the Director of Public Works that reflects 100 flood plain concerns described in conditions e and f below and that reflects modifications to the site plan as shown on Exhibit 1-1 A.

EXHIBIT B
PAGE 13 OF 34

9

STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY GAVIN NEWSOM, GOVERNOR

CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060-4508
VOICE (831) 427-4863
FAX (831) 427-4877

NOTICE OF PROPOSED PERMIT AMENDMENT

Date: February 26, 2020

To: All Interested Parties

From: Susan Craig, Central Coast District Manager
Colin Bowser, Coastal Planner

Subject: Proposed Amendment to Coastal Development Permit (CDP) A-4-MRB-91-044
Applicant: Morro Bay Ventures LLC

Original CDP Approval
CDP A-4-MRB-91-044 was approved by the Coastal Commission on July 9, 1992 and provided for the subdivision of an 84.4-acre parcel into 120 residential lots, three open space lots, one 0.99-acre lot intended at the time for future development of a fire station, and internal roads and other infrastructure, all located west of Coral Avenue and adjacent to Morro Strand State Beach in the City of Morro Bay. The subdivision approved under CDP A-4-MRB-91-044 is known as the "Cloisters."[1]

Proposed CDP Amendment
CDP A-4-MRB-91-044 would be amended to allow the subdivision of the vacant 0.99-acre lot into as many as five residential lots. The proposed amendment would also allow construction of infrastructure, specifically a common driveway, guest parking and associated fencing, curb cuts, a sidewalk, the installation of storm drainage and utility infrastructure to serve up to five future homes, and site preparation work, including removal of eucalyptus trees. The lot is located at 2783 Coral Avenue within the Cloisters subdivision in the City of Morro Bay. The Commission's reference number for this proposed amendment is **A-4-MRB-91-044-A2.**

Executive Director's Immateriality Determination
Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The City of Morro Bay no longer intends to construct a fire station on the 0.99-acre lot because the City determined that adequate fire service already exists nearby. Thus, the proposed project would allow the subdivision of this vacant, 0.99-acre lot into as many as five residential parcels within the existing residential Cloisters neighborhood. The lot is located near Highway 1 and about a quarter mile inland from the beach where the

[1] The homes in the Cloisters were subsequently approved under separate CDPs issued by the City of Morro Bay

subdivision will have no significant impact on public access. The lot is relatively flat, is located slightly below Highway 1 elevation, contains no sensitive species, is bounded on three sides by residential development and by Highway 1 on the fourth side, and neither the subdivision (including the shared driveway and infrastructure) associated with this amendment nor potential future LCP-consistent residential development (subject to future CDP processes)[2] is expected to lead to any significant coastal resource impacts. The lot is zoned in the LCP as Coastal Resource Residential/Golf Course/Planned Development, a designation that allows for such residential subdivision and use, and each of the lots meet the LCP's minimum lot size requirements. In sum, the proposed amendment will allow up to five additional residential lots within an existing developed residential area. It is consistent with the Commission's original CDP approval, as well as consistent with the Coastal Act and the certified Morro Bay LCP[3].

Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the Central Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on Wednesday, March 11, 2020 at the Hilton Scotts Valley. If three or more Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

If you have any questions about the proposal or wish to register an objection, please contact Colin Bowser in the Central Coast District office.

[2] This amendment is for the proposed subdivision of the 0.99-acre lot into a maximum of five residential lots and related infrastructure to serve these lots. Any proposed future residential development on these lots would require a CDP from the City of Morro Bay, and such a project would be reviewed for consistency with the City's LCP.

[3] The Commission approved LCP Amendment No. LCP-3-MRB-19-0140-1 (Cloisters Subdivision) on October 18, 2019, which increased the development's maximum number of residential units from 120 to 125 to account for the maximum number of additional lots that would be created by subdividing the existing 0.99-acre lot.

City Council Hearing –October 26, 2021



MAJOR MODIFICATION (MAJ21-005) AND

COASTAL DEVELOPMENT PERMIT (CDP21-036):

FOR A 5 PARCEL RESIDENTIAL SUBDIVISION, INCLUDING

HOME DESIGN AND SITE PLAN APPROVAL

MORRO BAY
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AERIAL MAP WITH ZONING DESIGNATIONS



CRR/GC/PD zoning – Coastal Resource Residential/ Golf Course/ Planned Development

MORRO BAY
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Reason for this Hearing

- A plan for a 6-unit residential subdivision was approved by Planning Commission in August 2018 and permits issued for a Vesting Tentative Map, CUP and CDP.

- It was appealed to City Council and following a continuance, on November 13, 2018, City Council upheld Planning Commissions decision and denied the appeal.

- Following final permit approval, the CDP final action notice was provided to California Coastal Commission (CCC) for review.

- CCC determined that the original 1996 CDP permit was applicable to this project and asked the city to void the recently issued CDP. CCC also wanted to review the records to determine the actual amount of density remaining for development of this parcel.

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Why we are here

- In March 2020, the CCC finalized their immaterial amendment to the original CDP confirming that the density available for this site was 5 residential parcels.

- July 1, 2021, the property owner submitted their request for a Modification to the originally approved permits to change from a 6 residential parcel project to a 5 residential parcel project. The submittal included home designs and site layout as required for the Vesting Tentative Map.

- Because the final permit approval was determined through City Council action, City Council is the decision-making authority to review and approve an Amendment to those approved plans.

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Changes in the Submittal

	6-parcel plan	5-parcel plan
Lot sizes	6,058-8,093 sf	7,826-10,070 sf
Single Family Homes	2681-2808 sf (6 homes)	2711-2808 sf (5 homes)
Accessory Dwelling Units	none	Two 517 sf attached ADU's
Number of home plans	3 home plan types	2 home plan types (same as originally approved) - plus one ADU floor plan
On-site Parking spaces	2 garage spaces per dwelling, some driveway parking spaces (avg 2.6 per home)	2 garage and 2 driveway parking spaces for every home (4 spaces per home)
Height of homes/ADU's	14 ft	14 ft
Setbacks	Side yard setbacks were a few inches short from requirements	All setbacks are met

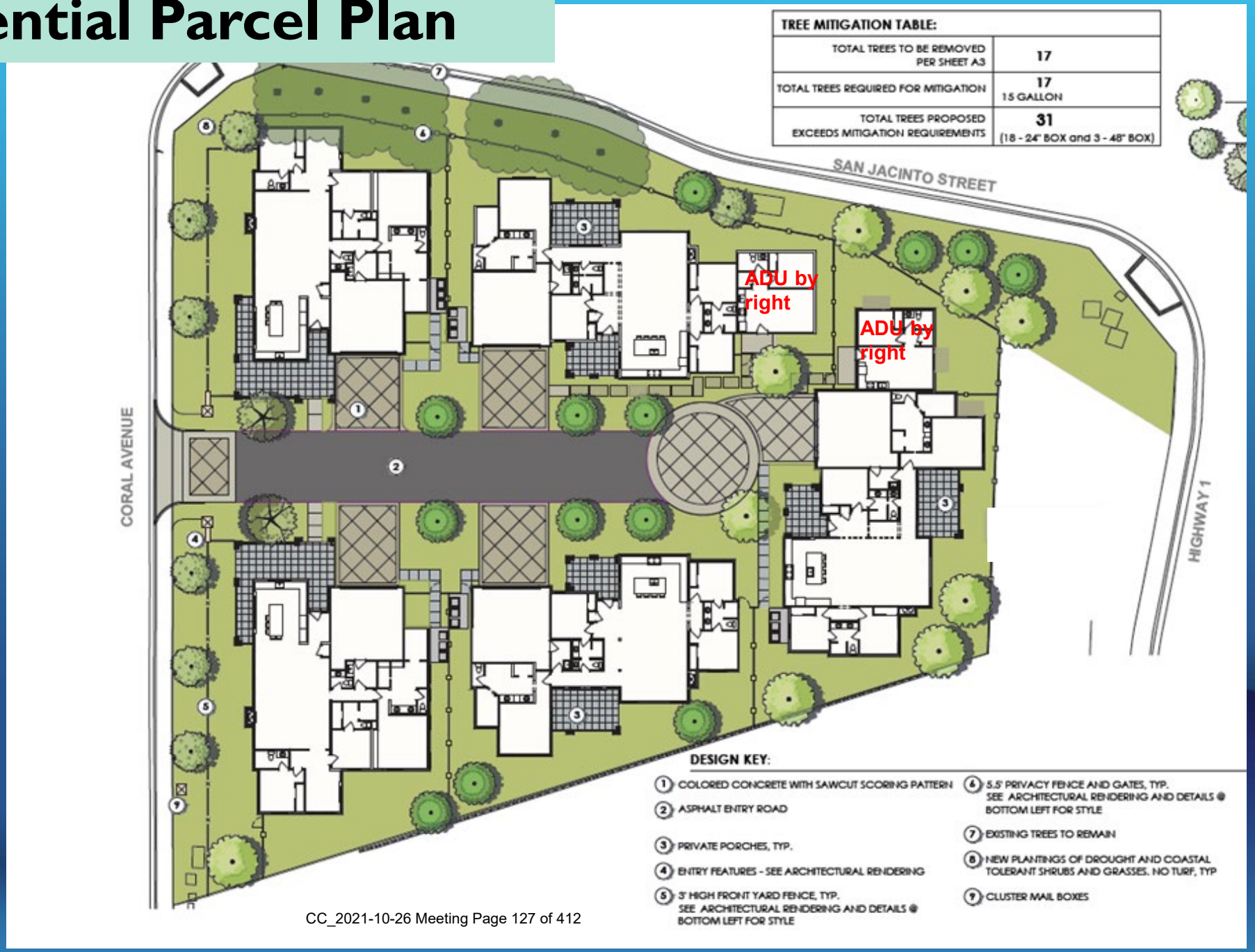
MORRO BAY
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Permitted 6 residential Parcel Plan



MORRO BAY
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Revised 5 residential Parcel Plan



Home Plan 1

No change in design or size from originally approved plans



1 PLAN 1
1/8" = 1'-0"

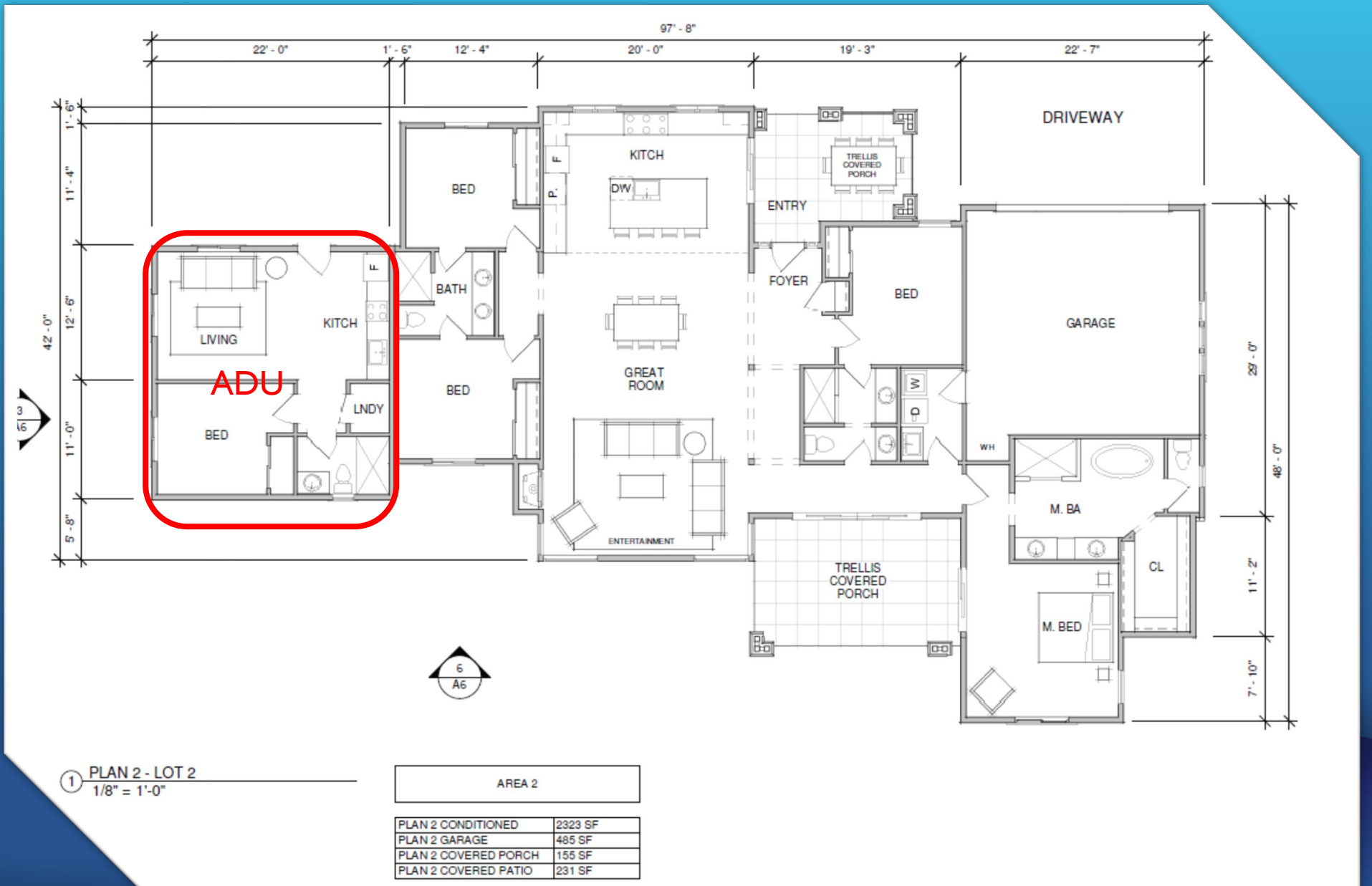
OCCURS ON CORAL AVE LOT 1 & 5

AREA 1	
PLAN 1 CONDITIONED	2231 SF
PLAN 1 GARAGE	450 SF
PLAN 1 COVERED PORCH	399 SF
PLAN 1 OPTIONAL DEN	130 SF
PLAN 1 COVERED ENTRY	42 SF

Home Plan 2

There is no change in the design or size from the previously approved plans - other than the addition of an ADU on two sites using Home Plan 2.

ADU review and approval must be ministerial.

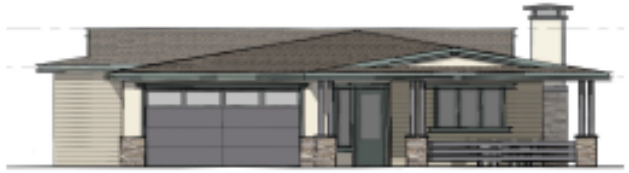


1 PLAN 2 - LOT 2
1/8" = 1'-0"

AREA 2	
PLAN 2 CONDITIONED	2323 SF
PLAN 2 GARAGE	485 SF
PLAN 2 COVERED PORCH	155 SF
PLAN 2 COVERED PATIO	231 SF

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Proposed Home Plans and Material Board choices



PLAN 1 FRONT ELEVATION
SCALE: 1/8" - 1'0"



PLAN 2 FRONT ELEVATION
SCALE: 1/8" - 1'0"
(LOT 4 PLAN SHOWN)

COLOR SCHEME 1



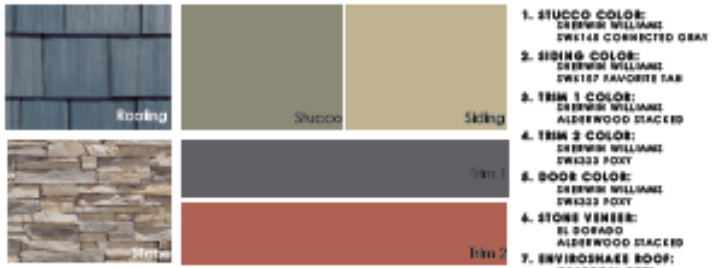
1. STUCCO COLOR:
2. SIDING COLOR:
3. TRIM 1 COLOR:
4. TRIM 2 COLOR:
5. DOOR COLOR:
6. EL DORADO ALDERWOOD STACKED
7. ENVIROSHAKE ROOF: STONE GREY

COLOR SCHEME 2



1. STUCCO COLOR:
2. SIDING COLOR:
3. TRIM 1 COLOR:
4. TRIM 2 COLOR:
5. DOOR COLOR:
6. STONE VENEER: EL DORADO ALDERWOOD STACKED
7. ENVIROSHAKE ROOF: CHARCOAL GREY

COLOR SCHEME 3



1. STUCCO COLOR:
2. SIDING COLOR:
3. TRIM 1 COLOR:
4. TRIM 2 COLOR:
5. DOOR COLOR:
6. STONE VENEER: EL DORADO ALDERWOOD STACKED
7. ENVIROSHAKE ROOF: CHARCOAL GREY

MORRO BAY
PUT LIFE ON COAST

Design Committee conditions & staff comments

October 13, 2021, the Cloister's Design Committee provided a conditional approval of the home designs and site plan. Conditions listed below with staff comments:

1. Have sidewalks, curbs and gutters on private shared driveway

   There is no city requirement (or requirement in the original conditions of approval) for sidewalk, curb and gutters on private driveways. This is a private driveway, not a public street. The design is appropriate for the private use of these 5 homes and complies with the fire department access requirements.

2. Respect setbacks to be consistent with other Cloister's homes

   The Project meets the setbacks in the development standards of the zoning district which are the same as the setbacks stated in the Cloisters Design Guidelines.

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Design Committee conditions & staff comments

3. Construct sound wall along Highway 1 to match adjacent property



Original conditions of approval for the Cloister's subdivision includes a provision that a 7 ft sound barrier should be installed along rear lines of Lots 42-45 and Lots 79-88. The condition states that sound walls shall be subject to the approval of the Director and shall be located so as not to have the effect of 'walling-in' the highway. Plantings are required to block the view of the walls. The applicant has proposed a wood fence that meets the development standards for fencing.



What happens next?

- This approval includes the required Coastal Development Permit for the home designs and the site layout.

- If the home designs and site layout does not change, the applicant can submit for building permits for each home when they are ready and not require further planning permits.

- The applicant will be responsible for any further Cloister's Design Committee reviews.





The City Staff recommendation is for Approval of the Major Modification (MAJ21-005) and Coastal Development Permit (CDP21-036) through approval of Resolution 71-21

MORRO BAY
PUT LIFE ON COAST

AGENDA NO:	**C-1**
MEETING DATE:	**October 26, 2021**

Staff Report

TO: **Honorable Mayor and City Council** **DATE: October 20, 2021**

FROM: **Scott Collins, City Manager**

SUBJECT: **Receive Summary of Community Forum on Morro Bay Power Plant (MBPP) Exhaust Stacks and Authorize the City Manager to send a letter to Vistra Corp Informing them City Releases Vistra from City Option to Request Stacks Remain on MBPP facilities**

RECOMMENDATION

Staff recommends the City Council:

1. Receive the summary of the September 8, 2021 Community Forum "Facts about the Stacks"
2. Authorize the City Manager to send a letter to Vistra Corp informing Vistra the City will not exercise its option to request that the stacks remain (per Section 7 of the Memorandum of Understanding between the City of Morro Bay and Vistra Corp), and that the City unconditionally releases Vistra from any possible exercise by the City of that option.
3. If Council authorizes the above letter to Vistra from City Manager, then direct staff moving forward to discuss with Vistra a proposal to honor the power plant and stacks with a monument/point of interest in event the facilities and stacks come down.
4. Provide additional direction to staff as appropriate.

ALTERNATIVES

Council may choose to:

1) Request additional information, evaluation or study on this issue, or
2) Authorize the City Manager to send a letter to Vistra Corp informing Vista the City will exercise its option to request the that stacks remain (per Section 7 of the Memorandum of Understanding between the City of Morro Bay and Vistra Corp),

FISCAL IMPACT

Approval of this recommendation will not result in an immediate fiscal impact to the General Fund. However, if the stacks and other MBPP facilities are eventually removed, which this recommendation at least in part helps facilitate, that could provide options for redevelopment opportunities on the MBPP site that could bring added revenues to the City. Those are redevelopment opportunities that extend beyond the potential lithium battery energy storage system (BESS) project; **the proposed BESS project at the MBPP site is not under Council consideration and discussion for this item and meeting.**

Should the City Council decide to seek additional study or request that Vistra Corp retain the stacks, there could be significant fiscal impact to the City. Studies typically cost, at minimum, around $20,000

Prepared By: _SC_____	**Dept Review:**
City Manager Review: __SC__	**City Attorney Review: __CFN ___**

to $50,000, depending upon the scope. Retention of the stacks could lead to a transfer of stack expenses and liabilities to the City of Morro Bay from Vistra Corp. That could include higher insurance costs, annual maintenance costs upwards of $30,000 a year, one-time capital costs of up to $750,000 and financial responsibility for the City to tear down in the future, at a cost of several million dollars. Conversely, ownership of the stacks could potentially provide the City with some revenue enhancement opportunities, but highly unlikely to match the expenses required to maintain them properly.

BACKGROUND/DISCUSSION

In its approval of the Memorandum of Understanding (MOU) with Vistra Corp (Vistra) on June 9, 2021, the Council specified the importance of meaningful public engagement, including engagement on the future of the former MBPP exhaust stacks (stacks). In the MOU, if the MBPP is not demolished by January 1, 2028, the City will receive $3,000,000 from Vistra (with no strings attached). The agreement requires that the City inform Vistra by December 31, 2022 if it chooses for the stacks to **not be** removed as part of Vistra's demolition of the MBPP (see attachment #1 for more information on the MOU).

Vistra has indicated they desire to remove all remaining structures on the MBPP, including the large generation building and the stacks, at their own cost. Reuse of those structures are very challenging and cost prohibitive according to Vistra. Removal of these structures, in their opinion, provides greater opportunity for redevelopment of those portions of the MBPP site, compared to repurposing the structures. The $3,000,000 penalty for failing to remove those structures prior to the January 1, 2028 deadline provides a further incentive for them to remove the facilities. The only remaining question is whether the stacks will be part of that tear down.

City Council tasked staff with conducting community outreach on the question of the stacks, to help educate the public on the stacks and receive community input. City staff determined the best way to garner input was through a community forum, the purpose of which was to provide available information from Vistra and regulatory agencies about the options of (a) retaining the stacks or (b) removing the stacks. The forum should ultimately help members of the public have a shared information base from which to develop their thoughts and their input to the City about the options regarding the future of the stacks.

In order to ensure a successful forum, the City Council authorized the City to contract with Don Maruska & Company, Inc. to provide professional services to serve as project manager for the engagement efforts and work with Vistra Corp and regulatory agencies to be prepared to respond to public questions and concerns regarding the stacks. Mr. Maruska was instrumental in pulling together a well-attended community forum on the stacks on September 8, 2021, titled "Facts about the Stacks", which included participation from relevant regulatory agencies such as the SLO County Air Pollution Control District (APCD), Department of Toxic Substances Control (DTSC) and the California Coastal Commission (CCC) and City of Morro Bay staff, in addition to representatives from Vistra Corp (see attachment #2 for the Forum's agenda).

Ahead of the virtual forum, the City requested community members submit questions and concerns to the City Manager to share with the presenters. The City received over 40 emails from community members with questions and concerns. Mr. Maruska shared that information with the presenters prior to the forum. Presenters incorporated that feedback into their presentations and were better prepared to answer questions during the forum as a result (see attachment #3 for a list of the initial questions).

Nearly 200 community members attended the virtual forum (via Zoom or phone), and there have been 80 views of the event's video (see video here: https://www.youtube.com/watch?v=jCVBfm-xedo).

Over the course of the two-hour plus forum, the aforementioned agencies presented comprehensive information about the stacks and responded to questions from the general public (through questions submitted beforehand and during the forum over the Zoom chat feature and phone). Below is a summary of key information presented during the forum:

Current Condition of the Stacks

- Vistra representatives (Claudia Morrow, Senior Vice President, and Dianna Tickner, Director of Decommission and Demolition) provided an overview of the Vistra organization and presented historical and current information about the stacks, which includes following key information:
    - The stacks (erected in 1950's and 1960's) are in relatively good shape. They are typically built to stand for a hundred years or longer, depending on the local conditions (weather, etc.) and level of maintenance efforts on the facilities. There are no known hazardous materials in the stacks.
    - The stacks have not shown any significant damage from the 2003 San Simeon Earthquake (though higher magnitude earthquakes could damage or destroy them).
    - Since decommissioning of the MBPP in 2014, the stacks have not served any functional purpose for the previous and current MBPP owners. They do support communications for the Diablo Nuclear Plant, but that infrastructure could be moved to a new location if the stacks were removed. Further, because of the height of the stacks, they must be lit for Federal Aviation Administration purposes. But that equipment is solely dependent upon the stacks remaining in place; they would not be required if the stacks are removed.
- SLO County Air Pollution Control District (APCD) representatives (Gary Willey, Executive Director, Dora Drexler, Engineering and Compliance Manager, and Tim Fuhs, Compliance Supervisor) stated they conduct routine inspections of the stacks. They are responsible for reporting on any particulate from the MBPP facilities. According to the most recent inspection (June 2021) there are no signs of particulate fallout.

Maintenance Efforts for the Stacks

- Vistra shared their current level of maintenance efforts for the stacks, which are as follows:
    - Annual inspections range from $15,000 to $50,000 per year.
    - Over the last five years maintenance costs ranged from $5,000 to $30,000 per year.
    - If stacks are to be kept, it is recommended that caps be placed on each stack to protect the interiors. Costs for the caps are estimated to be $275,000 per stack.
    - Insurance for stacks costs about $10,000 per year.
    - Tear down of the stacks would cost several million dollars.

Future Options for the Stacks

- Options and considerations if keep the stacks:
    - The City received several thoughts from community members ahead of and during the forum about reuse of the stacks, including public art and recreational opportunities.
    - There are many examples of power plants being repurposed (utilizing existing power plant facility structures) such as in Baltimore on their waterfront. The power plant in San Francisco (similar design to the MBPP) is under consideration for reuse, with the idea to keep the stack in the redesign (see project depiction below).



  - For the MBPP, there are significant concerns regarding costs to repurpose the stacks as well as liability for any type of recreational use. If repurposed, Planning Commission and City Council (and likely the California Coastal Commission) would need to review proposed project(s).

- Options and consideration if remove the stacks:
  - If the stacks and other MBPP facilities were to be torn down, Vistra, or any future owner of the site, could chose to redevelop those areas.
  - Tear down of the stacks would be akin to the Encina Power Station in Carlsbad, CA, which is currently being demolished. It would be a top-down demolition, whereby workers break up the stacks a few feet at a time starting at the top. The concrete is dropped down the center of the column, where it remains inside. This approach is far safer and more environmentally responsible than an implosion technique.



Encina Power Station (before stack tear down)



Encina Power Station (during stack tear down process)

- SLO APCD would need to be notified of any plans for demolition. They would need a specific description of the demolition project and methods used to eliminate public exposure to asbestos emissions.
- Department of Toxic Substances Control (DTSC) representatives (John Bystra, Project Manager and Kerry Rasmussen, Public Participation and Community Relations) discussed their role in any potential tear down of the stacks and other facilities and determining appropriate level of use of the land following demolition. DTSC has investigated, at Vistra's behest, several areas of the MBPP site including the location Vistra has proposed for a potential battery storage project. DTSC has identified eight Areas of Concern (AOCs) on the MBPP including the PGE switchyard (AOC 5) which is excluded from the discussion below. Preliminary findings are that no groundwater contamination exists on the MBPP site and that only a portion of AOC 1 (former tank farm site and proposed location for the battery energy storage system) includes soil contamination calling for a Land Use Covenant (LUC) restricting the area to commercia/industrial use. DTSC has not investigated any potential contaminants

under the stacks/power building (AOC 7), as there is no way to assess that condition. However, in the event the stacks/power building were to be removed, that area would need to be assessed for the presence of soil/water contamination in order to determine what level of use is allowed at that portion of the MBPP site.

- In addition, a California Coastal Commission representative (Kevin Kahn, District Supervisor for the Central Coast District) shared in writing ahead of the meeting that the land upon which the stacks stand has been designated visitor serving and a master plan would need to be created to support reuse/redevelopment of any portion of the MBPP site, per the recently approved Plan Morro Bay (the City's General Plan and Local Coastal Program).

In addition to the community forum, the Planning Commission received input from community members and provided their input at their Tuesday, October 19, 2021 regular meeting. Staff was unable to timely incorporate that input into this report. That input is summarized in attachment 6.

STAFF RECOMMENDATION

Based upon the information above, staff recommend that City Council choose not to exercise the option for the stacks to be retained. As Vistra has noted, there is a desire on their part to tear down the remaining structures to make way for other redevelopment opportunities. The stacks serve no purpose for them. Thus, if the City chose for the stacks to be retained, Vistra would likely seek to transfer the liabilities and costs associated with maintaining them to the City (see exhibit for those costs below).

Rough cost estimates to City for options

A. Retain the stacks	
Secure for future (install caps)	~$275,000/stack
Inspections	$15,000-50,000/year
Maintenance	$5,000-30,000/year
Insurance for stacks	~$10,000/year
Insurance for uses of stacks	?
Reserve for ultimate removal of stacks	$2-5 million
B. Remove the stacks (and turbine building) and remediate property to extent required by DTSC and other government agencies	
Performed at Vistra's expense	$0
Redevelopment of site	?

Removal of turbine building/stacks completed by 12/31/2027 or $3 million paid to City

The City is not in a position financially to assume those burdens, particularly when the potential for offsetting revenues for those facilities is minimal. The City currently has significant infrastructure needs (facilities, restrooms, streets, waterfront, parks, etc.) throughout City. Those needs are more core to the City's responsibilities and staff recommends that our limited resources should be spent on those needs versus maintaining stacks that don't provide function or significant revenue opportunities for the City.

Some community members have raised the idea that Vistra should save the power plant structures so that they can be repurposed for some other commercial, industrial or cultural function. As noted above, Vistra has expressed continued interest in demolishing the structures. Neither the previous owners nor Vistra have received serious offers for those facilities since the plant was decommissioned in early 2014. That is likely because the facilities pose significant challenges and costs for redevelopment. Redevelopment is more likely to occur with a blank slate, according to Vistra.

Staff feels no further evaluation of the stacks is necessary, as its unclear how any findings would change the economics of the situation. Notifying Vistra of the City's intent for the stacks to be removed now will help move that process along sooner. Therefore, staff recommends that City Council authorize the City Manager to send a letter to Vistra informing them that the City will not exercise its option to request that the stacks remain (per Section 7 of the Memorandum of Understanding between the City of Morro Bay and Vistra Corp), and that the City unconditionally releases Vistra from any possible exercise by the City of that option.

Staff also certainly understands there are members of the community (and visitors) who have emotional reverence for the stacks, given they have stood near the Morro Rock for 70 years, creating the "three stacks and a Rock" backdrop to the City. In addition, the power plant and stacks do have resonance with the City's modern history. Therefore, it is important to recognize this value and Vistra has expressed interest in honoring the power plant with a monument/point of interest should the facilities and stacks come down. Staff recommends the City should discuss this option in detail with Vistra moving forward.

ATTACHMENTS

1. Staff Report from June 9, 2021 Special City Council Meeting
2. Agenda for September 8, 2021 Community Forum
3. Key Questions for September 8, 2021 Community Forum
4. Link to September 8, 2021 Community Forum video: https://www.youtube.com/watch?v=jCVBfm-xedo
5. Link to PowerPoint from September 8, 2021 Community Forum: https://www.morro-bay.ca.us/DocumentCenter/View/15913/Community-Forum-Facts-about-the-Stacks-2021
6. Planning Commission notes from October 19, 2021 Meeting

AGENDA NO: I

MEETING DATE: June 9, 2021

Staff Report

TO: **Honorable Mayor and City Council** **DATE: June 4, 2021**

FROM: **Scott Collins, City Manager**

SUBJECT: **Binding Memorandum of Understanding Agreement between the City of Morro Bay and Vistra Corp to Purchase Necessary WRF Easements for $1, Settle Eminent Domain Lawsuit, Amend Encumbrance on Development of Shuttered Power Plant Site, and Address Possible Development**

RECOMMENDATION

Approve, and authorize the Mayor to execute, the binding Memorandum of Understanding (MOU) agreement between the City and Vistra Corp which purchases necessary WRF easements for $1, settles eminent domain lawsuit, amends encumbrances on development of shuttered Morro Bay Power Plant site, and addresses possible development.

ALTERNATIVES

1) City Council may choose to not approve, and to not authorize the Mayor to sign, the MOU, and/or
2) City Council may choose to propose amendment of the MOU and direct staff to pursue further negotiations, and/or
3) provide other direction to staff.

FISCAL IMPACT

Approval of this agreement (attachment #2) will save the City land acquisition expenses and legal expenses related to the Water Reclamation Facility (WRF) Program. The agreement provides for purchase by City of needed temporary construction and permanent easements on the Vistra Corp ("Vistra") 107 acre property at 1290 Embarcadero ("Vistra Property" / "Property") for one dollar ($1). The City has valued the easements as worth $200,000, while Vistra has claimed the easements are worth over $6,000,000. The City is involved in litigation with Vistra over the easements, has secured prejudgment possession of the easements, and final trial dates have been set for 2022. The lawsuit would be dismissed if the agreement is approved (after escrow closes), then these legal expenses would cease, and the necessary WRF easements would be sold to City for one dollar ($1).

The shuttered Morro Bay Power Plant ("MBPP") site is also located on the Property. At present the City has the option under a 2004 Agreement with Duke Energy (inherited by Vistra) of purchasing (most of) the Property for one dollar ($1) if Vistra does not demolish the MBPP by October 1, 2033. (See below for discussion of problems associated with ownership of Property.) The agreement amends this Property encumbrance to provide instead that Vistra will pay the City $3,000,000, if by January 1, 2028 the MBPP is not demolished.

Prepared By: ___SC_____ **Dept Review: _____**

City Manager Review: __SC_____ **City Attorney Review: __CFN____**

BACKGROUND

The following section provides summary background information about the Morro Bay Power Plant, and the challenges related to redevelopment of the site. This background information is relevant to this particular City Council discussion, because it helps contextualize some of the key terms of the proposed agreement between the City and Vistra Corp.

A. Morro Bay Power Plant Site

The Morro Bay Power Plant site has sat in its current underutilized state for over 8 years. Once providing energy to hundreds of thousands of homes in the Central Coast and Central Valley areas originally as an oil powered then a natural gas powered plant, the MBPP has been the subject of much discussion among community members, City elected officials and staff, and potential developers since the time Duke Energy purchased the plant from Pacific Gas and Electric (PG&E) in 1998. Duke Energy purchased the natural gas plant following deregulation of the power industry in California with the intent to repower the plant as a gas turbine plant. The repowering effort was unsuccessful for a variety of reasons, including movement in the state to decommission older carbon emitting power plants (see attachment #3 for timeline of the power plant site).



Photo: Vistra Property (inside red boundary)

To date, the site has been partially used in the following ways – Lila Keiser Park, triangle parking lot, harbor and commercial fishing facilities, bike path and other easements provided to the City, and the Marine Mammal Center and the Pacific Wildlife Center have leases on the power plant site to conduct their operations. In addition, there are several environmental sensitive habitat areas (ESHA's). Beyond those areas, the rest of the site has sat unused since the power plant shuttered in 2013. From the outside looking in, the remaining portion of the site that includes the old turbine building, the three 450-foot tall exhaust stacks (stacks), the area surrounding those facilities and the old tank farm site seem to hold much promise for reuse that could benefit the Morro Bay community.



Photo: Morro Bay Power Plant - Turbine Building and Exhaust Stacks

The site in theory has many advantages. It is located near the ocean and Morro Bay waterfront, which are visited by hundreds of thousands of people each year. The remaining structures, in particular the turbine building, seemingly present a blank canvas for incredible redevelopment ideas. It is no surprise then, that over the past 20 years many repurposing ideas for the remaining plant structures and surrounding area have been proposed. Those ideas included converting the turbine building into a museum, art piece, conference center, aquarium, alternative energy hub, university, hotel or scrapping the buildings all together for a park or mixed-use/housing development.

Despite the high level of interest and engagement from the community and developers, the turbine building and three stacks remain and no new purpose for the site has made it past the idea/concept stage. Time and experience have shown there are substantial hurdles to redevelopment of the site.

B. Why Hasn't the Power Plant Site Been Redeveloped?

If the site appears to have so much value and opportunity, why does the site remain primarily unused? Staff believes there are several key reasons why the plant remains in its current state, despite years of consideration and speculation about reuse opportunities and numerous City and plant owner discussions with interested developers with eyes on reusing this unique coastal property.

Potential investors and redevelopers have passed over the Morro Bay Power Plant site (as discussed in more detail below) in part, according to analysis done by City staff, because: it has limited reuse options given a PG&E deed restriction; of the significant cleanup costs to make the site useable for non-industrial uses; the cost to purchase the land; the existing structures which have attracted redevelopment interest are seemingly not reusable without massive investment; and, a $1 option encumbrance (see below) reasonably leaves investors concerned that whatever they may build there could be taken by the City in 2033 with a $1 purchase of the power plant site.

1. PG&E Deed Restriction

A substantial impediment to development is the land restrictions currently in place on the site. When PG&E sold the power plant to Duke Energy in 1998, they recorded a limited use covenant on the

property covering the entire power plant site (see attachment #4). That covenant forbids the plant owner from developing the property for lodging (hotels, motels), hospitals or other health care facilities, day care center for children, park, playground, or other recreational use.

The City's understanding is that covenant was placed on the site based upon potential contaminants related to the plant operations conducted there. Further the California Department of Toxic Substance Control (DTSC) has determined that portions of the site may be limited to industrial use due to shallow groundwater contamination and soil concerns (these issues do not impact the Water Reclamation Facility proposed operations on the plant site). A recent DTSC report is attached (see attachment #5). While precise numbers aren't available, it is believed that remediation costs necessary to remediate the site to the level where non-industrial uses could be considered are in the multi-million dollar range.

2. Shuttered Power Plant and Environmental Issues

Further confounding potential redevelopers seemingly is the remaining power plant structures on the site, primarily the large turbine building and stacks. The turbine building, from the outside looking in, may seem like a wonderful redevelopment opportunity. However, given the PG&E restriction on the site and the vast amount of remediation required to clean it up to be reusable, it reasonably has a conditional and limited value.

In talking with the current owner, Vistra Corp, the turbine building has significant amounts of asbestos and other contaminants inside the facility. The clean-up needed to repurpose the building would likely exceed the value that could be gained from repurposing the facility. It's unclear even if significant funds were invested in the cleanup of the building if it could ever be reused. The same is true for the stacks. They have contamination issues like the turbine building and pose future liability concerns for the power plant site owner. According to Vistra, total demolition of the facilities is much less costly than restoration of the building.

Of course, the stacks also have a tie in with the community, as Morro Bay is often referred to by community members and visitors alike as "3 stacks and a rock."

That all being said, demolition of the building and the stacks (if so desired by the City) provides the power plant owner additional options to repurpose the site. If the turbine building and stacks were to remain in their current unused state, they seem to create impediments to maximizing the potential redevelopment opportunities on that portion of the site.

The stacks remaining could also serve as an impediment to redevelopment, though they certainly could remain as part of a future reuse of the site. However, to gain the greatest potential value from that portion of the property, the building and stacks would reasonably need to be torn down. The City does not have current estimates for tear down costs, but did cite in 2014 that $30 million would be needed to remove those facilities.

3. Development Encumbrance

The last major issue reasonably curtailing reuse of the plant site is the $1 option the City currently holds on the property. As part of an agreement between the City and Duke Energy in 2004, the City retains the ability to purchase the power plant site (not including the PG&E owned parcel – switchyard area) in 2033 should the current plant owner fail to demolish the remaining power plant structures on the site. As noted above, a significant investment would be needed to tear down the remaining structure and stacks, and further investment would be needed to remediate the site to the level where non-industrial uses could be considered. An investment of that magnitude would require a very large return on investment on the future reuse to make it worth it.

In short, potential redevelopers are faced with significant remediation costs and future uncertainty with regard to ownership of the site. These factors appear to have stopped all redevelopment projects concepts in their tracks in the past.

C. Opportunity to Move Forward

Considering the above-mentioned issues, it is clear the power plant site remains an attractive yet challenging puzzle to solve for reuse opportunities. These challenges have resulted in apparently insurmountable barriers for previous potential developers in the early stages, including developers interested in using the facility to convert wave energy into power to connect to the grid, and others who wanted to tear down the remaining structures and build either housing or visitor serving accommodations. Those plans never moved forward apparently for the reasons given above.

However, the current power plant site owner, Vistra, has an idea that Vistra believes could untangle these issues and help address climate change. Vistra has submitted plans to the City to construct the world's largest lithium-ion battery storage project on the power plant site. It is important to note that the proposed battery project is **not** the subject of this Council agenda item. Council is expressly **not** being asked to weigh in on any permit decision, and Council is expressly **not** being asked to provide any approval or disapproval of this proposed project. However, the proposed project serves as a primary impetus for Vista to pursue the City's release of the $1 Option (discussed above), so it's worth briefly outlining what the proposed project is and how it will be reviewed by the City in the future.

The Battery Energy Storage System (BESS) proposed by Vistra would consist of batteries capable of storing 600 megawatts of electric energy and discharging this electricity to the grid for a minimum of four hours. Power would be provided to utility customers by interconnecting to the existing Pacific Gas and Electric (PG&E) switchyard located directly adjacent to the power plant site. The BESS would be located on the 22-acre former tank farm portion of the power plant property. The contemplated project includes three, approximately thirty-foot tall buildings, each of which would house approximately 2,400 battery racks. Each building is proposed to be surrounded by sixty Power Conversion Systems that convert direct current to alternating current. A Vistra presentation on the BESS is available here.

The BESS description above is for information only and the Council will not be taking any action at this meeting in relation to the proposed project described above. The proposed project will continue to be processed by the City's Community Development Department. The project

proposed by Vistra will eventually (if the proposed project continues to progress) need to be scheduled for public hearings by the Planning Commission and City Council, where they would consider and discuss, with community input at noticed public hearings, the proposed project, including a potential Coastal Development Permit and a potential Conditional Use Permit, and statutory compliance with CEQA requirements (presumably an Environmental Impact Report (EIR)).

The proposed battery project does not face the issues that appeared to have stopped previously proposed recreational and commercial redevelopment ideas. The proposed battery project is an industrial use; therefore, it should be consistent with the PG&E deed restrictions. Vistra is also currently going through the DTSC process to ensure the proposed battery project meets DTSC requirements.

At the same time, City has been working with Vistra to obtain easements for the Water Reclamation Facility (WRF) Program for the conveyance and injection well components of the program. The matter was referred to the local superior court in 2020 to help expedite the matter through eminent domain.

The City has valued the easements as worth $200,000, while Vistra has claimed the easements are worth over $6,000,000. The City at this time has secured *prejudgment* possession of the easements (allowing current use of the easements pending a final judgment), and the City has consistently won important pretrial motions. Final trial dates are set for 2022 to determine a final court-ordered monetary value of the easements (if a deal is not reached) and to resolve other legal issues. While the City is hopeful that the court will continue to rule in our favor, it is an expensive endeavor, the lawsuit is not over yet, and in the end a jury possibly could require the City to pay several million dollars for the needed easements.

DISCUSSION

The remainder of the report below discusses a proposed legal agreement between the City of Morro Bay and Vistra Corp, which removes the last apparent significant hurdle for Vistra's reuse idea to move forward for further consideration by the City, and also secures the necessary WRF easements on the Vistra property for one dollar ($1). The agreement could also bring forward potentially large benefits to the community and City as discussed below.

A. Proposed Binding MOU Agreement

At its core, the agreement with Vistra does the following:

1. Vistra sells to City for one dollar ($1) two necessary WRF easements on Vistra Property.

2. Amends 2004 Agreement between City and Duke Energy (the Agreement inherited by Vistra when they purchased the Property), to replace option of City to purchase Vistra Property for one dollar ($1) if MBPP is not demolished by October 1, 2033, with guarantee that City receives $3,000,000 from Vistra (with no strings attached) if MBPP is not demolished by January 1, 2028.

3. Settles the eminent domain lawsuit (San Luis Obispo County Superior Court Case No. 20CV-0127) with each side to bear its own costs and fees.

4. Establishes a good faith non-binding relationship between City and Vistra concerning future redevelopment of the Vistra Property at 1290 Embarcadero where shuttered MBPP is located, subject to Vistra Corp securing (with no predetermination of approval by City) any and all necessary land use entitlements and other governmental approvals.

Note that the MOU if signed by both parties will open a ninety day escrow to complete the transactions in the MOU. Until escrow closes the above items are not final.

B. Agreement Clears Way for Redevelopment of the Morro Bay Power Plant Site

The proposed agreement also addresses a major challenge to future reuse of the power plant site by removing the option of City to purchase the Property for one dollar ($1) if the MBPP is not demolished by October 1, 2033, replaced with a guarantee that City receives $3,000,000 from Vistra if the MBPP is not demolished by January 1, 2028.

As noted above, it is believed Vistra's proposed battery project is not substantially inhibited by the PG&E deed restriction and contamination issues, as it is an industrial use. The proposed agreement also acknowledges Vistra and City's interest in tearing down the old turbine building given its contamination and safety issues, and the significant cost required to repurpose the structure. Striking a deal with Vistra accelerates from 2033 to 2028 the potential dismantling of the turbine building and stacks (leaving open the possibility of the stacks remaining), making the future redevelopment of that portion of the plant site more likely than if the structures remain.

Further, the proposed agreement removes the $1 purchase option for the City, which is a major encumbrance on the plant site (according to many developers) and impediment to Vistra (according to Vistra) investing the $400 million to $600 million to construct the proposed battery project. Vistra, or any other interested developer, seeks as much certainty as possible to make an investment of this size to reuse the property. From the vantage point of any developer, the $1 purchase option potentially creates a threshold of uncertainty to reasonably preclude that investment from being made.

If this proposed agreement does not move forward, the City will have the ability to purchase said property for $1 in 2033. While that may sound like a good deal, the City has limited ability to fund the necessary cleanup of the site to redevelop it for non-industrial uses, and the City does not at present have a clear source of funds to tear down the turbine building and stacks. What would occur in that scenario potentially is no redevelopment would take place on the plant site, and the City could potentially take the liability of the turbine building and stacks, as well as the contamination on the overall site.

Under the proposed agreement, Vistra will need to tear down the turbine building (and stacks if the City desires) by the end of 2028, ***or*** the City will receive $3 million. Vistra has stated their interest in tearing down remaining structures, because of contamination, liability and safety concerns. Tear down also opens up the opportunity for future development opportunities in that location.

This proposed deal provides an opportunity for City Council to have Vistra tear down the remaining power plant facilities at Vistra's expense and have community dialogue about the stacks, given their iconography and community connection. And, if the remaining plant structures are not demolished by 2028, the City receives $3,000,000 free and clear.

C. Agreement Can Lead to Community Benefits

The proposed MOU presents an opportunity for significant community benefit:

1. This deal would end the legal challenges with Vistra related to the WRF program. The City would obtain temporary construction easements and permanent easements to build and operate Indirect Potable Reuse (IPR) system and install pipeline through portions of the Vistra property. The agreement also allows City to complete this important easement purchase for the WRF program for one dollar (compared to City valuation of $200,000, all the way to Vistra's claim of a value of over $6,000,000).

2. **This City Council agenda item does not consider approval or denial of permit(s) to construct a BESS at the MBPP site.** However, the proposed agreement with Vistra removes hurdles inherent with the power plant site for *any* future reuse, whatever that future use may be. At present, Vistra Corp has submitted plans to the City for the battery project, which is in the early stages of review, and also the CEQA process has been initiated. The community can learn more about the proposed battery project by visiting the City's "projects of interest" webpage: https://www.morro-bay.ca.us/842/Current-Planning-Projects. A potential battery project in Morro Bay, of the size desired by Vistra, would power up to 450,000 homes, addressing intermittency/reliability issues related to the electric grid, and help accomplish State of California green energy goals. Pursuant to SB 100, California is required to achieve a 100% clean, zero carbon and renewable energy system for California's electric system by 2045. This could help reduce the impacts of climate change, a particularly critical issue for a coastal community like Morro Bay. The proposed project could also potentially connect with and help facilitate future offshore wind opportunities on the Central Coast.

3. Morro Bay specific community benefit – based on the size of the investment of the proposed battery project and some zoning and planning issues that are anticipated, the City and Vistra contemplate going through a statutory development agreement (DA) process if the proposed project proceeds. In short, a DA opens the door for a wide range of community benefits (which could include things like waterfront infrastructure improvements). That is in addition to increased property tax revenues inherent with the proposed battery project – to SLO County, SLO Coastal School District and the City of Morro Bay. City is projected to receive an additional $400K - $500K per year in increased property tax revenues from Vistra if the proposed battery project is developed.

D. Agreement Provides Opportunity for Community Outreach and Engagement

Given the importance of the power plant site to our community, staff is proposing multiple opportunities for the community to engage. Morro Bay has a rich history of community engagement on a wide range of topics, including the power plant. Staff envision a robust outreach effort related

to the reuse of the plant and a potential battery project. There are a lot of moving pieces with this new technology, and legitimate concerns in the community about impacts, such as public safety and visual impairments, to name a few.

The purpose of conducting a robust outreach effort is to make it easy for the community to understand the proposal and engage in a variety of ways to provide input. There is the normal CEQA process for the proposed battery project and a potential tear down of existing facilities, which would involve the Planning Commission, City Council, and the California Coastal Commission. Further, the City will engage with residents to understand their interest in either tearing down or retaining the stacks (if the potential demolition were to proceed), and other potential reuse of the areas around the turbine building and stacks. Here is a breakdown of community engagement opportunities:

1. Community benefit outreach – in exchange for land use/zoning certainty in a statutory development agreement (if the battery project or other project moved forward), Vistra would provide benefits to the City. Thus, community benefits could be generated from the proposed BESS project under a potential DA. If a DA were pursued, the City will seek input from the community on potential benefits, such as programmatic funding, and/or needed waterfront and transportation infrastructure improvements and preservation of cultural resources, to name a few possibilities.

2. What to do with stacks outreach – we know many members of the community have significant reservations with the stacks staying up, including concerns about safety, visual impacts, and the high cost to maintain them. There are also potentially a large number of residents who feel nostalgia for the stacks. Staff recommends creating a process that provides understanding of the stacks – what they are worth, cost to support them long-term, contamination and safety concerns, etc., and what value they have in remaining to the community. According to the proposed agreement, if Vistra demolishes the MBPP, then Vistra will move forward with tear down of the stacks, unless told otherwise by the City by December 2022.

3. Future use of the remainder parcel outreach – what types of uses should be considered for the rest of the Vistra site? Staff recommends creating opportunities for the community to provide input about the feasibility of various options and work closely with Vistra to understand their interest through the process as well.

4. Engagement in the proposed battery project planning/zoning process – the proposed project (if it continues to move forward) will follow the regular planning development review process, which includes environmental review and public hearings by the Planning Commission and City Council. Community members are encouraged to participate in the process and can follow the review progress by regularly visiting the project webpage.

5. Lastly, given the relatively new technology involved with battery storage and concerns identified by the community, staff recommends that the following considerations help guide the outreach efforts with regard to that potential development and any other future potential redevelopment of the site: community safety, quality of life, economic vitality, environmental

sustainability, the City's financial sustainability, local Native American heritage considerations, balancing community benefits and impacts, and ensuring all interested voices are heard.

CONCLUSION

The proposed agreement between the City of Morro Bay and Vistra provides benefit to the community while also opening the door for redevelopment of the old power plant site. The City will conduct, in concert with Vistra, a robust engagement effort to involve the community in discussing important aspects of the power plant site and future potential redevelopment opportunities. Therefore, staff recommends that City Council approve the MOU.

ATTACHMENTS

1. PowerPoint Presentation
2. Memorandum of Understanding between Vistra Corp. and the City of Morro Bay
3. Morro Bay Power Plant major event's timeline
4. PG&E Restrictive Covenant
5. DTSC December 2020 report on the Morro Bay Power Plant
6. Link to Vistra proposed lithium battery project presentation – https://www.morro-bay.ca.us/CivicAlerts.aspx?AID=2607
7. Link to Planning Page for the Proposed Battery Project – https://www.morro-bay.ca.us/842/Current-Planning-Projects
8. Frequently Asked Questions

Attachment 1 *draft*

Morro Bay Power Plant Stacks – facts and figures

Community Forum by the City of Morro Bay

Key objectives:

- Provide timely information and opportunities for community members to gain insights from which to develop informed points of view about the future of the Stacks.
- Offer multiple ways for the public to participate.
- Enable thoughtful and timely consideration of the issue.

Draft agenda (subject to revision):

6:00-7:30 p.m., Wednesday, September 8, 2021

Welcome – City Vistra Subcommittee (Mayor Headding and Councilmember Addis)
Origin and uses of the Stacks—long-term City employee [3 mins.]
Current condition of the Stacks – DTSC, APCD, Vistra [20 mins.]
Considerations for the future of the Stacks – Vistra and Coastal Commission [20 minutes]
Questions and answers [20 minutes]
Next steps

Format: (a) facilitated Zoom session with Q&A, chat, and polls for organized discussion, broadcast on Facebook live, (b) digital copy of presentation and recording posted on website, (c) brief talking points for Council members to share with community organizations for continued dialogue, (d) expanded FAQs online to respond to public queries, and (e) use of POLCO tool to invite comments on choices.

Attachment 2
Key Questions for Presenters on Stacks

Topic	Key questions
Origin and role of stacks (with photos)	1. How did the stacks come about? 2. How have they changed over time? 3. What sources of information are available about them?
Current condition of stacks (include video clips of site visits)	1. Can the City enlist federal, state, or local agencies to require clean up of the site? 2. Do the stacks serve any functional purpose at this time? 3. What is the current condition of the stacks? Are there assessments on the condition and the hazardous materials within them? 4. What are the annual costs to maintain the stacks? Is there a point in time when those costs will rise significantly, or are any major repairs planned in the near future to maintain them? 5. What are estimates of the life of the stacks? 6. What are estimates of the cost to remove the stacks? 7. If the stacks were removed, how would it be done to protect public health and safety and minimize disruption to residents, businesses, visitors, etc.? 8. What is the estimated cost of removing the stacks and (a) remediating to industrial use or (b) remediating to visitor-serving uses? 9. What can we learn from where stacks were retained (e.g., Baltimore) or taken down (e.g., Carlsbad)? 10. What opportunities does Vistra envision for that area if the stacks and generation building are removed? On the flip side, do you see any potential functional use of the stacks and/or generation building if they were to remain?

Considerations for future of stacks	1. If the City asks that the stacks remain, what would Vistra do with them? 2. Are there other uses of the stacks consistent with current limitations on industrial uses of the land that would be possible and what would be needed to realize such potential?

City of Morro Bay

Building Division
955 Shasta Avenue
Morro Bay, CA 93442
805-772-6261

MEMORANDUM

To: Scott Collins, City Manager

From: Scot Graham, Community Development Director

Date: October 20, 2021

Subject: Public and Planning Commission input from the October 19, 2021 PC meeting Business Item Discussion Regarding the Future of the Morro Bay Power Plant Stacks

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The information provided below is taken from both public and Planning Commission (PC) input received at the PC meeting of October 19, 2021 regarding potential future removal/demolition of the Morro Bay Power Plant stacks. Input from the PC is based on individual comment and not consensus or recommendation.

Public Input

- Stacks are comprised of high carbon intensive materials. City should conduct a greenhouse gas emissions life cycle analysis related to demolition of the stacks.
- Stack could be repurposed and utilized as observation towers
- If City choose to demolish stacks, the identity of the stacks should be preserved in some manner
- City should develop a masterplan that addresses what should be done with the stacks
- Stacks represent an extraordinary opportunity for the City. Smokestacks can showcase the community and help assist in investment in the community.
- City should focus more on the types of uses that would work well on the site and in conjunction with the stacks
- Development of the site could transform the waterfront. City should look to other countries that have reimagined their waterfronts.
- Consider temporary uses at the site to energize the area
- Making a decision on the stacks should not come before completion of the required masterplan.
- Are the stacks a historical resource? Has the City's historical society weighed in on the stacks.
- Plan Morro Bay and the associated EIR don't address demolition of the stacks
- Stacks are contaminated and need to be taken down
- There is no benefit to keeping the stacks.
- Stacks are too costly to maintain

- Stacks are not a significant City landmark
- Stacks should be looked at from a sustainability aspect. City should consider embodied carbon in relation to the demolition of the stacks. Better to look at the lifecycle of the stacks where consideration can be given to carbon emission associated with construction, use and demolition of the stacks to allow for a more informed decision.
- Adaptive reuse of the stacks could save 50% to 75% of embodied carbon

Planning Commission Input

- Don't rush into a decision on the stacks
- City is in the process of rebranding itself as a sustainable city with the windfarm and battery projects. This calls for a more energy efficient and sustainable solution
- Consideration of what to do with the stacks should be in the context of larger Harbor Walk discussion.
- These types of artifacts are often saved and incorporated into redevelopment projects.
- Stacks represent a portion of the history of the City and could serve as a tourist draw
- City should consider what to do with the stack through the larger masterplan process
- You can look to Europe for examples of how to incorporate stacks into a reimaging of the waterfront
- Could create a viewing platform on the stacks where you might be able to see the future windfarm project.
- We should verify the costs to maintain and preserve the stacks
- Costs for preservation of stacks may actually be underestimated and will likely increase over time
- Maybe the City could utilize bricks from the stacks or other material for use in redevelopment of the area to preserve some of the history.
- Historically, the plant and stacks were built on a Native American cemetery and is that something we want to preserve from a historical standpoint
- Hard to pass on the opportunity to have someone else take on the cost of demolition of the stacks
- The longer we wait to preserve our history the less of history we have to preserve
- This is an enormous decision and it should not be made too quickly. We should hire consultants to evaluate the stacks and what could be done with them, including whether they are contaminated, cost of demo and cost of preservation.
- The stacks could be connected and we could add an elevator to provide access to a viewing platform
- Historic preservation and repurposing are a major industry worldwide
- Should consider how many more visitors our community can accommodate. Whatever the solution it needs to fit Morro Bay.
- We can help council with the decision

AGENDA NO: C-2

MEETING DATE: October 26, 2021

Staff Report

TO: **Honorable Mayor and City Council** **DATE: October 19, 2021**

FROM: **Scott Collins, City Manager**
Sarah Johnson-Rios, Assistant City Manager / Admin Services Dir.

SUBJECT: **Adopt Resolution No. 72-21 Awarding Fiscal Year 2021-22 Community Grants**

RECOMMENDATION

Staff recommends the City Council:

1. Adopt Resolution No. 72-21, awarding Community Grants for Fiscal Year 2021-22, outlining adjustments, if any, consistent with the Community Grants Policy and American Rescue Plan Act ("ARPA") funding requirements; and
2. Authorize the City Manager to enter into agreements with all grantees, reviewing and adjusting insurance requirements on a case-by-case basis, in coordination with California JPIA and City Attorney's Office, depending on the level of risk associated.

ALTERNATIVES

City Council may choose to:

1) Adjust the funding recommendations for some or all of the applicants,
2) Seek additional review by City staff.
3) Choose not to fund any of the requests.
4) Provide other direction as appropriate.

FISCAL IMPACT

The Adopted Fiscal Year (FY) 2021-22 Budget includes $25,000 in General Fund and $25,000 in ARPA Funds for this purpose. Staff will need to submit reporting information associated with ARPA-funded grants; there is a slim possibility that if those awards are deemed ineligible, the City would need to backfill that funding with General Fund dollars, though that is not anticipated.

BACKGROUND

Grants and Council bequests are a mechanism by which the City Council and City of Morro Bay can assist non-profit and other government agencies in providing direct or indirect services to the Morro Bay residents and communities. The City Council annually allocates grant funds to various community groups and organizations. The bequests have ranged from a total of approximately $7,000 in FY 2015-16 up to $15,000-$20,000 in more recent years, with a hiatus in FY 2020-21 due to fiscal impacts of COVID-19 on the City's finances.

The Government Finance Officers Association (GFOA) recommends that governments develop formal grant policies to outline criteria for awarding government funds, and requirements for reporting

Prepared By: ___SJR_____	**Dept Review: ___SJR___**
City Manager Review: __SC_____	**City Attorney Review: __CFN____**

back on use of grants funds. Council adopted a Community Grants Policy in 2019 (Resolution 67-19) that provides guidance for the program and outlines contract and reporting requirements for grantees.

In the current FY 2021-22 budget year, Council adopted the City's budget in June, and included up to $50,000 total for community grant awards, comprised of $25,000 of General Funds and $25,000 in federal funds from the ARPA.

The City accepts funding requests which are then presented to the City Council during the budget development process. Council then votes to allocate available funding per the requests. Following adoption of the City's budget, staff provides awarded entities with notification that the City Council has awarded funding and also indicates that the City would like follow-up reporting back in both January and July, via e-mail, on the benefits/services provided, number of clients served and anticipated upcoming work to be done. The award notification letter also indicates that the entity is to report to City Council in March or April regarding program accomplishments.

DISCUSSION

On July 15, 2021, the City published notice that grant applications would be accepted through August 13. The City Manager asked a committee of three community members to serve on a Community Grants Review Committee to review applications in September-October. The committee members (Marlys McPherson, Homer Alexander and Dawn Beattie) are not formally associated with any of the applicants and were instructed to use the criteria in the grants policy to formulate their recommendations. They also evaluated applications for eligibility for COVID-19 funds, given that organizations will most likely need to demonstrate economic impact from COVID-19 in the City's reporting documentation for ARPA funds (reporting details are still being developed by the U.S. Treasury Department).

The Community Grants Review Committee recommends the following grant awards for FY 2021-22. Their recommendation is outlined in much greater detail in Attachment 2.

Staff does not have any concerns with the Committee's recommendations and seeks Council direction on the proposed awards.

Organization	Amount Requested	Regular Community Grant (Gen Fund)	COVID-19 Impacted Grant (ARPA Funds)
Morro Bay Beautiful, Morro Bay Puzzle Project	$ 5,000	0	0
Morro Bay Maritime Museum, Kids Cove	$ 7,000	$ 5,000	0
Ecologistics, Inc., CO2 Monitoring Devices	$ 5,000	0	0
Senior Nutrition Program	$ 5,000	0	$ 7,500
Morro Bay in Bloom, Inc.	$ 8,000	$ 6,500	
By the Sea Productions	$ 8,344	0	$ 8,000
Community Foundation of Estero Bay, Inc.	$ 5,000	$ 2,000	0
SCORE, Free Business Marketing	$ 1,000	$ 1,000	0
5 Cities DBA Diversity Coalition, Community Diversity Education & Training Program	$ 5,000	$ 4,000	0
Estero Bay Kindness Coalition, Bags of Love	$ 5,000	$ 3,000	$ 4,500
Clear Bin, Clear Bin App	$20,000	0	0
Morro Bay Art Association, Art Center MB	$ 5,000	0	$ 5,000
Morro Bay Senior Citizens, Inc., Lobby Remodel	$ 5,117	$ 3,500	0

Total	$84,461	$25,000	$25,000

The Community Grants Policy requires that the funded applicant provide appropriate insurance and workers compensation coverage as well as sign a Community Grant agreement outlining the terms of the grant award and further indemnifying the City. The Community Grants Review Committee suggested that staff evaluate insurance requirements, which may be cost prohibitive to nonprofit organizations. Staff seeks Council authorization to review and adjust insurance requirements on a case by case basis based on the type of funding request and level of risk associated with the activity, in coordination with California JPIA and the City Attorney's office.

CONCLUSION

Awarding these Community Grants for FY 2021-22 represents a doubling of funding from the City to community nonprofits, made possible by COVID relief funds. This will allow several nonprofit organizations to continue work to benefit the Morro Bay community.

ATTACHMENTS:

1. Resolution No. 72-21
2. Community Grant Review Committee Memo
3. Community Grant Applications

RESOLUTION NO. 72-21

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
APPROVING AWARD OF FY 2021-22 COMMUNITY GRANTS**

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

WHEREAS, grants and Council bequests are a mechanism by which the City Council and City of Morro Bay can assist non-profit and other government agencies in providing direct or indirect services to the Morro Bay residents and communities; and

WHEREAS, the Morro Bay City Council annually allocates grant funds to various community groups and organizations; and

WHEREAS, in the current FY 2021-22 budget year, Council adopted the City's budget in June, and included up to $50,000 total for community grant awards, comprised of $25,000 of General Funds and $25,000 in federal funds from the American Rescue Plan Act (ARPA); and

WHEREAS, the City solicited grant applications from local nonprofits and asked a Community Grants Review Committee to review those applications consistent with the Community Grants Policy guidelines and the Committee provided recommendations to Council to make funding awards that are anticipated to have a positive impact on the community of Morro Bay.

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

1. The following Community Grant awards for F 2021-22 are hereby approved:

Organization	Regular Community Grant (Gen Fund)	COVID-19 Impacted Grant (ARPA Funds)
Morro Bay Maritime Museum, Kids Cove	$ 5,000	0
Senior Nutrition Program	0	$ 7,500
Morro Bay in Bloom, Inc.	$ 6,500	
By the Sea Productions	0	$ 8,000
Community Foundation of Estero Bay, Inc.	$ 2,000	0
SCORE, Free Business Marketing	$ 1,000	0
5 Cities DBA Diversity Coalition, Community Diversity Education & Training Program	$ 4,000	0
Estero Bay Kindness Coalition, Bags of Love	$ 3,000	$ 4,500
Morro Bay Art Association, Art Center MB	0	$ 5,000
Morro Bay Senior Citizens, Inc., Lobby Remodel	$ 3,500	0
Total	$25,000	$25,000

2. The City Manager is hereby authorized to execute agreements with all grantees, reviewing and adjusting insurance requirements on a case-by-case basis in coordination with California JPIA and the City Attorney's Office depending on the level of risk associated.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 26th day of October 2021 on the following vote:

AYES:
NOES:
ABSENT:

_____
JOHN HEADDING, Mayor

ATTEST:

_____
DANA SWANSON, City Clerk

October 15, 2021

TO: Scott Collins

FROM: The Citizens Community Grants Review Committee

The citizens committee to review the City's Community Grant applications has met to review the final application submitted, the federal guidelines for COVID-19 impact grants, and the staff recommendations. We understand there are two sources of funds: the regular community grant allocation of $25,000 and an additional $25,000 to be allocated to community organizations suffering serious impacts from COVID-19 that meet federal guidelines. Here are the committee's recommendations for funding:

Organization	Amount Requested	Regular Community Grant	COVID-19 Impacted Grant
Morro Bay Beautiful, Morro Bay Puzzle Project	$ 5,000	0	0
Morro Bay Maritime Museum, Kids Cove	$ 7,000	$ 5,000	0
Ecologistics, Inc., CO2 Monitoring Devices	$ 5,000	0	0
Senior Nutrition Program	$ 5,000	0	$ 7,500
Morro Bay in Bloom, Inc.	$ 8,000	$ 6,500	
By the Sea Productions	$ 8,344	0	$ 8,000
Community Foundation of Estero Bay, Inc.	$ 5,000	$ 2,000	0
SCORE, Free Business Marketing	$ 1,000	$ 1,000	0
5 Cities DBA Diversity Coalition, Community Diversity Education & Training Program	$ 5,000	$ 4,000	0
Estero Bay Kindness Coalition, Bags of Love	$ 5,000	$ 3,000	$ 4,500
Clear Bin, Clear Bin App	$20,000	0	0
Morro Bay Art Association, Art Center MB	$ 5,000	0	$ 5,000
Morro Bay Senior Citizens, Inc., Lobby Remodel	$ 5,117	$ 3,500	0
Total	$84,461	$25,000	$25,000

Here is how we came to our decision and the rationale for our recommendations.

We used the evaluation criteria established by the City Council, namely:

--The non-profit status of the organization.
--The number of citizens within the community that will benefit directly by the expenditure as well as the ratio of Morro Bay residents served to the total number of individuals served.
--Adherence to stated policies of the City of Morro Bay.
--Whether or not a public need will go unmet without the contribution.
--The degree to which the cause has been recognized as a contribution to the community.
--Whether or not the contribution could expose the City to liability.

--The amount of the request.
--The degree to which the members of the organization have engaged in fundraising activities.
--Whether or not the organization has applied for funding from other San Luis Obispo County cities.

In addition, we considered how great the need for the proposed project was, whether the proposal clearly specified what the funds would be used for, and whether it qualified for the monies specifically allocated for COVID-19 impact projects.

We do not recommend funding for the Clear Bin project and the Morro Bay Beautiful Puzzle Project because they do not meet the policies established by the City Council. The Clear Bin project is not eligible for funding because it is not sponsored by an incorporated tax-exempt nonprofit corporation (IRS 501-C) or another government entity. The Morro Bay Beautiful Puzzle Project does not meet the Community Grants Policy approved by the Council, namely that "funds will not be allocated to support an organization's fund-raising event or activity." The Puzzle Project is designed to raise money for the organization.

We did not recommend funding for the Ecologistics, Inc. CO2 monitoring project because we did not feel qualified to assess the need for additional monitoring devices (the City has already funded hand-held air monitors). The proposed project is unable to proceed without the grant Ecologistics has submitted for a CAL EPA Environmental Justice small grant in the amount of $50,000. We recommend waiting to see if the CAL PCA approves this grant. Should the Council wish to demonstrate support, project funding should be comparable to what the County has provided ($600) since the project monitors the air quality in both Morro Bay and Los Osos. The state EPA is better qualified to determine the value of the project.

We recommended full (or nearly full) funding for the projects we believe provide the greatest benefit to the community and that have demonstrated the organizational capacity to manage the project. These projects include: the Senior Nutrition Program, the Estero Bay Kindness Coalition, By the Sea Productions, SCORE, and the Morro Bay Art Association.

We recommended partial funding for the remaining projects: the Morro Bay Maritime Museum, Morro Bay in Bloom, the Community Foundation of Estero Bay, Inc., the 5 Cities DBA Diversity Coalition, and the Morro Bay Senior Citizens, Inc.

We recommend $5,000 in funding for the Morro Bay Maritime Museum Kids Cove project and $6,500 for Morro Bay in Bloom because these were larger requests, and the committee felt a reduction was appropriate, given the relative priority of these projects.

The Community Foundation of Estero Bay, Inc. raises money to pay for the recreational services provided by the City for underprivileged youth. Hence, the funds awarded under this grant will be returned to the City's Recreational Department. Therefore, we recommend a lesser amount ($2,000).

In the case of the 5 Cities Diversity Coalition project, the committee reduced the amount of funding to $4,000 since the speakers are shared throughout the County and we felt that was an appropriate level for Morro Bay to contribute.

There is an apparent error in the budget submitted by the Morro Bay Senior Citizens, Inc. for the lobby remodel project. The total budget appears to be $7,198, not $10,233 as stated in the application, so the recommended funding was reduced accordingly.

It should be noted that the committee is recommending monies in excess of the amount requested for both the Senior Nutrition Program and the Estero Bay Kindness Coalition ($2,500 more to each of them). We believe the services provided by these two organizations – food for senior citizens and children in poor families – are of the highest priority. Also, these two qualify for the COVID-19 funds, which several applications do not.

The committee also makes these suggestions:

- Review the grant certification page and add a check-off for whether the organization filed a form 990 for the previous year, as well as the date the IRS determined the organization's tax status.
- Consider redoing the contract, which contains requirements that would disqualify most of these organizations from receiving City funds, e.g., the workers comp insurance.

Thank you for seeking community input on this. The committee members are grateful to have been involved.

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

COVER PAGE

Application No.	Business Name	Project Name
1	Morro Bay Beautiful	Morro Bay Puzzle Project
2	Morro Bay Maritime Museum	Kids Cove
3	Ecologistics, Inc	CO2 Baseline Measuring-Morro Bay Estuary
4	Senior Nutrition Program	Senior Nutrition Program
5	Morro Bay in Bloom, Inc	Median Project/Ongoing Projects/Morro Bay in Bloom
6	By the Sea Productions	By the Sea Production
7	Community Foundation of Estero Bay, Inc	Community Foundation of Estero Bay, Inc
8	SCORE	Free Business Marketing
9	Five Cities Diversity Coalition DBA Diversity Coalition	Community Diversity Education & Training Program
10	Estero Bay Kindness Coalition	Bags of Love
11	Clear Bin	Clear Bin App
12	Morro Bay Art Association	Art Center Morro Bay
13	Morro Bay Senior Citizens Inc.	Improvements to Morro Bay Senior Center Lobby

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CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

RECEIVED
City of Morro Bay
JUL 27 2021
Administration

Project: Project/Program: Morro Bay Puzzle Project

Program Manager: Ann Reisner

Agency: Name of Agency: Morro Bay BEAUTIFUL

Site Address: P.O. Box 1522
Morro Bay, CA 93443

Telephone Number: 805 772 8117

Web Address: morrobaybeautiful.org

Name of Executive Director: None

COVID-19 IMPACTS

Did your organization experience a negative impace due to COVID-19 that you could document (e.g. reduction in revenues, expenditures on PPE or other COVID-related purchases, etc)?

☐ Yes (please attach documentation)
☑ No

*Note: You may attach additional pages if necessary

Project Description: Provide brief description of agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.

Morro Bay BEAUTIFUL is sponsoring the project and the associated community celebratory event.The first project element was the commissioning of original art of Morro Bay by famed folk artist Eric Dowdle, and the creation of a special puzzle from that art, dedicated to Morro Bay. The next element is the scheduled September 11 2021 celebration event, for which 350 community attendees is planned. The event celebrates Morro Bay's founding 150 years ago, as well as recognizing 9/11 and our first responders, and celebrates the Morro Bay puzzle project by having the artist unveil the original art for the puzzle. The final element is the domestic and international sales of these beautifully packaged puzzles, and through the puzzle, the exposure to Morro Bay by thousands of people for years to come. The community at large benefits from the celebratory event, and the City and the community benefit economically from exposure to Morro Bay by thousands of puzzle buyers, and the subsequent promotion of Morro Bay tourism. Morro Bay BEAUTIFUL and Ann Reisner are responsible for the event, and for promotion of the puzzle project.

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

I. AGENCY INFORMATION

A. General Information

Grant Request Amount: $5,000.00

General Organization Information	
Organizations Name:	Morro Bay BEAUTIFUL, Inc.
Year Established:	1981
Board Roster	Karen Aguilar, Cindy Sutter, Roy Cinowalt, Ann Reisner
Number of Paid Full-Time Employees	None
Number of Paid Part-Time Employees	None
Most recent financial statements (or copy of your last tax return (IRS 990)	

Mailing Information	
Street Address:	P.O. Box 1522
City:	Morro Bay
State:	CA
Zip:	93443

Contact Person	
Title:	Ann Reisner
Phone Number:	805 772 8117
E-mail:	4areisner@charter.net

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

Insurance/Tax Information	
Federal Employer Tax Number	95-3694768
State Employer Tax Number	
Name of Program	MB Founding, First Responders, and Puzzle Celebration
IRS Determination Letter (approval of 501(C) Status	
Name of Executive or CEO	Karen Aguilar, President
Name of Board Chairperson or President	Ann Reisner, Board Member

Please answer the following questions:

1. Does the agency have a not-for-profit incorporation status in the State of California?

   Yes

2. How long has the agency been in operation?

   Since 1981

II. COMMUNITY NEED STATEMENT

A. Community Need: Describe briefly the demonstrated need in the Morro Bay community for the program. Cite data sources as appropriate.

The 150th anniversary of the 1870 founding of Morro Bay is an event to be celebrated, and an opportunity for the community to gather in celebration. Additionally, a community remembrance of 9/11 is essential, as is formally recognizing our first responders. Also, the September 11 2021 celebratory event includes the unveiling of the original puzzle art by the artist, introducing the Morro Bay puzzle to the community, and featuring a video of Morro Bay created by the artist.

The Dowdle Folk Art company's long established record of assertively marketing puzzles that commemorate and celebrate both U.S. and international sites and cities ensures that thousands of domestic and international puzzle buyers will now be exposed to the unique beauty and charms of Morro Bay. This in turn leads to increased tourism for Morro Bay, benefiting local business and feeding the City coffers, which directly benefits the community.

B. Program Narrative: Please provide your agency's Mission Statement and Goals, brief history, programs and population(s) served, organizational structure and experience with proposed grant activities. If your organization provides programs countywide, indicate the percentage of Morro Bay residents served.

Morro Bay BEAUTIFUL is celebrating 40 years of serving the community
1981 ~ 2021

Morro Bay BEAUTIFUL has operated as a not-for-profit, volunteer organization, for the purpose of preserving and enhancing the beauty of Morro Bay, California.

We are truly a grass-roots organization, with the vast majority of our projects originated, funded, and executed by our members.

C. Local Challenges: What local challenge or need does this grant address? How will Morro Bay residents and residents of adjacent areas and or countywide benefit? How will all eligible participants have the opportunity to participate in the program?

Morro Bay tourism is a critical element of the City's and the community's economic engine. The Morro Bay puzzle project and public exposure to the puzzle directly benefits the City of Morro Bay in terms of recognition and tourism, and by extension benefiting the community economically. The planned September 11, 2021 event brings the community together to celebrate the 150th founding of Morro Bay, and to remember 9/11 and those that fell, and provides an excellent opportunity to recognize and express appreciation for Morro Bay's first responders. Additionally, the unveiling of the Morro Bay puzzle original art kicks off the public's access to the puzzle.

The event is open to the public, and the purpose of the requested grant is to promote and fund the event, and to purchase more puzzles to sell (wholesale cost for 2,000 puzzles is $17,000).

D. Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

Morro Bay BEAUTIFUL is sponsoring the project and the associated community celebratory event.The first project element was the commissioning of original art of Morro Bay by famed folk artist Eric Dowdle, and the creation of a special puzzle from that art, dedicated to Morro Bay. The next element is the scheduled September 11 2021 celebration event, for which 350 community attendees is planned. The event celebrates Morro Bay's founding 150 years ago, as well as recognizing 9/11 and our first responders, and celebrates the Morro Bay puzzle project by having the artist unveil the original art for the puzzle. The final element is the domestic and international sales of these beautifully packaged puzzles, and through the puzzle, the exposure to Morro Bay by thousands of people for years to come. The community at large benefits from the celebratory event, and the City and the community benefit economically from exposure to Morro Bay by thousands of puzzle buyers, and the subsequent promotion of Morro Bay tourism. Morro Bay BEAUTIFUL and Ann Reisner are responsible for the event, and for promotion of the puzzle project.

E. Previous Funding: If your organization has received previous funding from the City of Morro Bay for the proposed project (within the last year), please provide the outcomes in measureable terms and a case example of the grant impact.

No previous City of Morro Bay funding for the proposed project.

F. Collaborative Requests: If a collaborative request, please provide a description of prior collaborative activies, and proposed responsibilities of collaborative members.

Morro Bay Seniors have been solicited to assist with event cake and beverages. The White Caps have been solicited to provide live music. The Lions Club has been solicited to decorate the Community Center auditorium. Rotary has been requested to help with event set up, clean up and with auditorium break down (we are awaiting confirmation from Rotary).

III. PROGRAM FISCAL INFORMATION

*Please note that the total city funds available for grants this year is $50,000.

A. Program Budget

Please complete the following summary tables to reflect the budget for your organization and program. All amounts should be rounded to the nearest dollar. Alternatively, please attach single page revenue/expense summary sheets for the program for which funds are requested and a separate summary for the organization.

Budget Summary

Budget Data	FY 2021/22	FY 2019/20
Morro Bay grant funding	Requested: 5,000.00	Received:
Total **Program** budget	$500.00 approximately	$
Total **Organization** budget	$57,000.00 event only	$

Funding Summary

Revenue Source	FY 2021/22 Program Budget
Morro Bay grant: $5,000	$
Other municipal funding (please specify:)	$
County funding (please specify:)	$
State funding (please specify:)	$
Federal funding (please specify:)	$
Fees for services $200	$
Donations $100 from Red Davis, $200 Jeff Heller	$
Reserve contingency fund None	$
All other sources (please specify:) Oringinal puzzle art $40K: MBB $10K, Reisner $20K, Epperly $10K	$
Total	$

Organization Contracts--Has your organization ever had funds withdrawn or a contract terminated for cause, unsatisfactory performance, or questionable costs on any financial statements or audit? If so, please describe.

B. **Travel Expense Disclosure**--If Community Grant funds are to be used for staff travel expenses, please describe.

None

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date: July 21, 2021

Morro Bay BEAUTIFUL
Organization Name

Karen M. Aguilar
Executive Director

Karen Aguilar, President
(Print Name)

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CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

PAID
City of Morro Bay
AUG 13 2021
1:00pm
City Hall

Project: Project/Program: Morro Bay Maritime Museum "Kids Cove"

Program Manager: Scott Mather/Bonnie Jones

Agency: Name of Agency: Central Coast Maritime Museum Assoc. DBA Morro Bay Maritime Museum

Site Address: 1210 Embarcadero, Morro Bay, CA 93442

Telephone Number: (805)225-5044

Web Address: www.morrobaymaritime.org

Name of Executive Director: Scott Mather/President

COVID-19 IMPACTS

Did your organization experience a negative impact due to COVID-19 that you could document (e.g. reduction in revenues, expenditures on PPE or other COVID-related purchases, etc)?

X Yes (please attach documentation) The Morro Bay Maritime Museum lost approximately $10,000 due to Covid-19 closure. This number would have been larger but we held 3 BBQ drive thru dinners which earned approximately $7,000.

☐ No

*Note: You may attach additional pages if necessary

Project Description: Provide brief description of agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.

The goal of the Morro Bay Maritime Museum is to stay true to our mission of providing an educational venue for history, science and technology and to do so in an exciting way. We are proposing to build an interactive children exhibit area "The Kids Cove," based on the STEM educational principles. This would include but not be limited to a knot tying station display to teach knot tying and explain the benefits and purpose of different knots, a display on leverage and purchase power lifting identically weighted items with multiple shived block and tackle arrangements, and an operational display with the Tugboat ALMA's 1927 hand powered diaphragm bilge pump. It would also include our new geocaching game display that is presented in an historical perspective and our one man deep sea submersible bathysphere, which has been a huge success with families.

MORRO BAY MARITIME MUSEUM
Income and Expense
January through December 2020

	TOTAL	
Ordinary Income/Expense		
Income		
4041 · Fundraiser Income		
4043 · 2021 Fundraisers	1,245.00	
4042 · 2020 Fundraisers	6,035.00	
Total 4041 · Fundraiser Income		7,280.00
4000 · Donations		
4010 · General	34,857.92	
4015 · Brick Program	11,500.00	
4025 · Iron Ranger	237.75	
4026 · Outside Box	867.50	
4037 · Restricted /Sponsored	6,000.00	
4040 · Kelsey Alma Red Wine	372.00	
Total 4000 · Donations		53,835.17
4060 · Memberships		7,825.00
4070 · Program Income		1,285.00
4080 · Merchandise Sales		
4085 · Taxable	14,244.91	
4090 · Nontaxable	82.50	
Total 4080 · Merchandise Sales		14,327.41
4095 · Tours		
4096 · Private	233.00	
4097 · Crash Boat Tours Income	1,190.00	
Total 4095 · Tours		1,423.00
4200 · Interest		3.17
Total Income		85,978.75
Expense		
5305 · 2020 Fundraisers		1,711.40
5000 · Bank Charges		20.00
5015 · Brick & Bench Program		5,185.48
5045 · Contract Services		
5047 · Accounting Fees	3,395.00	
5050 · Outside Contract Services	1,400.00	
Total 5045 · Contract Services		4,795.00
5100 · Kelsey Wine		643.50
5200 · Merchandise		10,391.28
5205 · Montebello		3,250.00
5215 · Paypal Charges		42.30
5225 · Square Charges		381.56
5250 · Land Improvements		16,410.69
6000 · Operations		
6010 · Business Registration Fees	45.00	
6015 · Books, Subscriptions, Reference	90.43	
6020 · Display/Exhibit	4,757.00	
6025 · Dues & Subscriptions	495.00	
6030 · Electric	449.31	
6035 · Facilities and Equipment	1,073.51	
6040 · Gifts	507.25	
6045 · Insurance	2,302.38	
6050 · Internet/Phone	1,199.74	
6060 · Postage / PO Box	274.58	
6065 · Printing and Copying	816.19	
6070 · Promotion	380.00	
6075 · Repairs & Maintenance	1,405.00	
6080 · Supplies	719.75	
6085 · Taxes	10.00	
6093 · Water	738.40	

MORRO BAY MARITIME MUSEUM
Income and Expense
January through December 2020

	TOTAL
6095 · Website	396.16
Total 6000 · Operations	15,659.70
Total Expense	58,490.91
Net Ordinary Income	27,487.84
Net Income	27,487.84

MORRO BAY MARITIME MUSEUM
Income and Expense
January through December 2019

	TOTAL
Total 6086 · Tours Expense	5,816.92
6091 · Volunteers	29.06
6093 · Water	254.00
6095 · Website	509.12
Total 6000 · Operations	27,426.88
Total Expense	63,448.47
Net Ordinary Income	37,164.93
Net Income	37,164.93

MORRO BAY MARITIME MUSEUM
Income and Expense
January through December 2019

	TOTAL	
Ordinary Income/Expense		
Income		
4000 · Donations		
4010 · General	32,828.50	
4015 · Brick Program	11,840.00	
4025 · Iron Ranger	166.00	
4030 · Montebello Model	1,000.00	
4037 · Restricted /Sponsored	5,000.00	
4040 · Kelsey Alma Red Wine	5,999.14	
Total 4000 · Donations		56,833.64
4060 · Memberships		1,785.00
4070 · Program Income		1,725.00
4080 · Merchandise Sales		
4085 · Taxable	29,615.39	
4090 · Nontaxable	82.50	
Total 4080 · Merchandise Sales		29,697.89
4095 · Tours		
4096 · Private	140.00	
4097 · Crash Boat Tours Income	10,428.00	
Total 4095 · Tours		10,568.00
4200 · Interest		3.87
Total Income		100,613.40
Gross Profit		100,613.40
Expense		
5220 · Container expenses		808.53
5100 · Kelsey Wine		920.40
5015 · Brick & Bench Program		3,472.76
5025 · Charitable donations		1,312.50
5045 · Contract Services		
5047 · Accounting Fees	760.00	
5050 · Outside Contract Services	1,800.00	
Total 5045 · Contract Services		2,560.00
5200 · Merchandise		16,019.77
5205 · Montebello		10,203.29
5215 · Paypal Charges		49.42
5225 · Square Charges		674.92
6000 · Operations		
6015 · Books, Subscriptions, Refere...	40.00	
6020 · Display/Exhibit	5,065.35	
6025 · Dues & Subscriptions	845.00	
6030 · Electric	451.53	
6035 · Facilities and Equipment	4,330.40	
6040 · Gifts	1,000.00	
6045 · Insurance	2,368.20	
6050 · Internet/Phone	824.78	
6055 · Licenses & Permits	100.00	
6060 · Postage / PO Box	209.00	
6065 · Printing and Copying	1,671.80	
6070 · Promotion	1,862.18	
6075 · Repairs & Maintenance	533.96	
6080 · Supplies	1,476.58	
6085 · Taxes	39.00	
6086 · Tours Expense		
6087 · Crash Boat Tours Expense	5,816.92	

MORRO BAY MARITIME MUSEUM
Income and Expense-Quarterly
January through July 2020

	Jan - Mar 20	Apr - Jun 20	Jul 20
Ordinary Income/Expense			
Income			
4000 · Donations			
4010 · General	3,826.45	3,134.99	6,583.00
4015 · Brick Program	2,625.00	3,625.00	1,000.00
4025 · Iron Ranger	0.00	65.00	4.00
4026 · Outside Box	0.00	27.00	53.00
4037 · Restricted /Sponsored	6,000.00	0.00	0.00
4040 · Kelsey Alma Red Wine	372.00	0.00	0.00
4000 · Donations - Other	50.86	0.00	0.00
Total 4000 · Donations	12,874.31	6,851.99	7,640.00
4060 · Memberships	3,200.00	275.00	250.00
4070 · Program Income	1,285.00	0.00	0.00
4080 · Merchandise Sales			
4085 · Taxable	4,100.67	-206.85	244.24
4090 · Nontaxable	7.50	0.00	0.00
4080 · Merchandise Sales - Other	999.54	0.00	0.00
Total 4080 · Merchandise Sales	5,107.71	-206.85	244.24
4095 · Tours			
4096 · Private	86.00	0.00	0.00
4097 · Crash Boat Tours Income	1,190.00	0.00	0.00
Total 4095 · Tours	1,276.00	0.00	0.00
4200 · Interest	1.02	0.55	0.19
Total Income	23,744.04	6,920.69	8,134.43
Gross Profit	23,744.04	6,920.69	8,134.43
Expense			
5000 · Bank Charges	20.00	0.00	0.00
5015 · Brick & Bench Program	666.20	1,201.41	0.00
5045 · Contract Services			
5047 · Accounting Fees	420.00	450.00	150.00
5050 · Outside Contract Services	1,400.00	0.00	0.00
Total 5045 · Contract Services	1,820.00	450.00	150.00
5200 · Merchandise	3,251.81	0.00	0.00
5205 · Montebello	3,250.00	0.00	0.00
5215 · Paypal Charges	0.00	7.55	0.00
5225 · Square Charges	158.86	9.52	4.48
5250 · Land Improvements	5,398.40	7,673.37	1,295.00
6000 · Operations			
6010 · Business Registration Fees	0.00	45.00	0.00
6015 · Books, Subscriptions, Reference	90.43	0.00	0.00
6020 · Display/Exhibit	2,895.68	1,369.35	0.00
6025 · Dues & Subscriptions	135.00	135.00	0.00
6030 · Electric	154.81	106.83	26.77
6035 · Facilities and Equipment	980.58	-7.07	0.00
6040 · Gifts	400.00	0.00	0.00
6045 · Insurance	1,886.00	0.00	0.00
6050 · Internet/Phone	224.94	224.94	74.98
6060 · Postage / PO Box	195.50	79.08	0.00
6065 · Printing and Copying	428.29	108.61	31.25
6070 · Promotion	175.00	150.00	0.00
6075 · Repairs & Maintenance	0.00	110.00	0.00
6080 · Supplies	194.03	24.99	0.00
6085 · Taxes	0.00	10.00	0.00
6093 · Water	134.40	143.60	44.80
6095 · Website	396.16	0.00	0.00

MORRO BAY MARITIME MUSEUM
Income and Expense-Quarterly
January through July 2020

	Jan - Mar 20	Apr - Jun 20	Jul 20
Total 6000 · Operations	8,290.82	2,500.33	177.80
Total Expense	22,856.09	11,842.18	1,627.28
Net Ordinary Income	887.95	-4,921.49	6,507.15
Net Income	887.95	-4,921.49	6,507.15

Morro Bay Maritime Museum Assoc
Income and Expense Quarterly
January through June 2021

	Jan - Mar 21	Apr - Jun 21	TOTAL
Ordinary Income/Expense			
Income			
4000 · Donations			
4010 · General	1,490.30	3,908.69	5,398.99
4015 · Brick Program	2,375.00	3,125.00	5,500.00
4026 · Outside Donations-Iron Ranger	636.00	1,010.85	1,646.85
Total 4000 · Donations	4,501.30	8,044.54	12,545.84
4060 · Memberships	1,725.00	4,900.00	6,625.00
4070 · Program Income	0.00	167.00	167.00
4080 · Merchandise Sales			
4085 · Taxable	4,602.49	10,605.64	15,208.13
4090 · Nontaxable	15.00	0.00	15.00
Total 4080 · Merchandise Sales	4,617.49	10,605.64	15,223.13
4095 · Tours			
4096 · Private	0.00	120.00	120.00
Total 4095 · Tours	0.00	120.00	120.00
4041 · Fundraiser Income			
4043 · 2021 Fundraisers	6,620.00	1,380.00	8,000.00
Total 4041 · Fundraiser Income	6,620.00	1,380.00	8,000.00
4200 · Interest	5.22	5.62	10.84
Total Income	17,469.01	25,222.80	42,691.81
Expense			
5015 · Brick & Bench Program	598.00	1,808.13	2,406.13
5025 · Charitable donations	200.00	0.00	200.00
5045 · Contract Services			
5047 · Accounting Fees	450.00	450.00	900.00
Total 5045 · Contract Services	450.00	450.00	900.00
5200 · Merchandise	2,502.43	4,815.06	7,317.49
5225 · Square Charges	176.02	318.84	494.86
5300 · Fundraiser Expenses			
5302 · Fundraisers 2021	1,530.00	918.70	2,448.70
Total 5300 · Fundraiser Expenses	1,530.00	918.70	2,448.70
6000 · Operations			
6010 · Business Registration Fees	0.00	25.00	25.00
6020 · Display/Exhibit	797.56	325.99	1,123.55
6030 · Electric	79.87	134.95	214.82
6035 · Facilities and Equipment	350.00	65.00	415.00
6045 · Insurance	2,019.00	0.00	2,019.00
6050 · Internet/Phone	435.35	359.94	795.29
6058 · Marketing and Advertising	615.00	1,600.77	2,215.77
6060 · Postage / PO Box	157.00	12.79	169.79
6065 · Printing and Copying	208.31	159.00	367.31
6075 · Repairs & Maintenance	165.00	149.98	314.98
6080 · Supplies	184.51	52.26	236.77
6085 · Taxes	0.00	10.00	10.00
6093 · Water	50.80	170.40	221.20
6095 · Website	434.32	31.16	465.48
Total 6000 · Operations	5,496.72	3,097.24	8,593.96
Total Expense	10,953.17	11,407.97	22,361.14
Net Ordinary Income	6,515.84	13,814.83	20,330.67
Net Income	**6,515.84**	**13,814.83**	**20,330.67**

It is easy for our docents to talk to adults, but working with children requires more of a hands-on approach. Constructing a Kids Cove would benefit children of all ages and it would be especially beneficial to all families in that it is all FREE. As so many people has told us, both locals and tourist, it's the only free brick and mortar experience left in town.

I. AGENCY INFORMATION

A. General Information

Grant Request Amount:

$_7,000

General Organization Information	
Organizations Name:	Morro Bay Maritime Museum
Year Established:	1995
Board Roster	Scott Mather, Bill Steele, Bonnie Jones, Dr. Jack Hunter, Chris Vaile, Cathy Ryan, Keith Kelsey, Richard Pescatore, Cathy Borg, Katherine Gillen, Kendall Welch, Deanna Sweeney
Number of Paid Full-Time Employees	0
Number of Paid Part-Time Employees	0
Most recent financial statements (or copy of your last tax return (IRS 990)	See Attached Financial Statement. See Attached Tax Return

Mailing Information	
Street Address:	1210 Embarcadero Rd
City:	Morro Bay

APPLICATION FOR COMMUNITY GRANT FUNDING

State:	California
Zip: 93442	

Contact Person	
Title:	Scott Mather/President
Phone Number:	(805) 235-5744
E-mail:	stmather@gmail.com

Insurance/Tax Information	
Federal Employer Tax Number	33-0646429
State Employer Tax Number	1892011
Name of Program	Morro Bay Maritime Museum "Kids Cove"
IRS Determination Letter (approval of 501(C) Status	See Attached
Name of Executive or CEO	N/A
Name of Board Chairperson or President	Scott Mather/President

Please answer the following questions:

1. Does the agency have a not-for-profit incorporation status in the State of California?
   Yes

2. How long has the agency been in operation?
   26 years

Internal Revenue Service

OGDEN UT 84201-0038

In reply refer to: 0441981549
Mar. 08, 2011 LTR 4168C E0
33-0646429 000000 00
00025509
BODC: TE

CENTRAL COAST MARITIME MUSEUM
ASSOCIATION
PO BOX 1775
MORRO BAY CA 93443-1775

3020

Employer Identification Number: 33-0646429
Person to Contact: Mr. Ludlow
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Feb. 25, 2011, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in January 1995.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

II. COMMUNITY NEED STATEMENT

A. Community Need: Describe briefly the demonstrated need in the Morro Bay community for the program. Cite data sources as appropriate.

There is a huge need for a museum in Morro Bay that preserves and educates the public on the history of our town as evidenced by the large attendance at every speaker and book signing event we have held. This need is also proven by the increase in the number of groups requesting tours. Because there have been so many schools and camps requesting tours and also such an increase in the number of families visiting the museum, it has become evident that we need to expand our outside exhibits to include a section dedicated to children.

B. Program Narrative: Please provide your agency's Mission Statement and Goals, brief history, programs and population(s) served, organizational structure and experience with proposed grant activities. If your organization provides programs countywide, indicate the percentage of Morro Bay residents served.

"Our Mission is to provide an easily accessible educational venue, preserving our rich maritime history, science, and technology on the edge of the continent."

We are a nonprofit that operates with a 12 member Board of Directors and volunteers from the entire SLO County. We have hosted guests from all 50 states and 82 countries but most visitors now come from the Los Angeles and Bay area and secondly from the central valley. This influx of "tech oriented visitors" has proven that there is a great need for hands-on educational exhibits.

Our largest supporters still remain our local residents. This was proven when our town turned out to support our takeout BBQ's during Covid. Also, our donations continue to average over $2,000 a month.

C. Local Challenges: What local challenge or need does this grant address? How will Morro Bay residents and residents of adjacent areas and or countywide benefit? How will all eligible participants have the opportunity to participate in the program?

The Morro Bay Maritime Museum fulfills 2 primary community needs:

1) The need to preserve and make public the history of the central coast and particular, Morro Bay.
2) The need for family oriented educational and fun activities.

The museum allows all ages to participate in that there are no admission fees. With our outdoor exhibits always available, people visit the museum before and after our main building is open, viewing the exhibits and reading the interpretive panels. By adding the "Kids Cove" there will be even more for visitors to enjoy.

Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

The Morro Bay Maritime Museum would like to construct a "Kids Cove" section to be part of our outdoor exhibits. This would be a "hands on" area to include a knot tying station, a block and tackle demonstration, a hand pumping bilge station, a bathysphere, and a geocaching find. Each activity would include its own interpretive panel. This area would be manned by volunteers and would be complete within 8 months. (See Project Description pg.1,2 for further description)We anticipate offering demonstrations to local families on a scheduled basis. Many Families have requested a museum camp or weekend classes.

The Museum has hosted the Del Mar School 4th grade field trips since we've been open. We are now hosting field trips for 4 other charter schools and camps.

The "Kids Cove" would give us an even greater opportunity to provide an educational platform in science and technology.

D. Previous Funding: If your organization has received previous funding from the City of Morro Bay for the proposed project (within the last year), please provide the outcomes in measureable terms and a case example of the grant impact.

N/A

E. Collaborative Requests: If a collaborative request, please provide a description of prior collaborative activies, and proposed responsibilities of collaborative members.

N/A

III. PROGRAM FISCAL INFORMATION

*Please note that the total city funds available for grants this year is $50,000.

A. Program Budget

Please complete the following summary tables to reflect the budget for your organization and program. All amounts should be rounded to the nearest dollar. Alternatively, please attach single page revenue/expense summary sheets for the program for which funds are requested and a separate summary for the organization.

Budget Summary

Budget Data	FY 2021/22	FY 2019/20
Morro Bay grant funding	Requested:	Received:
Total **Program** budget	$ 7,000.	$
Total **Organization** budget	$ 100,000	$ 85,000

Funding Summary

Revenue Source	FY 2021/22 Program Budget
Morro Bay grant:	$ 7,000
Other municipal funding (please specify:)	$ N/A
County funding (please specify:)	$ N/A

State funding (please specify:)	$ N/A
Federal funding (please specify:)	$ N/A
Fees for services	$ N/A
Donations	$ 75,000
Reserve contingency fund	$ 43,000
All other sources (please specify:)	$ 25,000 museum store and fund raisers
Total	**$** 143,000

Organization Contracts--Has your organization ever had funds withdrawn or a contract terminated for cause, unsatisfactory performance, or questionable costs on any financial statements or audit? If so, please describe.

No

B. Travel Expense Disclosure--If Community Grant funds are to be used for staff travel expenses, please describe.

N/A

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date: August 12, 2021

Morro Bay Maritime Museum

Executive Director /President

Scott Mather

CLIENT 1C180

CARMODY, MEACH & CHOO, LLP
2 NORTH LAKE AVE., SUITE 830
PASADENA, CA 91101
(626) 440-1077

June 14, 2021

CENTRAL COAST MARITIME MUSEUM ASSOC
1210 EMBARCADERO
MORRO BAY, CA 93442

FEDERAL ID: 33-0646429

Dear Client:

Your Federal Return of Organization Exempt from Income Tax, with Submission ID 950360202116105eh0vh, was acknowledged as accepted by the Internal Revenue Service on June 10, 2021. No tax is payable with the filing of this return. If you have questions about the return, please call the IRS Tax Help number, 1-800-829-4933.

Your 2020 California Exempt Organization Annual Information Return was acknowledged as accepted by the State of California on June 10, 2021. No tax is payable with the filing of this return.

Please be sure to call if you have any questions.

Sincerely,

Roger E. Carmody CPA

CLIENT 1C180

CARMODY, MEACH & CHOO, LLP
2 NORTH LAKE AVE., SUITE 830
PASADENA, CA 91101
(626) 440-1077

June 1, 2021

CENTRAL COAST MARITIME MUSEUM ASSOC
PO BOX 1775
MORRO BAY, CA 93443

CLIENT'S COPY

Dear Client:

Your 2020 Federal Return of Organization Exempt from Income Tax will be electronically filed with the Internal Revenue Service upon receipt of a signed Form 8879-EO - IRS e-file Signature Authorization. No tax is payable with the filing of this return.

Your 2020 California Exempt Organization Annual Information Return will be electronically filed with the State of California upon receipt of a signed Form 8453-EO. No tax is payable with the filing of this return.

Enclosed is your California Registration/Renewal Fee Report to the Attorney General. The original should be signed at the bottom of page one. There is a fee due of $25 payable by November 15, 2021. Make the check or money order payable to "Department of Justice" and mail your California report on or before November 15, 2021 to:

REGISTRY OF CHARITABLE TRUSTS
P.O. BOX 903447
SACRAMENTO, CA 94203-4470

Please be sure to call us if you have any questions.

Sincerely,

Roger E. Carmody CPA

CLIENT 1C180 CENTRAL COAST MARITIME MUSEUM ASSOC 33-0646429

6/01/21 1:12 PM

	2020	2019	DIFF
FORM 990-EZ REVENUE			
CONTRIBUTIONS, GIFTS, AND GRANTS	41,963	42,994	-1,031
PROGRAM SERVICE REVENUE	2,708	10,568	-7,860
MEMBERSHIP DUES AND ASSESSMENTS	7,825	1,785	6,040
INVESTMENT INCOME	3	4	-1
NET INCOME (LOSS) - SPECIAL EVENTS	10,639	9,992	647
GROSS PROFIT (LOSS) - INVENTORY SALES	2,580	17,220	-14,640
TOTAL REVENUE	65,718	82,563	-16,845
EXPENSES			
PROFESSIONAL FEES/PYMT TO CONTRACTORS	4,945	2,560	2,385
PRINTING, PUBLICATIONS, AND POSTAGE	1,102	1,881	-779
OTHER EXPENSES	48,191	44,728	3,463
TOTAL EXPENSES	54,238	49,169	5,069
NET ASSETS OR FUND BALANCES			
EXCESS OR (DEFICIT) FOR THE YEAR	11,480	33,394	-21,914
NET ASSETS/FUND BAL. AT BEG. OF YEAR	264,558	228,455	36,103
OTHER CHANGES IN NET ASSETS/FUND BAL	0	2,709	-2,709
NET ASSETS/FUND BAL. AT END OF YEAR	276,038	264,558	11,480

CLIENT'S COPY

CENTRAL COAST MARITIME MUSEUM ASSOC 33-0646429

	2020	2019	DIFF
RECEIPTS AND REVENUES			
GROSS SALES OR RECEIPTS	34,221	58,372	-24,151
GROSS DUES AND ASSESSMENTS FROM MEMBERS	7,825	1,785	6,040
GROSS CONTRIBUTIONS, GIFTS, & GRANTS	41,963	42,994	-1,031
TOTAL GROSS RECEIPTS	84,009	103,151	-19,142
TOTAL COSTS	11,395	16,940	-5,545
TOTAL GROSS INCOME	72,614	86,211	-13,597
EXPENSES			
TOTAL EXPENSES	61,134	52,817	8,317
EXCESS RECEIPTS OVER EXPENSES	11,480	33,394	-21,914
FILING FEE			
FILING FEE	0	10	-10
BALANCE DUE	0	10	-10

CENTRAL COAST MARITIME MUSEUM ASSOC 33-0646429

FORMS NEEDED FOR THIS RETURN

FEDERAL: 990-EZ, SCH A, SCH G, SCH O, 8868
CALIFORNIA: 199, 3885, 8453-EO, E-FILE INSTRUCTIONS, RRF-1

CARRYOVERS TO 2021

NONE

CENTRAL COAST MARITIME MUSEUM ASSOC 33-0646429

COMPUTATION OF COST OF GOODS SOLD (FORM 990-EZ)

1. INVENTORY AT START OF YEAR	0.
2. PURCHASES	11,395.
3. COST OF LABOR	0.
4. ADDITIONAL 263A COSTS	0.
5. OTHER COSTS	0.
6. TOTAL (ADD LINES 1 THROUGH 5)	11,395.
7. INVENTORY AT END OF YEAR	0.
8. COST OF GOODS SOLD (SUBTRACT LINE 7 FROM LINE 6)	11,395.

EXCESS CONTRIBUTIONS SCHEDULE A, PART II, LINE 5

	2016	2017	2018	2019	2020	TOTAL	2% AMT	EXCESS
NORM PEASE TRUST	0	0	0	10,000	0	10,000	5,372	4,628
W & S STEELE	0	0	0	7,000	20,000	27,000	5,372	21,628
	0	0	0	17,000	20,000	37,000	10,744	26,256

2020 FEDERAL BOOK DEPRECIATION SCHEDULE

CENTRAL COAST MARITIME MUSEUM ASSOC

33-0646429

NO	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS. PCT	CUR 179 BONUS	SPECIAL DEPR. ALLOW.	PRIOR 179/ BONUS/ SP. DEPR.	PRIOR DEC. BAL DEPR.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
FORM 990/990-PF																
2	BUILDING CONTENTS	11/01/18		70,000							70,000	19,173	S/L	7		10,000
3	NAVY I 21 SUBMARINE MODEL	4/16/19		6,000							6,000	400	S/L	10		600
4	FURNITURE-EQUIP-DISPLAYS	1/11/18		10,000							10,000	1,429	S/L	7		1,429
5	CONTAINER 1	1/11/18		2,850							2,850	225	S/L	10		225
6	CONTAINER 2	1/11/18		2,850							2,850	225	S/L	10		225
7	COAST GUARD ITEMS	1/11/18		15,014							15,014	1,500	S/L	10		1,500
8	ANCHOR ON PLINTH - TYLER	1/11/18		3,000							3,000	150	S/L	20		150
	TOTAL			109,714		0	0	0	0	0	109,714	23,102				14,129
BUILDINGS																
1	INTERPRETIVE CENTER BLDG	11/01/18		90,000							90,000	2,603	S/L	39		2,308
	TOTAL BUILDINGS			90,000		0	0	0	0	0	90,000	2,603				2,308
	TOTAL DEPRECIATION			199,714		0	0	0	0	0	199,714	25,705				16,437
	GRAND TOTAL DEPRECIATION			199,714		0	0	0	0	0	199,714	25,705				16,437

Form **8879-EO**

Department of the Treasury
Internal Revenue Service

IRS *e-file* Signature Authorization for an Exempt Organization

For calendar year 2020, or fiscal year beginning _____, 2020, and ending _____, 20____

► **Do not send to the IRS. Keep for your records.**
► **Go to *www.irs.gov/Form8879EO* for the latest information.**

OMB No. 1545-0047

2020

Name of exempt organization or person subject to tax

CENTRAL COAST MARITIME MUSEUM ASSOC

Taxpayer identification number

33-0646429

Name and title of officer or person subject to tax

BONNIE JONES TREASURER

Part I Type of Return and Return Information (Whole Dollars Only)

Check the box for the return for which you are using this Form 8879-EO and enter the applicable amount, if any, from the return. If you check the box on line **1a, 2a, 3a, 4a, 5a, 6a,** or **7a** below, and the amount on that line for the return being filed with this form was blank, then leave line **1b, 2b, 3b, 4b, 5b, 6b,** or **7b,** whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. **Do not** complete more than one line in Part I.

1a Form 990 check here .... ► ☐	**b Total revenue,** if any (Form 990, Part VIII, column (A), line 12)	**1b**	
2a Form 990-EZ check here ..... ► ☒	**b Total revenue,** if any (Form 990-EZ, line 9)	**2b**	65,718.
3a Form 1120-POL check here ..... ► ☐	**b Total tax** (Form 1120-POL, line 22)	**3b**	
4a Form 990-PF check here ..... ► ☐	**b Tax based on investment income** (Form 990-PF, Part VI, line 5) ...	**4b**	
5a Form 8868 check here ... ► ☐	**b Balance due** (Form 8868, line 3c)	**5b**	
6a Form 990-T check here .. ► ☐	**b Total tax** (Form 990-T, Part III, line 4)	**6b**	
7a Form 4720 check here ... ► ☐	**b Total tax** (Form 4720, Part III, line 1)	**7b**	

Part II Declaration and Signature Authorization of Officer or Person Subject to Tax

Under penalties of perjury, I declare that ☒ I am an officer of the above organization or ☐ I am a person subject to tax with respect to (name of organization) _____, (EIN) _____ and that I have examined a copy of the 2020 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the return to the IRS and to receive from the IRS **(a)** an acknowledgement of receipt or reason for rejection of the transmission, **(b)** the reason for any delay in processing the return or refund, and **(c)** the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the electronic return and, if applicable, the consent to electronic funds withdrawal.

PIN: check one box only

☒ I authorize CARMODY, MEACH & CHOO, LLP to enter my PIN 13180 as my signature

ERO firm name

Enter five numbers, but do not enter all zeros

on the tax year 2020 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency (ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

☐ As an officer or person subject to tax with respect to the organization, I will enter my PIN as my signature on the tax year 2020 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Signature of officer or person subject to tax ► _____ Date ► _____

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN 95036062784

Do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2020 electronically filed return indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 4163,** Modernized e-File (MeF) Information for Authorized IRS *e-file* Providers for Business Returns.

ERO's signature ► ROGER E. CARMODY CPA Date ► _____

ERO Must Retain This Form – See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So

Form **8868**
(Rev. January 2020)
Department of the Treasury
Internal Revenue Service

Application for Automatic Extension of Time To File an Exempt Organization Return

► **File a separate application for each return.**
► **Go to *www.irs.gov/Form8868* for the latest information.**

OMB No. 1545-0047

Electronic filing *(e-file)*. You can electronically file Form 8868 to request a 6-month automatic extension of time to file any of the forms listed below with the exception of Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts, for which an extension request must be sent to the IRS in paper format (see instructions). For more details on the electronic filing of this form, visit *www.irs.gov/e-file-providers/e-file-for-charities-and-non-profits.*

Automatic 6-Month Extension of Time. Only submit original (no copies needed).

All corporations required to file an income tax return other than Form 990-T (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

Type or print

File by the due date for filing your return. See instructions.

Name of exempt organization or other filer, see instructions.	Taxpayer identification number (TIN)
CENTRAL COAST MARITIME MUSEUM ASSOC	33-0646429
Number, street, and room or suite number. If a P.O. box, see instructions.	
PO BOX 1775	
City, town or post office, state, and ZIP code. For a foreign address, see instructions.	
MORRO BAY, CA 93443	

Enter the Return Code for the return that this application is for (file a separate application for each return) 01

Application Is For	Return Code	Application Is For	Return Code
Form 990 or Form 990-EZ	01	Form 990-T (corporation)	07
Form 990-BL	02	Form 1041-A	08
Form 4720 (individual)	03	Form 4720 (other than individual)	09
Form 990-PF	04	Form 5227	10
Form 990-T (section 401(a) or 408(a) trust)	05	Form 6069	11
Form 990-T (trust other than above)	06	Form 8870	12

- The books are in the care of ► SANDY FARBER

  Telephone No. ► (805) 534-1356 Fax No. ►
- If the organization does not have an office or place of business in the United States, check this box ..... ► ☐
- If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) _____. If this is for the whole group, check this box ..... ► ☐. If it is for part of the group, check this box ... ► ☐ and attach a list with the names and TINs of all members the extension is for.

1 I request an automatic 6-month extension of time until 11/15, 20 21, to file the exempt organization return for the organization named above. The extension is for the organization's return for:
   ► ☒ calendar year 20 20 or
   ► ☐ tax year beginning _____, 20 ___, and ending _____, 20 ___.

2 If the tax year entered in line 1 is for less than 12 months, check reason: ☐ Initial return ☐ Final return ☐ Change in accounting period

3a If this application is for Forms 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions	**3a**	$ 0.
b If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit	**3b**	$ 0.
c Balance due. Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions	**3c**	$ 0.

Caution: If you are going to make an electronic funds withdrawal (direct debit) with this Form 8868, see Form 8453-EO and Form 8879-EO for payment instructions.

BAA For Privacy Act and Paperwork Reduction Act Notice, see instructions. Form **8868** (Rev. 1-2020)

Form **990-EZ**

Department of the Treasury
Internal Revenue Service

Short Form
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

► Do not enter social security numbers on this form, as it may be made public.

► Go to *www.irs.gov/Form990EZ* for instructions and the latest information.

OMB No. 1545-0047

2020

Open to Public Inspection

A For the 2020 calendar year, or tax year beginning , 2020, and ending ,

B Check if applicable:
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C
CENTRAL COAST MARITIME MUSEUM ASSOC
PO BOX 1775
MORRO BAY, CA 93443

D Employer identification number
33-0646429

E Telephone number
(805) 441-4047

F Group Exemption Number ►

G Accounting Method: ☒ Cash ☐ Accrual Other (specify) ►

I Website: ► WWW.MORROBAYMARITIME.ORG

J Tax-exempt status (check only one) – ☒ 501(c)(3) ☐ 501(c) ( ) ◄(insert no.) ☐ 4947(a)(1) or ☐ 527

H Check ► ☒ if the organization is **not** required to attach Schedule B (Form 990, 990-EZ, or 990-PF).

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other

L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are $200,000 or more, or if total assets (Part II, column (B)) are $500,000 or more, file Form 990 instead of Form 990-EZ ► $ 84,009.

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I)

Check if the organization used Schedule O to respond to any question in this Part I ☒

Revenue	1	Contributions, gifts, grants, and similar amounts received		1	41,963.
	2	Program service revenue including government fees and contracts		2	2,708.
	3	Membership dues and assessments		3	7,825.
	4	Investment income		4	3.
	5a	Gross amount from sale of assets other than inventory	5a		
	b	Less: cost or other basis and sales expenses	5b		
	c	Gain or (loss) from sale of assets other than inventory (subtract line 5b from line 5a)		5c	
	6	Gaming and fundraising events:			
	a	Gross income from gaming (attach Schedule G if greater than $15,000)	6a		
	b	Gross income from fundraising events (not including $ _____ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds $15,000)	6b	17,535.	
	c	Less: direct expenses from gaming and fundraising events	6c	6,896.	
	d	Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)		6d	10,639.
	7a	Gross sales of inventory, less returns and allowances	7a	13,975.	
	b	Less: cost of goods sold	7b	11,395.	
	c	Gross profit or (loss) from sales of inventory (subtract line 7b from line 7a)		7c	2,580.
	8	Other revenue (describe in Schedule O)		8	
	9	**Total revenue.** Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8		9	65,718.
Expenses	10	Grants and similar amounts paid (list in Schedule O)		10	
	11	Benefits paid to or for members		11	
	12	Salaries, other compensation, and employee benefits		12	
	13	Professional fees and other payments to independent contractors		13	4,945.
	14	Occupancy, rent, utilities, and maintenance		14	
	15	Printing, publications, postage, and shipping		15	1,102.
	16	Other expenses (describe in Schedule O) SEE SCHEDULE O		16	48,191.
	17	**Total expenses.** Add lines 10 through 16		17	54,238.
Net Assets	18	Excess or (deficit) for the year (subtract line 17 from line 9)		18	11,480.
	19	Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)		19	264,558.
	20	Other changes in net assets or fund balances (explain in Schedule O)		20	
	21	Net assets or fund balances at end of year. Combine lines 18 through 20		21	276,038.

BAA For Paperwork Reduction Act Notice, see the separate instructions. Form **990-EZ** (2020)

Part II Balance Sheets (see the instructions for Part II)
Check if the organization used Schedule O to respond to any question in this Part II ☒

		(A) Beginning of year		(B) End of year
22	Cash, savings, and investments	55,642.	22	73,773.
23	Land and buildings	87,397.	23	85,089.
24	Other assets (describe in Schedule O) SEE SCHEDULE O	125,220.	24	120,014.
25	**Total assets**	268,259.	25	278,876.
26	**Total liabilities** (describe in Schedule O) SEE SCHEDULE O	3,701.	26	2,838.
27	**Net assets or fund balances** (line 27 of column (B) **must** agree with line 21)	264,558.	27	276,038.

Part III Statement of Program Service Accomplishments (see the instructions for Part III)
Check if the organization used Schedule O to respond to any question in this Part III ☒

What is the organization's primary exempt purpose? SEE SCHEDULE O

Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. In a clear and concise manner, describe the services provided, the number of persons benefited, and other relevant information for each program title.

Expenses (Required for section 501(c)(3) and 501(c)(4) organizations; optional for others.)

28 SEE SCHEDULE O

(Grants $) If this amount includes foreign grants, check here ☐ 28a 11,609.

29 THE ORGANIZATION DEVELOPED PROGRAMS FOR SCHOOL FIELD TRIPS AND TOURS AND PRODUCED VIDEOS FOR THE MUSEUM'S THEATRE

(Grants $) If this amount includes foreign grants, check here ☐ 29a

30

(Grants $) If this amount includes foreign grants, check here ☐ 30a

31 Other program services (describe in Schedule O)

(Grants $) If this amount includes foreign grants, check here ☐ 31a

32 **Total program service expenses** (add lines 28a through 31a) 32 11,609.

Part IV List of Officers, Directors, Trustees, and Key Employees (list each one even if not compensated – see the instructions for Part IV)
Check if the organization used Schedule O to respond to any question in this Part IV ☐

(a) Name and title	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC) (if not paid, enter -0-)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
CHARLIE YATES BOARD MEMBER	5	0.	0.	0.
CHUCK STOLL BOARD MEMBER	1	0.	0.	0.
BONNIE JONES TREASURER	25	0.	0.	0.
JACK HUNTER BOARD MEMBER	1	0.	0.	0.
SCOTT MATHER PRESIDENT	5	0.	0.	0.
KENDALL WELCH BOARD MEMBER	1	0.	0.	0.
DALE JOHNSON SECRETARY	3	0.	0.	0.
KEITH KELSEY BOARD MEMBER	1	0.	0.	0.
BILL STEELE VICE PRESIDENT	25	0.	0.	0.
CHRIS VAILE BOARD MEMBER	0	0.	0.	0.
KATHERINE GILLEN BOARD MEMBER	0	0.	0.	0.

Part V Other Information (Note the Schedule A and personal benefit contract statement requirements in the instructions for Part V.) Check if the organization used Schedule O to respond to any question in this Part V. SEE SCH O ☐

			Yes	No
33	Did the organization engage in any significant activity not previously reported to the IRS? If 'Yes,' provide a detailed description of each activity in Schedule O.	33		X
34	Were any significant changes made to the organizing or governing documents? If 'Yes,' attach a conformed copy of the amended documents if they reflect a change to the organization's name. Otherwise, explain the change on Schedule O. See instructions.	34		X
35a	Did the organization have unrelated business gross income of $1,000 or more during the year from business activities (such as those reported on lines 2, 6a, and 7a, among others)?	35a		X
b	If 'Yes' to line 35a, has the organization filed a Form 990-T for the year? If 'No,' provide an explanation in Schedule O.	35b		
c	Was the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e) notice, reporting, and proxy tax requirements during the year? If 'Yes,' complete Schedule C, Part III	35c		X
36	Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If 'Yes,' complete applicable parts of Schedule N.	36		X
37a	Enter amount of political expenditures, direct or indirect, as described in the instructions. ► 37a 0.			
b	Did the organization file **Form 1120-POL** for this year?	37b		X
38a	Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee; **or** were any such loans made in a prior year and still outstanding at the end of the tax year covered by this return?	38a		X
b	If 'Yes,' complete Schedule L, Part II, and enter the total amount involved. 38b 0.			
39	Section 501(c)(7) organizations. Enter:			
a	Initiation fees and capital contributions included on line 9. 39a 0.			
b	Gross receipts, included on line 9, for public use of club facilities. 39b 0.			
40a	Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under: section 4911 ► 0. ; section 4912 ► 0. ; section 4955 ► 0.			
b	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year, or did it engage in an excess benefit transaction in a prior year that has not been reported on any of its prior Forms 990 or 990-EZ? If 'Yes,' complete Schedule L, Part I	40b		X
c	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958. ► 0.			
d	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax on line 40c reimbursed by the organization ► 0.			
e	All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If 'Yes,' complete Form 8886-T.	40e		X
41	List the states with which a copy of this return is filed ► NONE			

42a The organization's books are in care of ► SANDY FARBER Telephone no. ► (805) 534-1356

Located at ► PO BOX 6391 LOS OSOS CA ZIP + 4 ► 93402-6391

			Yes	No
b	At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If 'Yes,' enter the name of the foreign country ►	42b		X
	See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).			
c	At any time during the calendar year, did the organization maintain an office outside the United States? If 'Yes,' enter the name of the foreign country ►	42c		X

43	Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of **Form 1041** — Check here ► ☐ N/A and enter the amount of tax-exempt interest received or accrued during the tax year ► 43 N/A			
			Yes	No
44a	Did the organization maintain any donor advised funds during the year? If 'Yes,' Form 990 must be completed instead of Form 990-EZ	44a		X
b	Did the organization operate one or more hospital facilities during the year? If 'Yes,' Form 990 must be completed instead of Form 990-EZ	44b		X
c	Did the organization receive any payments for indoor tanning services during the year?	44c		X
d	If 'Yes' to line 44c, has the organization filed a Form 720 to report these payments? If 'No,' *provide an explanation in Schedule O*	44d		
45a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	45a		X
b	Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If 'Yes,' Form 990 and Schedule R may need to be completed instead of Form 990-EZ. See instructions	45b		X

		Yes	No
46	Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office? If 'Yes,' complete Schedule C, Part I	46		X

Part VI Section 501(c)(3) Organizations Only

All section 501(c)(3) organizations must answer questions 47-49b and 52, and complete the tables for lines 50 and 51.

Check if the organization used Schedule O to respond to any question in this Part VI ☐

		Yes	No
47	Did the organization engage in lobbying activities or have a section 501(h) election in effect during the tax year? If 'Yes,' complete Schedule C, Part II	47		X
48	Is the organization a school as described in section 170(b)(1)(A)(ii)? If 'Yes,' complete Schedule E	48		X
49a	Did the organization make any transfers to an exempt non-charitable related organization?	49a		X
b	If 'Yes,' was the related organization a section 527 organization?	49b		

50 Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees, and key employees) who each received more than $100,000 of compensation from the organization. If there is none, enter 'None.'

(a) Name and title of each employee	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
NONE				

f Total number of other employees paid over $100,000 ►

51 Complete this table for the organization's five highest compensated independent contractors who each received more than $100,000 of compensation from the organization. If there is none, enter 'None.'

(a) Name and business address of each independent contractor	(b) Type of service	(c) Compensation
NONE		

d Total number of other independent contractors each receiving over $100,000 ►

52 Did the organization complete Schedule A? **Note:** All section 501(c)(3) organizations must attach a completed Schedule A ► ☒ Yes ☐ No

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

▶ Signature of officer — Date

▶ BONNIE JONES — TREASURER
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
ROGER E. CARMODY CPA	ROGER E. CARMODY CPA			P00448901

Firm's name ► CARMODY, MEACH & CHOO, LLP
Firm's address ► 2 NORTH LAKE AVE., SUITE 830
PASADENA, CA 91101
Firm's EIN ► 95-4799564
Phone no. (626) 440-1077

May the IRS discuss this return with the preparer shown above? See instructions ► ☒ Yes ☐ No

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

► **Attach to Form 990 or Form 990-EZ.**

► **Go to *www.irs.gov/Form990* for instructions and the latest information.**

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization	Employer identification number
CENTRAL COAST MARITIME MUSEUM ASSOC	33-0646429

Part I Reason for Public Charity Status. (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990 or 990-EZ).)

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state: _____

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☒ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

9 ☐ An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: _____

10 ☐ An organization that normally receives (1) more than 33-1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 33-1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)

11 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**

12 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.

a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**

b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**

c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**

d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**

e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.

f Enter the number of supported organizations . . . . . ☐

g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-10 above (see instructions))	(iv) Is the organization listed in your governing document? Yes	(iv) No	(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
(A)						
(B)						
(C)						
(D)						
(E)						
Total						

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any 'unusual grants.')	88,201.	8,235.	59,755.	62,619.	49,788.	268,598.
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						0.
3 The value of services or facilities furnished by a governmental unit to the organization without charge						0.
4 **Total.** Add lines 1 through 3	88,201.	8,235.	59,755.	62,619.	49,788.	268,598.
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						26,256.
6 **Public support.** Subtract line 5 from line 4						242,342.

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
7 Amounts from line 4	88,201.	8,235.	59,755.	62,619.	49,788.	268,598.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources			4.	4.	3.	11.
9 Net income from unrelated business activities, whether or not the business is regularly carried on						0.
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						0.
11 **Total support.** Add lines 7 through 10						268,609.
12 Gross receipts from related activities, etc. (see instructions)					12	0.

13 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ► ☐

Section C. Computation of Public Support Percentage

14 Public support percentage for 2020 (line 6, column (f), divided by line 11, column (f))	14	90.22 %
15 Public support percentage from 2019 Schedule A, Part II, line 14	15	96.75 %

16a **33-1/3% support test—2020.** If the organization did not check the box on line 13, and line 14 is 33-1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ► ☒

b **33-1/3% support test—2019.** If the organization did not check a box on line 13 or 16a, and line 15 is 33-1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ► ☐

17a **10%-facts-and-circumstances test—2020.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ► ☐

b **10%-facts-and-circumstances test—2019.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the 'facts-and-circumstances' test. The organization qualifies as a publicly supported organization ► ☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ► ☐

Part III Support Schedule for Organizations Described in Section 509(a)(2)
(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any 'unusual grants.')						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public support.** (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 **Total support.** (Add lines 9, 10c, 11, and 12.)						

14 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ► ☐

Section C. Computation of Public Support Percentage

15	Public support percentage for 2020 (line 8, column (f), divided by line 13, column (f))	15	%
16	Public support percentage from 2019 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2020** (line 10c, column (f), divided by line 13, column (f))	17	%
18	Investment income percentage from **2019** Schedule A, Part III, line 17	18	%

19a **33-1/3% support tests—2020.** If the organization did not check the box on line 14, and line 15 is more than 33-1/3%, and line 17 is not more than 33-1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ► ☐

b **33-1/3% support tests—2019.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33-1/3%, and line 18 is not more than 33-1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ► ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ► ☐

Part IV Supporting Organizations

(Complete only if you checked a box in line 12 on Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

		Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? *If 'No,' describe in* ***Part VI*** *how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.*	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? *If 'Yes,' explain in* ***Part VI*** *how the organization determined that the supported organization was described in section 509(a)(1) or (2).*	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? *If 'Yes,' answer lines 3b and 3c below.*	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? *If 'Yes,' describe in* ***Part VI*** *when and how the organization made the determination.*	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? *If 'Yes,' explain in* ***Part VI*** *what controls the organization put in place to ensure such use.*	3c		
4a	Was any supported organization not organized in the United States ('foreign supported organization')? *If 'Yes' and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.*	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? *If 'Yes,' describe in* ***Part VI*** *how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.*	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? *If 'Yes,' explain in* ***Part VI*** *what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.*	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? *If 'Yes,' answer lines 5b and 5c below (if applicable). Also, provide detail in* ***Part VI,*** *including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).*	5a		
b	**Type I or Type II only.** Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	5b		
c	**Substitutions only.** Was the substitution the result of an event beyond the organization's control?	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? *If 'Yes,' provide detail in* ***Part VI.***	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? *If 'Yes,' complete Part I of Schedule L (Form 990 or 990-EZ).*	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? *If 'Yes,' complete Part I of Schedule L (Form 990 or 990-EZ).*	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? *If 'Yes,' provide detail in* ***Part VI.***	9a		
b	Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? *If 'Yes,' provide detail in* ***Part VI.***	9b		
c	Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? *If 'Yes,' provide detail in* ***Part VI.***	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? *If 'Yes,' answer line 10b below.*	10a		
b	Did the organization have any excess business holdings in the tax year? *(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.).*	10b		

Part IV Supporting Organizations *(continued)*

		Yes	No
11	Has the organization accepted a gift or contribution from any of the following persons?		
a	A person who directly or indirectly controls, either alone or together with persons described in lines 11b and 11c below, the governing body of a supported organization?	11a	
b	A family member of a person described in line 11a above?	11b	
c	A 35% controlled entity of a person described in line 11a or 11b above? *If 'Yes' to line 11a, 11b, or 11c, provide detail in* **Part VI.**	11c	

Section B. Type I Supporting Organizations

		Yes	No
1	Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? *If 'No,' describe in* **Part VI** *how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax* year.	1	
2	Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? *If 'Yes,' explain in* **Part VI** *how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.*	2	

Section C. Type II Supporting Organizations

		Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? *If 'No,' describe in* **Part VI** *how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).*	1	

Section D. All Type III Supporting Organizations

		Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?	1	
2	Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? *If 'No,' explain in* **Part VI** *how the organization maintained a close and continuous working relationship with the supported organization(s).*	2	
3	By reason of the relationship described in line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? *If 'Yes,' describe in* **Part VI** *the role the organization's supported organizations played in this regard.*	3	

Section E. Type III Functionally Integrated Supporting Organizations

1 *Check the box next to the method that the organization used to satisfy the Integral Part Test during the year* ***(see instructions).***

a ☐ The organization satisfied the Activities Test. *Complete* ***line 2*** *below.*

b ☐ The organization is the parent of each of its supported organizations. *Complete* ***line 3*** *below.*

c ☐ The organization supported a governmental entity. *Describe in* ***Part VI*** *how you supported a governmental entity (see instructions).*

		Yes	No
2	Activities Test. ***Answer lines 2a and 2b below.***		
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If 'Yes,' then in* ***Part VI identify those supported organizations and explain*** *how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.*	2a	
b	Did the activities described in line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If 'Yes,' explain in* ***Part VI*** *the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.*	2b	
3	Parent of Supported Organizations. ***Answer lines 3a and 3b below.***		
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *If 'Yes' or 'No,' provide details in* ***Part VI.***	3a	
b	Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? *If 'Yes,' describe in* ***Part VI*** *the role played by the organization in this regard.*	3b	

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI). **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A – Adjusted Net Income

			(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1		
2	Recoveries of prior-year distributions	2		
3	Other gross income (see instructions)	3		
4	Add lines 1 through 3.	4		
5	Depreciation and depletion	5		
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6		
7	Other expenses (see instructions)	7		
8	**Adjusted Net Income** (subtract lines 5, 6, and 7 from line 4)	8		

Section B – Minimum Asset Amount

			(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):			
a	Average monthly value of securities	1a		
b	Average monthly cash balances	1b		
c	Fair market value of other non-exempt-use assets	1c		
d	**Total** (add lines 1a, 1b, and 1c)	1d		
e	**Discount** claimed for blockage or other factors *(explain in detail in **Part VI**)*:			
2	Acquisition indebtedness applicable to non-exempt-use assets	2		
3	Subtract line 2 from line 1d.	3		
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4		
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5		
6	Multiply line 5 by 0.035.	6		
7	Recoveries of prior-year distributions	7		
8	**Minimum Asset Amount** (add line 7 to line 6)	8		

Section C – Distributable Amount

			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	**Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	

7 ☐ Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).

Part V **Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations** *(continued)*

Section D – Distributions		**Current Year**
1 Amounts paid to supported organizations to accomplish exempt purposes	1	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	3	
4 Amounts paid to acquire exempt-use assets	4	
5 Qualified set-aside amounts (prior IRS approval required – *provide details in* ***Part VI***)	5	
6 Other distributions (describe in **Part VI**). See instructions.	6	
7 **Total annual distributions.** Add lines 1 through 6.	7	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in **Part VI**). See instructions.	8	
9 Distributable amount for 2020 from Section C, line 6	9	
10 Line 8 amount divided by line 9 amount	10	

Section E – Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2020	(iii) Distributable Amount for 2020
1 Distributable amount for 2020 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2020 (reasonable cause required – *explain in* ***Part VI***). See instructions.			
3 Excess distributions carryover, if any, to 2020			
a From 2015			
b From 2016			
c From 2017			
d From 2018			
e From 2019			
f **Total** of lines 3a through 3e			
g Applied to underdistributions of prior years			
h Applied to 2020 distributable amount			
i Carryover from 2015 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4 Distributions for 2020 from Section D, line 7: $			
a Applied to underdistributions of prior years			
b Applied to 2020 distributable amount			
c Remainder. Subtract lines 4a and 4b from line 4.			
5 Remaining underdistributions for years prior to 2020, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, *explain in* ***Part VI***. See instructions.			
6 Remaining underdistributions for 2020. Subtract lines 3h and 4b from line 1. For result greater than zero, *explain in* ***Part VI***. See instructions.			
7 **Excess distributions carryover to 2021.** Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2016			
b Excess from 2017			
c Excess from 2018			
d Excess from 2019			
e Excess from 2020			

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

SCHEDULE G (Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding Fundraising or Gaming Activities

Complete if the organization answered 'Yes' on Form 990, Part IV, line 17, 18, or 19, or if the organization entered more than $15,000 on Form 990-EZ, line 6a.

► Attach to Form 990 or Form 990-EZ.

► Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization

CENTRAL COAST MARITIME MUSEUM ASSOC

Employer identification number

33-0646429

Part I **Fundraising Activities.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

- a ☐ Mail solicitations
- b ☐ Internet and email solicitations
- c ☐ Phone solicitations
- d ☐ In-person solicitations
- e ☐ Solicitation of non-government grants
- f ☐ Solicitation of government grants
- g ☐ Special fundraising events

2 a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees, or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? ..... ☐ Yes ☐ No

b If 'Yes,' list the 10 highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least $5,000 by the organization.

	(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fundraiser have custody or control of contributions? Yes	(iii) No	(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in column (i)	(vi) Amount paid to (or retained by) organization
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
Total ►							

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.

Part II Fundraising Events. Complete if the organization answered 'Yes' on Form 990, Part IV, line 18, or reported more than $15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than $5,000.

		(a) Event #1 BRICK PROGRAM (event type)	(b) Event #2 PICK-UP DINNER (event type)	(c) Other events NONE (total number)	(d) Total events (add column (a) through column (c))
Revenue	1 Gross receipts	11,500.	6,035.		17,535.
	2 Less: Contributions				
	3 Gross income (line 1 minus line 2)	11,500.	6,035.		17,535.
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs				
	7 Food and beverages		1,711.		1,711.
	8 Entertainment				
	9 Other direct expenses	5,185.			5,185.
	10 Direct expense summary. Add lines 4 through 9 in column (d)				6,896.
	11 Net income summary. Subtract line 10 from line 3, column (d)				10,639.

Part III Gaming. Complete if the organization answered 'Yes' on Form 990, Part IV, line 19, or reported more than $15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add column (a) through column (c))
Revenue	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	☐ Yes ☐ No %	☐ Yes ☐ No %	☐ Yes ☐ No %	
	7 Direct expense summary. Add lines 2 through 5 in column (d)				
	8 Net gaming income summary. Subtract line 7 from line 1, column (d)				

9 Enter the state(s) in which the organization conducts gaming activities:

a Is the organization licensed to conduct gaming activities in each of these states? ☐ Yes ☐ No

b If 'No,' explain:

10 a Were any of the organization's gaming licenses revoked, suspended, or terminated during the tax year? ☐ Yes ☐ No

b If 'Yes,' explain:

11 Does the organization conduct gaming activities with nonmembers? ☐ Yes ☐ No

12 Is the organization a grantor, beneficiary or trustee of a trust, or a member of a partnership or other entity formed to administer charitable gaming? ☐ Yes ☐ No

13 Indicate the percentage of gaming activity conducted in:

a The organization's facility	13a	%
b An outside facility	13b	%

14 Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name ►

Address ►

15a Does the organization have a contract with a third party from whom the organization receives gaming revenue? ☐ Yes ☐ No

b If 'Yes,' enter the amount of gaming revenue received by the organization ► $ _____ and the amount of gaming revenue retained by the third party ► $ _____

c If 'Yes,' enter name and address of the third party:

Name ►

Address ►

16 Gaming manager information:

Name ►

Gaming manager compensation ► $ _____.

Description of services provided ►

☐ Director/officer ☐ Employee ☐ Independent contractor

17 Mandatory distributions:

a Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? ☐ Yes ☐ No

b Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ► $

Part IV Supplemental Information. Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also provide any additional information. See instructions.

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.
► Attach to Form 990 or 990-EZ.
► Go to *www.irs.gov/Form990* for the latest information.

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization

CENTRAL COAST MARITIME MUSEUM ASSOC

Employer identification number

33-0646429

FORM 990-EZ, PART I, LINE 16
OTHER EXPENSES

ADVERTISING AND PROMOTION	$ 1,161.
BANK CHARGES	40.
BUSINESS REGISTRATION FEES	45.
DEPRECIATION	16,437.
DISPLAY COSTS	4,874.
DUES AND SUBSCRIPTION	90.
FACILITIES AND EQUIPMENT	1,074.
INFORMATION TECHNOLOGY	1,080.
INSURANCE	2,302.
LAND IMPROVEMENTS	16,411.
MISCELLANEOUS	507.
REPAIRS & MAINTENANCE	1,405.
SUPPLIES	720.
TAXES AND LICENSES	10.
TRANSACTION PROCESSING	424.
UTILITIES	1,215.
WEBSITE	396.
TOTAL	$ 48,191.

FORM 990-EZ, PART II, LINE 24
OTHER ASSETS

	BEGINNING	ENDING
MACHINERY AND EQUIPMENT	$ 85,397.	$ 72,483.
MUSEUM DISPLAYS	39,823.	47,531.
TOTAL	$ 125,220.	$ 120,014.

FORM 990-EZ, PART II, LINE 26
TOTAL LIABILITIES

	BEGINNING	ENDING
ACCOUNTS PAYABLE AND ACCRUED EXPENSES	$ 3,701.	$ 1,593.
DEFERRED REVENUE	0.	1,245.
TOTAL	$ 3,701.	$ 2,838.

FORM 990-EZ, PART III - ORGANIZATION'S PRIMARY EXEMPT PURPOSE

THE CENTRAL COAST MARITIME MUSEUM ASSOCIATION PRESERVES AND INTERPRETS THE MARITIME HISTORY OF CALIFORNIA. OUR MISSION IS TO PROVIDE AN EASILY ACCESSIBLE EDUCATIONAL VENUE FOR MARITIME HISTORY, SCIENCE AND TECHNOLOGY.

FORM 990-EZ, PART III, LINE 28 - STATEMENT OF PROGRAM SERVICE ACCOMPLISHMENTS

THE ORGANIZATION RESTORED FOR OUTDOOR EXHIBITION A 1933 MONTEREY STYLE FISHING BOAT POPULAR IN THE MID 20TH CENTURY; CONSERVED AND RESTORED FOR EXHIBITION A TWO-MAN SUBMERSIBLE ("ABALONE SUB");COMPLETED INSTALLATION OF AN EVENT PATIO.

Name of the organization	Employer identification number
CENTRAL COAST MARITIME MUSEUM ASSOC	33-0646429

FORM 990-EZ, PART III, LINE 28 - STATEMENT OF PROGRAM SERVICE ACCOMPLISHMENTS

INCREASED THE NUMBER OF NAUTICAL ARTIFACTS INCLUDING A VINTAGE HARD-HAT HELMET FOR THE ABALONE INDUSTRY EXHIBIT, THE SHIPS BELL FROM A US NAVY DESTROYER, AN OPERABLE WWII SUBMARINE KLAXON (DIVE HORN).

FORM 990-EZ, PART V - REGARDING TRANSFERS ASSOCIATED WITH PERSONAL BENEFIT CONTRACTS

(A) DID THE ORGANIZATION, DURING THE YEAR, RECEIVE ANY FUNDS, DIRECTLY OR INDIRECTLY, TO PAY PREMIUMS ON A PERSONAL BENEFIT CONTRACT?..... NO

(B) DID THE ORGANIZATION, DURING THE YEAR, PAY PREMIUMS, DIRECTLY OR INDIRECTLY, ON A PERSONAL BENEFIT CONTRACT?..... NO

TAXABLE YEAR **2020**

California Exempt Organization Annual Information Return

FORM **199**

Calendar Year 2020 or fiscal year beginning (mm/dd/yyyy) _____ , and ending (mm/dd/yyyy) _____

Corporation/Organization name: CENTRAL COAST MARITIME MUSEUM ASSOC

Additional information. See instructions.

California corporation number: 1892011

FEIN: 33-0646429

Street address (suite or room): PO BOX 1775

PMB no.:

City: MORRO BAY

State: CA

Zip code: 93443

Foreign country name:

Foreign province/state/county:

Foreign postal code:

A First return. ... ☐ Yes ☒ No

B Amended return ... ● ☐ Yes ☒ No

C IRC Section 4947(a)(1) trust ... ☐ Yes ☒ No

D Final information return?
● ☐ Dissolved ☐ Surrendered (Withdrawn) ☐ Merged/Reorganized
Enter date: (mm/dd/yyyy) ● _____

E Check accounting method:
1 ☒ Cash 2 ☐ Accrual 3 ☐ Other

F Federal return filed? 1 ● ☐ 990T 2 ● ☐ 990-PF 3 ● ☐ Sch H (990)
4 ☐ Other 990 series

G Is this a group filing? See instructions ... ● ☐ Yes ☒ No

H Is this organization in a group exemption ... ☐ Yes ☒ No
If "Yes," what is the parent's name?

I Did the organization have any changes to its guidelines not reported to the FTB? See instructions ... ● ☐ Yes ☒ No

J If exempt under R&TC Section 23701d, has the organization engaged in political activities? See instructions ... ● ☐ Yes ☒ No

K Is the organization exempt under R&TC Section 23701g? ... ● ☐ Yes ☒ No
If "Yes," enter the gross receipts from nonmember sources ... $ _____

L Is the organization a limited liability company? ... ● ☐ Yes ☒ No

M Did the organization file Form 100 or Form 109 to report taxable income? ... ● ☐ Yes ☒ No

N Is the organization under audit by the IRS or has the IRS audited in a prior year? ... ● ☐ Yes ☒ No

O Is federal Form 1023/1024 pending? ... ☐ Yes ☐ No
Date filed with IRS _____

Part I Complete Part I unless not required to file this form. See General Information B and C.

Receipts and Revenues	1	Gross sales or receipts from other sources. From Side 2, Part II, line 8 ... ●		1	34,221.
	2	Gross dues and assessments from members and affiliates ... ●		2	7,825.
	3	Gross contributions, gifts, grants, and similar amounts received ... ●		3	41,963.
	4	Total gross receipts for filing requirement test. Add line 1 through line 3. **This line must be completed.** If the result is less than $50,000, see General Information B ... ●		4	84,009.
	5	Cost of goods sold ... ●	5 11,395.		
	6	Cost or other basis, and sales expenses of assets sold ... ●	6		
	7	Total costs. Add line 5 and line 6 ...		7	11,395.
	8	Total gross income. Subtract line 7 from line 4 ... ●		8	72,614.
Expenses	9	Total expenses and disbursements. From Side 2, Part II, line 18 ... ●		9	61,134.
	10	Excess of receipts over expenses and disbursements. Subtract line 9 from line 8 ... ●		10	11,480.
Filing Fee	11	Total payments ... ●		11	
	12	Use tax. See General Information K ... ●		12	
	13	Payments balance. If line 11 is more than line 12, subtract line 12 from line 11 ... ●		13	
	14	Use tax balance. If line 12 is more than line 11, subtract line 11 from line 12 ... ●		14	
	15	Penalties and Interest. See General Information J ...		15	
	16	Balance due. Add line 12 and line 15. Then subtract line 11 from the result ... ◉		16	0.

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer ▶ | Title: TREASURER | Date | ● Telephone: (805) 441-4047

Paid Preparer's Use Only

Preparer's signature ▶ ROGER E. CARMODY CPA | Date | Check if self-employed ▶ ☐ | ● PTIN: P00448901

Firm's name (or yours, if self-employed) and address ▶ CARMODY, MEACH & CHOO, LLP
2 NORTH LAKE AVE., SUITE 830
PASADENA, CA 91101

● Firm's FEIN: 95-4799564

● Telephone: (626) 440-1077

May the FTB discuss this return with the preparer shown above? See instructions ... ● ☒ Yes ☐ No

Part II Organizations with gross receipts of more than $50,000 and private foundations regardless of amount of gross receipts – complete Part II or furnish substitute information.

Receipts from Other Sources	1	Gross sales or receipts from all business activities. See instructions	1	13,975.
	2	Interest	2	
	3	Dividends	3	
	4	Gross rents	4	
	5	Gross royalties	5	
	6	Gross amount received from sale of assets (See Instructions)	6	
	7	Other income. Attach schedule SEE STATEMENT 1	7	20,246.
	8	Total gross sales or receipts from other sources. Add line 1 through line 7. Enter here and on Page 1, Part I, line 1	8	34,221.
Expenses and Disbursements	9	Contributions, gifts, grants, and similar amounts paid. Attach schedule	9	
	10	Disbursements to or for members	10	
	11	Compensation of officers, directors, and trustees. Attach schedule SEE STMT 2	11	0.
	12	Other salaries and wages	12	
	13	Interest	13	
	14	Taxes	14	
	15	Rents	15	
	16	Depreciation and depletion (See instructions)	16	16,437.
	17	Other expenses and disbursements. Attach schedule SEE STATEMENT 3	17	44,697.
	18	Total expenses and disbursements. Add line 9 through line 17. Enter here and on Page 1, Part I, line 9	18	61,134.

Schedule L Balance Sheet

Assets	Beginning of taxable year (a)	(b)	End of taxable year (c)	(d)
1 Cash		55,642.		73,773.
2 Net accounts receivable				
3 Net notes receivable				
4 Inventories				
5 Federal and state government obligations				
6 Investments in other bonds				
7 Investments in stock				
8 Mortgage loans				
9 Other investments. Attach schedule				
10a Depreciable assets	198,500.		199,714.	
b Less accumulated depreciation	25,705.	172,795.	42,142.	157,572.
11 Land				
12 Other assets. Attach schedule STM 4		39,823.		47,531.
13 Total assets		268,260.		278,876.
Liabilities and net worth				
14 Accounts payable		3,701.		1,593.
15 Contributions, gifts, or grants payable				
16 Bonds and notes payable				
17 Mortgages payable				
18 Other liabilities. Attach schedule STM 5				1,245.
19 Capital stock or principal fund		264,559.		276,038.
20 Paid-in or capital surplus. Attach reconciliation				
21 Retained earnings or income fund				
22 Total liabilities and net worth		268,260.		278,876.

Schedule M-1 Reconciliation of income per books with income per return

Do not complete this schedule if the amount on Schedule L, line 13, column (d), is less than $50,000

1 Net income per books	11,480.	7 Income recorded on books this year not included in this return. Attach schedule	
2 Federal income tax		8 Deductions in this return not charged against book income this year. Attach schedule	
3 Excess of capital losses over capital gains			
4 Income not recorded on books this year. Attach schedule		9 Total. Add line 7 and line 8	
5 Expenses recorded on books this year not deducted in this return. Attach schedule		10 Net income per return. Subtract line 9 from line 6	11,480.
6 Total. Add line 1 through line 5	11,480.		

TAXABLE YEAR

2020 **Corporation Depreciation and Amortization**

CALIFORNIA FORM

3885

Attach to Form 100 or Form 100W. FORM 199

Corporation name	California corporation number
CENTRAL COAST MARITIME MUSEUM ASSOC	1892011

Part I Election To Expense Certain Property Under IRC Section 179

1	Maximum deduction under IRC Section 179 for California	1	$25,000
2	Total cost of IRC Section 179 property placed in service	2	
3	Threshold cost of IRC Section 179 property before reduction in limitation	3	$200,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for taxable year. Subtract line 4 from line 1. If zero or less, enter -0-	5	

6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost

7	Listed property (elected IRC Section 179 cost)	7	
8	Total elected cost of IRC Section 179 property. Add amounts in column (c), line 6 and line 7	8	
9	Tentative deduction. Enter the **smaller** of line 5 or line 8	9	
10	Carryover of disallowed deduction from prior taxable years	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5	11	
12	IRC Section 179 expense deduction. Add line 9 and line 10, but do not enter more than line 11	12	
13	Carryover of disallowed deduction to 2021. Add line 9 and line 10, less line 12	13	

Part II Depreciation and Election of Additional First Year Depreciation Deduction Under R&TC Section 24356

14 (a) Description of property	(b) Date acquired (mm/dd/yyyy)	(c) Cost or other basis	(d) Depreciation allowed or allowable in earlier years	(e) Depreciation method	(f) Life or rate	(g) Depreciation for this year	(h) Additional first year depreciation
INTERPRETIVE CE	11/01/2018	90,000.	2,603.	S/L	39	2,308.	
BUILDING CONTEN	11/01/2018	70,000.	19,173.	S/L	7	10,000.	
NAVY I 21 SUBMA	4/16/2019	6,000.	400.	S/L	10	600.	
FURNITURE-EQUIP	1/11/2018	10,000.	1,429.	S/L	7	1,429.	
CONTAINER 1	1/11/2018	2,850.	225.	S/L	10	225.	

15	Add the amounts in column (g) and column (h). The total of column (h) may not exceed $2,000. See instructions for line 14, column (h)	15	16,437.	

Part III Summary

16	Total: If the corporation is electing: IRC Section 179 expense, add the amount on line 12 and line 15, column (g) **or** Additional first year depreciation under R&TC Section 24356, add the amounts on line 15, columns (g) and (h) **or** Depreciation (if no election is made), enter the amount from line 15, column (g)	16	
17	Total depreciation claimed for federal purposes from federal Form 4562, line 22	17	
18	Depreciation adjustment. If line 17 is greater than line 16, enter the difference here and on Form 100 or Form 100W, Side 1, line 6. If line 17 is less than line 16, enter the difference here and on Form 100 or Form 100W, Side 2, line 12. (If California depreciation amounts are used to determine net income before state adjustments on Form 100 or Form 100W, no adjustment is necessary.)	18	

Part IV Amortization

19 (a) Description of property	(b) Date acquired (mm/dd/yyyy)	(c) Cost or other basis	(d) Amortization allowed or allowable in earlier years	(e) R&TC Section (see instr)	(f) Period or percentage	(g) Amortization for this year

20	Total. Add the amounts in column (g)	20	
21	Total amortization claimed for federal purposes from federal Form 4562, line 44	21	
22	Amortization adjustment. If line 21 is greater than line 20, enter the difference here and on Form 100 or Form 100W, Side 1, line 6. If line 21 is less than line 20, enter the difference here and on Form 100 or Form 100W, Side 2, line 12	22	

TAXABLE YEAR

2020 Corporation Depreciation and Amortization

CALIFORNIA FORM **3885**

Attach to Form 100 or Form 100W. FORM 199

Corporation name	California corporation number
CENTRAL COAST MARITIME MUSEUM ASSOC	1892011

Part I Election To Expense Certain Property Under IRC Section 179

1	Maximum deduction under IRC Section 179 for California	1	$25,000
2	Total cost of IRC Section 179 property placed in service	2	
3	Threshold cost of IRC Section 179 property before reduction in limitation	3	$200,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for taxable year. Subtract line 4 from line 1. If zero or less, enter -0-	5	

6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost

7	Listed property (elected IRC Section 179 cost)	7	
8	Total elected cost of IRC Section 179 property. Add amounts in column (c), line 6 and line 7	8	
9	Tentative deduction. Enter the **smaller** of line 5 or line 8	9	
10	Carryover of disallowed deduction from prior taxable years	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5	11	
12	IRC Section 179 expense deduction. Add line 9 and line 10, but do not enter more than line 11	12	
13	Carryover of disallowed deduction to 2021. Add line 9 and line 10, less line 12	13	

Part II Depreciation and Election of Additional First Year Depreciation Deduction Under R&TC Section 24356

14 (a) Description of property	(b) Date acquired (mm/dd/yyyy)	(c) Cost or other basis	(d) Depreciation allowed or allowable in earlier years	(e) Depreciation method	(f) Life or rate	(g) Depreciation for this year	(h) Additional first year depreciation
CONTAINER 2	1/11/2018	2,850.	225.	S/L	10	225.	
COAST GUARD ITE	1/11/2018	15,014.	1,500.	S/L	10	1,500.	
ANCHOR ON PLINT	1/11/2018	3,000.	150.	S/L	20	150.	

15	Add the amounts in column (g) and column (h). The total of column (h) may not exceed $2,000. See instructions for line 14, column (h)	15		

Part III Summary

16	Total: If the corporation is electing: IRC Section 179 expense, add the amount on line 12 and line 15, column (g) **or** Additional first year depreciation under R&TC Section 24356, add the amounts on line 15, columns (g) and (h) **or** Depreciation (if no election is made), enter the amount from line 15, column (g)	16	
17	Total depreciation claimed for federal purposes from federal Form 4562, line 22	17	
18	Depreciation adjustment. If line 17 is greater than line 16, enter the difference here and on Form 100 or Form 100W, Side 1, line 6. If line 17 is less than line 16, enter the difference here and on Form 100 or Form 100W, Side 2, line 12. (If California depreciation amounts are used to determine net income before state adjustments on Form 100 or Form 100W, no adjustment is necessary.)	18	

Part IV Amortization

19 (a) Description of property	(b) Date acquired (mm/dd/yyyy)	(c) Cost or other basis	(d) Amortization allowed or allowable in earlier years	(e) R&TC Section (see instr)	(f) Period or percentage	(g) Amortization for this year

20	Total. Add the amounts in column (g)	20	
21	Total amortization claimed for federal purposes from federal Form 4562, line 44	21	
22	Amortization adjustment. If line 21 is greater than line 20, enter the difference here and on Form 100 or Form 100W, Side 1, line 6. If line 21 is less than line 20, enter the difference here and on Form 100 or Form 100W, Side 2, line 12	22	

CENTRAL COAST MARITIME MUSEUM ASSOC 33-0646429

STATEMENT 1
FORM 199, PART II, LINE 7
OTHER INCOME

INCOME FROM SPECIAL EVENTS	$	17,535.
OTHER INVESTMENT INCOME		3.
PROGRAM SERVICE REVENUE		2,708.
TOTAL	$	20,246.

STATEMENT 2
FORM 199, PART II, LINE 11
COMPENSATION OF OFFICERS, DIRECTORS, TRUSTEES AND KEY EMPLOYEES

CURRENT OFFICERS:

NAME AND ADDRESS	TITLE AND AVERAGE HOURS PER WEEK DEVOTED	TOTAL COMPEN-SATION	CONTRI-BUTION TO EBP & DC	EXPENSE ACCOUNT/ OTHER
CHARLIE YATES PO BOX 1775 MORRO BAY, CA 93443	BOARD MEMBER 5.00	$ 0.	$ 0.	$ 0.
CHUCK STOLL PO BOX 1775 MORRO BAY, CA 93443	BOARD MEMBER 1.00	0.	0.	0.
BONNIE JONES PO BOX 1775 MORRO BAY, CA 93443	TREASURER 25.00	0.	0.	0.
JACK HUNTER PO BOX 1775 MORRO BAY, CA 93443	BOARD MEMBER 1.00	0.	0.	0.
SCOTT MATHER PO BOX 1775 MORRO BAY, CA 93443	PRESIDENT 5.00	0.	0.	0.
KENDALL WELCH PO BOX 1775 MORRO BAY, CA 93443	BOARD MEMBER 1.00	0.	0.	0.
DALE JOHNSON PO BOX 1775 MORRO BAY, CA 93443	SECRETARY 3.00	0.	0.	0.
KEITH KELSEY PO BOX 1775 MORRO BAY, CA 93443	BOARD MEMBER 1.00	0.	0.	0.
BILL STEELE PO BOX 1775 MORRO BAY, CA 93443	VICE PRESIDENT 25.00	0.	0.	0.

STATEMENT 2 (CONTINUED)
FORM 199, PART II, LINE 11
COMPENSATION OF OFFICERS, DIRECTORS, TRUSTEES AND KEY EMPLOYEES

CURRENT OFFICERS:

NAME AND ADDRESS	TITLE AND AVERAGE HOURS PER WEEK DEVOTED	TOTAL COMPEN-SATION	CONTRI-BUTION TO EBP & DC	EXPENSE ACCOUNT/ OTHER
CHRIS VAILE PO BOX 1775 MORRO BAY, CA 93443	BOARD MEMBER 0	$ 0.	$ 0.	$ 0.
KATHERINE GILLEN PO BOX 1775 MORRO BAY, CA 93443-1775	BOARD MEMBER 0	0.	0.	0.
	TOTAL	$ 0.	$ 0.	$ 0.

STATEMENT 3
FORM 199, PART II, LINE 17
OTHER EXPENSES

ACCOUNTING FEES	$ 3,545.
ADVERTISING AND PROMOTION	1,161.
BANK CHARGES	40.
BUSINESS REGISTRATION FEES	45.
DISPLAY COSTS	4,874.
DUES AND SUBSCRIPTION	90.
FACILITIES AND EQUIPMENT	1,074.
INFORMATION TECHNOLOGY	1,080.
INSURANCE	2,302.
LAND IMPROVEMENTS	16,411.
MISCELLANEOUS	507.
OTHER FEES	1,400.
POSTAGE AND SHIPPING	275.
PRINTING AND PUBLICATIONS	827.
REPAIRS & MAINTENANCE	1,405.
SPECIAL EVENT EXPENSES	6,896.
SUPPLIES	720.
TAXES AND LICENSES	10.
TRANSACTION PROCESSING	424.
UTILITIES	1,215.
WEBSITE	396.
TOTAL	$ 44,697.

STATEMENT 4
FORM 199, SCHEDULE L, LINE 12
OTHER ASSETS

MUSEUM DISPLAYS	47,531.
TOTAL	$ 47,531.

STATEMENT 5
FORM 199, SCHEDULE L, LINE 18
OTHER LIABILITIES

DEFERRED REVENUE	1,245.
TOTAL	$ 1,245.

STATE OF CALIFORNIA
RRF-1
(Rev. 09/2017)
IN

MAIL TO:
Registry of Charitable Trusts
P.O. Box 903447
Sacramento, CA 94203-4470
(916) 210-6400

STREET ADDRESS:
1300 I Street
Sacramento, CA 95814
(916) 210-6400

WEBSITE ADDRESS:
www.ag.ca.gov/charities/

DEPARTMENT OF JUSTICE

(For Registry Use Only)

ANNUAL REGISTRATION RENEWAL FEE REPORT TO ATTORNEY GENERAL OF CALIFORNIA

Sections 12586 and 12587, California Government Code
11 Cal. Code Regs. sections 301-306, 309, 311, and 312

Failure to submit this report annually no later than four months and fifteen after the end of the organization's accounting period may result in the loss of tax exemption and the assessment of a minimum tax of $800, plus interest, and/or fines or filing penalties. Revenue & Taxation Code section 23703; Government Code section 12586.1. IRS extensions will be honored.

CENTRAL COAST MARITIME MUSEUM ASSOC
Name of Organization

List all DBAs and names the organization uses or has used

PO BOX 1775
Address (Number and Street)

MORRO BAY, CA 93443
City or Town, State and ZIP Code

(805) 441-4047
Telephone Number

E-mail Address

Check if:
- ☐ Change of address
- ☐ Amended report

State Charity Registration Number 094879

Corporation or Organization No. 1892011

Federal Employer ID No. 33-0646429

ANNUAL REGISTRATION RENEWAL FEE SCHEDULE (11 Cal. Code Regs. sections 301-307, 311, and 312)
Make Check Payable to Department of Justice

Gross Annual Revenue	Fee	Gross Annual Revenue	Fee	Gross Annual Revenue	Fee
Less than $25,000	0	Between $100,001 and $250,000	$50	Between $1,000,001 and $10 million	$150
Between $25,000 and $100,000	$25	Between $250,001 and $1 million	$75	Between $10,000,001 and $50 million	$225
				Greater than $50 million	$300

PART A – ACTIVITIES

For your most recent full accounting period (beginning 1/01/20 ending 12/31/20) list:

Gross Annual Revenue $ 65,718. Noncash Contributions $ 0. Total Assets $ 278,876.

Program Expenses $ 46,270. Total Expenses $ 61,134.

PART B – STATEMENTS REGARDING ORGANIZATION DURING THE PERIOD OF THIS REPORT

Note: All questions must be answered. If you answer "yes" to any of the questions below, you must attach a separate page providing an explanation and details for each "yes" response. Please review RRF-1 instructions for information required.

	Yes	No
1 During this reporting period, were there any contracts, loans, leases or other financial transactions between the organization and any officer, director or trustee thereof, either directly or with an entity in which any such officer, director or trustee had any financial interest?	☐	☒
2 During this reporting period, was there any theft, embezzlement, diversion or misuse of the organization's charitable property or funds?	☐	☒
3 During this reporting period, were any organization funds used to pay any penalty, fine or judgment?	☐	☒
4 During this reporting period, were the services of a commercial fundraiser, fundraising counsel for charitable purposes, or commercial coventurer used?	☐	☒
5 During this reporting period, did the organization receive any governmental funding?	☐	☒
6 During this reporting period, did the organization hold a raffle for charitable purposes?	☐	☒
7 Does the organization conduct a vehicle donation program?	☐	☒
8 Did the organization conduct an independent audit and prepare audited financial statements in accordance with generally accepted accounting principles for this reporting period?	☐	☒
9 At the end of this reporting period, did the organization hold restricted net assets, while reporting negative unrestricted net assets?	☐	☒

I declare under penalty of perjury that I have examined this report, including accompanying documents, and to the best of my knowledge and belief, the content is true, correct and complete, and I am authorized to sign.

BONNIE JONES	TREASURER	
Signature of Authorized Agent / Printed Name	Title	Date

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CITY OF MORRO BAY ж FY 2021/22
APPLICATION FOR COMMUNITY GRANT FUNDING

Project: Project/Program: CO_2 Baseline Measuring – Morro Bay Estuary

Project Manager Richard E. T. Sadowski

Agency: Ecologistics, Inc., a California nonprofit 501(c)(3) in collaboration with Home Front Environmental Justice Morro Bay

633 Ramona Ave., Space 103
Los Osos, CA 93402
(805) 548-0597
www.ecologistics.org
Stacey Hunt, CEO
Michael Jencks, Board Chair

COVID-19 Impacts

Did your organization experience a negative impact due to COVID-19 that you could document (e.g., reduction in revenues, expenditures on PPE or other COVID-related purchases, etc.)?

NO

Project Description: Much attention has been focused on high pollution levels in major California cities and in problem areas, such as the Central Valley, however little funds have been spent in less populated areas, such as the Central Coast. With climate change no longer on the distant horizon, no community is safe or immune. While air quality monitoring is performed in San Luis Obispo County, none of the devices are currently designed to measure carbon dioxide (CO_2) levels.

The proposed project will continue to fund the Morro Bay Estuary Air Monitoring (MBEAM) pilot program with the purchase of air monitoring equipment that will measure CO_2 levels, in addition to other air quality factors such as $PM_1/PM_{2.5}/PM_{10}$, NO_2 and O_3. The project team's future plans are to install four (4) stationary air monitors around the Morro Bay Estuary as part of the MBEAM pilot.

Atmospheric CO_2 data will be downloaded to a computer with monitoring software capable to provide data in table/graph forms that can be exported to a network of internet sites as needed to support the efforts of regional and state air regulators. It is important to establish baseline CO_2 levels in the Morro Bay area for two reasons. First, public officials need to understand the potentially dangerous CO_2 levels in the community. Secondly, the project will help facilitate collaboration efforts for community-based solutions and promote citizen science.

RECEIVED
City of Morro Bay
AUG 09 2021
Administration

I. AGENCY INFORMATION

A. General Information

Grant Request Amount: $5,000

General Organization Information	
Organization's Name	Ecologistics, Inc.
Year Established	2010
Board Roster	Stacey Hunt, CEO Michael Jencks, Board Chair Saba Asghary, Treasurer Erik Berg-Johansen, Secretary Doreen Liberto, Program Director Deborah Bayles, Director Alyssa Adams, Director Serena Chelberg, Director Ted Hamilton, Director
Number of Paid Full-Time Employees	None
Number of Paid Part-Time Employees	None
Most recent financial statements (or copy of your last tax return IRS 990)	Attached

Mailing Information	
Street Address:	633 Ramona Ave., Space 103
City:	Los Osos
State:	CA
Zip:	93402

Contact Person:	
Title:	Stacey Hunt, CEO
Phone Number:	805-548-0597
E-mail:	stacey@ecologistics.org

Insurance/Tax Information	
Federal Employer Tax Number	27-2116150
State Employer Tax Number	None
Name of Program	CO_2 Baseline Measuring – Morro Bay Estuary
IRS Determination Letter	Dated 5/21/2010 – copy attached
Name of Executive or CEO	Stacey Hunt
Name of Board Chairperson or President	Michael Jencks

Please answer the following questions:

1. Does the agency have a not-for-profit incorporation status with the State of California? **Yes**
2. How long has the agency been in operation? **Eleven years**

II. COMMUNITY NEED STATEMENT

A. Community Need: Describe briefly the demonstration need in the Morro Bay community for the program. Cite data sources as appropriate.

Climate change, which has been warned about since the early 1980s, is now manifesting itself in increasingly visible and urgent ways. Communities, and the governmental agencies that are responsible for them, are being confronted with the need to design the best adaptation and mitigation measures possible. The initial phase of the MBEAM project was to collect baseline CO_2 data around the Morro Bay Estuary and help governmental agencies and other interested parties establish best practices in addressing climate change as it relates to coastal communities. Baseline air quality data collected in the initial phase has been shared with scientific communities and Cal Poly academia in the study of ocean acidification. The proposal by applicants will continue to provide the City of Morro Bay and Cal Poly with needed data regarding CO_2 levels in the area.

B. Program Narrative: Please provide your agency's Mission Statement and Goals, brief history, programs and population(s) served, organizational structure and experience with proposed grant activities. If your organization provides programs countywide, indicate the percentage of Morro Bay residents served.

Ecologistics' mission is to create a resilient and healthy community for the residents of the California Central Coast that is environmentally and economically sustainable by:

> developing, teaching, and disseminating practical and innovative solutions to ecological and ecosystem problems;
> developing practical and innovative solutions to foster conservation, restoration, connectivity, and stewardship of ecosystems, watersheds, habitats, and landscapes in harmony with human needs and uses;
> consulting with and serving as a resource for public agencies and non-profit organizations;
> working and networking with other non-profit organizations and agencies to popularize innovative solutions to ecological problems, providing a hub for the sharing of scientific developments, and promoting socially responsible and environmentally just institutions; and
> developing, conducting, and sponsoring programs to provide training in proactive citizenship and leadership.

Since its formation in February 2010, Ecologistics has put on nine Central Coast Bioneers conferences, featuring over 120 speakers, workshops and field trips. In 2016 Ecologistics held the first Salinas River Symposium that brought together the largest number of agencies, universities, nonprofits and other stakeholders under one roof to discuss the future of the Salinas River. From that effort a working group was created which led to a funded two-year study of a possible watershed management plan for the river. The project was being overseen by the Upper Salinas-Las Tablas Resource Conservation District. Ecologistics has also hosted three Carrizo Plain Colloquia, presenting scientific research and findings on the Carrizo Plain. In 2016, Ecologistics put on a three-day Deep Ecology Collaboratory at Rancho El Chorro to generate solutions for the impending ecological crisis threatening our planet. Ecologistics' other major purpose is to be a fiscal sponsor and incubator for environmental and social justice organizations (currently numbering 34), most of whom are in San Luis Obispo County. One of those organizations, Home Front Environmental Justice Morro Bay, is the organization we are supporting for this proposed project. Ecologistics is run by a 9-person volunteer board of directors.

Ecologistics does not have direct experience with air quality monitoring but has access to experts and consultants through its fiscally sponsored organizations, who have the necessary expertise. Ecologistics will oversee the operation and management of the project, manage the budget, and oversee the reporting of findings to the City of Morro Bay.

C. Local Challenges: What local challenge or need does this grant address? How will Morro Bay residents and residents of adjacent areas and or countywide benefit? How will all eligible participants have the opportunity to participate in the program?

This grant will address climate change focusing on CO_2 levels in the Morro Bay Estuary and surrounding areas. The MBEAM program provides baseline CO_2 data and air quality information via the internet. The project will continue to facilitate collaboration efforts for community-based solutions and help facilitate citizen science. The long-term benefits will help advance the best practices for adaptation and mitigation measures with respect to climate change. The air quality monitoring devices will provide quantitative air quality data for academic researchers, community-based partners and government agencies to further assist in understanding the correlation between air quality, carbon dioxide and ocean acidification for the area.

D. Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

Global rising CO_2 levels are creating climate changes that have public health and safety implications. The Morro Bay Community Grant will help facilitate the Cal EPA Environmental Justice Small Grant proposal. The Cal EPA EJSG proposal includes the acquisition, installation, and operation of a system of stationary and handheld air monitoring devices. The stationary monitoring devices will be located around the Morro Bay Estuary creating a continuous real-time air monitoring system for $PM_1/PM_{2.5}/PM_{10}$, NO_2, O_3 and CO_2. The handheld air monitoring device main functions that distinguishes it from the stationary device would be the higher CO_2 resolution (±3ppm vs ±50ppm) and the mobility that a handheld provides to monitor the air in different locations, while providing the same functionality as the stationary devices. The handheld device will be manually used by project staff to compare data with the stationary devices. Project staff will provide the year of stationary data in table/graph form and generate reports for the City. This project will be focusing on the air data gaps around the Morro Bay Estuary & providing CO_2 baseline database.

E. Previous Funding: If your organization has received previous funding from the City of Morro Bay for the proposed project (within the last year), please provide the outcomes in measurable terms and a case example of the grant impact.

In 2019, Home Front EJ in collaboration with Ecologistics received $4200 to initiate the MBEAM project. Funds were used to purchase an Aeroqual Seriers 500 handheld air monitor. Project staff collected baseline CO_2 levels at 10 pre-determined locations around the Estuary. In addition, project staff collected PM10/PM2.5, NO2, O3 and CO_2 readings at a stationary location resulting in over 13,000 air quality data points (See Appendix A). During the project staff collaborated with the Cal Poly and supplied students with real time CO_2 levels in their study of Ocean Acidification in the estuary waters. Stationary air monitors will be able to collect real time air quality data 24 hours a day 7 days a week providing citizens with up-to-date local air quality. City management will be able to integrate this information to the city's Climate action plan (CAP) and share the information with the county.

F. Collaborative Requests: If a collaborative request, please provide a description of prior collaborative activities, and proposed responsibilities of collaborative members.

The MBEAM program will continue to collaborate with the Cal Poly Marine Science Lab.

III. PROGRAM FISCAL INFORMATION

A. Program Budget

Please complete the following summary tables to reflect the budget for your organization and program. All amounts should be rounded to the nearest dollar. Alternatively, please attach single page revenue/expense summary sheets for the program for which funds are requested and a separate summary for the organization.

Budget Summary

Budget Data	FY 2021/22	FY 2019/20
Morro Bay grant funding	Requested:$5,000[1]	Received: $5,000
Total Program budget	$55,600	$55,000
Total Organization budget	$12,718 (calendar year 2021)	$14,205 (calendar year 2019)

Funding Summary

Revenue Source	FY 2021/22 Program Budget
Morro Bay grant	$5,000
Other municipal funding: (please specify)	$0
County funding: (please specify)	$600.00
State funding: (please specify)	$50,000[2]
Federal funding: (please specify)	$0
Fees for services	$0
Donations	$0

[1] Please see Budget Table showing how the funds will be used.

[2] Ecologistics and Home Front EJ Morro Bay are in the process of applying for a $50,000 grant from Cal EPA that will further advance this project by acquisition, installation, and operation of a system of stationary air monitoring devices and providing quarterly progress reports to CalEPA.

Reserve contingency fund	$0
All other sources (please specify):	$0
Total	$55,600

Organization Contracts – Has your organization ever had funds withdrawn or a contract terminated for cause, unsatisfactory performance, or questionable costs on any financial statements or audit? If so, please describe:

No.

B. Travel Expense Disclosure – If Community Grant funds are to be used for staff travel expenses, please describe.

None.

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date: August 6, 2021

Ecologistics, Inc.
Organization Name

Stacy Hunt
Executive Director

StaceyHunt
(Print Name)

COMMUNITY AIR MONITORING PLAN

The Morro Bay Grant will support the Cal EPA Environmental Justice Small Grant by providing collaboration and additional funding being utilized in the project. Purchase and delivery of the AQ Mesh stationary air monitoring equipment from AmbiLabs, will take approximately 6-8 weeks. During this time, meetings will be coordinated with participating entities to further strengthen collaboration efforts and solidify monitoring locations. Following procurement of the equipment, the project staff will install the stationary device at the Morro Bay Harbor Department to provide monitoring data for CO_2 with the ability to populate $PM_1/PM_{2.5}/PM_{10}$, NO_2 & O_3 gases in the future. Project staff will measure the CO_2 air quality on a continual basis for a year at the approximate locations (see Figure 1 below). In late 2021 project staff will meet with City staff to talk about outcomes of the submitted Cal EPA Environmental Justice Small Grant Proposal and provide a progress report. In conclusion, project staff will compile collected data and submit into a Final Report.



Figure 1 Approximate location of stationary air monitoring device

WORK TABLE

Task Number	Description of Activity to Accomplish Task	Project Staff	Start & End Dates
Task 1	**Procurement of air monitoring equipment, meetings with collaborating entities & Progress/Final Report**		**9/21-1/22**
Task 1.1	Purchase AmbiLabs AQMesh stationary air monitor	Richard E. T. Sadowski, Project Manager	9/21-11/21
Task 1.2	Conduct meetings with the collaborating entities & handheld monitoring at designated locations/Progress Report	Richard E. T. Sadowski, Project Manager & Brom Webb, Monitoring Supervisor	11/21-12/21
Task 1.3	Final Report & Overhead	Stacey Hunt, Project Report Manager	12/21-1/22

BUDGET TABLE

Task Number	Budget Item	Rate	Units	Cost
Task 1	**Procurement of air monitoring equipment, meetings with collaborating entities & Progress/Final Report**			
Task 1.1	**Purchase AmbiLabs AQ Mesh stationary air monitor**			
	• Handheld outdoor air quality starter kit (expanded) w/CO_2 sensor	$4,242	1	$4,242
	• S & H	$158	1	$158
	• Installation	$300	1	$300
Task 1.2	**Conduct meetings with the collaborating entities & handheld monitoring at designated locations/Progress Report[3]**			
	• Richard Sadowski, Project Manager	N/C	1	0
	• Brom Webb, Monitoring Supervisor	N/C	1	$0
Task 1.3	**Final Report/Overhead**			
	• Ecologistics Inc. Fiscal Sponsorship Administration Fee	$300	1	$300
			Total Grant Amount Requested:	**$5,000**

[3] The costs for these meetings will be covered by the grant from the San Luis Obispo County Board of Supervisors.

APPENDIX A

Since receiving the Aeroqual Handheld air monitor in February 2020, Home Front EJ, Morro Bay has collected over 570 hours of air quality data in and around Morro Bay. Data points were set at one-minute intervals, representing a recorded moment of monitoring with the monitoring being accomplished during the daylight hours. The data collected for Carbon Dioxide (CO2) was gathered in (3) separate situations: the Morro Bay Estuary Air Monitoring (MBEAM) Route (Locations 1-10), a Stationary Location 35°21'43.5"N 120°50'49.1"W in the Morro Hills and the "Embarcadero walk". The other elements were gathered at the same Stationary Location as above. The respective time and quantity of the air elements recorded and associated data are as follows:

	Average	High	Low	Hours	Data points
Carbon Dioxide (CO2) Overall	456.4 ppm	669 ppm	400 ppm	223	13,397
Carbon Dioxide (CO2) Route (Locations 1-10)	459.2 ppm	579 ppm	406 ppm	36	2207
Carbon Dioxide (CO2) Stationary Location	442.1 ppm	576 ppm	400 ppm	83	4885
Carbon Dioxide (CO2) Embarcadero Walk	466.5 ppm	669 ppm	406 ppm	105	6305
Carbon Monoxide (CO) Stationary Location	0.153 ppm	2.910 ppm	0.00 ppm	68	4118
Nitrous Oxide (NO2) Stationary Location	0.082 ppm	0.151 ppm	0.000 ppm	67	4030
Ozone (O3) Stationary Location	0.036 ppm	0.055ppm^3	0.00 ppm^3	71	4260
Particulate Matter PM 2.5 Stationary Location	0.0039µg/m^3	0.024µg/m^3	0.00 µg/m^3	72	4332
Particulate Matter PM 10 Stationary Location	0.0072µg/m^3	0.044µg/m^3	0.00 µg/m^3	72	4332

Although we have to be careful when looking at a limited sample of data, the observed ranges for the various gases tested do merit further investigation. Noteworthy are the elevated levels of NO_2 and CO_2 around the Morro Bay Estuary and the surrounding areas as compared to the global averages. The NO_2 average borders on the range of Moderate' to 'Unhealthy for sensitive groups'. CO_2 global average was 414.12 part per million (ppm) on March 03, 2021 and the overall recorded CO_2 average for the area was 456.4 ppm, 42 ppm higher than the global value. According to the EPA National Ambient Air Quality Standards (NAAQS), Morro Bay's $PM_{2.5/10}$, Ozone and Carbon Monoxide levels are at standard safe levels. The air quality data gathered constitutes a major indication that Carbon Dioxide values are constantly fluctuating and consistent with Keeling's Curve. Recommendations are an air monitoring plan with stationary monitors that have the capability of recording air quality data on a continuing basis that will assist in recognizing the dangerous trend in the data that's affecting the Estuary, Ocean and inside our homes.

Ecologistics, Inc.

Balance Sheet

As of July 31, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
0001 SESLOC S3 - Business Primary Share	200.81
0002 SESLOC S3.1 - LOSG	3,766.52
0003 Repair Cafe	1,193.32
0004 Water Film	1,212.50
0005 PRGN+PL	399.52
0006 Four Elements	3.85
0007 OCBA	169.61
0008 Greening Los Osos	1,224.37
0009 Coastal Awakening	39,458.84
0010 SLO Climate Coalition	22,729.61
0011 Homefront EJ	690.00
0012 Tree Foundation	2,266.19
0013 RAISEUP SLO	1,425.87
0014 Face Masks SLO	1,630.08
0015 Everybody Reads SLO	6,494.61
0016 Community Roots	225.63
0017 OEDC	1,060.72
0080 SESLOC S9 - Non Profit Checking	458.04
0081 SESLOC S9.2 - Anacortes	536.40
0082 SESLOC S9.3 - SLO Clean Water	4,020.01
0083 SESLOC S9.4 - CCC-USS	18,417.27
0084 SESLOC S9.5 - Race Matters	88,984.17
0085 SESLOC S9.6 - Peace Project	0.00
0086 SESLOC S9.7 - Paso Robles Food Coop	964.45
0087 SESLOC S9.8 - PS 101	3,101.60
0088 SESLOC S9.9 - SLO Guild Hall	4,945.11
1080 CCC4IS	142.89
1081 SLO Beaver Brigade	5,798.83
Chase Checking - Ecologistics	1,241.25
Chase Savings - Ecologistics	6,509.38
Flipcause	123.47
Petty Cash	11.65
Total Bank Accounts	**$219,406.57**
Accounts Receivable	
Accounts Receivable	0.00
Total Accounts Receivable	**$0.00**
Other Current Assets	
Cash On Hand	0.00
Prepaid Expense	0.00
Uncategorized Asset (Inactive)	0.00
Undeposited Funds	100.00

	TOTAL
Total Other Current Assets	**$100.00**
Total Current Assets	**$219,506.57**
TOTAL ASSETS	**$219,506.57**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	**$0.00**
Credit Cards	
Chase Visa 2352	70.00
Total Credit Cards	**$70.00**
Total Current Liabilities	**$70.00**
Total Liabilities	**$70.00**
Equity	
Net Fund Balance	481,343.58
Opening Balance Equity (Closed)	0.00
Net Income	-261,907.01
Total Equity	**$219,436.57**
TOTAL LIABILITIES AND EQUITY	**$219,506.57**

Ecologistics, Inc.

Profit and Loss

January - July, 2021

	TOTAL
Income	
Administrative Fee Income	8,019.58
Billable Expense Income	10.00
Donations	130,269.79
Sponsorship	200.00
Unapplied Cash Payment Income	0.00
Total Income	**$138,499.37**
Cost of Goods Sold	
Administrative Fee Expense	8,082.24
Total Cost of Goods Sold	**$8,082.24**
GROSS PROFIT	**$130,417.13**
Expenses	
Bank Charge	40.00
Dues & Subscriptions	346.00
Fees & Licenses	25.00
Grantee Programs & Projects	387,405.65
Insurance	
Liability	841.00
Total Insurance	**841.00**
Merchant Services	824.23
Postage & Delivery	99.00
Professional Fees	
Accounting	757.60
Graphic Design / Artwork	155.00
Legal	725.00
Website Design / Maintenance	910.57
Total Professional Fees	**2,548.17**
Suspense	0.00
Telephone	232.47
Total Expenses	**$392,361.52**
NET OPERATING INCOME	**$ -261,944.39**
Other Income	
Interest Earned	37.38
Total Other Income	**$37.38**
NET OTHER INCOME	**$37.38**
NET INCOME	**$ -261,907.01**

CITY OF MORRO BAY
HARBOR DEPARTMENT
1275 Embarcadero Road
Morro Bay, CA 93442

July 22, 2021

Letter of Support: CalEPA EJ SG and Morro Bay Community Grant Applications

To Whom it my Concern:

As the Harbor Director for the City of Morro Bay, I am pleased to support Home Front Environmental Justice, Morro Bay's (HFEJMB) Community Air Grant application for funding air monitoring stations around the Morro Bay Estuary. This effort will serve to further local planning efforts and better address climate resiliency in Morro Bay and Los Osos.

Small coastal cities like Morro Bay, depending in large part on our working waterfront for our economic and cultural survival, are particularly vulnerable to the effects of climate change and sea level rise, and funding like this will help support grass-roots efforts such as HFEJMB's in adaptation strategies and efforts.

To help support HFEJMB's efforts, the Harbor Department is committed to providing HFEJMB with internet access and electrical power for their proposed monitoring stations, some of which will be located on department facilities. We look forward to working with HFEJMB on implementation and of this important project.

Faithfully,

Eric Endersby
Harbor Director
City of Morro Bay

COUNTY OF SAN LUIS OBISPO
BOARD OF SUPERVISORS
Bruce Gibson *District Two Supervisor*

June 24, 2021

Malinda Dumisani
EJ Small Grants Program Manager
CalEPA Headquarters Building
1001 I Street, 25th Floor, Sacramento,
P.O.Box 2815 Sacramento, CA 95814-2815

Dear Ms. Dumisani:

I write in support for Home Front EJ Morro Bay's application to Cal EPA for an EJ Small Grant to install air monitoring devices around the Morro Bay estuary in San Luis Obispo County. The proposed project will help fill important data gaps regarding greenhouse gas emissions, greenhouse gas sinks and ocean acidification in relationship to the Morro Bay estuary. Home Front EJ Morro Bay has also engaged the community, students of our local college, and the next generation on climate change and ocean health.

In my role of County Supervisor, I strongly endorse the importance of State support for local environmental organizations such as Home Front EJ Morro Bay. I encourage you to accept their proposal and fund this project.

Sincerely,

BRUCE GIBSON
Supervisor, District Two
San Luis Obispo County

Northern Chumash Tribal Council
A Native American Corporation - NorthernChumash.org
1590 18th Street Los Osos, PO Box 6533, CA 93412 805-801-0347

Ms. Malinda Dumisani
EJ Small Grants Program Manager
CalEPA Headquarters Building 1001 I Street P.O. Box 2815
Sacramento, CA 95814-2815

June 28, 2021

RE: Home Front EJ Morro Bay
Application for Environmental Justice Small Grant

Dear Ms. Dumisani:

The Northern Chumash Tribal Council, (NCTC) was formed under the guidelines of California Senate Bill 18 April 26, 2006, as a State Recognized Tribal Government, by the California Native American Heritage Commission. NCTC is located in San Luis Obispo County CA, organized and dedicated to preservation of the Chumash Culture, Heritage and Sacred Sites. NCTC is dedicated to meaningful consulting with local governments, agencies, consulting with the development community, engaged in environmental issues, climate change, and supporting tribal community well-being.

It is my pleasure to write this letter of support for Home Front EJ Morro Bay's application to Cal EPA for an EJ Small Grant to install air monitoring devices around the Morro Bay estuary in San Luis Obispo County. Since February 2020 Home Front EJ has been creating a baseline air quality database for the area surrounding the Morro Bay estuary using a hand-held air quality monitor to measure concentrations of carbon dioxide. nitrous oxide, and other gases. The data collected over that time have provided important new information regarding greenhouse gas emissions to California Polytechnic State University, San Luis Obispo to further the understanding of ocean acidification in the Morro Bay estuary.

Now, more robust data collection is needed to fill critical data gaps and provide new baseline information important for understanding the linkages between air quality and ocean health. The current Home Front EJ Morro Bay proposal to install stationary monitors that can record air quality data on a continuous basis addresses these critical needs. Their proposal also meets several of the priority goals established by the EJ Small Grant program. It addresses climate change impacts through community-led solutions, promotes development of community-based research that enhances public health and the environment, and promotes collaboration between community-based organizations, local government, local Native American communities, and academic researchers.

I encourage you accept their proposal and fund their project.

Sincerely

Fred Collins
Chair
NCTC

Applied EARTHWORKS Inc.

811 El Capitan Way, Suite 100
San Luis Obispo, CA 93401-8943
O: (805) 594-1590 | F: (805) 594-1577

23 June 2021

Ms. Malinda Dumisani
EJ Small Grants Program Manager
CalEPA Headquarters Building
1001 I Street
P.O. Box 2815
Sacramento, CA 95814-2815

RE: Home Front EJ Morro Bay
Application for Environmental Justice Small Grant

Dear Ms. Dumisani:

It is my pleasure to write this letter of support for Home Front EJ Morro Bay's application to Cal EPA for an EJ Small Grant to install air monitoring devices around the Morro Bay estuary in San Luis Obispo County. Since February 2020 Home Front EJ has been creating a baseline air quality database for the area surrounding the Morro Bay estuary using a hand-held air quality monitor to measure concentrations of carbon dioxide. nitrous oxide, and other gases. The data collected over that time have provided important new information regarding greenhouse gas emissions to California Polytechnic State University, San Luis Obispo to further the understanding of ocean acidification in the Morro Bay estuary

Now, more robust data collection is needed to fill critical data gaps and provide new baseline information important for understanding the linkages between air quality and ocean health. The current Home Front EJ Morro Bay proposal to install stationary monitors that can record air quality data on a continuous basis addresses these critical needs. Their proposal also meets several of the priority goals established by the EJ Small Grant program. It addresses climate change impacts through community-led solutions, promotes development of community-based research that enhances public health and the environment, and promotes collaboration between community-based organizations, local government, local Native American communities, and academic researchers.

I own a small environmental consulting firm in San Luis Obispo, and I understand the importance of state support for local environmental organizations like Home Front EJ Morro Bay. I encourage you accept their proposal and fund their project.

Sincerely,

Barry A. Price, M.A., RPA 15108
Applied EarthWorks, Inc.

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CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

Project: Project/Program: Senior Nutrition Program/M

Program Manager: Elias Nimeh

Agency: Name of Agency: Senior Nutrition Program/M

Site Address: 2180 Johnson Avenue,
San Luis Obispo 93401

Telephone Number: 805-541-3312

Web Address: mealsthatconnect.org

Name of Executive Director: Elias Nimeh

COVID-19 IMPACTS

Did your organization experience a negative impace due to COVID-19 that you could document (e.g. reduction in revenues, expenditures on PPE or other COVID-related purchases, etc)?

- [x] Yes (please attach documentation)
- [ ] No

*Note: You may attach additional pages if necessary

Project Description: Provide brief description of agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.

Please see attached.

RECEIVED
City of Morro Bay
AUG 12 2021
Administration

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

I. AGENCY INFORMATION

A. General Information

Grant Request Amount: $5,000.00

General Organization Information	
Organizations Name:	Senior Nutrition Program
Year Established:	1991
Board Roster	see attached
Number of Paid Full-Time Employees	12
Number of Paid Part-Time Employees	18
Most recent financial statements (or copy of your last tax return (IRS 990)	see attached

Mailing Information	
Street Address:	2180 Johnson Avenue
City:	San Luis Obispo
State:	CA
Zip:	93401

Contact Person	
Title:	Executive Director
Phone Number:	310-490-0310
E-mail:	elias@mealsthatconnect.org

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

Insurance/Tax Information	
Federal Employer Tax Number	770279528
State Employer Tax Number	C1495178
Name of Program	Senior Nutrition Program
IRS Determination Letter (approval of 501(C) Status	see attached
Name of Executive or CEO	Elias Nimeh
Name of Board Chairperson or President	Anita Shower

Please answer the following questions:

1. Does the agency have a not-for-profit incorporation status in the State of California?

   Yes. Our corporate number with the state is C1495178.

2. How long has the agency been in operation?

   We incorporated in 1991. However, we have been in operation since 1974.

II. COMMUNITY NEED STATEMENT

A. Community Need: Describe briefly the demonstrated need in the Morro Bay community for the program. Cite data sources as appropriate.

Morro Bay has a large number of senior citizens, and many of these seniors live near or below the poverty level. For these seniors, our meals may serve as a lifeline, providing them with a nutritious meal every day. For all of these seniors, those who used to attend the congregate meals in our dining center, and for the homebound, our program provides the socialization and safety of a daily visit from a volunteer and allows them to remain independent in their own homes longer. We will also provide meals for a spouse who is a caregiver for the homebound senior. In the fiscal year ending June 30, 2021, 140 seniors in Morro Bay participated in our program; we served 16,352 meals to these seniors. These numbers demonstrate the need for our program in the city of Morro Bay.

B. Program Narrative: Please provide your agency's Mission Statement and Goals, brief history, programs and population(s) served, organizational structure and experience with proposed grant activities. If your organization provides programs countywide, indicate the percentage of Morro Bay residents served.

Please see attached.

C. Local Challenges: What local challenge or need does this grant address? How will Morro Bay residents and residents of adjacent areas and or countywide benefit? How will all eligible participants have the opportunity to participate in the program?

This grant from the city of Morro Bay will help us continue to meet the demand for our program in the city of Morro Bay. It will help our program continue to provide free healthy, nutritious meals to Morro Bay's seniors. These seniors, both in Morro Bay and countywide, will benefit from the nutritious meals, the socialization, the independence, and the security that our program delivers. Any senior can participate in our program by contacting our central office.

D. Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

Please see attached.

E. Previous Funding: If your organization has received previous funding from the City of Morro Bay for the proposed project (within the last year), please provide the outcomes in measureable terms and a case example of the grant impact.

Our program did not receive funding in FY 2019-2020 from the City of Morro Bay. Here are some of the outcomes for our program in FY 2018-19, the last year we received funding:

- 199 senior clients received 17,019 total meals in the city of Morro Bay in FY 2018-19
- the Morro Bay dining room passed four detailed inspections during the year
- All 199 seniors received four assessments to insure their good health and safety throughout the fiscal year.
- Seniors received assessments, referral services & nutrition education

F. Collaborative Requests: If a collaborative request, please provide a description of prior collaborative activies, and proposed responsibilities of collaborative members.

This is not a collaborative request.

III. PROGRAM FISCAL INFORMATION

*Please note that the total city funds available for grants this year is $50,000.

A. Program Budget

Please complete the following summary tables to reflect the budget for your organization and program. All amounts should be rounded to the nearest dollar. Alternatively, please attach single page revenue/expense summary sheets for the program for which funds are requested and a separate summary for the organization.

Budget Summary

Budget Data	FY 2021/22	FY 2019/20
Morro Bay grant funding	Requested: 5000.00	Received: none
Total **Program** budget	$10,000.00	$0
Total **Organization** budget	$1,702,535	$1,504,617

Funding Summary

Revenue Source	FY 2021/22 Program Budget
Morro Bay grant:	$5,000
Other municipal funding (please specify:) City of SLO, Arroyo Grande, Cambria, CenCal Heath	$215,000
County funding (please specify:) SLO County CBO	$70,000
State funding (please specify:)	$494,938
Federal funding (please specify:)	$362,597
Fees for services Senior donations	$135,000
Donations Community donations	$120,000
Reserve contingency fund	$100,000
All other sources (please specify:) Fundraising	$200,000
Total	$1,702,535

Organization Contracts--Has your organization ever had funds withdrawn or a contract terminated for cause, unsatisfactory performance, or questionable costs on any financial statements or audit? If so, please describe.

B. **Travel Expense Disclosure**--If Community Grant funds are to be used for staff travel expenses, please describe.

Community grant funds will not be used for staff travel expenses.

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date: 8/9/2021, 2021

Senior Nutrition Program

Organization Name

Executive Director

Elias Nimeh

(Print Name)

APPLICATION FOR COMMUNITY GRANT FUNDING

Impact of Covid: The effects of Covid-19 continue to put a large burden on the organization financially. Meals for the entire program increased by 30% over the previous year. The cost of raw food purchases increased by $55,150. The cost of food containers that the food is served in increased by $36,500, and the wages of our employees increased to meet the extra demand by $44,900. The total increased cost in only these three categories was $136,550. We believe this trend will continue in 2021-22.

Page 1, Project Description: Provide brief description of agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.

Senior Nutrition Program/Meals That Connect is a charitable non-profit organization serving the county of San Luis Obispo, including the city of Morro Bay. Our mission is to enhance health, restore dignity, support independence, and reduce isolation for every San Luis Obispo County resident in need who is at least 60 years of age by providing meaningful connections and free, hot, noon-time meals delivered to community dining sites or at home. Senior Nutrition Program prepares food in our central kitchen in San Luis Obispo. Using the cook and chill system, food is sent cold to 10 different lunch sites throughout the county. Prior to the pandemic the food was heated and served to seniors in congregate dining and delivered to homebound seniors through a network of over 350 volunteers. With the pandemic lockdown, beginning in March 2020, all meals have been delivered cold to clients' homes. In Morro Bay, we deliver meals Monday through Friday from the Morro Bay Senior Citizens Center.
Our program has three goals: nutrition, socialization, and safety. We provide balanced meals which supply at least 1/3 of the Daily Required Intake, (DRI) for an average person. The daily home deliveries by volunteers provide socialization and human contact to help break the cycle of isolation. Also, along with regular assessments by site supervisors, they provide a safety net from accidents or physical or financial abuse. All staff and volunteers are mandated to report any suspected abuse or neglect.

A. **Program Narrative:** Please provide your agency's Mission Statement and Goals, brief history, programs and population(s) served, organizational structure and experience with proposed grant activities. If your organization provides programs countywide, indicate the percentate of Morro bay residents served.

The mission of Meals That Connect is to enhance health, restore dignity, support independence, and reduce isolation for every San Luis Obispo County resident in need who is at least 60 years of age by providing meaningful connections and free noon-time meals. Our program has three goals: nutrition, socialization, and safety. The home deliveries provide socialization and human contact to help break the cycle of isolation and, along with regular assessments by site supervisors, provide a safety net from accidents or physical or financial abuse. All staff and volunteers are mandated to report any suspected abuse.
As a result of the Older Americans Act of 1965, California began receiving funding for senior nutrition programs in 1974. In San Luis Obispo County, the Area Agency on Aging (AAA) managed the program until 1981. In that year, the Economic Opportunity Commission, now CAPSLO, took over for the next 10 years. In 1991, Senior Nutrition Program incorporated as a non-profit 501(c)(3) organization with a volunteer board of directors. In October 2016 we were the recipients of the Verdin Marketing Makeover, which changed our name to Meals That Connect.

Our program is managed by our executive director, Elias Nimeh. We employ a full-time kitchen manager, two cooks, other support staff in the kitchen and in the office, and a part-time registered dietitian to create our monthly menus and provide nutritional information through our monthly newsletter.
Our program has operated successfully for many years (see history above), and we have lengthy experience with the proposed grant activities.
Our program provides meals for seniors countywide. In FY 2019-20, we served 1628 seniors. In the fiscal year ending June 30, 2021, 140 seniors in Morro Bay participated in our program While we serve a large number of seniors in Morro Bay, these clients are only about 8.5% of our total clients.

Page 5, Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

We are not applying for grant funding for a separate project, but rather for ongoing program support. Our program has been described in answers to the previous questions. The number of Morro Bay residents we serve has also been addressed in answers to previous questions. In FY 2019-20 we served 140 seniors in Morro Bay. Our planned activities are to continue to deliver meals daily, Monday through Friday, with frozen meals available for weekends and holidays, at the Morro Bay Senior Citizens Center. We have begun to once again offer congregate dining at the Center for those seniors who feel safe doing that. For others, they will continue to receive home-delivered meals until 2022. At that time, only those seniors who qualify for home-delivery will receive those meals. We rely on our two Morro Bay site managers and our many volunteers to carry out the program.

Meals That Connect Senior/ Nutrition Programof San Luis Obispo County
Board of Directors 2020-2021

Elias Nimeh — Member since Sep-06

Executive Director
Meals That Conect
elias@mealsthatconnect.org

Address
2180 Johnson Avenue
San Luis Obispo, CA
93401

Phone
Work 541-3312
Cell 805-481-3849

Anita Shower — Member since Jul-14

BOD President
anita@missetiquette.com

Address
867 N. 6th Street
Grover Beach, CA
93433

Home 489-9696

Diane Maiorano — Member since Jan-98

BOD Vice- President
Program Manager-Ret.
ddmaiorano@att.net

Address
660 Pismo St.
San Luis Obispo. CA
93401

Work 544-8740
Home 481-2071

Katcho Achadijian (1952-2020) — Member since Oct-16

Former State
Assemblyman

Russ Bik — Member since Aug-18

Treasurer
Venture Capitalist
rbik@bik.com

Address
1939 Corbit Highlands Pl
Arroyo Grande, CA
93420

Cell 805-481-7331

Alan Bond — Member since Mar-15

Private Investigator
acbond@charter.net

Address
244 Montecito Avenue
Pismo Beach, CA
93449

Cell 748-6440

Jac Crawford — Member since Jan-17

Superior Ct Judge-Ret.
jachomel@gmail.com

Address
655 Mission Springs Road
Arroyo Grande, CA
93420

Home 825-489-0264
Cell 808-441-6136

Chris Fasse — Member since Mar-15

Contractor
B&T Service Station
cfasse@btssc.com

Address
630 S. Frontage Rd
Nipomo, CA
93444

Work 929-8944
Cell 440-3445

Sid Finley — Member since Mar-09

Court Commissioner-Retired
sidfinley@gmail.com

Address
1772 Quail Circle
San Luis Obispo, CA
93405

Home 805-543-2027

Laura Maffei — Member since April -19

SVP
Regional Ag loan Mgr.
lmaffei@communitywestbank.com

Address
4464 Broad Street STE 110
San Luis Obispo, CA
93401

Work 805-692-4394
Cell 209-679-9244

Julie Howard — Member since Apr-19

Director of Reisdency Development
and Communications Villaggio
jhoward@villaggioslo.com

Address
5145 Chapparal
Paso Robles, CA 93446

Cell 805-305-1866

Kevin Kephart — Member Since Oct-16

Loan Officer
Murphy Lending
kevinlkephart@gmail.com

Address
135 Avis St
Arroyo Grande
93420

Cell 805-806-5364

Charmaine Peterson — Member Since Jan-11

Certified Senior Advisor
Senior Living Consultant
charmaine@seniorlivingconsultants.com

Address
3165 Broad Street #114
San Luis Obispo
93401

Work 545-5901
Cell 704-1532

Kristian Emrich — Member Since Jan-20

President
Solar Ponics

Address
4700 El Camino Real
Atascadero

Work 805-466-5595

SENIOR NUTRITION PROGRAM OF SAN LUIS OBIS

4:55 PM

Statement of Financial Position

04/17/2021

As of March 31, 2021

Accrual Basis

	Mar 31, 21	Mar 31, 20
ASSETS		
Current Assets		
Checking/Savings		
CASH IN BANK - CKG 5701	154,786	95,904
MECHANICS BANK C.D.	50,131	50,086
MECHANICS FUNDRAISER ACCT 3212	289,697	56,852
MECHANICS PAYPAL ACCT 3211	1,159	5,085
Total Checking/Savings	495,773	207,927
Accounts Receivable		
ACCOUNTS RECEIVABLE		
A/R - AAA	78,948	43,517
A/R - NSIP	9,575	9,390
Total ACCOUNTS RECEIVABLE	88,523	52,907
Total Accounts Receivable	88,523	52,907
Other Current Assets		
ACCRUED INCOME	3,834	0
PREPAID INS - AMS	0	6,425
PREPAID INS - W/C DEPOSIT	1,731	1,731
Total Other Current Assets	5,565	8,156
Total Current Assets	589,861	268,990
Fixed Assets		
EQUIPMENT		
ACCUM DEPRECIATION	-1,209	-1,209
COPIER	11,137	11,137
ICE MACHINE	1,901	1,901
Total EQUIPMENT	11,829	11,829
FEDERAL ASSETS HELD		
EQUIPMENT	186,860	186,860
LEASEHOLD IMPROVEMENTS	40,860	40,860
RAW FOOD INVENTORY	15,625	15,625
VEHICLES	98,293	98,293
Total FEDERAL ASSETS HELD	341,638	341,638
LEASES		
LEASED VANS		
ACCUMULATED DEPREC - VANS	-8,898	-8,898
LEASED VANS - Other	71,180	71,180
Total LEASED VANS	62,282	62,282
Total LEASES	62,282	62,282
Total Fixed Assets	415,749	415,749
TOTAL ASSETS	1,005,610	684,739

	Mar 31, 21	Mar 31, 20
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
ACCOUNTS PAYABLE	49,007	47,751
Total Accounts Payable	49,007	47,751
Other Current Liabilities		
ACCRUED PAYROLL TAXES	2,801	2,868
ACCRUED VACATION	59,365	48,565
ACCRUED WAGES	33,667	33,439
DEFERRED INCOME		
1ST APPEAL	15,497	0
2ND APPEAL	19,992	0
CenCal Health 20-21	100,000	0
COMMUNITY FDN OF SLO (1)	2,813	0
COMMUNITY FDN OF SLO(2)	6,563	0
COUNTY OF SAN LUIS OBISPO (1)	7,875	0
COUNTY OF SAN LUIS OBISPO (2)	21,000	0
HR748 C1	68,698	0
SLO-C2	44,953	0
Total DEFERRED INCOME	287,391	0
PAYROLL LIABILITIES PAYABLE	-1	0
Total Other Current Liabilities	383,223	84,872
Total Current Liabilities	432,230	132,623
Long Term Liabilities		
CAPITAL LEASE - VAN 1	29,766	29,766
CAPITAL LEASE - VAN 2	29,766	29,766
LEASE PAY - DELAGE LANDEN(2)	6,125	8,353
Total Long Term Liabilities	65,657	67,885
Total Liabilities	497,887	200,508
Equity		
RESERVE FOR FED ASSETS HELD	341,638	341,638
SNP FUND BALANCE	316,831	266,464
Net Income	-150,746	-123,870
Total Equity	507,723	484,232
TOTAL LIABILITIES & EQUITY	1,005,610	684,740

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:
MAR 18 1999

SENIOR NUTRITION PROGRAM OF SAN
LUIS OBISPO COUNTY
710 FIERO LANE STE 14
SAN LUIS OBISPO, CA 93401-7945

Employer Identification Number:
77-0279528
DLN:
17053053022009
Contact Person:
ZENIA LUK ID# 31522
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Form 990 Required:
Yes
Addendum Applies:
No

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, if you are involved in an excess benefit transaction, that transaction might be subject to the excise taxes of section 4958. Additionally, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please contact your key district office.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

Letter 947 (DO/CG)

SENIOR NUTRITION PROGRAM OF SAN

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of Code sections 2055, 2106, and 2522.

Contribution deductions are allowable to donors only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. See Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, which sets forth guidelines regarding the deductibility, as charitable contributions, of payments made by taxpayers for admission to or other participation in fundraising activities for charity.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than $25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally $25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of $20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed $10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding $1,000,000 in any year, the penalty is $100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding $1,000,000 shall not exceed $50,000. This penalty may also be charged if a return is not complete, so be sure your return is complete before you file it.

You are required to make your annual return available for public inspection for three years after the return is due. You are also required to make available a copy of your exemption application, any supporting documents, and this exemption letter. Failure to make these documents available for public inspection may subject you to a penalty of $20 per day for each day there is a failure to comply (up to a maximum of $10,000 in the case of an annual return).

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

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CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

Project: Project/Program: Median Project/Ongoing Projects/Morro Bay in Bloom

Program Manager: Walter Heath

Agency: Name of Agency: Morro Bay in Bloom, Inc.

Site Address: 3020 Beachcomber Drive
Morro Bay, CA 93442

Telephone Number: 805-550-4492

Web Address: morrobayinbloom.org

Name of Executive Director: Walter Heath (volunteer)

COVID-19 IMPACTS

Did your organization experience a negative impace due to COVID-19 that you could document (e.g. reduction in revenues, expenditures on PPE or other COVID-related purchases, etc)?

- [x] Yes (please attach documentation) Attachment 1 and Attachment 2.
- [ ] No

*Note: You may attach additional pages if necessary

Project Description: Provide brief description of agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.

See attached. Attachment 3.

RECEIVED
City of Morro Bay
AUG 12 2021
Administration

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

I. AGENCY INFORMATION

A. General Information

Grant Request Amount: $ 8,000

General Organization Information	
Organizations Name:	Morro Bay in Bloom, Inc.
Year Established:	2013
Board Roster	John O'Brien, Carrie Filler, Laurel Barton, Joann Coghlan
Number of Paid Full-Time Employees	none
Number of Paid Part-Time Employees	none
Most recent financial statements (or copy of your last tax return (IRS 990)	2020 Attachment 2 and Attachment 4.

Mailing Information	
Street Address:	3020 Beachcomber Drive
City:	Morro Bay
State:	California
Zip:	93442

Contact Person	
Title:	Walter Heath
Phone Number:	805-550-4492
E-mail:	morrobayinbloom@gmail.com

Insurance/Tax Information	
Federal Employer Tax Number	46-3532829
State Employer Tax Number	4438126710
Name of Program	Morro Bay in Bloom
IRS Determination Letter (approval of 501(C) Status	attached Attachment 5.
Name of Executive or CEO	Walter Heath (volunteer)
Name of Board Chairperson or President	Walter Heath (volunteer)

Please answer the following questions:

1. Does the agency have a not-for-profit incorporation status in the State of California?
   Yes. California Corporation Entity #3609396
2. How long has the agency been in operation?
   Since October 25, 2013.

II. COMMUNITY NEED STATEMENT

A. Community Need: Describe briefly the demonstrated need in the Morro Bay community for the program. Cite data sources as appropriate.

Every community needs more programs that improve mood, increase self-esteem and promote mindfulness. Some programs are funded, such as the Active Adults Center and Recreation Services. Some programs are not funded, such as Morro Bay in Bloom. There is an opportunity with this grant to ensure the viability of a valuable social, community and health program that also improves residents ' and tourists ' Morro Bay Experience. Morro Bay in Bloom survives on donations, mostly from residents who appreciate the beautiful warm colors in public spaces associated with our work. Donations were down in 2020 as a consequence of COVID-19 restrictions that suspended our group gardening sessions for several months. Out of sight, out of mind.

Morro Bay in Bloom volunteers meet a critical unmet need for beautification of our city ' s urban spaces. Morro Bay residents whose depression is triggered by a lengthy succession of gray days (referred to in medical literature as " seasonal affective disorder ") have told our volunteers that being able to go outside and see warm colors standing out in contrast to gray skies relieves their depression.

B. Program Narrative: Please provide your agency's Mission Statement and Goals, brief history, programs and population(s) served, organizational structure and experience with proposed grant activities. If your organization provides programs countywide, indicate the percentage of Morro Bay residents served.

Morro Bay in Bloom is an all-volunteer organization dedicated to improving the lives of Morro Bay residents and our guests through beautiful and well-maintained landscapes, litter-free environments, plentiful trees, and the celebration of our city ' s heritage and community vitality. Our program is simple: Two hours of group gardening activities in a session that is planned to provide ample socialization and a sense of achievement for people of all abilities (through modification of tasks and adaptive tools).

The mental health benefits of our program came into stark relief as personal challenges to mental well-being continue to be an outcome of the COVID-19 pandemic. The mental health benefits of activities such as gardening that alleviate anxiety by allowing the brain to focus on a task are well-known and written about in scholarly articles.

Everyone can participate in Morro Bay in Bloom. Morro Bay in Bloom is a special program that promotes mental health and provides 5,000 hours of volunteer labor annually for the residents of Morro Bay, confirmed by performance reports to the City of Morro Bay. Morro Bay in Bloom is applying for a $5,000 program grant and a $3,000 project grant. Our operation is limited to the city limits of the City of Morro Bay. Our board is accustomed to managing grants.

C. Local Challenges: What local challenge or need does this grant address? How will Morro Bay residents and residents of adjacent areas and or countywide benefit? How will all eligible participants have the opportunity to participate in the program?

The City of Morro Bay (CMB) is budget constrained. Our Public Works Department performs critical maintenance and construction activities, street repair and parks maintenance. Our city does not employ a horticulturalist. There is a considerable unmet need for the installation and care of attractive ornamental plants. Morro Bay in Bloom ' s volunteers meet that need, consistently giving 5,000 volunteer hours annually and enabling Public Works to address larger landscaping projects such as The Cloisters.
In addition to the benefits mentioned earlier, it can be noted that Morro Bay as a tourist destination has topped out on the high volume/low per capita spend business model at considerable stress to our infrastructure and city services. Part of " trading up " to higher-spending customers involves Morro Bay always looking its best. Morro Bay in Bloom volunteers help with that.
Morro Bay in Bloom adapts activities, methods and tools so that participants of all abilities can feel the same sense of gardening satisfaction and belonging we all enjoy as " Bloomies. "

D. Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

See attached. Attachment 3.

E. Previous Funding: If your organization has received previous funding from the City of Morro Bay for the proposed project (within the last year), please provide the outcomes in measureable terms and a case example of the grant impact.

Morro Bay in Bloom last received $2,016 of reimbursement for plants and materials for the CMB-owned downtown planter boxes in February 2020 under the Adopt-A-Park program that was eliminated. Volunteer hours were reported in conjunction with that reimbursement.

F. Collaborative Requests: If a collaborative request, please provide a description of prior collaborative activies, and proposed responsibilities of collaborative members.

We will request assistance from CMB Public Works if drip-irrigation repairs exceed tubing replacement. Our volunteers don ' t replace valves, timers, etc. We request green waste pickup by Public Works when we can ' t fit all the green waste in our trailer.

III. PROGRAM FISCAL INFORMATION

*Please note that the total city funds available for grants this year is $50,000.

A. Program Budget

Please complete the following summary tables to reflect the budget for your organization and program. All amounts should be rounded to the nearest dollar. Alternatively, please attach single page revenue/expense summary sheets for the program for which funds are requested and a separate summary for the organization.

Budget Summary

Budget Data	FY 2021/22	FY 2019/20
Morro Bay grant funding	Requested: $8,000.00	Received: 2,016
Total **Program** budget	$18,000	$11,000
Total **Organization** budget	$18,000	$11,000

Funding Summary

Revenue Source	FY 2021/22 Program Budget
Morro Bay grant:	$8,000
Other municipal funding (please specify:)	$ 0
County funding (please specify:)	$ 0
State funding (please specify:)	$ 0
Federal funding (please specify:)	$ 0
Fees for services	$0
Donations	$8,000
Reserve contingency fund	$2,000
All other sources (please specify:)	$ 0
Total	$18,000

Organization Contracts--Has your organization ever had funds withdrawn or a contract terminated for cause, unsatisfactory performance, or questionable costs on any financial statements or audit? If so, please describe.

B. **Travel Expense Disclosure--**If Community Grant funds are to be used for staff travel expenses, please describe.

Morro Bay in Bloom has no staff travel expenses so Community Grant funds will not be used for travel expenses.

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date: August 6, 2021

Morro Bay in Bloom, Inc.

Organization Name

Executive Director

Walter Heath

(Print Name)

Morro Bay in Bloom 2019 Income/Expense Attachment 1.

Bank Balance Jan. 1, 2019	$5,771.50
Expenses	
Plants	$5,808.37
Tools	1,695.65
Safety Gear	378.65
Growing Vibrant Communities Registration	299.00
Planting Mix or Mulch	177.71
Directors' and Officers' Insurance	440.00
California Sales Tax	530.00
Planters	307.15
Planter Box Frost Protection	265.04
Composter	244.64
Printed Materials	193.39
Website Hosting & Security	458.27
P.O. Box	106.00
Irrigation Supplies	219.26
Floral Display Decorations	231.89
Water	443.11
Fertilizer & Dr. Earth Organic Oil Fungicide	84.95
California Secretary of State	40.00
Business License	1.00
TOTAL EXPENSES	**$11,924.08**
Income	
Grants	$10,000.00
Supporter Donations	6,956.33
Reimbursement for Plants (City of Morro Bay)	2,285.00
Facebook Campaign	685.00
Amazon Smile	29.65
TOTAL INCOME	**$19,955.98**
Bank Balance Jan. 1, 2020	**$13,686.59**

Morro Bay in Bloom 2020 Income/Expense Attachment 2.

Bank Balance Jan. 1, 2020	$13,686.59
Expenses	
Plants	$3,304.26
Landscaping Fabric	$482.32
Tools	$595.50
Trailer Graphics	$872.50
Safety Gear	$303.00
Planting Mix or Mulch	$23.84
Planting Containers	$79.98
Irrigation Supplies	$96.17
Drinking Water	$19.67
California Sales Tax	$369.81
Finance Charges	$58.59
America in Bloom Registration	
Printed Materials	
Website Hosting & Security	$395.08
Zoom Subscription	$149.90
P.O. Box	$118.00
Directors' and Officers' Insurance	$467.00
California Secretary of State	
Department of Motor Vehicles	$10.00
Business License	$1.00
TOTAL EXPENSES	**$7,346.62**
Income	
Grants	$0.00
Supporter Donations	$2,295.00
Reimbursement for Plants (City of Morro Bay)	$2,016.27
Facebook Campaign	$2,200.00
Amazon Smile Donations	$48.97
TOTAL INCOME	**$6,560.24**
Bank Balance Dec. 31, 2020	

Attachment 3. Morro Bay in Bloom

Project Description: Provide brief description of the agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.

Morro Bay in Bloom is an all-volunteer organization dedicated to improving the lives of Morro Bay residents and our guests through beautiful and well-maintained landscapes, litter-free environments, plentiful trees, and the celebration of our city's heritage and community vitality. Our program is simple: Two hours of group gardening activities in a session that is planned to provide ample socialization and a sense of achievement for people of all abilities (through modification of tasks and adaptive tools).

The mental health benefits of our program came into stark relief as personal challenges to mental well-being continue to be an outcome of the COVID-19 pandemic. The mental health benefits of activities such as gardening that alleviate anxiety by allowing the brain to focus on a task are well-known and written about in scholarly articles. Volunteers returned to Morro Bay in Bloom when social-distanced and masked outdoor activities were allowed, and it was interesting to observe the effects of our program on personal journeys of healing in a social setting. The gardener-in-chief was not the only therapist-in-chief as we helped each other make sense of what we were feeling.

Everyone can participate in Morro Bay in Bloom. Some volunteers are happier structuring individual time, performing discrete tasks such as litter pickup or planter-box care in addition to (or instead of) group gardening. Morro Bay in Bloom is a special program that promotes mental health and provides 5,000 hours of volunteer labor annually for the residents of Morro Bay, confirmed by performance reports to the City of Morro Bay.

Morro Bay in Bloom's operation is limited to the city limits of the City of Morro Bay. Morro Bay in Bloom is applying for a $5,000 program grant and a $3,000 project grant.

Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

Morro Bay in Bloom is applying for a $3,000 project grant for the Morro Bay Boulevard Medians Project. The traffic median across the roadway from the Mobil gas station and the triangular traffic median near City Park would be the next "pearls" of improved landscaping of the string that extends from the Roundabout. Morro Bay in Bloom volunteers would make necessary repairs to the drip-irrigation system, amend the soil, install non-woven 5 oz. geotextile landscaping fabric, plant suitable drought-tolerant plants approved by Public Works, and install decorative bark mulch to finished grade. The project would require 200 volunteer-hours to complete and the sites would be added to Morro Bay in Bloom's maintenance schedule.

Morro Bay in Bloom has ongoing projects and performs monthly (or more frequent) maintenance at Centennial Parkway, Morro Bay Boulevard Roundabout, Beach and Front Streets, Nick Howell Memorial Bench, Coleman Beach Park, Chamber of Commerce, thirty-six juvenile downtown street trees, nineteen downtown planter boxes and many planted containers outside merchants' stores. Our organization has spent thousands of unreimbursed dollars to improve the Roundabout, Centennial Parkway and the container plantings in Morro Bay's downtown and waterfront. Fundraising is difficult because many prospective donors resist contributing towards items that they feel should be in CMB's budget. We need your help.

IRS Attachment 4.

Confirmation

Home | Security Profile | Logout

Your Form 990-N(e-Postcard) has been submitted to the IRS

- **Organization Name:** MORRO BAY IN BLOOM INCORPORATED
- **EIN:** 463532829
- **Tax Year:** 2020
- **Tax Year Start Date:** 01-01-2020
- **Tax Year End Date:** 12-31-2020
- **Submission ID:** 10065520211454717973
- **Filing Status Date:** 05-25-2021
- **Filing Status:** Pending

Note: Print a copy of this filing for your records. Once you leave this page, you will not be able to do so.

MANAGE FORM 990-N SUBMISSIONS

Attachment 5.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUL 09 2014

MORRO BAY IN BLOOM INC
C/O WALTER T HEATH
PO BOX 782
MORRO BAY, CA 93443-0782

Employer Identification Number:
46-3532829
DLN:
17053015324024
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
October 2, 2013
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Tamera Ripperda

Director, Exempt Organizations

Letter 947

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CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

Project: Project/Program: By the Sea Productions

Program Manager: Rhonda Crowfoot, Board Pr

Agency: Name of Agency: By the Sea Productions

Site Address: 545 Shasta Ave., Morro Bay CA 93442

RECEIVED
City of Morro Bay
AUG 12 2021
Administration

Telephone Number: 805-776-3287

Web Address: bytheseaproductions.org

Name of Executive Director: Rhonda Crowfoot, Board Pr

COVID-19 IMPACTS

Did your organization experience a negative impace due to COVID-19 that you could document (e.g. reduction in revenues, expenditures on PPE or other COVID-related purchases, etc)?

[X] Yes (please attach documentation)
[ ] No

*Note: You may attach additional pages if necessary

Project Description: Provide brief description of agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.

By the Sea Productions (BTSP) is a non-profit, all volunteer, live theater company established in Morro Bay in 2017, after producing shows in Cambria CA as the Pewter Plough Players for 14 years.

We are the only live theater company in Morro Bay, and we have earned a reputation for quality shows, as our often sold-out performances attest. We present our shows in the social hall at St. Peter's by the Sea Episcopal Church, where we have a full stage and backstage area and can seat 60 people.

Our annual season consists of five full shows, each running four weekends, and three readers theater shows, which run one weekend each.

While most of our regular patrons live in SLO County, we draw visitors as well, some of whom time their vacations around our performance schedule. Many are first time visitors looking for something to do in the evening after dinner.

We have a Morro Bay business license, are members of the Chamber of Commerce, award an annual MBHS arts scholarship, and donate tickets to numerous local fundraisers and other non-profits.

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

I. AGENCY INFORMATION

A. General Information

Grant Request Amount: $8,344.

General Organization Information	
Organizations Name:	Pewter Plough Players Inc. DBA By the Sea Productions Inc.
Year Established:	2001 with nonprofit status 3/17/04
Board Roster	Attached. #1
Number of Paid Full-Time Employees	None.
Number of Paid Part-Time Employees	None.
Most recent financial statements (or copy of your last tax return (IRS 990)	Attached. #2

Mailing Information	
Street Address:	PO Box 2032
City:	Morro Bay
State:	CA
Zip:	93443

Contact Person	
Title:	President Rhonda Crowfoot
Phone Number:	310-962-1431
E-mail:	rhondabts@gmail.com

Atch #1

BY THE SEA PRODUCTIONS BOARD MEMBERS 2021

President: Rhonda Crowfoot – 310-962-1431; 416 Napa Ave. Morro Bay 93442

Vice President: Sarah Smith – 805-234-6035; 1731 Manhattan Ave. Grover Beach 93433

Treasurer: Kelli M. Poward – 805-703-0911;
6320 Marchant Ave., Apt. B Atascadero 93422

Secretary: Janice Peters – 805-772-4656; 635 Kern Ave. Morro Bay 93442

Directors:
Anita Schwaber – 805-995-1276; 123 Birch Ave. Cayucos

Tim Linzey – 805-909-8437; 1437 Main St. Cambria 93423

Sheridan Cole – 213-819-6086; 1971 Aspen St., Los Osos 93402

Sam Gottlieb – 650-339-2625; 7145 Sombrilla Ave., Atascadero 93422

Att #2

STATE OF CALIFORNIA
RRF-1
(Rev. 09/2017)

DEPARTMENT OF JUSTICE

MAIL TO:
Registry of Charitable Trusts
P.O. Box 903447
Sacramento, CA 94203-4470

STREET ADDRESS:
1300 I Street
Sacramento, CA 95814
(916) 210-6400

WEBSITE ADDRESS:
www.oag.ca.gov/charities

ANNUAL REGISTRATION RENEWAL FEE REPORT TO ATTORNEY GENERAL OF CALIFORNIA

Sections 12586 and 12587, California Government Code
11 Cal. Code Regs. sections 301-308, 309, 311, and 312

Failure to submit this report annually no later than four months and fifteen days after the end of the organization's accounting period may result in the loss of tax exemption and the assessment of a minimum tax of $800, plus interest, and/or fines or filing penalties. Revenue & Taxation Code section 23703; Government Code section 12586.1. IRS extensions will be honored.

(For Registry Use Only)

PEWTER PLOUGH PLAYERS, INC
Name of Organization

BY THE SEA PRODUCTIONS
List all DBAs and names the organization uses or has used

PO BOX 2032
Address (Number and Street)

MORRO BAY, CA 93443
City or Town, State, and ZIP Code

805-776-3287
Telephone Number E-mail Address

Check if:
☐ Change of address
☐ Amended report

State Charity Registration Number CT127531

Corporation or Organization No. 2134488

Federal Employer ID No. 77-0508727

ANNUAL REGISTRATION RENEWAL FEE SCHEDULE (11 Cal. Code Regs. sections 301-307, 311, and 312)

Make Check Payable to Department of Justice.

Gross Annual Revenue	Fee	Gross Annual Revenue	Fee	Gross Annual Revenue	Fee
Less than $25,000	0	Between $100,001 and $250,000	$50	Between $1,000,001 and $10 million	$150
Between $25,000 and $100,000	$25	Between $250,001 and $1 million	$75	Between $10,000,001 and $50 million	$225
				Greater than $50 million	$300

PART A - ACTIVITIES

For your most recent full accounting period (beginning 01 / 01 / 2020 ending 12 / 31 / 2020) list:

Gross Annual Revenue $ 29,536.68 Noncash Contributions $ Total Assets $ 15,365.13

Program Expenses $ 16,160.36 Total Expenses $ 26,237.81

PART B - STATEMENTS REGARDING ORGANIZATION DURING THE PERIOD OF THIS REPORT

Note: All questions must be answered. If you answer "yes" to any of the questions below, you must attach a separate page providing an explanation and details for each "yes" response. Please review RRF-1 instructions for information required.

	Yes	No
1. During this reporting period, were there any contracts, loans, leases or other financial transactions between the organization and any officer, director or trustee thereof, either directly or with an entity in which any such officer, director or trustee had any financial interest?		✓
2. During this reporting period, was there any theft, embezzlement, diversion or misuse of the organization's charitable property or funds?		✓
3. During this reporting period, were any organization funds used to pay any penalty, fine or judgment?		✓
4. During this reporting period, were the services of a commercial fundraiser, fundraising counsel for charitable purposes, or commercial coventurer used?		✓
5. During this reporting period, did the organization receive any governmental funding?		✓
6. During this reporting period, did the organization hold a raffle for charitable purposes?		✓
7. Does the organization conduct a vehicle donation program?		✓
8. Did the organization conduct an independent audit and prepare audited financial statements in accordance with generally accepted accounting principles for this reporting period?		✓
9. At the end of this reporting period, did the organization hold restricted net assets, while reporting negative unrestricted net assets?		✓

I declare under penalty of perjury that I have examined this report, including accompanying documents, and to the best of my knowledge and belief, the content is true, correct and complete, and I am authorized to sign.

Signature of Authorized Agent	RHONDA CROWFOOT Printed Name	PRESIDENT Title	5/17/2021 Date

Atch #2

STATE OF CALIFORNIA
CT-TR-1
(Rev. 09/2017)

DEPARTMENT OF JUSTICE
PAGE 1 of 4

MAIL TO:
Registry of Charitable Trusts
P.O. Box 903447
Sacramento, CA 94203-4470

STREET ADDRESS:
1300 I Street
Sacramento, CA 95814
(916) 210-6400

WEBSITE ADDRESS:
www.oag.ca.gov/charities

ANNUAL TREASURER'S REPORT
ATTORNEY GENERAL OF CALIFORNIA

Section 12586, California Government Code
11 Cal. Code Regs., Section 301

(FORM CT-TR-1)

(For Registry Use Only)

PEWTER PLOUGH PLAYERS, INC/BY THE SEA PRODUCTIONS Name of Organization	State Charity Registration Number CT127531
PO BOX 2032 Address (Number and Street)	Corporation or Organization No. 2134488
MORRO BAY, CA 93443 City or Town, State and ZIP Code	Federal Employer I.D. No. 77-0508727

For annual accounting period (beginning 01 / 01 / 2020 ending 12 / 31 / 2020)

BALANCE SHEET

ASSETS

Cash	$ 15,365.13
Savings	$
Investment	$
Land/Buildings	$
Other Assets	$
TOTAL ASSETS	$ 15,365.13

LIABILITIES

Accounts Payable	$
Salary Payable	$
Other Liabilities	$
TOTAL LIABILITIES	$

FUND BALANCE

Total Assets less Total Liabilities	$ 15,365.13

REVENUE STATEMENT

REVENUE

Cash Contributions	$ 16,641.15
Noncash Contributions	$
Program Revenue	$ 12,895.53
Investments	$
Special Events	$
Other Revenue	$
TOTAL REVENUE	$ 29,536.68

EXPENSES

Compensation of Officers/Directors	$
Compensation of Staff	$
Fundraising Expenses	$
Rent	$ 6,285.45
Utilities	$
Supplies/Postage	$ 521.53
Insurance	$ 1,127.50
Other Expenses	$ 18,303.33
TOTAL EXPENSES	$ 26,237.81

NET REVENUE

Total Revenue less Total Expenses	$ 3,298.87

I hereby declare under penalty of perjury that I have examined this report, including accompanying documents, and, to the best of my knowledge and belief, the content is true, correct and complete and I am authorized to sign.

Signature of Authorized Agent	RHONDA CROWFOOT Printed Name	PRESIDENT Title	5/17/2021 Date

Attch #2

PEWTER PLOUGH PLAYERS, INC
2020 CT-TR-1 FORM
CT127531

OTHER EXPENSES: DETAIL

PROGRAM EXPENSES

ASCAP FEES	$ 2,460.00
STORAGE	4,388.00
ADVERTISING	3,843.00
PRINT COSTS	1,145.65
MILEAGE FOR ACTORS	931.48
DIRECTORS	350.00
PRODUCTION COSTS	1,538.41
PRODUCTION EQUIPMENT	231.90
SCRIPTS	245.06
REPAIRS	406.34
SCHOLARSHIPS	250.00
RESEARCH	370.52
SUB TOTAL PROGRAM EXPENSES	$ 16,160.36
BOARD RETREAT	1,074.07
VOLUNTEER APPRECIATION	599.90
TAX PREP FEE	395.00
LEGAL FEES	74.00
TOTAL OTHER EXPENSES	$ 18,303.33

APPLICATION FOR COMMUNITY GRANT FUNDING

Insurance/Tax Information	
Federal Employer Tax Number	770508727
State Employer Tax Number	same
Name of Program	Pewter Plough Players Inc. DBA By the Sea Productions Inc.
IRS Determination Letter (approval of 501(C) Status	Attached #3
Name of Executive or CEO	N/A
Name of Board Chairperson or President	Rhonda Crowfoot

Please answer the following questions:

1. Does the agency have a not-for-profit incorporation status in the State of California?
   Yes
2. How long has the agency been in operation?
   17 years as a non-profit

II. COMMUNITY NEED STATEMENT

A. Community Need: Describe briefly the demonstrated need in the Morro Bay community for the program. Cite data sources as appropriate.

Several times over the last 30 years, there were attempts to create a live theater company in Morro Bay, but a permanent company was never established. Since our first production in January of 2017, the response from the community has been enthusiastic and supportive, and we often have sold out performances.

We choose our plays to appeal to both our residents and visitors, offering comedies ("The Odd Couple"), dramas ("Of Mice and Men"), mysteries ("And Then There Were None"), classics ("Anne of Green Gables"), and historical dramas ("Silent Sky.") Our readers theater shows are sometimes more controversial ("Seven"; "War of the Worlds.")

Before the pandemic shut us down, we were getting ready to mount "Murder on the Orient Express," for which we were awarded a 2019 community grant from the City as a sponsor of the production. We have maintained our royalties and the grant monies for this show and intend to produce it in the summer of 2022. We have had numerous calls over this past year asking when it will be performed, so we expect sold out shows for that one!

Since we announced our reopening for August 2021, our ticket sales are going very well, with many people commenting on how much they have missed our shows. We believe we are providing a unique cultural and artistic asset to our community.

Att #3

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: MAR 17 2004

PEWTER PLOUGH PLAYERS
PO BOX 1776
CAMBRIA, CA 93428-0000

Employer Identification Number:
77-0508727
DLN:
17053045821024
Contact Person:
GERRY R McLAUGHLIN ID# 31115
Contact Telephone Number:
(877) 829-5500
Public Charity Status:
509(a)(2)

Dear Applicant:

Our letter dated October 1999, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity during an advance ruling period.

Based on our records and on the information you submitted, we are pleased to confirm that you are exempt under section 501(c)(3) of the Code, and you are classified as a public charity under the Code section listed in the heading of this letter.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading between 8:00 a.m. - 6:30 p.m. Eastern time.

Please keep this letter in your permanent records.

Sincerely yours,

Lois G. Lerner

Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Letter 1050 (DO/CG)

B. Program Narrative: Please provide your agency's Mission Statement and Goals, brief history, programs and population(s) served, organizational structure and experience with proposed grant activities. If your organization provides programs countywide, indicate the percentage of Morro Bay residents served.

Our mission statement is: Creating community through our passion for theater and story-telling.

Our goal is to continue providing quality entertainment to our community and visitors.

Our production schedules, since we opened in January 2017, are attached to this application.

We estimate that 60-75% of our usual audience are Morro Bay residents.

C. Local Challenges: What local challenge or need does this grant address? How will Morro Bay residents and residents of adjacent areas and or countywide benefit? How will all eligible participants have the opportunity to participate in the program?

The pandemic shutdown left us with no revenue since March 2020. We paid venue rent of $400 per month for March, April and May, and a reduced rent of $200 per month for June, July and August, totaling $1800. After September 2020, the church waived our rent until July of this year.

While we had no production costs during this period, we have two Morro Bay storage units housing our set pieces and costumes, for which we still had to pay rent, totaling $6,544 for the 16 month shutdown period.

To offset those expenditures at a time when no revenue was being produced, we are requesting a total grant amount of $8,344.

2017

By the Sea Productions
2017 Season

February 17 - March 5
On Golden Pond
By Ernest Thompson
Directed by Gene Strohl

July 29 - August 14
And Then There Were None
By Agatha Christie
Directed by Kelli Howard

October 20 - November 5
A Member Of The Wedding
By Carson McCullers
Directed by Anita Schwaber

READERS THEATRE
Seven - May 26 - 28
An Evening of ShortPlays - June 16 - 18
The Lottery & Sorry, Wrong Number - Sept. 1 - 3
The Shop Around the Corner - December 15 - 17

545 Shasta Ave., Morro Bay, CA
805-776-3287 bytheseaproductions.org

2018

By the Sea Productions
545 Shasta Ave., Morro Bay, CA
805-776-3287 bytheseaproductions.org

February 9 - March 4
Exit Laughing
Directed by Lisa Woske
By Paul Elliott

May 11 - June 3
Love Alone
Directed by Kelli M. Poward
By Debora Salem Smith

June 22 - July 15
The Murder Room
Directed by Chrys Barnes
By Jack Sharkey

August 24 - Sept. 16
Of Mice And Men
Directed by Kelli M. Poward
By John Steinbeck

Nov. 30 - Dec. 16
Anne of Green Gables
Directed by John Battalino
By Alice Chadwicke

READERS THEATRE
March 23-25 **Daily With The Devil** By Victor L. Cahn ~ Directed by Janice Peters
April 20-22 **Kalamazoo** Directed by John Mackey
By Michelle Kholos Brooks & Kelly Younger
October 5-7 **The Devil & Daniel Webster**

2019

Live Theatre in Morro Bay!

By the Sea Productions
805-776-3287 - bytheseaproductions.org
PO Box 2032 Morro Bay CA 93443

Calendar Girls January 25-February 17
by Tim Firth

CONSEQUENTIAL CONVERSATIONS March 22-31 Readers Theatre
Some very short plays about life and love...

SILENT SKY May 3-26
by Lauren Gunderson

The Liar July 5-28
by Pierre Corneille

Veronica's Position September 6-29
by Rich Orloff

War of the Worlds October 18-20
Readers Theatre
by H.G. Wells

My Three Angels November 22 - December 15
by Samuel & Bella Spewack

2020

Our 2020 Season of Live Theatre in Morro Bay!

By the Sea Productions
bytheseaproductions.org 805-776-3287
545 Shasta Ave. Morro Bay CA

THE ODD COUPLE January 24 - February 16
By Neil Simon

12 Angry Men March 13 - April 5
Adapted by Sherman L. Sergel

Church & State May 15-17
Staged Reading
By Jason Odell Williams

Murder on the Orient Express June 26 - July 19
By Agatha Christie Adapted by Ken Ludwig

84 Charing Cross Road July 31 - August 2
Staged Reading
By Helene Hanff

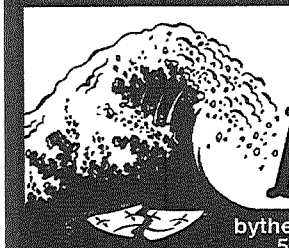
The Psychic August 23 - September 20
By Sam Bobrick

The Crucible October 23-25
Staged Reading
By Arthur Miller

Suite Surrender November 20 - December 13
By Michael McKeever

Shutdown cancelled

Our 2021 Season of Live Theatre in Morro Bay!



By the Sea Productions

bytheseaproductions.org 805-776-3287
545 Shasta Ave. Morro Bay CA

August 13-15

Shirley Valentine

Written by Willy Russell
Directed by Sandy Bosworth
Starring Sharyn Young

Staged Reading August 27-29

Visiting Mr. Green

Written by Jeff Baron
Directed by Kelli M. Poward

September 24 - October 17

The Psychic

Written by Sam Bobrick
Directed by Sheridan Cole

Staged Reading November 5-7

84 Charing Cross Road

Written by Helene Hanff
Directed by Anita Schwaber

November 19 - December 12

Suite Surrender

Written by Michael McKeever
Directed by Kelli M. Poward

D. Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

N/A

E. Previous Funding: If your organization has received previous funding from the City of Morro Bay for the proposed project (within the last year), please provide the outcomes in measureable terms and a case example of the grant impact.

We were awarded a City grant in 2019 in the amount of $1,692 for the City to sponsor the play "Murder on the Orient Express." While we were unable to perform the play due to the shutdown, we have maintained our royalty rights and the entire grant funds, and will produce this show in the summer of 2022, with the City as sponsor.

F. Collaborative Requests: If a collaborative request, please provide a description of prior collaborative activies, and proposed responsibilities of collaborative members.

N/A

III. PROGRAM FISCAL INFORMATION

*Please note that the total city funds available for grants this year is $50,000.

A. Program Budget

Please complete the following summary tables to reflect the budget for your organization and program. All amounts should be rounded to the nearest dollar. Alternatively, please attach single page revenue/expense summary sheets for the program for which funds are requested and a separate summary for the organization.

Budget Summary

Budget Data	FY 2021/22	FY 2019/20
Morro Bay grant funding	Requested: $8,344	Received: $1,692
Total **Program** budget	$N/A	$N/A
Total **Organization** budget	$N/A	$N/A

Funding Summary

Revenue Source	FY 2021/22 Program Budget
Morro Bay grant: 2019 grant for "Murder on the Orient Express" summer of 2022.	$1692.
Other municipal funding (please specify:)	$None.
County funding (please specify:)	$None.
State funding (please specify:)	$None.
Federal funding (please specify:)	$None.
Fees for services	$$20 per ticket sold
Donations	$Unknown
Reserve contingency fund	$Bank balance approx $11,500.
All other sources (please specify:)	$None.
Total	**$**

Organization Contracts--Has your organization ever had funds withdrawn or a contract terminated for cause, unsatisfactory performance, or questionable costs on any financial statements or audit? If so, please describe.

B. **Travel Expense Disclosure--**If Community Grant funds are to be used for staff travel expenses, please describe.

N/A

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date: August 4, 2021

Pewter Plough Players Inc. DBA By the Sea Producitons Inc.

Organization Name

Executive Director

Rhonda Crowfoot

(Print Name)

atch #4

BTSP BUDGET 2019

INCOME	
	Budget
Box office:	
No: Performances	21
Venue Capacity	40
Expected Attendance %	60%
Total Paid Attendance	
Average Ticket Price	20.00
Total Box Office Income	**$ 10,080.00**
Other Income:	
Sponsorship	$ 2,500.00
Fundraising	$ 2,000.00
Grants	$ 3,500.00
T-Shirts	$ 250.00
Reader's Theater	$ 1,500.00
Other (please specify)	
TOTAL INCOME	**$ 19,830.00**

EXPENDITURE	
PRODUCTION COSTS	
Rehearsal Space	$ 1,200.00
Set	$ 1,100.00
Props	$ 500.00
Costume	$ 500.00
18% for church	$ 1,814.40
Sound	$ -
Audio Visual	$ -
Mileage	$ 900.00
Running costs	$ -
	$ -
PRODUCTION SUB TOTAL	**$ 6,014.40**
MARKETING	
Promotional Photography	$ 50.00
Archival Video	$ 250.00
Graphic design	$ -
Advertising - street press	$ 2,500.00
Programs - design & print	$ 1,200.00
Volunteer Appreciation	$ 500.00 (cast parties)
Distribution	$ -

Otel #4

Publicity	$ -	
MARKETING SUB TOTAL	**$ 4,500.00**	
ADMINISTRATION		
Insurance	$ 1,421.00	
General admin	$ 500.00	
Storage Fees	$ 3,500.00	
Licensing	$ 2,800.00	
ASCAP & AACT	$ 393.00	
ADMINISTRATION SUBTOTAL	**$ 8,614.00**	
SALARIES AND FEES		
Director	$ -	
Producer	$ -	
Actors	$ -	
Designer	$ -	
Lighting	$ -	
Sound		
Stage Manager/Operator		
Other	$ -	
SALARIES AND FEES SUBTOTAL	**$ -**	
Ticketing charges		
Credit card charges	$ 307.92	.03+2.9%
TOTAL EXPENDITURE	**$ 19,436.32**	
RESULT	**$ 393.68**	

City of Morro Bay

Community Grant Funding Program

ANNUAL PERFORMANCE REPORT- FY 2021-22

GENERAL INFORMATION

Name of Organization: Pewter Plough Players Inc. DBA By the Sea Productions Inc. Phone: 805-776-3287

Mailing Address: PO Box 2032 Morro Bay CA Zip: 93443

Report Preparer: Janice Peters Title: Secretary

Contact Number: 805-772-4656 Email: flamingojani@gmail.com

Funds Approved: $1692 Funds expended per report period: $None Fund remaining: $1692

PERFORMANCE INFORMATION

1. Describe in detail how grant funds have been used:

   Due to the pandemic shutdown, we were unable to mount the production for which this amount was granted.

2. List dates, name of activities, and event locations for special events funded with City of Morro Bay Grant funds, as relevant:
   N/A

(Note: attach activity fliers/advertisement/agendas, as relevant to funded activities)

3. Total Number of Individuals Served: N/A Number of Morro Bay Residents Served: N/A

4. List the goals that were achieved by your project during this report period:

   This grant was for the City sponsorship of "Murder on the Orient Express" in the summer of 2020, which was cancelled by the pandemic shutdown. We have maintained our royalties payment for this play and scheduled it for the summer of 2022. We have maintained the entire grant funding awarded to apply to that future production.

5. Authorizations:

I hereby certify and attest that both the information contained in this report is true to the best of my knowledge and belief, as well as I am authorized by the organization discussed herein to present this report as its duly authorized representative. I also hereby certify that our organization is in compliance with all state, federal, and local laws regarding licensing and employment practices.

Print Name of Report Preparer: Janice Peters Title: Secretary

Preparer Signature: _____ Date: 8/3/21

Print name of President or Authorized Officer: Rhonda Crowfoot Title: President

President Signature: _____ Date: 8/4/21

Return this completed report to:

City of Morro Bay
Finance Department
595 Harbor Street
Morro Bay, CA 93442
Attn: Assistant City Manager/Administrative Services Director
Office (805) 772-6217
Email: sjohnson-rios@morrobayca.gov

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CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

RECEIVED
City of Morro Bay
AUG 13 2021
Administration

Project: Project/Program: Athletics for Youth

Program Manager: Community Foundation

Agency: Name of Agency: Community Foundation

Site Address: Morro Bay athletic fields, courts and swimming pool

Telephone Number: (805) 458-4494

Web Address: www.communityfoundationesterobay.

Name of Executive Director: Hannah Held, President

COVID-19 IMPACTS

Did your organization experience a negative impace due to COVID-19 that you could document (e.g. reduction in revenues, expenditures on PPE or other COVID-related purchases, etc)?

☐ Yes (please attach documentation)
☑ No

*Note: You may attach additional pages if necessary

Project Description: Provide brief description of agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.

The Community grant application template will not allow us to provide the information required, without making both this page 1 "Project Description" section, and the "Project Description" section on page 5 to be different, addressing the information requirements of that section. Therefore, the information required by this section is in the attached document.

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

I. AGENCY INFORMATION

A. General Information

Grant Request Amount: $5,000.00

General Organization Information	
Organizations Name:	Community Foundation of Estero Bay, Inc.
Year Established:	1993
Board Roster	Hannah Held, Kasey Collins, Elyse Unger, Jalpa Patel, Joan Solu, Tim Barkas, Doug Hall David Peter, Ron Reisner
Number of Paid Full-Time Employees	None
Number of Paid Part-Time Employees	None
Most recent financial statements (or copy of your last tax return (IRS 990)	See attached

Mailing Information	
Street Address:	P.O. Box 131
City:	Morro Bay
State:	CA
Zip:	93443

Contact Person	
Title:	Hannah Held, President
Phone Number:	(805) 458-4494
E-mail:	hanwheld@gmail.com

Insurance/Tax Information	
Federal Employer Tax Number	77-0336404
State Employer Tax Number	N/A
Name of Program	Athletics for Youth
IRS Determination Letter (approval of 501(C) Status	See attached
Name of Executive or CEO	N/A
Name of Board Chairperson or President	Hannah Held, President

Please answer the following questions:

1. Does the agency have a not-for-profit incorporation status in the State of California?

   Yes, though the Foundation is not an "agency" per se.

2. How long has the agency been in operation?

   The Foundation was incorporated in 1993.

II. COMMUNITY NEED STATEMENT

A. Community Need: Describe briefly the demonstrated need in the Morro Bay community for the program. Cite data sources as appropriate.

According to the Aspen Institute's Project Play (building healthy communities through sports and athletics), youth sports participation has been slowly declining over the last 10+ years (https://www.aspenprojectplay.org/). For example, and as evidenced locally, the City of Morro Bay Recreation Services saw a decline in youth soccer registration in 2021 as compared to 2019. Now, with social media dominating the social interaction of youth, and handheld devices occupying their attentions and with the onset of a new era of digital device "sport" termed E-Sports, data shows the percentage of physically inactive children hovering around 17%. Youth obesity and lack of meaningful social interaction result. Clearly, the need to reintroduce our youth to organized physical sports and athletics is imperative. Youth participation in athletics fosters an appreciation for cooperation, as well as materially contributing to their physical, mental and emotional well being, and a positive self image.

B. Program Narrative: Please provide your agency's Mission Statement and Goals, brief history, programs and population(s) served, organizational structure and experience with proposed grant activities. If your organization provides programs countywide, indicate the percentage of Morro Bay residents served.

The Foundation's mission is to provide financial assistance to Estero Bay families whose children would otherwise not be able to participate in youth sports and enrichment programs. These activities and programs are organized and administered by non-profit and public organizations in the Estero Bay area such as the City of Morro Bay Recreation Services Division. All funds raised by the Foundation are directed toward the realization of its mission statement. The Foundation has been blessed with many private donations, and has been successful over the years in securing a number of grants - funds which have been directly applied to the Foundation's mission statement. The Foundation believes children's participation in organized youth sports and recreation is vital in aiding their physical, mental, and emotional health. Also, participation in youth sports and recreation is paramount to imparting essential basic values such as effective and positive social interaction, and demonstrating to youth the benefits of cooperating with others, all of which go far toward imparting self-worth. Since its original formation in 1993 and to this day, the Foundation has been operated by volunteers, with no paid staff. Our work is driven by our mission to get Estero Bay youth onto the playing field, onto the court, and most recently into the pool. The Foundation maintains outreach efforts with the City of Morro Bay Recreation Services Division, as well as with Central Coast Little League, South Bay Soccer, and several other organized youth sports and recreation programs.

C. Local Challenges: What local challenge or need does this grant address? How will Morro Bay residents and residents of adjacent areas and or countywide benefit? How will all eligible participants have the opportunity to participate in the program?

Currently organized childcare programs in Morro Bay provide on-site care at Del Mar Elementary School (https://dm.slcusd.org/about.php). This school site, the only active elementary school in Morro Bay, is a Title One school with more than 40% of families being low income (https://www.cde.ca.gov/sp/sw/t1/schoolwideprograms.asp). That being said, families' lack of funds to pay for a child's participation in organized athletic programs is a real issue in Morro Bay. The proposed grant will fund programs that allow for Morro Bay youth who attend City of Morro Bay Recreation Services' Kids Club and Kids Camp to gain exposure to a variety of athletic activities. This introduction to athletics is dual serving. On the one hand youth are exposed to and gain the benefits of participation in wholesome athletic activities. On the other hand their participation will act as a feeder to already established youth sports/activities currently offered by the City of Morro Bay's Recreation Services.

D. Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

The Community grant application template will not allow us to provide the information required, without making both this page 1 "Project Description" section, and the "Project Description" section on page 5 to be different, addressing the information requirements of that section. Therefore, the information required by this section is in the attached document.

E. Previous Funding: If your organization has received previous funding from the City of Morro Bay for the proposed project (within the last year), please provide the outcomes in measureable terms and a case example of the grant impact.

No previous funding received from the City of Morro Bay.

F. Collaborative Requests: If a collaborative request, please provide a description of prior collaborative activies, and proposed responsibilities of collaborative members.

N/A

III. PROGRAM FISCAL INFORMATION

*Please note that the total city funds available for grants this year is $50,000.

A. Program Budget

Please complete the following summary tables to reflect the budget for your organization and program. All amounts should be rounded to the nearest dollar. Alternatively, please attach single page revenue/expense summary sheets for the program for which funds are requested and a separate summary for the organization.

Budget Summary

Budget Data	FY 2021/22	FY 2019/20
Morro Bay grant funding	Requested: $5,000.00	Received:
Total **Program** budget	$ $10,000.00	$
Total **Organization** budget	$ $5,000.00	$

Funding Summary

Revenue Source	FY 2021/22 Program Budget
Morro Bay grant: $5,000.00	$ 5,000.00
Other municipal funding (please specify:) $ 0	$
County funding (please specify:) $ 0	$
State funding (please specify:) $ 0	$
Federal funding (please specify:) $ 0	$
Fees for services None	$
Donations $5,000.00 from donations received by the Foundation	$ 5,000.00
Reserve contingency fund $5,000.00 in Foundation donation assets	$
All other sources (please specify:) None	$
Total	$ 10,000.00

Organization Contracts--Has your organization ever had funds withdrawn or a contract terminated for cause, unsatisfactory performance, or questionable costs on any financial statements or audit? If so, please describe.

B. **Travel Expense Disclosure**--If Community Grant funds are to be used for staff travel expenses, please describe.

Not for staff travel, but local travel arrangements are budgeted for youth participating in the project.

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date: August 12, 2021

Community Foundation of Estero Bay, Inc.

Organization Name

Hannah Held, President

Executive Director

Hannah Held, President

(Print Name)

City of Morro Bay Community Grant Application Information

Submitted by the Community Foundation of Estero Bay, Inc.

Page One – Project Description

This grant is submitted by the Community Foundation of Estero Bay, Inc. (Foundation), a 501(c)3 non-profit dedicated to providing funding to Estero Bay youth whose families qualify for financial support so that their children can participate in youth sports and enrichment programs.

This proposed program will introduce a variety of athletic activities to approximately 75 Morro Bay youth actively participating in Morro Bay Recreation Services' Kids Club and Kids Camp - as a creative approach to physical exercise, as well as a potential feeder activity that will stimulate interest and participation in future Recreation Services' youth sports and athletics opportunities.

The project will be funded on a matching basis. If the Foundation is successful in receiving a $5,000 Community Grant from the City, the Foundation will match the $5,000 for a total project budget of $10,000.

Page Five – Project Description

This project will introduce a variety of athletic activities to approximately 75 Morro Bay youth actively participating in Morro Bay Recreation Services' Kids Club and Kids Camp - as a creative approach to physical exercise, as well as a potential feeder activity that will stimulate interest and participation in future Recreation Services' youth sports and athletic opportunities. Contract instructors will engage the participants of Kids Club and Kids Camp one hour per week for 50 weeks in athletic activities including: basketball, racquet sports, dance/gymnastics, softball/baseball, flag football, martial arts, junior lifeguards, soccer, and swimming activities. Recreation Services staff will provide program planning and oversight. Project delivery can begin within one month of funding.

Community Foundation of Estero Bay, Inc.

A 501(c)3 Non-Profit

Total Assets as of June 30, 2021

Cash @ Mechanics Bank	$ 19,681
Short Term Investments @ Edward Jones	58,484
Long-term Investments @ Edward Jones	162,033
Total Assets	$ 240,198

IRS Department of the Treasury
Internal Revenue Service
P.O. Box 2508, Room 4010
Cincinnati OH 45201

In reply refer to: 4077589886
Feb. 23, 2016 LTR 4168C 0
77-0336404 000000 00
00047182
BODC: TE

COMMUNITY FOUNDATION OF ESTERO BAY
INCORPORATED
% HOMER W ALEXANDER
PO BOX 131
MORRO BAY CA 93443-0131

49129

Employer ID Number: 77-0336404
Form 990 required: Yes

Dear Taxpayer:

This is in response to your request dated Feb. 01, 2016, regarding your tax-exempt status.

We issued you a determination letter in April 1994, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

Our records also indicate you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If a return is required, you must file Form 990, 990-EZ, 990-N, or 990-PF by the 15th day of the fifth month after the end of your annual accounting period. IRC Section 6033(j) provides that, if you don't file a required annual information return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

4077589886
Feb. 23, 2016 LTR 4168C 0
77-0336404 000000 00
00047183

COMMUNITY FOUNDATION OF ESTERO BAY
INCORPORATED
% HOMER W ALEXANDER
PO BOX 131
MORRO BAY CA 93443-0131

Sincerely yours,

Jeffrey I. Cooper
Director, EO Rulings & Agreement

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Heather Goodwin

From: Brad Spahr <brad.spahr@scorevolunteer.org>
Sent: Wednesday, August 4, 2021 11:45 AM
To: Heather Goodwin; CityManager
Subject: Re: Community Grant Opportunity
Attachments: Morro Bay Grant Tax Exempt Status 2021.pdf; Morro Bay Grant 2020 P&L.xlsx; Morro Bay Grant Appplication - Signature page 2021.pdf; Morro Bay Grant Application 2021.pdf

Dear Sir:
Please find the attached grant application along with attachments for the signature page, IRS determination letter for tax exempt status and a P&L for 2020 in lieu of our latest IRS filing since taxes are paid at the SCORE national level and we are a chapter that doesn't file individually. There was also a question in section A asking if we have ever had a contract terminated for cause or failure to perform. For some reason I couldn't get the form to accept the answer to this question which is "No".
If you need any further information or have questions please contact me at:
email:brad.spahr@scorevolunteer.org
phone: 310-345-6350
We look forward to continuing our working relationship with the City of Morro Bay and the Chamber of Commerce in the coming year.
Sincerely,
Brad Spahr

On Mon, Jul 19, 2021 at 12:38 PM Heather Goodwin <hgoodwin@morrobayca.gov> wrote:

> Good afternoon Brad,
>
> The City is now accepting applications for Community Grants. The application and policy is now posted on our City's website under the "Hot Topics." Linked is the posting for your reference. Please note, applications are due by 5:00 pm Friday, August 13th. Please email your application to citymanager@morrobayca.gov or mail/hand deliver to City Hall.
>
> Thank you,
>
> *Heather Goodwin*
>
> Executive Assistant/Deputy City Clerk
>
> City of Morro Bay
>
> 595 Harbor Street | Morro Bay, CA 93442
>
> Phone 805.772.6568

RECEIVED
City of Morro Bay
AUG 04 2021
Administration

8

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

Project: Project/Program: Free Business Mentoring

Program Manager: Brad Spahr

Agency: Name of Agency: SCORE

Site Address: PO Box 5416
San Luis Obispo
Ca 93403

Telephone Number: 805-547-0779

Web Address: www.sanluisobispo.score.org

Name of Executive Director: Horace Morana, Chair

COVID-19 IMPACTS

Did your organization experience a negative impace due to COVID-19 that you could document (e.g. reduction in revenues, expenditures on PPE or other COVID-related purchases, etc)?

☐ Yes (please attach documentation)
☐ No

*Note: You may attach additional pages if necessary

Project Description: Provide brief description of agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.

In 2018 and 2019 SCORE presented four workshops covering the following subjects:
How to Drive Traffic to your Web Site
Writing a Business Plan
Bookkeeping for Small Businesses
Using the Business Model Canvas to focus Your Busines Strategy
These workshops were attended by 73 small business owners at Morro Bay venues and drew over 1,000 views on YouTube. In Addition SCORE mentored 23 clients from the Morro Bay area in face to face meetings in the past year.
In the coming year we will focus on workshops for marketing, e-commerce and business strategy as these were the most requested topics. Topics will be presented by experienced SCORE subject matter experts and sessions will be staffed by SCORE volunteers.

RECEIVED
City of Morro Bay
AUG 04 2021
Administration

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

I. AGENCY INFORMATION

A. General Information

Grant Request Amount: $1,000.00

General Organization Information	
Organizations Name:	SCORE
Year Established:	1964 Nationally, 1982 SLO County
Board Roster	https://www.score.org/content/board-directors
Number of Paid Full-Time Employees	None
Number of Paid Part-Time Employees	None
Most recent financial statements (or copy of your last tax return (IRS 990)	See attached doc - SCORE 597 P&L June 2020

Mailing Information	
Street Address:	1228 Broad St
City:	San Luis obispo
State:	CA
Zip:	93401

Contact Person	
Title:	Certified Mentor
Phone Number:	310-345-6350
E-mail:	brad.spahr@scorevolunteer.org

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

Insurance/Tax Information	
Federal Employer Tax Number	52-1067290
State Employer Tax Number	Not Applicable
Name of Program	Support for Morro Bay small business growth
IRS Determination Letter (approval of 501(C) Status	See attached IRS 501C3 Determintaion Letter of 11-17-2014
Name of Executive or CEO	Bridget Weston, CEO
Name of Board Chairperson or President	Scott Harkins, Chairman of the Board

Please answer the following questions:

1. Does the agency have a not-for-profit incorporation status in the State of California?
   No
2. How long has the agency been in operation?
   Since 1982

II. COMMUNITY NEED STATEMENT

A. Community Need: Describe briefly the demonstrated need in the Morro Bay community for the program. Cite data sources as appropriate.

Morro Bay experienced a significant economic impact with the closure in 2013 of the Morro Bay Power Plant. This closure resulted in the loss of over 100 high paying jobs from its peak employment. The economic impact of job loss alone to the region is estimated at $18-$20 million with an averaging annual regional household spending of $3-$4 million from direct and indirect job losses. The city took a direct financial loss of a reported $750,000 in revenue in licenses and fees ($500K to General Fund and $250K to Harbor Fund) and an estimated $100-$120,000 in additional property taxes.

As the city was executing its economic recovery plan in early 2020 its economy was further impacted by the COVID 19 pandemic. The all-important tourism industry was particularly hard hit. A double impact like this makes economic recovery extremely difficult for a small city with limited opportunities to attract new investment.

Fostering small business growth will be a major factor in any renewal plan for the city's future economy. Since 2018 SCORE has been working with the Morro Bay Chamber of Commerce to put on workshops and provide small business owners with face to face mentoring to ensure the success of their businesses and grow the Morro Bay economy.

B. Program Narrative: Please provide your agency's Mission Statement and Goals, brief history, programs and population(s) served, organizational structure and experience with proposed grant activities. If your organization provides programs countywide, indicate the percentage of Morro Bay residents served.

SCORE's mission is to foster vibrant small business communities through mentoring and education. We aim to give every person the support they need to thrive as a small business owner.
Our mentors are experienced in such areas as accounting, finance, marketing, management and preparation of business plans. Our services include:

Free and Confidential Business Mentoring
Our mentors, comprised of active and retired business professionals, provide clients with free, confidential business counseling. Sessions can be conducted in person, by video, telephone or email.
Workshops and Events
Since 2018 SCORE mentors have conducted a variety of free educational workshops that give small business owners of Morro Bay information and management techniques to establish and run a successful business.
Templates and Tools
The local SCORE chapter and the SCORE national organization provide a massive source of templates and tools to start and manage a business. These include such topics as preparing a business plan, sources of capital, marketing, budgeting and accounting.
We have an excellent relationship with Erica Crawford of the Chamber of Commerce and our workshops have been very popular with the small business community

C. Local Challenges: What local challenge or need does this grant address? How will Morro Bay residents and residents of adjacent areas and or countywide benefit? How will all eligible participants have the opportunity to participate in the program?

Morro Bay has limited space for expansion and economic growth. It has identified a number of challenges including unfriendly business climate, need for beautification, need to attract higher income tourists, lack of low cost housing and lack of a sufficient labor pool

One of the major strategies to overcome these issues is to foster a thriving, growing small business community by helping existing businesses grow and encouraging the startup of new businesses. This is exactly SCORE's charter and reason for being. As we did in 2018 we will continue to advertise workshops through the Morro Bay Chamber of Commerce and our own SCORE marketing networks. The workshops are free and open to any attendees. At each workshop we also tell attendees about our face-to-face mentoring services and have attracted numerous new clients as a result.

D. Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

In 2018 and 2019 SCORE presented four workshops covering the following subjects:
How to Drive Traffic to your Web Site
Writing a Business Plan
Bookkeeping for Small Businesses
Using the Business Model Canvas to focus Your Busines Strategy
These workshops were attended by 73 small business owners at Morro Bay venues and drew over 1,000 views on YouTube. In Addition SCORE mentored 23 clients from the Morro Bay area in face to face meetings in the past year.
In the coming year we will focus on workshops for marketing, e-commerce and business strategy as these were the most requested topics. Topics will be presented by experienced SCORE subject matter experts and sessions will be staffed by SCORE volunteers.

E. Previous Funding: If your organization has received previous funding from the City of Morro Bay for the proposed project (within the last year), please provide the outcomes in measureable terms and a case example of the grant impact.

$1,000 grant received from the City of Morro Bay in 2019. Results summarized in paragraph D.

F. Collaborative Requests: If a collaborative request, please provide a description of prior collaborative activies, and proposed responsibilities of collaborative members.

This is not a collaborative request

III. PROGRAM FISCAL INFORMATION

*Please note that the total city funds available for grants this year is $50,000.

A. Program Budget

Please complete the following summary tables to reflect the budget for your organization and program. All amounts should be rounded to the nearest dollar. Alternatively, please attach single page revenue/expense summary sheets for the program for which funds are requested and a separate summary for the organization.

Budget Summary

Budget Data	FY 2021/22	FY 2019/20
Morro Bay grant funding	Requested: $1,000	Received: $1,000
Total **Program** budget	$1,000	$1,000
Total **Organization** budget	$37,000	$35,000

Funding Summary

Revenue Source	FY 2021/22 Program Budget
Morro Bay grant:	$1,000
Other municipal funding (please specify:)	$0
County funding (please specify:)	$0
State funding (please specify:)	$0
Federal funding (please specify:)	$0
Fees for services	$0
Donations	$0
Reserve contingency fund	$0
All other sources (please specify:)	$0
Total	$1,000

Organization Contracts--Has your organization ever had funds withdrawn or a contract terminated for cause, unsatisfactory performance, or questionable costs on any financial statements or audit? If so, please describe.

B. **Travel Expense Disclosure**--If Community Grant funds are to be used for staff travel expenses, please describe.

None

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date: see attached signature page, 2021

SCORE

Organization Name

Executive Director

Horace Morana

(Print Name)

City of Morro Bay

Community Grant Funding Program

ANNUAL PERFORMANCE REPORT- FY 2021-22

GENERAL INFORMATION

Name of Organization: SCORE Phone: 805-547-0779

Mailing Address: PO Box 5416, San Luis obispo, 93403 Zip: 93401

Report Preparer: Brad Spahr Title: Certified Mentor

Contact Number: 310-345-6350 Email: brad.spahr@scorevolunteer.org

Funds Approved: $_____ Funds expended per report period: $_____ Fund remaining: $_____

PERFORMANCE INFORMATION

1. Describe in detail how grant funds have been used:

2. List dates, name of activities, and event locations for special events funded with City of Morro Bay Grant funds, as relevant:

(Note: attach activity fliers/advertisement/agendas, as relevant to funded activities)

3. Total Number of Individuals Served: _____ Number of Morro Bay Residents Served: _____

4. List the goals that were achieved by your project during this report period:

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date: August 4, 2021

SCORE

Organization Name

Executive Director

Horace Morana

(Print Name)

IRS Department of the Treasury
Internal Revenue Service

OGDEN UT 84201-0038

In reply refer to: 0438077500
Jan. 06, 2020 LTR 4168C 0
52-1067290 000000 00
00026008
BODC: TE

SERVICE CORPS OF RETIRED EXECUTIVES
ASSOCIATION
1175 HERNDON PKWY STE 900
HERNDON VA 20170-5532

021757

Employer ID number: 52-1067290
Form 990 required: Yes

Dear Taxpayer:

We're responding to your request dated Dec. 27, 2019, about your tax-exempt status.

We issued you a determination letter in July 1976, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990-EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific time).

Thank you for your cooperation.

0438077500
Jan. 06, 2020 LTR 4168C 0
52-1067290 000000 00
00026009

SERVICE CORPS OF RETIRED EXECUTIVES
ASSOCIATION
1175 HERNDON PKWY STE 900
HERNDON VA 20170-5532

Sincerely yours,

Sharon Davies

Sharon Davies
Program Manager, AM OPS 2

SCORE INCOME STATEMENT

YEAR ENDED SEPTEMBER 30, 2020 *REVISED OCTOBER 26, 2020*

	YEAR TO DATE 31-Aug	MONTH OF 20-Sep	YEAR TO DATE 20-Sep	BUDGET YEAR 2020
41200 WORKSHOP & SEMINARS FEES	50.00	0.00	50.00	0.00
41290 OTHER PROGRAM INCOME	0.01	0.00	0.01	0.00
40320 SCORE REIMBURSEMENT	9,772.72	(767.72)	9,005.00	7,000.00
41590 OTHER GIFTS & GRANTS	19,150.00	3,000.00	22,150.00	32,500.00
OTHER INCOME	20.00	255.00	275.00	0.00
TOTAL CHAPTER REVENUE	**28,992.73**	**2,487.28**	31,480.01	**39,500.00**
50070 WORKSHOP EXPENSES	4,780.38	300.00	5,080.38	7,500.00
50200 MARKETING	7,658.99	1,284.79	8,943.78	12,500.00
51000 RENT	5,915.00	103.10	6,018.10	7,800.00
52000 TELECOMMUNICATION	2,393.46	117.89	2,511.35	2,000.00
54000 OFFICE EXPENSE	588.43		588.43	900.00
54500 EQUIPMENT	0.00		0.00	500.00
55000 PRINTING	0.00		0.00	600.00
56040 PER DIEM & MEALS	0.00		0.00	1,000.00
57040 MEMBERSHIPS	2,025.00		2,025.00	1,500.00
57500 VOLUNTEER TRAINING	1,861.67		1,861.67	2,700.00
58100 BANK FEES	2.06		2.06	0.00
TOTAL USES OF FUNDS	**25,224.99**	**1,805.78**	27,030.77	**37,000.00**
TOTAL NET REVENUE/LOSS	**3,767.74**	**681.50**	**4,449.24**	**2,500.00**

BALANCE SHEET

CASH IN BANK & EQUITY OCTOBER 1, 2019	**50,088.35**
NET REVENUE /LOSS (10/1/19- September 30, 2020)	**4,449.24**
CASH IN BANK & EQUITY September 30, 2020	**54,537.59**

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RECEIVED
City of Morro Bay
AUG 08 2021
Administration

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

Project: Project/Program: Community Diversity Education and Training Program

Program Manager: Kathleen Minck, Education Chair & Director

Agency: Name of Agency: Diversity Coalition

Site Address: P.O. Box 376, Arroyo Grande, CA 93421

Telephone Number: (805) 270-3511

Web Address: slodiversity@gmail.com

Name of Executive Director: none

COVID-19 IMPACTS

Did your organization experience a negative impact due to COVID-19 that you could document (e.g. reduction in revenues, expenditures on PPE or other COVID-related purchases, etc)?

X Yes (please attach documentation)

☐ No

Due to social distancing restrictions, we were limited in the number of programs we could offer and the format in which we offered them. Despite increased interest in social justice issues, creating formal events was difficult. Teachers were difficult to reach and typical California curriculum offerings were adjusted.

Project Description: Provide brief description of agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.

The Diversity Education and Training Program brings renowned speakers to share their stories with San Luis Obispo County-based students in the schools and with the broader public at community forums. We work in partnership with teachers to pair speakers and curriculum, support their professional development, and promote tolerance at all levels.

We are requesting $5,000 toward providing 4 speakers to ideally travel to the Central Coast and provide in-person presentations at local schools and community gatherings. Speaking events will be recorded and shared on our website to further our message to additional community members. Should social distancing be required, presentations will be presented virtually.

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

I. AGENCY INFORMATION

A. General Information

Grant Request Amount: $ 5,000

General Organization Information

Organizations Name	Five Cities Diversity Coalition DBA Diversity Coalition
Year Established	2017
Board Roster	attached
Number of Paid Full-Time Employees	0
Number of Paid Part-Time Employees	0

Most recent financial statements or copy of your last tax return IRS 990 attached

Mailing Information

Street Address	P.O. Box 376
City	Arroyo Grande
State	CA
Zip	93421
Contact Person	Anna Boyd-Bucy
Title	Grant Writer
Phone Number	805-458-1276
E-mail	annaboydbucy@yahoo.com

Insurance/Tax Information

Federal Employer Tax Number	82-2075135
State Employer Tax Number	82-2075135
Name of Program	Community Diversity Education and Training Program
IRS Determination Letter (approval of 501(C) Status	attached
Name of Executive or CEO	none
Name of Board Chairperson or President	Dr. Cornel N. Morton

Please answer the following questions:

1. Does the agency have a not-for-profit incorporation status in the State of California? yes

2. How long has the agency been in operation? Since 2017

II. COMMUNITY NEED STATEMENT

A. Community Need: Describe briefly the demonstrated need in the Morro Bay community for the program. Cite data sources as appropriate.

Following the tragic death of George Floyd in 2020, our nation and the local community saw an outpouring of social action, engagement, and awareness around race and social justice. Most San Luis Obispo County neighborhoods, including Morro Bay, hosted racial equity awareness demonstrations last year. Locally, the Diversity Coalition experienced rapid growth in response to people searching for ways to form a multi-cultural community, increase awareness, and build bridges. Our membership grew from 60 members in 2019 to 340 in 2020. Simultaneously, in response to COVID-19, our diversity programming moved online, resulting in greater access for attendees and larger audiences for some events.

B. Program Narrative: Please provide your agency's Mission Statement and Goals, brief history, programs and population(s) served, organizational structure and experience with proposed grant activities. If your organization provides programs countywide, indicate the percentage of Morro Bay residents served.

The Diversity Coalition began in 2011 in response to a local cross-burning incident and was incorporated as a 501(c)3 in 2017. The grassroots organization serves the entire county of San Luis Obispo, has an annual budget of $45,000, and is led by a diverse board of directors. The recent deepened focus on social justice issues has driven increasing program participation and membership has grown fivefold.

Our mission is to provide educational programs and resources to facilitate and advance the efforts of our affiliated organizations in order to promote and advocate for diversity, equity, and inclusion.

We provide programs and resources dedicated to the promotion of and advocacy for the inclusion and affirmation of diversity in our community and countering negative acts of prejudice or bias against its citizens. Our primary activities include offering educational programs to local school districts and the community of San Luis Obispo County to foster understanding.

We have successfully managed over a dozen grants from local cities, the County of SLO, and community groups and foundations. We provide our programs in conjunction with Morro Bay High School and make recordings of all events available to all via our website. We are proud to present the City of Morro Bay with the opportunity to join our efforts in providing education to your citizens on diversity, equity, and inclusion.

C. Local Challenges: What local challenge or need does this grant address? How will Morro Bay residents and residents of adjacent areas and or countywide benefit? How will all eligible participants have the opportunity to participate in the program?

We are proud to be members of our local community and are simultaneously aware of a lack of diverse voices because we are small, rural, and primarily white. We seek to expand understanding and promote justice, equity, diversity, and inclusion by sharing stories often left untold. By bringing high-quality speakers to present on subjects often not covered in our local community, we create understanding and inclusion among Morro Bay residents. Speakers brought to Morro Bay High School and the community at large will share stories that create empathy, expand perspectives, and foster understanding.

D. Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

The Diversity Education and Training Program brings renowned speakers to share their stories with San Luis Obispo County-based students in the schools and with the broader public at Community Forums. We work in partnership with teachers to pair speakers and curriculum, support their professional development, and promote tolerance at all levels.

We are requesting $5,000 toward presenting 4 nationally recognized speakers to ideally, travel to the Central Coast and provide in-person presentations at local schools and community gatherings. One of the schools will be Morro Bay High School. Speakers generally present twice, once to the schools and another geared toward adults at a community form. All events are recorded and shared on our website for anyone to listen to at their leisure. Should social distancing require, presentations will be presented virtually via Zoom.

During the last fiscal year, we presented 2 speakers for Morro Bay High School students - Fanshen Cox, speaking on Race and Ethnicity, and Ben Furuta, speaking about the Japanese Internment. Each speaker had a zoom audience of about 200 students. Community Presentations, geared toward adults, attract a similar-sized zoom audience, but it is impossible for us to determine the city from which participants reside. In-person presentations at the high school during the previous fiscal year had a considerably larger audience. While we do not yet know the dates and names of speakers to present this fiscal year, past speakers have included Holocaust survivors, Sudanese refugees, Chumash tribal leaders, and International Rescue Committee Workers. We anticipate audience size and locations similar to past years.

Speaking engagements are organized by Kathleen Minck, our Education Chair and Director. Kathleen taught at the Lucia Mar school district for 32 years, promoting tolerance for diversity. She was awarded the Peace and Justice Human Rights award by the California Teachers Association and has served on the CTA's State Council, sitting on the Civil Rights in Education committee, and to the National Education Association National Assembly.

E. Previous Funding: If your organization has received previous funding from the City of Morro Bay for the proposed project (within the last year), please provide the outcomes in measureable terms and a case example of the grant impact.

N/A

F. Collaborative Requests: If a collaborative request, please provide a description of prior collaborative activities, and proposed responsibilities of collaborative members.

This is not a collaborative request. The project is a collaboration with local schools, bringing high-quality speakers to fulfill their curriculum. Several local non-profit and community-based organizations that align with our mission share the promotion of our events.

III. PROGRAM FISCAL INFORMATION

*Please note that the total city funds available for grants this year is $50,000.

A. Program Budget

Please complete the following summary tables to reflect the budget for your organization and program. All amounts should be rounded to the nearest dollar. Alternatively, please attach single page revenue/expense summary sheets for the program for which funds are requested and a separate summary for the organization.

Budget Summary

Budget Data	**FY 2021/22**	**FY 2019/20**
Morro Bay grant funding	Requested: $5,000	Received:
Total **Program** budget	$	$
Total **Organization** budget	$	$

Paste Program Budget here

Organization Contracts--Has your organization ever had funds withdrawn or a contract terminated for cause, unsatisfactory performance, or questionable costs on any financial statements or audit? If so, please describe.

No

B. Travel Expense Disclosure--If Community Grant funds are to be used for staff travel expenses, please describe.

If virtual gatherings are required, we will use Zoom. Otherwise, renown speakers, who are not already local travel to the County of San Luis Obispo and the City of Morro Bay. Travel expenses might include air or train travel and a stay at one of our local hotels.

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date: August 6, 2021

Five Cities Diversity Coalition
Organization Name

Board Marketing Chair and Director (no Executive Director)

Kendra Paulding

(Print Name) Kendra Paulding

DIVERSITY COALITION
SAN LUIS OBISPO COUNTY

Board of Directors

Cornel Morton – *President*
Jean DeCosta – *Secretary*
Jane Rowland – *Treasurer*
Michael Boyer – *Founding Director and Membership Chair*
Kathleen Minck – *Education Chair and Director*
Kendra Paulding – *Marketing Chair and Director*
Joe Whitaker – *Marketing and Sponsorship Director*
Sarah Justin Conn – *Programs and Events Director*

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: AUG 09 2018

FIVE CITE DIVERSITY COALITION
1145 STONECREST DRIVE
ARROYO GRANDE, CA 93420-0000

Employer Identification Number:
82-2075135
DLN:
26053618007978
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
June 15, 2017
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

FIVE CITE DIVERSITY COALITION

Sincerely,

Stephen A. Martin

Director, Exempt Organizations
Rulings and Agreements

Five Cities Diversity Coalition

Statement of Financial Position

As of June 30, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Coast Hills Credit Union	62,602.04
Total Bank Accounts	**$62,602.04**
Other Current Assets	
Undeposited Funds	0.00
Total Other Current Assets	**$0.00**
Total Current Assets	**$62,602.04**
TOTAL ASSETS	**$62,602.04**
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Unrestricted Net Assets	46,950.81
Net Revenue	15,651.23
Total Equity	**$62,602.04**
TOTAL LIABILITIES AND EQUITY	**$62,602.04**

Five Cities Diversity Coalition

Statement of Activity

July 2020 - June 2021

	TOTAL
Revenue	
Fundraising	
Corporate Contributions	64.45
Grants	21,850.00
Individ, Business Contributions	31,154.37
Total Fundraising	**53,068.82**
Total Revenue	**$53,068.82**
GROSS PROFIT	**$53,068.82**
Expenditures	
Business Expenses	20.00
Bank Fees	5.00
Total Business Expenses	**25.00**
Contract Services	
Outside Contract Services	1,751.29
Total Contract Services	**1,751.29**
Donations	5,850.00
Operations	100.00
Insurance - Liability, D and O	1,189.00
Postage, Mailing Service	141.20
Software	2,136.59
Website	252.85
Total Operations	**3,819.64**
Other Business Expenses	355.00
Program Expense	3,141.25
Event Entry Fees	50.00
Speakers	1,200.00
Total Program Expense	**4,391.25**
Total Expenditures	**$16,192.18**
NET OPERATING REVENUE	**$36,876.64**
NET REVENUE	**$36,876.64**

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Heather Goodwin

From: Kathryn deLancellotti <kdelancellotti@gmail.com>
Sent: Thursday, August 12, 2021 1:33 PM
To: CityManager
Cc: Bobby delancellotti
Subject: Community Grant Application
Attachments: Community-Grant-Application-and-Policy-2021.pdf; Board of Directors List.docx; SKM_C450i21081212230.pdf; Budget 2020-2021.pdf; Answer to Question D of Application .docx

Dear Community Grant Committee,

Please see attached:

1. Community Grant Application
2. 2019 tax return (we have an extension on our 2020 tax return and are currently working on it)
3. Board of Director's List
3. IRS determination letter
4. 2021 budget
5. the answer to question D because of the glitch in the application that did not allow me to fill out section D

Thank you for considering Estero Bay Kindness Coalition for the Community Grant!

Be well,

Kathryn deLancellotti, Grant Writer

RECEIVED
City of Morro Bay
AUG 12 2021
Administration

10

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

RECEIVED
City of Morro Bay
AUG 12 2021
Administration

Project: Project/Program: BAGS OF LOVE

Program Manager: Pamela Harris

Agency: Name of Agency: Estero Bay Kindness Coaliti

Site Address: PO Box 614, Cayucos, CA 93430

Telephone Number: 805-305-5671

Web Address: https://esterobaykindnesscoalition.org

Name of Executive Director: Bobby deLancellotti

COVID-19 IMPACTS

Did your organization experience a negative impace due to COVID-19 that you could document (e.g. reduction in revenues, expenditures on PPE or other COVID-related purchases, etc)?

☐ Yes (please attach documentation)
☐ No

*Note: You may attach additional pages if necessary

Project Description: Provide brief description of agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.

Estero Bay Kindness Coalition is a 501c3 nonprofit organization in San Luis Obispo County whose mission is to partner with nonprofits, for-profits, churches, and schools to benefit those living on the margins in the Estero Bay community. Prior to the pandemic, we served 8 of our partnered schools with our program, GOT YOUR BACK, providing food-insecure kids with backpacks full of food to take home on the weekends. The kids who benefitted from this program relied on their schools "reduced/hot lunch" program to eat during the week and would often go hungry on the weekends. Once schools closed in March 2020, we created BAGS OF LOVE, delivering 3 bags of groceries to the homes of the same kids and their families who were a part of GYB. Through BAGS OF LOVE, we deliver two bags of healthy, protein-rich meals and one bag of fresh, local fruits and veggies, each week, to 90+ (around 360 people on average) families in the greater Estero Bay area. Those who benefit from this program are kids and families who attend 1 of our 8 partnered schools in the SLO Unified School District: Del Mar Elementary, Cambria Elementary, Cayuco Elementary, Monarch Grove Elementary, Baywood Park Elementary, Los Osos Middle School, Santa Lucia Middle School, and Family Partnership Charter School Morro Bay.

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

I. AGENCY INFORMATION

A. General Information

Grant Request Amount: $5,000.00

General Organization Information	
Organizations Name:	Estero Bay Kindness Coalition
Year Established:	2017
Board Roster	Please see attached doc
Number of Paid Full-Time Employees	1
Number of Paid Part-Time Employees	1
Most recent financial statements (or copy of your last tax return (IRS 990)	Please see attached doc for 2019 tax return, we have an extention on our 2020 tax return and are in the process of completing it.

Mailing Information	
Street Address:	PO Box 614
City:	Cayucos
State:	CA
Zip:	93430

Contact Person	
Title:	Bobby deLancellotti, Exec. Director
Phone Number:	805-305-5671
E-mail:	bdelancellotti@gmail.com

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

Insurance/Tax Information	
Federal Employer Tax Number	83-4659089
State Employer Tax Number	83-465909
Name of Program	BAGS OF LOVE
IRS Determination Letter (approval of 501(C) Status	Please see attached doc
Name of Executive or CEO	Bobby deLancellotti
Name of Board Chairperson or President	Bill Cody

Please answer the following questions:

1. Does the agency have a not-for-profit incorporation status in the State of California?

   Yes

2. How long has the agency been in operation?

   Since 2018

II. COMMUNITY NEED STATEMENT

A. Community Need: Describe briefly the demonstrated need in the Morro Bay community for the program. Cite data sources as appropriate.

According to the SLO Food Bank, hunger has risen 54% in San Luis Obispo County since the pandemic. Our organization delivers bags to the homes of some of the most vulnerable, food insecure members of the Morro Bay community: those who are unable to get to the SLO Food Bank or other food pick-up locations due to lack of transportation, and/ or those who are unable to leave their homes because of an illness, caretaking of sick, elderly, and/or disabled family members. Our food delivery progam, BAGS OF LOVE meets the need of food insecurity and helps to promote the health and safety of our community members.

B. Program Narrative: Please provide your agency's Mission Statement and Goals, brief history, programs and population(s) served, organizational structure and experience with proposed grant activities. If your organization provides programs countywide, indicate the percentage of Morro Bay residents served.

Our primary mission is to partner with for-profits, nonprofits, churches, and schools to benefit the greater good and those living on the margins in the Estero Bay community. Our goal is to bring the four corners of the community (for-profits, nonprofits, churches, and schools) together to serve the most vulnerable populations in our area. Estero Bay Kindness Coalition began in 2018, when the founder met with the principal of Del Mar Elementary in Morro Bay to find out how he could help those in need. The principal informed our founder that 64% of her students were living at or below the poverty line. This broke our founder's heart--and he knew he had to do something about it. So, he started our original program, GOT YOUR BACK, feeding food-insecure kids on the weekends. In 2019, EBKC became a 501c3 nonprofit organization. In March 2020, when schools shut down because of the pandemic, our organization transformed itself, virtually overnight, and began delivering groceries to the doorsteps of those very same children and families we previously served. Thus, BAGS OF LOVE was created. We went from feeding kids on the weekends to feeding whole families for the week. We had to increase our fundraising and seek grants and donations to help fund our new program. We went from 20 volunteers to 50 in just a few months. During this time, we also created Sunshine & Seed, a new and gently used kids clothing collective, which we will be implementing with our partnered schools in fall 2021. We serve on average 90 families in the Estero Bay community each week and 42% of those 90 families served live in Morro Bay.

C. Local Challenges: What local challenge or need does this grant address? How will Morro Bay residents and residents of adjacent areas and or countywide benefit? How will all eligible participants have the opportunity to participate in the program?

This grant addresses the challenge of food insecurity. Morro Bay and Estero Bay residents whose kids are a part of the "reduced/hot lunch" programs through 1 of our 8 partnered schools (Del Mar Elementary, Cambria Elementary, Cayuco Elementary, Monarch Grove Elementary, Baywood Park Elementary, Los Osos Middle School, Santa Lucia Middle School, and Family Partnership Charter School Morro Bay) will benefit from our food programs by receiving 3 bags of groceries delivered weekly to their doorsteps. When schools open in fall 2021, those same kids will also receive backpacks full of healthy meals and snacks to eat on the weekends. All eligible participants who are a part of the 'reduced/hot lunch" programs through our partnered schools or who are referred to us by school advocates will have the opportunity to participate in both programs: BAGS OF LOVE and GOT YOUR BACK.

D. Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

Estero Bay Kindness Coalition is a 501c3 nonprofit organization in San Luis Obispo County whose mission is to partner with nonprofits, for-profits, churches, and schools to benefit those living on the margins in the Estero Bay community. Prior to the pandemic, we served 8 of our partnered schools with our program, GOT YOUR BACK, providing food-insecure kids with backpacks full of food to take home on the weekends. The kids who benefitted from this program relied on their schools "reduced/hot lunch" program to eat during the week and would often go hungry on the weekends. Once schools closed in March 2020, we created BAGS OF LOVE, delivering 3 bags of groceries to the homes of the same kids and their families who were a part of GYB. Through BAGS OF LOVE, we deliver two bags of healthy, protein-rich meals and one bag of fresh, local fruits and veggies, each week, to 90+ (around 360 people on average) families in the greater Estero Bay area. Those who benefit from this program are kids and families who attend 1 of our 8 partnered schools in the SLO Unified School District: Del Mar Elementary, Cambria Elementary, Cayuco Elementary, Monarch Grove Elementary, Baywood Park Elementary, Los Osos Middle School, Santa

E. Previous Funding: If your organization has received previous funding from the City of Morro Bay for the proposed project (within the last year), please provide the outcomes in measureable terms and a case example of the grant impact.

NA

F. Collaborative Requests: If a collaborative request, please provide a description of prior collaborative activies, and proposed responsibilities of collaborative members.

NA

III. PROGRAM FISCAL INFORMATION

*Please note that the total city funds available for grants this year is $50,000.

A. Program Budget

Please complete the following summary tables to reflect the budget for your organization and program. All amounts should be rounded to the nearest dollar. Alternatively, please attach single page revenue/expense summary sheets for the program for which funds are requested and a separate summary for the organization.

Budget Summary

Budget Data	FY 2021/22	FY 2019/20
Morro Bay grant funding	Requested: 5,000	Received:0.0
Total **Program** budget	$66,500	$32,579
Total **Organization** budget	$158,000	$151,385

Funding Summary

Revenue Source	FY 2021/22 Program Budget
Morro Bay grant:	$0.0
Other municipal funding (please specify:) The Community Foundation SLO	$3000
County funding (please specify:) SLO County Board of Supervisors	$2500
State funding (please specify:)	$0.0
Federal funding (please specify:)	$0.0
Fees for services	$9965.47 YTD
Donations	$30,417.74 YTD
Reserve contingency fund	$0.0
All other sources (please specify:)	$0
Total	$45,883.21 YTD

Organization Contracts--Has your organization ever had funds withdrawn or a contract terminated for cause, unsatisfactory performance, or questionable costs on any financial statements or audit? If so, please describe.

B. **Travel Expense Disclosure**--If Community Grant funds are to be used for staff travel expenses, please describe.

NA

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date: August 10, 2021

Estero Bay Kindness Coalition

Organization Name

Executive Director

Bobby deLancellotti

(Print Name)

City of Morro Bay

Community Grant Funding Program

ANNUAL PERFORMANCE REPORT- FY 2021-22

GENERAL INFORMATION

Name of Organization: _____ Phone: _____

Mailing Address: _____ Zip: 93430

Report Preparer: _____ Title: Bobby deLancellotti, Exec. Director

Contact Number: _____ Email: bdelancellotti@gmail.com

Funds Approved: $_____ Funds expended per report period: $_____ Fund remaining: $_____

PERFORMANCE INFORMATION

1. Describe in detail how grant funds have been used:

2. List dates, name of activities, and event locations for special events funded with City of Morro Bay Grant funds, as relevant:

(Note: attach activity fliers/advertisement/agendas, as relevant to funded activities)

3. Total Number of Individuals Served: _____ Number of Morro Bay Residents Served: _____

4. List the goals that were achieved by your project during this report period:

filed 7/14/20

Form **990-EZ**

Short Form
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form, as it may be made public.

▶ Go to *www.irs.gov/Form990EZ* for instructions and the latest information.

OMB No. 1545-0047

2019

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

A For the 2019 calendar year, or tax year beginning , 2019, and ending , 20

B Check if applicable:
- ☐ Address change
- ☐ Name change
- ☒ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization: Estero Bay Kindness Coalition

Number and street (or P.O. box if mail is not delivered to street address): P.O. Box 614 — Room/suite:

City or town, state or province, country, and ZIP or foreign postal code: Cayucos, CA 93430

D Employer identification number: 83-4659089

E Telephone number: 805-305-5671

F Group Exemption Number ▶

G Accounting Method: ☒ Cash ☐ Accrual Other (specify) ▶

H Check ▶ ☒ if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).

I Website: ▶ esterobaykindnesscoalition.org

J Tax-exempt status (check only one) — ☒ 501(c)(3) ☐ 501(c) ( ) ◀ (insert no.) ☐ 4947(a)(1) or ☐ 527

K Form of organization: ☐ Corporation ☐ Trust ☐ Association ☒ Other non-benefit public benefit corp

L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are $200,000 or more, or if total assets (Part II, column (B)) are $500,000 or more, file Form 990 instead of Form 990-EZ ▶ $ 0

Part I **Revenue, Expenses, and Changes in Net Assets or Fund Balances** (see the instructions for Part I)

Check if the organization used Schedule O to respond to any question in this Part I ☐

Revenue	1	Contributions, gifts, grants, and similar amounts received		1	51,288
	2	Program service revenue including government fees and contracts		2	
	3	Membership dues and assessments		3	
	4	Investment income		4	
	5a	Gross amount from sale of assets other than inventory	5a		
	b	Less: cost or other basis and sales expenses	5b		
	c	Gain or (loss) from sale of assets other than inventory (subtract line 5b from line 5a)		5c	
	6	Gaming and fundraising events:			
	a	Gross income from gaming (attach Schedule G if greater than $15,000)	6a		
	b	Gross income from fundraising events (not including $ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds $15,000)	6b		
	c	Less: direct expenses from gaming and fundraising events	6c		
	d	Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)		6d	
	7a	Gross sales of inventory, less returns and allowances	7a		
	b	Less: cost of goods sold	7b		
	c	Gross profit or (loss) from sales of inventory (subtract line 7b from line 7a)		7c	
	8	Other revenue (describe in Schedule O)		8	
	9	**Total revenue.** Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8	▶	9	51,288
Expenses	10	Grants and similar amounts paid (list in Schedule O)		10	—
	11	Benefits paid to or for members		11	3130
	12	Salaries, other compensation, and employee benefits		12	—
	13	Professional fees and other payments to independent contractors		13	21,520
	14	Occupancy, rent, utilities, and maintenance		14	
	15	Printing, publications, postage, and shipping		15	3,346
	16	Other expenses (describe in Schedule O) food for kids		16	3910
	17	**Total expenses.** Add lines 10 through 16	▶	17	31,906
Net Assets	18	Excess or (deficit) for the year (subtract line 17 from line 9)		18	19,382
	19	Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)		19	
	20	Other changes in net assets or fund balances (explain in Schedule O)		20	
	21	Net assets or fund balances at end of year. Combine lines 18 through 20	▶	21	19,382

Board of Directors List and Affiliations

Bobby deLancellotti: Founder/ Executive Director
bdelancellotti@gmail.com

Robb Hatch: Treasurer
rob@rchatch.com

Camille Johnson: Secretary
camille.lmft@gmail.com

Estero Bay Kindness Coalition (EBKC)
Income Statement 2020
2021 Full Year Budget

		2020 YTD	2021 Budget
Starting cash:	$	22,936	
Income:			
Annual fundraiser	$	11,012	15,000
Sunshine & Seed		200	1,000
Church donations		6,409	7,000
Service Organizations/Grants		25,890	35,000
Individual donations		60,272	50,000
Foundation Club		47,602	50,000
Total Income	$	151,385	158,000
Expenses:			
Backpacks	$	853	500
Food		30,777	60,000
Office supplies		949	750
Other supplies (donation bags)		2,085	2,500
Advertising/Web expenses/Consultant		6,608	15,000
Paypal/Venmo/Bank fees		44	50
Christmas Adopt a family		140	150
Mileage reimbursement/Car allowance		3,768	6,000
Sunshine & Seed		667	1,000
Other business expense (insurance)		1,417	1,200
Executive Director Pay (foundation club)		45,001	50,000
Total Expenses	$	92,309	137,150
Annual gain	$	59,076	20,850
Ending Cash balance:	$	82,009	102,859

D. Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

The grant will be used for our food programs: BAGS OF LOVE and GOT YOUR BACK. Through BOL, our organization delivers 3 bags of groceries (2 bags of protein-rich meals and snacks and 1 bag of local, organic fruits and veggies) to over 90 families each week. With the average family size of 4, we feed around 360 people on a weekly basis, 38 of those families live in Morro Bay. Therefore, we serve around 152 residents of Morro Bay each week. Once schools start back in person, we will be back implementing our program GOT YOUR BACK to feed kids on the weekends, too. We do not have the exact number of kids who will benefit from GYB, yet, as schools have not opened, and exact numbers are unknown. We have over 50 volunteers each week who shop for food, load the food into our pantries, pack the bags full of groceries, and deliver to our community, each week.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUN 14 2019

ESTERO BAY KINDNESS COALITION
C/O BOBBY DELANCELLOTTI
90 11TH ST
CAYUCOS, CA 93430-0000

Employer Identification Number:
83-4659089
DLN:
26053554004479
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
May 31
Public Charity Status:
509(a)(2)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
May 6, 2019
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

ESTERO BAY KINDNESS COALITION

Sincerely,

Stephen A. Martin

Director, Exempt Organizations
Rulings and Agreements

Letter 947

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CITY OF MORRO BAY ❖ FY 2019/20

APPLICATION FOR COMMUNITY GRANT FUNDING

RECEIVED
City of Morro Bay
AUG 13 2021
Administration

Project: Project/Program: Clear Bin App

Program Manager: Thomas Soares

Agency: Name of Agency: Clear Bin

Site Address: 937 Carmel Street, Morro Bay, CA 93442

Telephone Number: 302 690 6538
Web Address: www.clearbin.app Web Address Password: garbageman
Name of Executive Director: Thomas Soares

*Note: You may attach additional pages if necessary

Project Description: Provide brief description of agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.

Clear Bin is an educational platform that provides users with answers as to what is and what isn't recyclable. Our goal is to educate the community and our youth about proper garbage disposal. Users download the app called Clear Bin, take a picture of an item, (ex. plastic bottle, aluminum can, cardboard box), and the app will tell them whether or not it is recyclable depending on their garbage company's standard. The app will also let the user know that they need to clean the item before disposing of the item.

Clear Bin makes it clear what goes in the bin. Its friendly interface will make it easy for users to get immediate answers therefore improving their recycling behavior. This in turn, will save the waste companies and their municipalities significant time and money that had previously been spent sorting through contaminated waste or disposing of materials that could be turned into valuable feedstock for manufacturers.

CITY OF MORRO BAY ❖ FY 2019/20

APPLICATION FOR COMMUNITY GRANT FUNDING

I. AGENCY INFORMATION

A. General Information

Grant Request Amount: $ 20,000

General Organization Information	
Organizations Name:	Clear Bin
Year Established:	2021
Board Roster	Thomas Soares
Number of Paid Full-Time Employees	1
Number of Paid Part-Time Employees	0
Most recent financial statements (or copy of your last tax return (IRS 990)	None

Mailing Information	
Street Address:	937 Carmel Street
City:	Morro Bay
State:	California
Zip:	93442

Contact Person	
Title:	Founder and CEO
Phone Number:	302 690 6538
E-mail:	thomas@clearbin.app

CITY OF MORRO BAY ❖ FY 2019/20

APPLICATION FOR COMMUNITY GRANT FUNDING

Insurance/Tax Information	
Federal Employer Tax Number	N/A
State Employer Tax Number	N/A
Name of Program	Clear Bin
IRS Determination Letter (approval of 501(C) Status	N/A
Name of Executive or CEO	Thomas Soares
Name of Board Chairperson or President	Cory Jones

Please answer the following questions:

1. Does the agency have a not-for-profit incorporation status in the State of California?
2. How long has the agency been in operation?

1. No. Newly Started so information is N/A
2. Agency has been in operation since August 5, 2021

II. COMMUNITY NEED STATEMENT

A. Community Need: Describe briefly the demonstrated need in the Morro Bay community for the program. Cite data sources as appropriate.

California did not reach its goal of 75% recycling of waste by 2020 as set out in Assembly Bill 341. In fact, the state's actual recycling rate is only 37%, as reported by CalRecycling, which is a significant difference. A big contributor to the inefficient recycling system is the contamination rate. A study from the Recycling Partnership found out that the average contamination rate from cities in California was around 20%. That means one in five pieces of trash put into a recycling bin is contaminated.

There is a clear gap in understanding what is recyclable and what isn't. Morro Bay community needs to have mandatory recycling and Clear Bin to provide direct answers in the palm of resident's hands. So, why bother with recycling? The 2020 State of Curbside Recycling Report published by The Recycling Partnership determined that 11.9 million tons of garbage were actually recycled. If all of the collected material (cardboard, mixed paper, PET bottles, aluminum cans, steel cans, etc.) were sold by tonnage at market value, that would equate to roughly $861 million. Proper recycling is another revenue stream for Morro Bay, and the city needs to act on this.

B. Program Narrative: Please provide your agency's Mission Statement and Goals, brief history, programs and population(s) served, organizational structure and experience with proposed grant activities. If your organization provides programs countywide, indicate the percentage of Morro Bay residents served.

Our mission is to educate ourselves and our youth on the best practice of disposing of waste. Whether recycling, landfill, yard waste, or any other form of waste, Clear Bin will tell you the best option for an item. We have big goals. Proper recycling generates jobs, cleans streets, sequesters carbon dioxide, and helps combat climate change. Our company is passionate about the triple bottom line: People, Planet, and Profit. Clear Bin started in August of 2021, so we are a start up that needs funding to finish the development of an app to start our program in SLO county. We are new and very eager to work with local communities and expand across the country. The organization currently works through the CEO and Founder, Thomas Soares. I am the main point of contact and do all of the outreach to form partnerships and get funding. Clear Bin is currently gaining experience every day by applying for grants and communicating with haulers. We plan to have a prototype by the end of this month. We hope to serve all residents of Morro Bay once our app is developed and ready for use.

C. Local Challenges: What local challenge or need does this grant address? How will Morro Bay residents and residents of adjacent areas and or countywide benefit? How will all eligible participants have the opportunity to participate in the program?

This grant addresses the residential curbside recycling program of Morro Bay. Currently, Morro Bay recycling is voluntary according to Municipal Code Section 8.16. The city needs to adopt mandatory recycling for residents because it is a potentially consistent form of revenue if trash is recycled appropriately. As stated in "A. Community Need," recycled materials can generate much revenue when sold at market value. The money made from selling recycled feedstock can go to the local community or improve the local infrastructure. That is entirely up to the city.

The Clear Bin app is free to all users who are currently enrolled in curbside recycling. Eventually, we hope to make our app able to provide the user with local alternative products that are easy to reduce, reuse, or recycle. This will help stimulate the local economy and further improve curbside recycling.

D. Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

Our project is developing an educational, approved app and giving it to the people to improve the recycling economy. To do this, we are communicating with local waste haulers and the IWMA to get a list of what is and is not recyclable. Then we are going to develop a proof of concept by communicating with local social media groups to ask their audiences if an app like Clear Bin would be accepted and used. This process should take anywhere from 5 to 10 business days, and we expect the companies and audience to want to improve their recycling behavior with us. Once we make our partnerships, we plan to provide every curbside recycling user in Morro Bay and the county with the free app. We should have a prototype at the end of August and a fully functional app in late September to give to all users in SLO County. The Founder and CEO of Clear Bin will be responsible for the proposed program. Our timeline depends on communication with companies and funding, but we expect great attraction to Clear Bin's app. We believe we have a solution to decrease contamination rates for curbside recycling.

E. Previous Funding: If your organization has received previous funding from the City of Morro Bay for the proposed project (within the last year), please provide the outcomes in measureable terms and a case example of the grant impact.

This is our first application for funding from the City of Morro Bay. We will do everything we can to use our funding successfully and form partnerships with the City.

F. Collaborative Requests: If a collaborative request, please provide a description of prior collaborative activies, and proposed responsibilities of collaborative members.

We have no prior collaborative activities but we plan to in the near future.

III. PROGRAM FISCAL INFORMATION

A. Program Budget

Please complete the following summary tables to reflect the budget for your organization and program. All amounts should be rounded to the nearest dollar. Alternatively, please attach single page revenue/expense summary sheets for the program for which funds are requested and a separate summary for the organization.

Budget Summary

Budget Data	FY 2019/20	FY 2018/19
Morro Bay grant funding	Requested: 20,000	Received: 0
Total **Program** budget	$ 17,500	$ 0
Total **Organization** budget	$ 2,500	$ 0

Funding Summary

Revenue Source	FY 2019/20 Program Budget
Morro Bay grant:	$ 20,000
Other municipal funding (please specify:)	$ 0
County funding (please specify:)	$ 0
State funding (please specify:)	$ 0
Federal funding (please specify:)	$ 0
Fees for services	$ 0
Donations	$ 0
Reserve contingency fund	$ 0
All other sources (please specify:)	$ 0
Total	$ 20,000

Organization Contracts--Has your organization ever had funds withdrawn or a contract terminated for cause, unsatisfactory performance, or questionable costs on any financial statements or audit? If so, please describe.

B. Travel Expense Disclosure--If Community Grant funds are to be used for staff travel expenses, please describe.

Clear Bin will be meeting with garbage haulers and IWMA in SLO county so grant funding will be used to cover miles driven to and from business meetings located in the county.

CITY OF MORRO BAY ❖ FY 2019/20

APPLICATION FOR COMMUNITY GRANT FUNDING

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date August 12, 2021, 2019

Clear Bin

Organization Name

Thomas Soares

Executive Director

Thomas Soares

(Print Name)

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CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

Project: Project/Program: Art Center Morro Bay

Program Manager: Janet Hillson

Agency: Name of Agency: Morro Bay Art Association

Site Address: 835 Main Street
Morro Bay, CA 93442

Telephone Number: 805-772-2504

Web Address: artcenterrmorrobay.org

Name of Executive Director: Patricia Newton

COVID-19 IMPACTS

Did your organization experience a negative impace due to COVID-19 that you could document (e.g. reduction in revenues, expenditures on PPE or other COVID-related purchases, etc)?

☐ Yes (please attach documentation)
☐ No

*Note: You may attach additional pages if necessary

Project Description: Provide brief description of agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.

SEE ATTACHED

RECEIVED
City of Morro Bay
AUG 13 2021
Administration

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

I. AGENCY INFORMATION

A. General Information

Grant Request Amount: $5,000.00

General Organization Information	
Organizations Name:	Morro Bay Art Association
Year Established:	1951
Board Roster	See attached
Number of Paid Full-Time Employees	0
Number of Paid Part-Time Employees	0
Most recent financial statements (or copy of your last tax return (IRS 990)	See attached

Mailing Information	
Street Address:	835 Main Street
City:	Morro Bay
State:	CA
Zip:	93442

Contact Person	
Title:	Secretary
Phone Number:	323-559-5535
E-mail:	janethillson@hotmail.com

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

Insurance/Tax Information	
Federal Employer Tax Number	23-7136223
State Employer Tax Number	XXXXXXXX
Name of Program	COVID relief
IRS Determination Letter (approval of 501(C) Status	See attached
Name of Executive or CEO	
Name of Board Chairperson or President	Patricia Newton, President

Please answer the following questions:

1. Does the agency have a not-for-profit incorporation status in the State of California?

   Yes

2. How long has the agency been in operation?

   1951

II. COMMUNITY NEED STATEMENT

A. Community Need: Describe briefly the demonstrated need in the Morro Bay community for the program. Cite data sources as appropriate.

There is strong evidence that participation in the arts can contribute to community cohesion, reduce social exclusion and isolation, and/or make communities feel safer and stronger. Studies have proven that participation in structured arts activities increases cognitive abilities. Art can be a form of communication as it allows people from different cultures and backgrounds to communicate via images, sounds and stories. Art is often a vehicle for social change - art can influence society by changing opinions, instilling values and translating experiences across space and time. Art instruction helps children with the development of motor skills, language skills, social skills, decision-making, risk-taking, and inventiveness.

The pandemic year of 2020 forced people into isolation. Community connections were broken, feelings of loneliness, depression and fear permeated most people's lives. Art Center Morro Bay could not offer our usual group activities such as classes, workshops, exhibition receptions, etc., stifling creativity and creating a societal void and stifling community support.

B. Program Narrative: Please provide your agency's Mission Statement and Goals, brief history, programs and population(s) served, organizational structure and experience with proposed grant activities. If your organization provides programs countywide, indicate the percentage of Morro Bay residents served.

The mission statement of the Morro Bay Art Association is to champion art as essential to life and give our community a creative voice. MBAA is dedicated to the promotion and enrichment of art education and to ensuring the local community has an outlet to creativity and access to artists and art-related events.

In September 1951 a group of Morro Bay area residents met to discuss the formation of an art group and along with the assistance of the California Art Association worked to formalize the organization. In 1955 the Association launched an Art Festival for Morro Bay. Seasonal festivals were conducted through 1958 when the city of Morro Bay took over the enterprise for a few years before handing it back to Morro Bay Art Association (MBAA). This Art in the Park festival still takes place three (3) times a year bringing tourist monies into Morro Bay. The MBAA was incorporated in 1956 and acquired its current home in 1971. For additional exhibit and activity space, a deck was soon added. This building is a gathering place for artists and through exhibitions, invitational shows, festivals and art education, is the hub for extension of the arts into the wider community. MBAA gained its current non-profit status in 1986 and continues to be a valuable asset to the life, aspirations and vision of the community.

Committed to artistic awareness, MBAA, features inspirational art exhibits that are periodically of historical interest for adults and youth alike. Exhibitions are rotated every six (6) weeks. MBAA is pleased to exhibit local works from native groups within our

C. Local Challenges: What local challenge or need does this grant address? How will Morro Bay residents and residents of adjacent areas and or countywide benefit? How will all eligible participants have the opportunity to participate in the program?

This grant will address MBAA's need for financial assistance following the devastating impact of COVID-19 as the gallery and its programs, including the Art in the Park Festival, were closed to the public per state and local mandates. These closures adversely impacted the income generated from Art in the Park. Additional financial impacts were felt by adhering to COVID-19 compliances prior to reopening such as purchasing floor decals, signs, cleaning supplies and PPE.

SLO county residents and visitors alike benefit from having a professional and reputable art institution at which they can view art, take classes to support their creativity and promote stress-relief, see a free demonstration, mingle and share ideas with fellows artists. Art Center Morro Bay is one of the largest contemporary art galleries located on the Central Coast of California and provides the local and wider community with a venue to pursue artistic undertakings.

D. Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

SEE ATTACHED

E. Previous Funding: If your organization has received previous funding from the City of Morro Bay for the proposed project (within the last year), please provide the outcomes in measureable terms and a case example of the grant impact.

F. Collaborative Requests: If a collaborative request, please provide a description of prior collaborative activies, and proposed responsibilities of collaborative members.

III. PROGRAM FISCAL INFORMATION

*Please note that the total city funds available for grants this year is $50,000.

A. Program Budget

Please complete the following summary tables to reflect the budget for your organization and program. All amounts should be rounded to the nearest dollar. Alternatively, please attach single page revenue/expense summary sheets for the program for which funds are requested and a separate summary for the organization.

Budget Summary

Budget Data	FY 2021/22	FY 2019/20
Morro Bay grant funding	Requested: 5,000.00	Received: 4,700.00
Total **Program** budget	$ 5,000.00	$ 5,000.00
Total **Organization** budget	$ 5,000.00	$ 5,000.00

Funding Summary

Revenue Source	FY 2021/22 Program Budget
Morro Bay grant:	$
Other municipal funding (please specify:)	$ 0
County funding (please specify:)	$ 0
State funding (please specify:)	$ $5,000. from California Relief Grant.
Federal funding (please specify:)	$ 0
Fees for services	$ 0
Donations	$ 0
Reserve contingency fund	$ 0
All other sources (please specify:)	$ 0
Total	$5,000.00

Organization Contracts--Has your organization ever had funds withdrawn or a contract terminated for cause, unsatisfactory performance, or questionable costs on any financial statements or audit? If so, please describe.

B. **Travel Expense Disclosure**--If Community Grant funds are to be used for staff travel expenses, please describe.

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date: August 13, 2021

Morro Bay Art Association

Organization Name

Patricia Newton

Executive Director

Patricia Newton

(Print Name)

Morro Bay Art Association
Community Grant 2020

Project Description: Provide brief description of agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.
Founded in 1951, Art Center Morro Bay (MBAA), is a non-profit, community based organization, dedicated to the promotion and enrichment of art education. This 501(3)C, board driven, membership supported organization, is run by an all volunteer staff.

MBAA is one of the largest contemporary art galleries located on the Central Coast of California. The Art Center has two galleries that feature approximately nine (9) changing exhibits throughout the year. There are several programs for our member artists, and the public, to join including Creativity Day which is free and open to the public, monthly workshops taught by local members of our community, monthly art demonstrations also free and open to the public, craft classes with Joan Fee, Youth Summer Art Classes, live figure drawing classes, workshops, exhibits and artist receptions, Art Center Morro Bay is open 12pm – 4pm daily.

D. Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.
MBAA needs financial assistance due to lack of much needed income because of the devastating financial and emotional impact of the COVID-19 virus in 2020. MBAA experienced a loss of $35,918, primarily due to the cancellation of the public Art in the Park Festival. Grant monies would be used for general operating expenses such as utility bills, insurance bills, costs associated with marketing Art Center Morro Bay, building maintenance, quarterly taxes and to pay teachers.

Upcoming Exhibitions:
The Great Outdoors 7/15-9/6
Local Artist Larry Truesdale 7/15 – 9/6
Visionary Human 9/9 – 11/1
toMORROw's Sculpture 9/9 – 11/1
Winter Faire and Craft Show 11/4-1/3/2022

Art Classes:
Wednesdays Creativity Day 10:00am; Wednesdays Live Figure Drawing 6:00pm
Making Scarves 8/21
Mosaics for Beginners 8/29, 9/11, 10/23, 11/28, 12/5
Quick Studies in Clay 10/10, 10/11
Sea Glass Hammered Metal Jewelry 10/16, 10/17, 11/27, 12/11
Succulents Choose Your Project 10/16, 10/24
Beaded Glass Pearl Bracelet 11/13
Sea Glass Wire Wrapped Jewelry 11/27
Making a Mosaic Trivet 12/18

Workshops:
Dot Mandala 10/11
Movie Night: Walking on Water 11/8
Disrupted Realism: Lecture by John Seed 1/10/2022
Learning to Breathe 6/13/2022

Morro Bay Art Association
Board Roster
2021

President: Patricia Newton
Treasurer: Robert Azevedo
Secretary: Janet Hillson
Gallery Director: Barbara Sitar
Marketing Director: Sue Allemand
Adult Art Education Director: Kirsten Wothe
Youth Art Education Director: Shannon Larsen
Docent Director: Nola Barnick

COPY

Form 990-EZ

Short Form
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form, as it may be made public.

▶ Go to www.irs.gov/Form990EZ for instructions and the latest information.

OMB No. 1545-0047

2020

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

A For the 2020 calendar year, or tax year beginning and ending

B Check if applicable:
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization
MORRO BAY ART ASSOCIATION

Number and street (or P.O. box if mail is not delivered to street address) | Room/suite
835 MAIN STREET

City or town, state or province, country, and ZIP or foreign postal code
MORRO BAY, CA 93442

D Employer identification number
23-7136223

E Telephone number
(805)772-2504

F Group Exemption Number ▶

G Accounting Method: ☒ Cash ☐ Accrual Other (specify) ▶

H Check ▶ ☐ if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).

I Website: ▶ WWW.ARTCENTERMORROBAY.COM

J Tax-exempt status (check only one) — ☒ 501(c)(3) ☐ 501(c) ( ) ◀(insert no.) ☐ 4947(a)(1) or ☐ 527

K Form of organization: ☐ Corporation ☐ Trust ☒ Association ☐ Other

L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are $200,000 or more, or if total assets (Part II, column (B)) are $500,000 or more, file Form 990 instead of Form 990-EZ ▶ $ 57,949.

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I)

Check if the organization used Schedule O to respond to any question in this Part I ☒

Revenue	1	Contributions, gifts, grants, and similar amounts received		1	23,346.
	2	Program service revenue including government fees and contracts		2	24,141.
	3	Membership dues and assessments		3	5,908.
	4	Investment income SEE SCHEDULE O		4	2,889.
	5a	Gross amount from sale of assets other than inventory	5a		
	b	Less: cost or other basis and sales expenses	5b		
	c	Gain or (loss) from sale of assets other than inventory (subtract line 5b from line 5a)		5c	
	6	Gaming and fundraising events:			
	a	Gross income from gaming (attach Schedule G if greater than $15,000)	6a		
	b	Gross income from fundraising events (not including $ _____ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds $15,000)	6b		
	c	Less: direct expenses from gaming and fundraising events	6c		
	d	Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)		6d	
	7a	Gross sales of inventory, less returns and allowances	7a		
	b	Less: cost of goods sold	7b		
	c	Gross profit or (loss) from sales of inventory (subtract line 7b from line 7a)		7c	
	8	Other revenue (describe in Schedule O) SEE SCHEDULE O		8	1,665.
	9	Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8 ▶		9	57,949.
Expenses	10	Grants and similar amounts paid (list in Schedule O) SEE SCHEDULE O		10	8,400.
	11	Benefits paid to or for members		11	
	12	Salaries, other compensation, and employee benefits		12	
	13	Professional fees and other payments to independent contractors		13	1,725.
	14	Occupancy, rent, utilities, and maintenance SEE SCHEDULE O		14	15,857.
	15	Printing, publications, postage, and shipping		15	
	16	Other expenses (describe in Schedule O) SEE SCHEDULE O		16	38,419.
	17	Total expenses. Add lines 10 through 16 ▶		17	64,401.
Net Assets	18	Excess or (deficit) for the year (subtract line 17 from line 9)		18	-6,452.
	19	Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)		19	219,944.
	20	Other changes in net assets or fund balances (explain in Schedule O)		20	0.
	21	Net assets or fund balances at end of year. Combine lines 18 through 20 ▶		21	213,492.

LHA For Paperwork Reduction Act Notice, see the separate instructions.

Form 990-EZ (2020)

Form **990-EZ**

Short Form
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form, as it may be made public.

▶ Go to www.irs.gov/Form990EZ for instructions and the latest information.

OMB No. 1545-0047

2019

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

A For the 2019 calendar year, or tax year beginning and ending

B Check if applicable:
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/ terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization
MORRO BAY ART ASSOCIATION

Number and street (or P.O. box if mail is not delivered to street address) | Room/suite
835 MAIN STREET

City or town, state or province, country, and ZIP or foreign postal code
MORRO BAY, CA 93442

D Employer identification number
23-7136223

E Telephone number
(805)772-2504

F Group Exemption Number ▶

G Accounting Method: ☒ Cash ☐ Accrual Other (specify) ▶

I Website: ▶ WWW.ARTCENTERMORROBAY.COM

J Tax-exempt status (check only one) — ☒ 501(c)(3) ☐ 501(c) ( ) ◀(insert no.) ☐ 4947(a)(1) or ☐ 527

H Check ▶ ☒ if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).

K Form of organization: ☐ Corporation ☐ Trust ☒ Association ☐ Other

L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are $200,000 or more, or if total assets (Part II, column (B)) are $500,000 or more, file Form 990 instead of Form 990-EZ ▶ $ 93,867.

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I)

Check if the organization used Schedule O to respond to any question in this Part I ☒

Revenue	1	Contributions, gifts, grants, and similar amounts received	1	4,240.
	2	Program service revenue including government fees and contracts	2	80,296.
	3	Membership dues and assessments	3	156.
	4	Investment income SEE SCHEDULE O	4	5,593.
	5a	Gross amount from sale of assets other than inventory 5a		
	b	Less: cost or other basis and sales expenses 5b		
	c	Gain or (loss) from sale of assets other than inventory (subtract line 5b from line 5a)	5c	
	6	Gaming and fundraising events:		
	a	Gross income from gaming (attach Schedule G if greater than $15,000) 6a		
	b	Gross income from fundraising events (not including $ ____ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds $15,000) 6b		
	c	Less: direct expenses from gaming and fundraising events 6c		
	d	Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6d	
	7a	Gross sales of inventory, less returns and allowances 7a		
	b	Less: cost of goods sold 7b		
	c	Gross profit or (loss) from sales of inventory (subtract line 7b from line 7a)	7c	
	8	Other revenue (describe in Schedule O) SEE SCHEDULE O	8	3,582.
	9	Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8 ▶	9	93,867.
Expenses	10	Grants and similar amounts paid (list in Schedule O) SEE SCHEDULE O	10	2,450.
	11	Benefits paid to or for members	11	
	12	Salaries, other compensation, and employee benefits	12	
	13	Professional fees and other payments to independent contractors	13	1,549.
	14	Occupancy, rent, utilities, and maintenance SEE SCHEDULE O	14	32,376.
	15	Printing, publications, postage, and shipping	15	
	16	Other expenses (describe in Schedule O) SEE SCHEDULE O	16	58,669.
	17	Total expenses. Add lines 10 through 16 ▶	17	95,044.
Net Assets	18	Excess or (deficit) for the year (subtract line 17 from line 9)	18	-1,177.
	19	Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)	19	221,121.
	20	Other changes in net assets or fund balances (explain in Schedule O)	20	0.
	21	Net assets or fund balances at end of year. Combine lines 18 through 20 ▶	21	219,944.

State of California

OFFICE OF THE SECRETARY OF STATE

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the record on file in this office, of which it purports to be a copy, and that same is full, true and correct.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this

JUL 30 1979



March Fong Eu

Secretary of State

ENDORSED
FILED
In the office of the Secretary of State
of the State of California
JUL 25 1979
MARCH FONG EU, Secretary of State
By JAMES E. HARRIS
Deputy

CERTIFICATE OF AMENDMENT
OF
ARTICLES OF INCORPORATION

MARGARET FOSTER and RUTH PERRY certify:

1. That they are the president and secretary, respectivly, of THE MORRO BAY ART ASSOCIATION, a California corporation.

2. That at a meeting of the board of directors of said corporation, duly held at Morro Bay, California, on May 23, 1979, the following resolution was adopted:

RESOLVED: That Articles First, Second, Third, Fourth, Fifth and Sixth of the articles of Incorporation of this corporation be amended and that a new Article Seventh be added, to read as follows:

First: That the name of this corporation is

MORRO BAY ART ASSOCIATION

Second: That the purposes for which this corporation is formed are:

(a) The specific and primary purpose is to enhance and encourage the creation and enjoyment of art in the San Luis Obispo County area through, but not limited to demonstrations, performances, lectures, meetings, workshops, classes, seminars, exhibitions, contests, shows, sales, fairs, publications, an art gallery, museum, and scholarships in art.

(b) The general purposes and powers are to have and exercise all rights and powers conferred on nonprofit corporations under the laws of California, including the power to contract, rent, buy or sell personal and real property, provided however, that this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of this corporation.

Third: This corporation is organized pursuant to the General Nonprofit Corporation Law of the State of California. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code.

Fourth: The principal office for the transaction of the business of this corporation is to be located in the County of San Luis Obispo, State of California.

Fifth: The general management of this corporation shall be under the control, supervision and direction of the board of directors. The names and addresses of the persons who are to act as directors until the selection of their successors are:

Mrs. Eleanor Randall, President
Morro del Mar, Morro Bay California

Mrs. Clara Hanson, First Vice President
995 Bonita Street, Morro Bay California

Mrs. Virginia Neely, Second Vice President
955 B Street, Morro Bay California

Mrs. Charlotte Skinner, Treasurer
Olive Street, Morro Bay California

Mrs Margaret Crosby, Secretary
305 Arcadia Street, Morro Bay California

Mrs. Margaret Chaplin, Assistant Secretary
200 Bradley Street, Morro Bay California

Sixth: The qualifications of members of the corporation, voting and other rights and privileges of members, and their liability to dues and assessments, and the method of collection thereof, shall be as set forth in the bylaws.

Seventh: Upon the dissolution of the corporation, the board of directors shall, after paying or making provision for the payment of all the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner or to such organization or organizations organized and operated exclusively for charitable or educational purposes as shall at the time qualify under section 501(c)(3) of the Internal Revenue Code of 1954 (or corresponding provision of any future United States Internal Revenue Law), as the board of directors shall determine. Any such assets not so disposed of shall be disposed of by the Superior Court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

3. That at a meeting of the members of said corporation, duly held at Morro Bay, California, on July 9, 1979, a resolution was adopted, and the wording of the amended articles, as set forth in the members'

321560

ENDORSED
FILED
In the office of the Secretary of State
of the State of California
MAY 29 1956
FRANK M. JORDAN, Secretary of State
By STACY H. ASHLEY
Deputy

ARTICLES OF INCORPORATION OF MORRO BAY ART ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, Mrs. Eleanor Randall, Morro del Mar, Morro Bay, President, and Mrs. Clara Hanson, 995 Bonita Street, Morro Bay, First Vice President, and Mrs. Virginia Neely, 955 E. Street, Morro Bay, Second Vice President, and Mrs. Charlotte Skinner, Olive Street, Morro Bay, Treasurer, and Mrs. Margaret Crosby, 305 Arcadia Street, Morro Bay, Secretary, and Mrs. Margaret Chaplin, 200 Bradly, Morro Bay, Assistant Secretary, have this day voluntarily associated ourselves together for the purpose of forming a corporation under the laws of the State of California.

AND WE DO HEREBY CERTIFY:

First: That the name of this corporation is:

THE MORRO BAY ART ASSOCIATION

Second: The specific and primary purposes for which this corporation is formed is:

To assume all rights and duties of the Morro Bay Art Association, an unincorporated association, and to bring together those in the Morro Bay, San Luis Obispo County, California, area who are interested in painting, other graphic arts, sculpture, cra . arts and other recognized arts to acquire facilities to exhibit and promote the sales of art productions of its members.

The general purposes and powers of this corporation shall include the following:

To collect monies by legal means for the promotion of art festivals and exhibits in the Morro Bay, San Luis Obispo County

resolution is the same as that set forth in the directors resolution in Paragraph 2 of this certificate.

4. That the number of members who voted affirmatively for the adoption of said resolution is 67, and that the number of members constituting a quorum is 69.

Margaret Foster
Margaret Foster, President

Ruth Perry
Ruth Perry Secretary

Each of the undersigned declares under penalty of perjury that the matters set forth in the foregoing certificate are true and correct. Executed at Morro Bay, California, on 7-20-71.

Margaret Foster
Margaret Foster, President

Ruth Perry
Ruth Perry Secretary

To borrow and loan money in connection with the foregoing purposes with or without security therefor; to execute notes, bonds, and all other obligations for money borrowed, property purchased or otherwise acquired by this corporation, or any lawful purposes, and to secure the payment of principal and interest of said obligations by hypothecation of any or all property owned or which may be acquired by this corporation; and generally to transact and carry on any other business, and to exercise any other powers which may be necessary, proper, or convenient to be carried on or exercised in connection with any of the foregoing purposes or incident thereto.

Third: That this corporation is organized pursuant to the General Nonprofit Corporation Law of the State of California.

Fourth: That the principal office for the transaction of the business of this corporation is to be located in the County of San Luis Obispo, State of California.

Fifth: That there shall be six directors; that the names and addresses of the persons who are appointed to act as the first directors, are as follows:

Mrs. Eleanor Randall, President, Morro del Mar, Morro Bay, California.

Mrs. Clara Hanson, First Vice President, 995 Bonita Street, Morro Bay, California.

Mrs. Virginia Neely, Second Vice President, 955 L. Street, Morro Bay, California.

Mrs. Charlotte Skinner, Treasurer, Olive Street, Morro Bay California.

Mrs. Margaret Crosby, Secretary, 305 Arcadia Street, Morro Bay, California.

Mrs. Margaret Chaplin, Assistant Secretary, 200 Bradly Street, Morro Bay, California.

IN WITNESS WHEREOF, we have hereunto set our hands this 10th day of May, 1956.

Eleanor Randall
ELEANOR RANDALL - President

Clara Hanson
CLARA HANSON - First Vice President

Virginia Neely
VIRGINIA NEELY - Second Vice President

Charlotte Skinner
CHARLOTTE SKINNER - Treasurer

Margaret Crosby
MARGARET CROSBY - Secretary

Margaret Chaplin
MARGARET CHAPLIN - Assistant Secretary.

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN LUIS OBISPO)

On this 10th day of May, 1956, before me, CHARLES F. OGLE, Attorney at Law, personally appeared Mrs. Eleanor Randall, Mrs. Clara Hanson, Mrs. Virginia Neely, Mrs. Charlotte Skinner, Mrs. Margaret Crosby, Mrs. Margaret Chaplin, known to me to be the persons named as directors in the within instrument, and whose names are subscribed thereto, and severally acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the Town of Morro Bay, County of San Luis Obispo, State of California the day and year in this certificate first above written.

Washington, DC 20224

Person to Contact:

Telephone Number:

Refer Reply to:
OP:E:EO:R:1

Date: APR 16 1986

Morro Bay Art Association
835 Main Street
Morro Bay, CA. 93442

Employer Identification Number: 23-7136223
Key District: San Francisco
Accounting Period Ending: December
Foundation Status Classification: 509(a)(2)

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code.

We have further determined that you are not a private foundation within the meaning of Code section 509(a), because you are an organization described in the sections of the Code shown above.

If your sources of support, or your purposes, character, or method of operation change, please let your key district know so that office can consider the effect of the change on your exempt status and foundation status. Also, you should inform your key District Director of all changes in your name or address.

Unless specifically excepted, beginning January 1, 1984, you must pay taxes under the Federal Insurance Contributions Act (social security taxes) for each employee who is paid $100 or more in a calendar year. You are not required to pay tax under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other federal excise taxes. If you have questions about excise, employment, or other federal taxes, contact your key District Director.

Donors may deduct contributions to you as provided in Code section 170. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522.

Morro Bay Art Association

You are required to file Form 990, Return of Organization Exempt from Income Tax, only if your gross receipts each year are normally more than $25,000. If your gross receipts are not normally more than $25,000 we ask that you establish that you are not required to file Form 990 by completing Part I of that Form for your first tax years. Thereafter, you will not be required to file a return until your gross receipts normally exceed the $25,000 minimum. For guidance in determining if your gross receipts are "normally" not more than the $25,000 limit, see the instructions for the Form 990. If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. There is a penalty of $10 a day, up to a maximum of $5,000, when a return is filed late unless you establish, as required by section 6652(d)(1), that the failure to file timely was due to reasonable cause.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under Code section 511. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513.

This determination letter supersedes our letter dated April 2, 1986.

Please show your employer identification number on all returns you file and in all correspondence with the Internal Revenue Service.

We are informing your key District Director of this ruling. Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions about this ruling, please contact the person whose name and telephone number are shown in the heading of this letter. For other matters, including questions concerning reporting requirements, please contact your key District Director.

Sincerely yours,

Milton Cerny

Milton Cerny
Chief, Exempt Organizations
Rulings Branch

STATE OF CALIFORNIA

FRANCHISE TAX BOARD
SACRAMENTO, CALIFORNIA 95867

May 7, 1986

In reply refer to
342:RTF:EO:RDM:nld

MORRO BAY ART ASSOCIATION
835 Main Street
Morro Bay, CA 93442

Purpose : Charitable and Educational
Form of Organization : Corporation
Accounting Period Ending:
Organization Number : 0321560

This letter confirms your previous exemption from state franchise and income tax under Section 23701d, Revenue and Taxation Code. In confirming your exempt status, we have made no examination of your current activities. If the organization has changed its operation, character, or purpose since exemption was originally granted, that change must be reported immediately to this office.

You are still required to file Form 199 (Exempt Organization Annual Information Return) or Form 199B (Exempt Organization Annual Information Statement) on or before the 15th day of the 5th month (4 1/2 months) after the close of your accounting period. See annual instructions with forms for requirements.

You are not required to file state franchise or income tax returns unless you have income subject to the unrelated business income tax under Section 23731 of the Code. In this event, you are required to file Form 109 (Exempt Organization Business Income Tax Return) by the 15th day of the 5th month (4 1/2 months) after the close of your annual accounting period.

Contributions made to you are deductible by donors as provided by Sections 17214 through 17216.2 and 24357 through 24359 of the Code, unless your purpose is testing for Public Safety.

Exempt Organization Unit
Telephone (800) 852-5711

CC: ARCHIBALD & SPRAY
REGISTRAR OF CHARITABLE TRUSTS

FTB 4204-ATS (REV. 10-81/01-86)

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Heather Goodwin

Subject: FW: Community Grant Application
Attachments: Covid Impacts # 1.docx; Project Description, attachment 2.docx; Current Board Roster # 3.docx; Current operating budget.pdf; IRS Letter of Determination 501c3 status.pdf; Uses for touch screen.pdf; Program Narrative # 7.docx; Funding request Details # 8.docx; Red Davis.jpg; Viewsonic.jpg; Certification, signed by president.jpg; Community Grant Application and Policy 2021 8-10g.pdf

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From: Meredith Bates <mlbates111@gmail.com>
Sent: Friday, August 13, 2021 2:25 PM
To: Scott Collins <scollins@morrobayca.gov>
Cc: Sandra Santoianni <bear2tandem@gmail.com>; Bev Schalwitz <bschalwitz@gmail.com>; Brady Lock <block@morrobayca.gov>
Subject: Community Grant Application

Dear Scott,

It is with great honor and anticipation that MB Sr. Center submits this community grant request for funding. The Morro Bay Senior Center is the name that is the most familiar, however, our name on incorporation documents is Morro Bay Senior Center, Inc (MBSCI). The grant template is a bit unusual, and we have attached documents as listed below:

#1 Covid Impacts

#2 Project Description

#3 Current Board Roster

#4 Current board approved operating budget. MB Senior Center maintains a prudent reserve for rent payment due to the City every 10 years.

#5 IRS Determination Letter

#6 Uses for the Touch Screen

#7 Program Narrative

#8 Funding request for Community Grant (details)

#9 Plaque and photo of Red Davis

#10 ViewSonic description

#11 Certification signed by board president

The grant request involves items for the hallway and entrance to the MB Senior Center. The ViewSonic screen will be mounted in the Community Center.

Respectfully yours,

Meredith Bates, board member, MB Senior Center.

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

Project: Project/Program: Improvements to MB Senior

Program Manager: Meredith Bates, Board Mem

Agency: Name of Agency: Morro Bay Senior Citizens, I

Site Address: 1001 Kennedy Way
Morro Bay, CA 93442

Telephone Number: 805 772.4421

Web Address: http://www.mbactivesrs.com/

Name of Executive Director: In lieu of ED, board presider

COVID-19 IMPACTS

Did your organization experience a negative impace due to COVID-19 that you could document (e.g. reduction in revenues, expenditures on PPE or other COVID-related purchases, etc)?

- [x] Yes (please attach documentation)
- [ ] No

*Note: You may attach additional pages if necessary

Project Description: Provide brief description of agency, agency goals, and agency services. Describe your program briefly, including who benefits from your program.

Attachment # 2

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

I. AGENCY INFORMATION

A. General Information

Grant Request Amount: $5,117.00

General Organization Information	
Organizations Name:	Morro Bay Senior Citizens, Inc. (d/b/a Morro Bay Active Adults··· 55+),
Year Established:	1989
Board Roster	Board roster document attachment 3
Number of Paid Full-Time Employees	0
Number of Paid Part-Time Employees	1, Brady Locke
Most recent financial statements (or copy of your last tax return (IRS 990)	Attachment 4

Mailing Information	
Street Address:	1001 Kennedy Way
City:	Morro Bay
State:	California
Zip:	93442

Contact Person	
Title:	Board Member
Phone Number:	805 550.4566
E-mail:	mlbates111@gmail.com

Insurance/Tax Information	
Federal Employer Tax Number	51-0163015
State Employer Tax Number	
Name of Program	Lobby Improvements-MB Senior Center
IRS Determination Letter (approval of 501(C) Status	IRS Determination Letter attachment # 5
Name of Executive or CEO	In lieu of a CEO, MBAA has a board president
Name of Board Chairperson or President	Bev Schalwitz

Please answer the following questions:

1. Does the agency have a not-for-profit incorporation status in the State of California?

   Yes

2. How long has the agency been in operation?

   Since 1989

II. COMMUNITY NEED STATEMENT

A. Community Need: Describe briefly the demonstrated need in the Morro Bay community for the program. Cite data sources as appropriate.

The Morro Bay Senior Center lobby is the gateway for seniors in the community. In 2019, the City changed the MB Sr. Center lobby appearance significantly, stating safety concerns. The friendly, welcoming opening to the office was replaced with a "safety" window. Several MB Senior Center members have stood back in confusion at the appearance of the window when they enter. It is challenging to hear what our members are saying when they speak to the metal circle in the window.

July 1, 2019, US Census Quick Facts shows the age 65+ population of Morro Bay as 28.6% of its 10,635 population. The number of seniors accessing the Senior Center/Community Center is signifigant.

The wall mounted interactive touch screen will highlight activities, events and educational opportunities for the Morro Bay Senior Center and the Community Center. This visual, interactive screen with large font will encourage and inform communinity members about goings on in Morro Bay and the wider community (uses for Touch Screen attachment # 6).

B. Program Narrative: Please provide your agency's Mission Statement and Goals, brief history, programs and population(s) served, organizational structure and experience with proposed grant activities. If your organization provides programs countywide, indicate the percentage of Morro Bay residents served.

Attachment # 7

C. Local Challenges: What local challenge or need does this grant address? How will Morro Bay residents and residents of adjacent areas and or countywide benefit? How will all eligible participants have the opportunity to participate in the program?

Local Challenges
Challenges: This project addresses two of Morro Bay's goals:
Goal #1: Achieve Economic and Fiscal Sustainability
Community members countywide may become a MB Sr. Center member and increase revenues to the organization and save money for the City.

Goal #4: Improve Communication and Engagement with Community
Morro Bay and countywide residents will benefit by knowledge and participation in activities and events promoted in the Community Center
.
Improvements to the MB Sr. Center lobby will restore a sense of welcome and friendliness, thus benefiting accessibility and communication. The recognition of Red Davis and his contributions to MB Sr. Center will honor his memory.

D. Project Description: Please provide project description, including explanation of project approach, identified strategies and anticipated outcomes. Please quantify the number of Morro Bay residents to be served. Include a list of planned activities, timeline and staff/volunteers responsible for the proposed program.

Attachment # 2

E. Previous Funding: If your organization has received previous funding from the City of Morro Bay for the proposed project (within the last year), please provide the outcomes in measureable terms and a case example of the grant impact.

No previous funding has been recieved.

F. Collaborative Requests: If a collaborative request, please provide a description of prior collaborative activies, and proposed responsibilities of collaborative members.

This project has no collaborative partners.

III. PROGRAM FISCAL INFORMATION

*Please note that the total city funds available for grants this year is $50,000.

A. Program Budget

Please complete the following summary tables to reflect the budget for your organization and program. All amounts should be rounded to the nearest dollar. Alternatively, please attach single page revenue/expense summary sheets for the program for which funds are requested and a separate summary for the organization.

Budget Summary

Budget Data	FY 2021/22	FY 2019/20
Morro Bay grant funding	Requested: 5,117	Received:
Total **Program** budget	$10,233	$
Total **Organization** budget	$5,117	$

Funding Summary

Revenue Source	FY 2021/22 Program Budget
Morro Bay grant:	$5,117
Other municipal funding (please specify:)	$
County funding (please specify:)	$
State funding (please specify:)	$
Federal funding (please specify:)	$
Fees for services	$
Donations	$
Reserve contingency fund	$
All other sources (please specify:) Matching funds from MB Sr. Center	$5,117
Total	$10,233

Organization Contracts--Has your organization ever had funds withdrawn or a contract terminated for cause, unsatisfactory performance, or questionable costs on any financial statements or audit? If so, please describe.

B. **Travel Expense Disclosure--**If Community Grant funds are to be used for staff travel expenses, please describe.

Travel to and from Brea for 1 participant to pickup the CDM5500T, it's accessories and obtain training on the new equipment.

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date: August 13, 2021

MBAA...55+

Organization Name

Executive Director

Bev Schalwitz

(Print Name)

COVID-19 IMPACTS (attachment # 1)

When the COVID pandemic caused the Community Center building to close its doors on March 16, 2020, our sources of revenue were cut-off. Prior to Covid, MB Senior Center had had 700+ members. The center operates on revenue obtained from the sale of memberships, vendor ads in the monthly newsletter, the resale of donated greeting cards and jewelry, plus proceeds from monthly BINGO games.

Beneficiaries of our programs are community wide; MB Senior Center holds an annual health fair open to all, pickleball programs are available for all ages and an annual open house is held for all of Estero Bay.

Covid revenue losses-membership, bingo, jewelry, card sales, advertising

Project description (attachment # 2)

This project will make the MB Sr. Center and Community Center lobbies, more accessible, welcoming, and informative. Enabling seniors to identify services and opportunities within the community is critical since Morro Bay consists of 28% seniors. MB Sr. Center is open to the public and provides a clearinghouse of information and services for the entire Estero Bay Community. MB Sr. Center is staffed entirely by volunteers, and supervised by a half-time City employee, Brady Lock. MBSCI volunteers greet visitors, answer questions, and enroll seniors for activities, events and classes. These tasks have been made challenging by the City's recent "safety" re-model of the MB Senior Center lobby. The remodel has reduced accessibility for public interaction and has created challenges for persons having disabilities such as hearing or vision impairment.

Project approach: In 2019, Brady Lock, three Board members, and two office volunteers traveled to Brea, CA to observe, test and evaluate several interactive touch screens. The consensus of those six seniors, is that interactive touch screen technology is simple to use and would improve events and program promotion within the MB Sr. Center and Community Center lobbies… a function that is currently addressed by paper flyers and posters.

Anticipated outcome: increase in participation in events and activities. Improved accessibility for vision impaired seniors.

- MB Sr. Center had 800 members in 2020, approximately 30% of MB residents are seniors.

Planned activities: MB Sr Center volunteers and Brady Lock will be responsible for set up of equipment in conjunction with the City.

Timeline:

Dedication Ceremony: By December 2021
Interactive screen: By March 2022

Currently MB Sr. Center's lobby and main hallway house:

Wall mounted racks of public interest brochures, directed particularly to seniors.
Donated greeting cards and jewelry which is resold to raise funds for MB Sr. Center.
Bulletin boards promoting MB Senior Center's activities

The new project includes

- Display lighting for the donated glass art case in the hallway dedicated to Red Davis, installed by a volunteer.
- Plaque & framed photo of Red Davis mounted by the glass art case.
- 2 swivel lobby chairs
- Wall mounted interactive screen in Community Center
- Removal and reinstallation of plaque in Community Center
- Dedication Ceremony with lunch and non-alcoholic beverage

Morro Bay Seniors Citizens, Inc.

d/b/a Morro Bay Active Adults… *55+*

BOARD OF DIRECTORS 2021

Do not give out personal contact information without prior permission.

PRESIDENT:	Bev Schalwitz	(805) 528-0958 bschalwitz@gmail.com
1st VICE PRESIDENT:	Larry Rosen	(805) 225-1256 lawrencerosen8328@gmail.com
2nd VICE PRESIDENT	Mary Lou Ervin-Woodke Membership Coordinator	(805) 458-4826 ervinwoodke86@yahoo.com
TREASURER:	Donna Shaw	(805) 772-0464 stillbigd2@gmail.com
RECORDING SECY	Sandra Santoianni Office Coord.	(714) 501-0668 bear2tandem@gmail.com
DIRECTOR #1	Meredith Bates ROVERs Coordinator	(805) 550-4566 mlbates111@gmail.com
DIRECTOR #2	Carole Truesdale Events Coordinator	(805) 459-9900 carole_truesdale@hotmail.com
DIRECTOR #3	Rich Raub Pickleball Coordinator	(805) 704-6355 rich@raub.us
DIRECTOR #4	Louise Topper Bingo Coordinator	(805) 345-7117 louise_topper@yahoo.com

Morro Bay Senior Center
Balance Sheet
As of July 31, 2021

	Jul 31, 21	
ASSETS		
Current Assets		
Checking/Savings		
Bingo Checking XX3356		9,245.76
Main Checking XX3313		3,193.80
Outdoor Rec Checking XX3372		24,127.86
MBAA Cash Account		164.82
Total Checking/Savings		36,732.24
Total Current Assets		36,732.24
Other Assets		
Bingo Accounts		
Star Bonus Account	628.00	
Bingo Petty Cash Account	450.00	
Bingo Concessions Cash	65.00	
Total Bingo Accounts		1,143.00
Schwab Investment Acct XX4944		92,640.02
Total Other Assets		93,783.02
TOTAL ASSETS		**130,515.26**
LIABILITIES & EQUITY		
Equity		
Opening Balance Equity		14,617.54
Retained Earnings		105,523.36
Net Income		10,374.36
Total Equity		130,515.26
TOTAL LIABILITIES & EQUITY		**130,515.26**

Morro Bay Senior Center
Profit & Loss
July 2021

	Jul 21	
Income		
Overhead Income		14.65
Membership Dues		615.00
Fundraising Income		
Donations	100.00	
Total Fundraising Income		100.00
Pickleball Program		
Pickleball Income		
Pickleball Donation Box	1,954.00	
Total Pickleball Income	1,954.00	
Total Pickleball Program		1,954.00
Sales		
Sales Income		
Jewerly Sales	20.00	
Total Sales Income	20.00	
Total Sales		20.00
Total Income		2,703.65
Expense		
Bingo - Sales Expenses		
Bingo advertising	29.09	
Total Bingo - Sales Expenses		29.09
Pickleball Expenses		
Pickleball - Overhead Expense	14.65	
Pickleball - Equip. & Supplies	-210.00	
Total Pickleball Expenses		-195.35
Adminstration		
Website Maintenance	39.99	
Newsletter		
Copy Machine		
Copy Machine Usage	3.10	
Total Copy Machine	3.10	
Total Newsletter	3.10	
Office Expenses		
Office Supplies	112.02	
Telephone & Internet	160.41	
Total Office Expenses	272.43	
Organizational Dues	150.00	
Total Adminstration		465.52
Programs and Activites		
Trips		
Trips Expense	1,922.69	
Total Trips	1,922.69	
Total Programs and Activites		1,922.69
Total Expense		2,221.95
Net Income		**481.70**

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
2 CUPANIA CIRCLE
MONTEREY PARK, CA 91754

DEPARTMENT OF THE TREASURY

Date: FEB. 7, 1992

MORRO BAY SENIOR CITIZENS INC
1001 KENNEDY WAY
MORRO BAY, CA 93442

Employer Identification Number:
51-0163015
Case Number:
951329049
Contact Person:
MAMLATDARNA, CHITRA
Contact Telephone Number:
(213) 725-6619

Our Letter Dated:
April 30, 1987
Addendum Applies:
No

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization which is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the code because you are an organization of the type described in section 509(a)(2).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(2) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part ofthe organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(2) organization.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social Security taxes) on remuneration of $100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

You are required to file Form 990 only if your gross receipts each year are normally more than $25,000. For guidence in determining whether your gross receipts are "normally" more than $25,000, see the instructions for Form 990. If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of $10 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed $5,000 or 5 percent of your gross receipts for the year, whichever is less. This penalty may also be charged if a return is not complete, so please be sure your return is

MORRO BAY SENIOR CITIZENS INC

complete before you file it.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

Michael J. Quinn
District Director

Uses for touchscreen

Welcome Screen

Monthly calendar

Weekly calendar

Daily Activities

Special Presentations/workshops coming up

Rovers Trips

Cuesta Classes

Exercise Classes (ACE, PACE,etc.)

Membership Dinners

Open House

Health Faire

Sell Advertising

Senior Articles

Funny stories or cartoon

Minutes of Board Meetings

Check membership status

Contact information for other groups

    39+ Dance, RAMs, HICAP, Legal Aid, Parkinson's, etc.

Pictures of activities

    Artwork from classes

Program Narrative

Mission Statement: MBSCI (Morro Bay Senior Center) exists to empower seniors and enhance the quality of their lives via education, enrichment, and socialization.

Brief history: Founded February 11, 1974, Morro Bay Senior Citizens, Inc. began operating from a local residence which it rapidly outgrew. On April 25, 1986, the City of Morro Bay applied for funding under the "Senior Center Bond Act" for construction of a 19,000 square foot community center with senior services area, multi-purpose room, game room, lounge, and offices. Funding amount of $228,060 was received in June 1988 and the Senior Center began operations in the new building on January 16, 1989.

Population Served: The Senior Center, in conjunction with the City of Morro Bay Recreation Services serves senior citizens, families and youth throughout SLO County.

Programs/activities

Food: The Senior Nutrition Program and Meals that Connect for Morro Bay and Los Osos.

Education: Cuesta College Emeritus classes are offered, and free space is available various non-profit and government organizations such as Senior Legal Services and AARP Safe Driver Classes. MBSCI provides seasonal telephone support for AARP Tax-Aide. MB police department provides annual safety presentations for volunteers.

Support Groups such as Parkinson's and Hospice utilize MB Sr. Center for meetings.

Events: MB Senior Center sponsors yearly public health and wellness faire open to all ages.

Exercise and social programs: Free space is provided for various indoor and outdoor exercise programs including pickleball, bocce ball, ping pong, pool, card games, social dancing, BINGO, Tai Chi, PACE and ACE. A walking group meets weekly. Social programs also include the RAMS (Retired Active Men) and the Rovers, a senior outings group partially underwritten by MBSCI.

Mobility Aids: MB senior center provides free loans of wheelchairs, walkers, and various other mobility aids.

Resources: Volunteers help community members identify and connect with necessary resources for help with housing, food, transportation, mental health and so forth. The resource list is updated regularly.

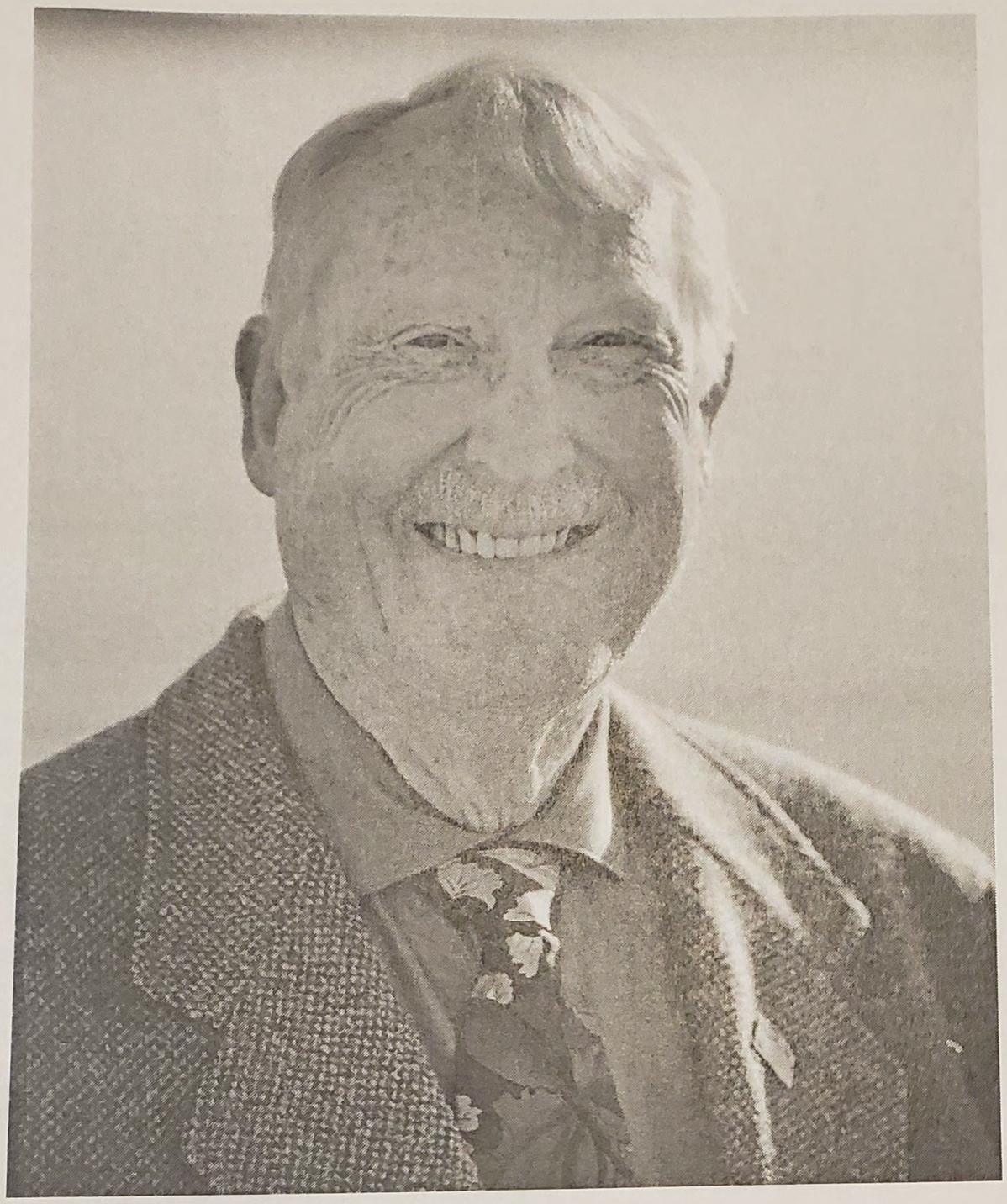
The Senior Center serves people within the greater Estero Bay area, including Cambria and Cayucos to our north, Paso Robles and Atascadero to our east, and Los Osos to our south, as well as a handful of “snowbirds” who are seasonal residents.

Funding Request for Community Grant

Morro Bay Senior Center

Display lighting for the trophy case in the hallway dedicated to Red Davis		$50
Labor donated by a volunteer		$0
Inscribed dedicated plaque Funds donated by a board member		$0
Dedication Ceremony for Red Davis $35/person, including nonalcoholic drink and tip (Catered event for MBAA volunteers, Red's family & staff)		$900
Lobby Chairs (2)	$400 each, including tax	$ 864
Plaque removal and reinstallation in Community center		City of MB
Wall mounted screen in Community Center CDM5500T, 55"		$3239, including tax
Mobile trolley cart		$799
Media Player		$540
Wall mount (tiltable)		$175
Software		$79
Wireless Collaborative HDMI Dongle		$150 $1797 including tax
Total interactive screen & accessories		$8035, including tax
Travel to LA for training and pick up of wall mounted Screen and accessories. ($.58 cents per mile)		$348
Grand total		**$10,233**

Request is for matching funds
MBAA matches ½ of $10,233=$5117
Total grant funds requested =$5117

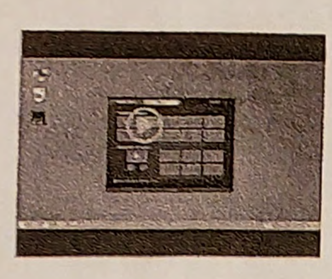


Life is short, break the rules.
Forgive quicky, kiss slowly,
love truly, laugh
uncontrollably, and never
regret anything that makes
you smile.

- Mark Twain

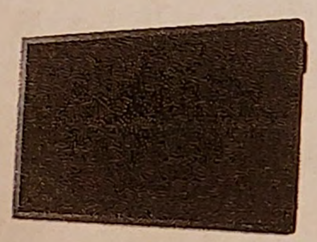
This case is dedicated to the memory of Red Davis, a strong advocate of seniors, and a man who knew the importance of remaining creative and active throughout life.

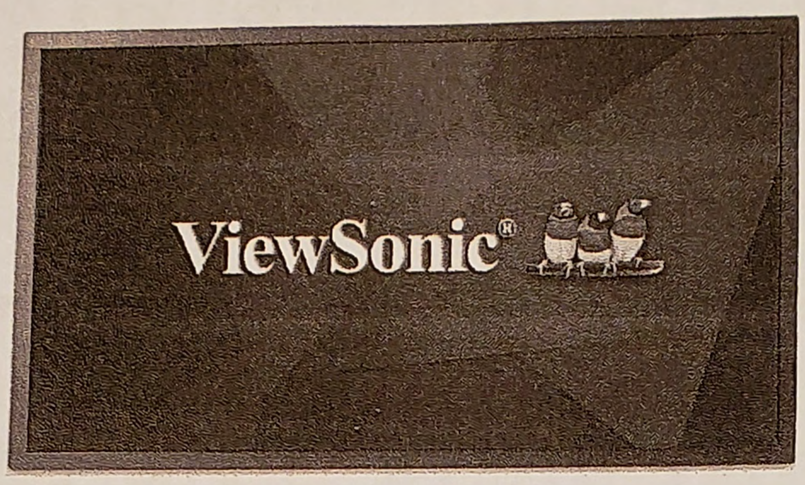
Morro Bay Senior Citizens, Inc.











CDM5500T - 55" Display, 1920 x 1080 Resolution, 450 cd/m2 Brightness, 24/7

Content deployment, interactivity, and messaging couldn't be easier than with the ViewSonic® CDM5500T. Featuring a 10-point touchscreen and internal media player, this commercial display gives you everything you need for easy interactive digital signage – right out of the box. Loaded with a powerful, high-performance processor and 16GB of storage (upgradeable to 32GB), the built-in media player ensures hours upon hours of smooth, high-definition multimedia content delivery. The CDM5500T also features built-in LAN / WiFi for easy connection to the internet for content delivery. Additional commercial features include an internal scheduler, tiling for video wall applications, and commercial construction for reliable messaging 24 hours a day, 7 days a week.

0.0 No Reviews Write the First Review

Availability: In stock

$2,999.99

ADD TO CART SCHEDULE DEMO

DOWNLOADS

Comparison Sheet (PRG) | Datasheet | Media | Revit

OVERVIEW

Content deployment, interactivity, and messaging couldn't be easier than with the ViewSonic® CDM5500T. Featuring a 10-point touchscreen and internal media player, this commercial display gives you everything you need for easy interactive digital signage – right out of the box. Loaded with a powerful, high-performance processor and 16GB of storage (upgradeable to 32GB), the built-in media player ensures hours upon hours of smooth, high-definition multimedia content delivery. The CDM5500T also features built-in LAN / WiFi for easy connection to the internet for content delivery. Additional commercial features include an internal scheduler, tiling for video wall applications, and commercial construction for reliable messaging 24 hours a day, 7 days a week.

Purchase product line key

10-POINT MULTI-TOUCH

With 10-point multi-touch capabilities, multiple users can simultaneously write or draw on the display's surface using styluses or their fingers – or both at the same time.

CITY OF MORRO BAY ❖ FY 2021/22

APPLICATION FOR COMMUNITY GRANT FUNDING

CERTIFICATION

The applicant hereby proposes to provide the services as listed in this proposal. If this proposal is approved and funded, it is agreed that relevant federal, state, and local regulations, including nondiscrimination laws and other assurances as required by the City of Morro Bay, will be adhered to. Furthermore, I certify that the applicant is fully capable of fulfilling its obligation under this proposal as stated herein.

Grantee agrees to provide immediate written notice to the City if significant changes or events occur during the term of this award which could potentially impact the progress or outcome of the grant, including without limitation, changes in Grantee management personnel or losses of funding.

This grant is requested with the understanding that the City has no obligations to provide any, other or additional support or grants to the Grantee.

On behalf of the applicant organization, I understand and agree to the foregoing terms and conditions of the City's grant, and I hereby certify and attest to my authority to execute this agreement on Applicant's behalf.

This application and the information contained herein are true and correct and complete, to the best of my knowledge.

Date: August 13, 2021

MBAA...55+

Organization Name

Bev Schalwitz

Executive Director

Bev Schalwitz

(Print Name)