



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting - Tuesday, March 4, 2025
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson – Eric Meyer

Vice-Chairperson Joseph Ingraffia
Commissioner Mary Witkowski

Commissioner Asia King
Commissioner Tony de Fazio

Public Participation:

Remote public participation is allowed in the following ways:

- *Community members may attend the meeting in person at the Morro Bay Veterans Hall*
- *Members of the public may watch the meeting and speak during the 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.*

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*

- *Alternatively, members of the public may watch the meeting either on cable Channel 20 or as streamed on the [City's website](#).*
- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Planning Commission at planningcommission@morrobayca.gov prior to the meeting. Agenda correspondence received by 10 a.m. on the meeting day will be posted on the City's website by 12:00 PM.*

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE/PLEDGE OF ALLEGEANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT

Members of the audience wishing to address the Planning Commission on City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Planning Commission at this time.

PRESENTATIONS

A. CONSENT CALENDAR

- A-1** Approval of the minutes from the Planning Commission meeting of February 4, 2025.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

- B-1** **Case No:** Conditional Use Permit (CUP21-09), Coastal Development Permit (CDP21-029)
Site Location: 541 Atascadero Road, Morro Bay, CA
Proposal: Request for Planning Commission approval of four (4) multi-unit residential housing units with attached garages. The property is located in the Residential High-Density zoning district and is not within the California Coastal Commission appeals jurisdiction.
CEQA: Addendum under Section 15164(e), to assess the proposed project's consistency with the General Plan EIR and identify reasons for the City's conclusion that changes associated with the proposed project and its environmental effects do not meet the conditions described in Section 15162 calling for preparation of a subsequent or supplemental environmental document.
Staff Recommendation: Recommendation to Planning Commission for approval with attached conditions.
Staff Contact: Kim Fowler, Planning Manager, 805-772-6577, kfowler@morrobayca.gov

C. NEW BUSINESS

- C-1** City Council Goals and Objectives Update, and Receipt of Planning Commission Input for the Upcoming Goals and Objectives Setting Process.

Staff Recommendation: Receive staff update on the City Goals and Objectives and provide input regarding new goals and actions items for the City Council to consider ahead of their review of the City Goal Setting Workshop scheduled for March 25, 2025.

Staff Contact: Yvonne Kimball, City Manager, 805-772-6206, ykimball@morrobayca.gov

- C-2** Community Development Department Priorities Report.

Staff Recommendation: Receive and file.

Staff Contact: Airlin Singewald, Community Development Director, 805-722-6291, asingewald@morrobayca.gov

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Vets Hall 209 Surf St, on March 18, 2025, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the Department at 805-772-6264 for further information.

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

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

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

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

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

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

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's website. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located with the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$336 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

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

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA ITEM: A-1

DATE: 3/04/2025

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 4, 2025
VETERANS MEMORIAL HALL – 6:00 PM

PRESENT:	Eric Meyer Joe Ingraffia Asia King Mary Witkowski Tony de Fazio	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Airlin Singewald Kim Fowler	Community Development Director Planning Manager

ESTABLISH QUORUM AND CALL TO ORDER

Director Singewald called the meeting to order and conducted the meeting until the seating of a new chair and vicechair person.

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/9b4Cfu3WO8E?t=29>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/9b4Cfu3WO8E?t=67>

Director Singewald, mentioned though he wasn't a Commissioner, welcomed new Commissioners, Mary Witkowski and Tony de Fazio and thanked outgoing Commissioners Bill Roschen and Mike Rodriguez for their service to the community.

ELECTION OF CHAIR AND VICE CHAIR

<https://youtu.be/9b4Cfu3WO8E?t=105>

MOTION: Commissioner Ingraffia moved to nominate Eric Meyer to be the Chairperson. Commissioner King seconded, and the motion passes 4-0, with de Fazio, Witkowski, King and Ingraffia, voting yes, and Meyer abstaining.

Commissioner King initiated the conversation with incoming Commissioners to appoint a Vice-Chair. Both Commissioners de Fazio and Witkowski agreed to recommend either Commissioner King or Ingraffia being Vice-Chair.

MOTION: Commissioner King moved to nominate Joe Ingraffia to be the Vice-Chairperson. Commissioner Meyer seconded, and the motion passes 4-0, with de Fazio, Witkowski, King and Meyer, voting yes, and Ingraffia abstaining.

PUBLIC COMMENT PERIOD

<https://youtu.be/9b4Cfu3WO8E?t=295>

Jeff Eckles, Morro Bay City Council Member, Councilman mentioned he is the City Council liaison to the Planning Commission. He thanked the outgoing Commissioners, continued service of returning Commissioners and welcomed new Commissioners.

Chairperson Meyer closed Public Comment Period.

<https://youtu.be/9b4Cfu3WO8E?t=401>

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- *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=aWZpTzcxTHlRTk9xaTlmWVNWRFUQT09>
Password: 135692

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

PRESENTATIONS

A. CONSENT CALENDAR
None.

B. PUBLIC HEARING
None.

C. NEW BUSINESS

C-1 Waterfront Master Plan (WMP) Planning Commission Appointment

Planning Commission to appoint one of its members to the City's WMP Advisory Committee (WMPAC)
Staff Contact: Airlin Singewald, Community Development Director, (805) 772-6291

Airlin Singewald, Community Development Director, reminded the Commissioners and audience that the city received a \$750,000 Local Planning Assistance grant from California Coastal Commission to update the city's waterfront master plan.

Director Singewald mentioned that the waterfront master plan, at its core, is the city's vision for its land use, circulation, and development infrastructure on the waterfront. The plan has development standards and design guidelines that the planning staff applies when reviewing development projects.

He continued to explain the waterfront master plan extends from Tidelands Park to the north of Morro Rock. The direction from the Council and Coastal Commission grant specifies the boundaries would extend further to the north, to include the former wastewater treatment plant.

He then explained the committee would comprise 7 members, including one member from each of the city's five existing advisory boards, one member from the Embarcadero Master Leaseholders, and one member from the National Estuary Program; and plans to meet once a month with the WMPAC members.

Commissioners discussed which members should be recommended for the WMPAC and asked for clarification on how many members were needed.

Staff addressed questions.

MOTION: Vice-Chair Ingraffia moved to nominate Commissioner Witkowski for WMPAC. Commissioner King seconded, and the motion passes 5-0 with Ingraffia, King, Meyer, Witkowski and de Fazio voting yes.

D. UNFINISHED BUSINESS
None

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/9b4Cfu3WO8E?t=1014>

Vice-Chair Ingraffia thanked outgoing Commissioners Mike Rodriguez and Bill Roschen for their service the last four years, it had been educational and valuable to the whole community.

He also commented on how he was unaware that a project applicant, Bayside Landing, could be denied by the planning commission and then appeal to the city council with changes the commission suggested and not return to the commission. He suggested that for future projects that could be denied, they be comprehensive of the criticism they give, and be explicit in what is wrong with the project, when an appeal could be filed.

Commissioner King also commented on when there is a denial, being intentional about writing their reasons down for the agenda minutes.

Chair Meyer suggested having the project denial discussion as an itemized future agenda item for the public to comment on, not just a roundtable discussion.

Commissioners Witkowski and de Fazio then introduced themselves and gave brief backgrounds on their respective careers.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/9b4Cfu3WO8E?t=1550>

Director Singewald mentioned the Bayside Landing project; city council approved the project the week before on January 25th and how it's not uncommon for an applicant to change a project between planning commission and city council reviews.

As a planner himself, he welcomes the opportunity to discuss the denial process the commissioners commented on earlier, either a workshop or study session to have an open dialogue, on how the process works.

Director Singewald announced that the council also voted to adopt a 45-day urgency ordinance to prohibit applications for BESS facilities within the city limits. The expiration date is March 14th. On February 25th the council will meet again to bring an ordinance to extend the 45-day urgency ordinance to two years, extending the date to January 2027.

This extension will allow staff and the council to implement a permanent ordinance to regulate BESS facilities, most likely involving a zoning code amendment that would come before the commissioners.

Commissioners presented questions.

Director Singewald answered their questions.

Director Singewald then commented on the Morro Elementary School site, the district is moving forward to surplus the property, putting it on the market. The previous Thursday, the city hosted a public information session on zoning and CEQA information.

Future agenda item for the next meeting will include 460 Errol St, Rio Grande RV Park proposal. March 4th meeting will include a presentation from the City Manager, Yvonne Kimball, on the Council's goals for the city. He himself will give a presentation on the current project workload the planning department has.

Finally, a date has been set for the Downtown Design District public forum, it will be held March 18th.

G. ADJOURNMENT

The meeting was adjourned at 6:37 pm to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 18, 2025, at 6:00 p.m.



Staff Report

TO: City of Morro Bay Planning Commission

FROM: Kim Fowler, Planning Manager, Planning Division

SUBJECT: 541 Atascadero Road; Design Review Permit (DR25-004) and Coastal Development Permit (CDP21-029)

I. SUMMARY:

This item is a request for a Design Review Permit and Coastal Development Permit to authorize the development of four (4) multi-family residential housing units and one (1) accessory dwelling unit (ADU). The property is in the Residential High Density (RH) zoning district and is located within the California Coastal Commission Coastal Zone but not located within the appeals jurisdiction.

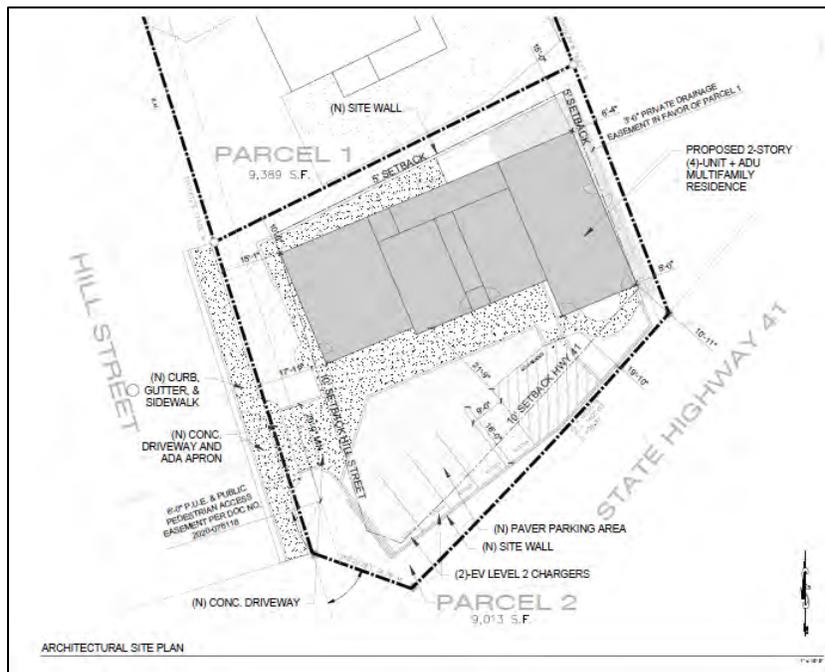


Figure 1 – Site Plan

II. RECOMMENDED ACTION:

STAFF RECOMMENDS THE PLANNING COMMISSION APPROVE COASTAL DEVELOPMENT NO. CDP21-029 AND DESIGN REVIEW PERMIT NO. DR25-004 FOR THE DEVELOPMENT OF FOUR (4) MULTI-FAMILY HOUSING UNITS AND ONE ADU AS SHOWN ON PLANS DATE STAMPED MARCH 4, 2025, BY ADOPTING PLANNING COMMISSION RESOLUTION 02-25 WHICH INCLUDES THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL (EXHIBIT A).

III. PROJECT DESCRIPTION:

This project proposes the development of four (4) multi-family residential housing units and one (1) ADU on a 9,013 square foot lot within the Residential High-Density zoning district (Exhibit B). Development calculations are as follows:

<i>Unit</i>	<i>Bdrms</i>	<i>Living Area (sf)</i>	<i>Deck/ Balcony (sf)</i>	<i>Dedicated Parking</i>	<i>Complies?</i>
Unit 1	1	554	54	1 garage space	Yes
Unit 2	1	554	54	1 garage space	Yes
Unit 3	2	760	150	2 uncovered spaces	Yes
Unit 4	2	870	120	2 uncovered spaces	Yes
ADU	2	733	0	None	Yes

IV. AUTHORIZATION/GUIDELINES:

The scope of this project requires multiple permit types:

Design Review Permit

The purpose of design review is to ensure that new development supports the goals and objectives of the General Plan and other adopted plans and guidelines. Specifically, design review:

1. Promotes excellence in site planning and design and the harmonious appearance of buildings and sites;
2. Ensures that new and altered uses and development will be compatible with the existing and potential development of the surrounding area; and
3. Supplements other City regulations and standards to ensure control of aspects of design that are not otherwise addressed

MBMC Section 17.38.030.A.2 authorizes the Planning Commission to act on a Design Review Permit when the scope of a project includes a multi-unit development consisting of four or more units.

Coastal Development Permit

The purpose of Coastal Development Permit application review is to ensure that the project, as proposed and conditioned, is consistent with all applicable Local Coastal Plan (LCP) policies and standards.



Figure 2 – Coastal Zone

As defined in Coastal Act Section 30106 and shown above in Figure 2, most of the City of Morro Bay lies within the Coastal Zone (depicted as land between the Pacific Ocean and the blue line). This includes the project site (highlighted with a yellow star). All development within the Coastal Zone requires a Coastal Development Permit (CDP).

MBMC Section 17.39.010.B.1 authorizes the Community Development Director (Director) to act on a CDP for multi-unit development proposals with less than 6,000 square feet of floor area. This project proposes 2,738 square feet of floor area (excluding garage, storage, and

common access areas), and therefore subject to review and approval by the Director. This section also authorizes the Director to act on a CDP for an ADU.

Strictly speaking, the Planning Commission would review and act on the Design Review Permit, while the Director would review and act on the CDP.

MBMC Section 17.39.010.C, however, stipulates that the review of a CDP application shall be processed concurrently with any other discretionary permit application(s) required by the city. In this case, since the Planning Commission has the authority to act on the Design Review Permit, the Coastal Development Permit will also be acted upon by the Planning Commission.

The final determination by the Planning Commission on these concurrently processed applications may be appealed by the applicant, owner, or by any other person aggrieved by a decision, motion, or resolution from which the action is taken. Planning Commission decision appeals to the City Council shall be filed in writing within 10 days of the date of the action, decision, motion, or resolution from which the action is taken.

V. ENVIRONMENTAL REVIEW:

The City of Morro Bay certified an Environmental Impact Report (EIR) that was prepared for the City's General Plan and Local Coastal Plan Update in 2021.

An addendum to this EIR was prepared to evaluate whether the proposed project would result in new or substantially more adverse significant effects than those identified in the EIR or require new mitigation measures not identified in the EIR (Exhibit C).

Tribal Cultural Resources

The addendum concluded that implementation of the proposed project could have an impact on historical and unique archaeological resources, but with compliance to General Plan Policy C-2.3 (protection of cultural resources), potential impacts are considered to be less than significant.

The addendum concluded that no new information of substantial importance, which was not known or could not have been known when the General Plan EIR was adopted, has been identified which shows that the proposed project would result in new significant environmental effects not identified in the General Plan EIR.

With this determination, no further environmental analysis is required. A Notice of Determination (NOD) will be filed with the San Luis Obispo County Clerk's Office and also the CA Office of Planning and Research within five working days after a decision is made on

the project. The filing of an NOD starts a 30-day statute of limitations on court challenges to the approval under CEQA.

VI. PUBLIC NOTICE:

Notice of this item was published in the New Times SLO newspaper on February 20, 2025, a sign was posted at the site with the project number and project rendering (see Figure 2), and all property owners and occupants of record within 500 feet of the subject site were notified of the public hearing and invited to share their concerns on this application.



Figure 2 – Public Noticing

VII. PROJECT BACKGROUND:

Project Team	
Applicant:	Marc and Jeff Eisemann 4875 Shadow Canyon Road, Templeton, CA 93465 (805) 748-5625 marcisinit@aol.com
Agent:	PJ Designs Preston Jones 800 Ward Court, Templeton, CA 93465

	(805) 550-7436 prestonljones@gmail.com
Land Use	
Property Location:	541 Atascadero Road
Assessor Parcel Number:	068-231-056
General Plan/Coastal Local Plan Designation:	High Density Residential
Zoning Classification:	Residential High Density (RH)
Physical Surrounding Land Uses:	North: Residential South: Highway 41 East: ACE Miner's Hardware West: Residential
Coastal Zone:	Not located within the CCC Appeals Jurisdiction
Additional Regulatory Documents	
	Applicability
2018 Downtown Waterfront Strategic Plan (Applicable to projects within boundaries of Downtown Waterfront Strategic Plan)	Not applicable
2015 Residential Design Guidelines (Applicable to 3 or fewer single family residential unit projects)	Not applicable
1997 Cloisters Design Guidelines (Applicable to projects within boundaries of 'The Cloisters' subdivision)	Not applicable
Seashell Estates CC&Rs (Applicable to projects within the boundaries of 'Seashell Estates' subdivision)	Not applicable

VIII. GENERAL PLAN AND ZONING CODE ANALYSIS:

General Plan (Housing Element):

Housing Elements are required by the state to adequately plan to meet the housing needs of everyone in the community, at all income levels.

The Housing Needs Assessment within the Housing Element presents the characteristics of the city’s population and existing housing stock as a means of better understanding the nature and extent of unmet housing needs. San Luis Obispo Council of Governments (SLOCOG) is responsible for developing the Regional Housing Needs Allocation (RHNA), which assigns a share of the region’s future housing need to each jurisdiction in the region.

Based on the SLOCOG Final RHNA Plan, the City of Morro Bay’s allocation during this housing cycle, units approved or built through 2024, and remaining units required, are listed below:

<i>Income Level</i>	<i>RHNA Housing Units Allocated</i>	<i>Units Approved or Built through 2024</i>	<i>Remaining Units Required</i>
Extremely Low	49	4	45
Very Low	97	26	71
Low	60	8	52
Moderate	70	33	37
Above Moderate	164	94	70
Total	440	165	275

This housing project is not deed restricted for low-housing units. There is, however, one ADU proposed. Since half of all ADU permits are counted as low-income units and half as moderate-income units, this project will contribute one (1) unit towards the City’s RHNA allocation, and be reflected in the 2025 Annual Progress Report update.

General Plan (Neighborhood Compatibility):

Morro Bay is a single district community made up of a variety of individual neighborhoods, and preserving the nature of these areas requires careful planning and design. General Plan Policy CD-1.2 requires new development projects to be compatible with the vision for the area in which it is located, to ensure that new development is located within existing developed areas and built in a manner that respects and responds to their unique natural and built environments. As depicted below in Figure 3, the project area (identified in red) will include building features, such as roof pitch, building materials, and colors, to complement what is already in the neighborhood.



Figure 3 – Neighborhood Compatibility

Zoning Code (MBMC Section 17):

Development Standards (MBMC Section 17.08.030):

MBMC Title 17	Standard	Proposed	Complies?
Section 17.07.030.B – Development Standards			
Density Range	15.1 – 27.0	19.3	Yes
Maximum Lot Coverage Percentage (ft)	60	39	Yes
Maximum Building Height (ft) measured from average natural grade	30	27	Yes
Minimum Setbacks - Front (ft)	15	17	Yes
Minimum Setbacks – Interior Side (ft)	5	5	Yes
Minimum Setbacks - Corner Side (ft)	20% of lot width, min 5, max 10	10	Yes
Minimum Setbacks - Rear (ft)	5, 20 when abutting an RL District	5	Yes

Cultural Resource Protection (General Plan and MBMC Section 17.14.070):

Morro Bay is located in the Central Coast archaeological region and historically occupied by the Obispeno Chumash and Salinan tribes. Since most archaeological and paleontological resources are not uncovered or readily seen until grading or construction occurs, it is difficult to site developments appropriately based on the location of archaeological/cultural resources. To address this, the City's General Plan (also known as Plan Morro Bay) outlines a cultural resources overlay to protect cultural, archaeological, and paleontological resources in Morro Bay.

This project is located within the Coastal Resource Protection-Cultural Resource (CRP-CR) Overlay District and is subject to all applicable Land Use Plan (LUP) Cultural and Historic Resources policies. A preliminary site survey for cultural, archaeological, and paleontological resources is therefore required before issuance of a land use permit.

A Phase I Cultural Resources Study and Phase II Subsurface Archaeological Evaluation of the project site were conducted in May 2018.

The California Native American Heritage Commission (NAHC) works to identify, catalogue, and protect places of special religious or social significance, graves, and cemeteries of Native Americans per the authority given the Commission in Public Resources Code 5097.9 and was consulted with on November 15, 2017 to determine if there are sites listed in the Sacred Lands file located within or near to the current project area. Contact was initiated by Misty Alloy of Archaeological Resource Service. Native American consultation resulted in three comment letters expressing concern for ground-disturbing activities on the project site within the CA-SLO-165 boundary.

Implementation of the proposed project would develop a new multifamily residence on the project site that could have an impact on historical and unique archaeological resources, through uncovering previously unknown archaeological resources during ground-disturbing activities, excavation, or grading. Consistent with General Plan Policy C-2.3, the project will be required to protect cultural resources.

Based on the findings of the Phase II Subsurface Archaeological Evaluation and Native American consultation, an archaeological and Native American monitor would be required during all future soil disturbance associated with implementation of the proposed project. Additionally, adherence to the procedures outlined in General Plan EIR Mitigation Measure CR-1(a), the procedures outlined in the Phase II Subsurface Archaeological Evaluation, and compliance with PRC Section 5097, which pertains to inadvertent discovery of human remains, would ensure the proposed project would have a less-than-significant impact related to the discovery of previously unidentified cultural resources or human remains.

Environmentally Sensitive Habitat Areas (General Plan and MBMC 17.14.080):

Morro Bay is known for its natural beauty and a wide range of unique natural resources. These natural resources and environmentally sensitive habitat areas (ESHA) are a celebrated element of Morro Bay's economy and therefore may require protection through habitat conservation.

As shown below in Figure 4, this project site does not include any ESHA and is not located near any other sensitive natural communities as mapped in the General Plan EIR.



Figure 4 – ESHA Boundary

The project site is also currently surrounded by developed areas. As discussed in the General Plan EIR, infill development could reduce local movement opportunities for small- and medium-sized terrestrial wildlife by reducing the number and altering distribution of vacant lots. Although the proposed project would develop a currently vacant lot, the project site does not contain sensitive natural communities, wetlands, or riparian areas, and the proposed project would not include long segments of fencing or lighting that would have a significant impact on wildlife movement in the area. The proposed project would be required to comply with General Plan Policy C-1.14, which requires the protection of any natural resources that are not ESHAs. The proposed project would not require the removal of any of the trees located on the northeastern perimeter of the project site.

Exterior Lighting and Illumination (MBMC Section 17.14.090.B):

Visual resources and viewsheds in Morro Bay include natural and manmade features such as vistas, scenic corridors, and the visual character of various parts of the built environment, including but not limited to Morro Rock, the former PG&E power plant, downtown Morro Bay, and various coastal resources including the beach, sandspit, harbor, and the salt marsh. To protect the aesthetic and visual natural resources in and around Morro Bay, Plan Morro Bay Policy C-9.5 requires development to be sited and designed to avoid illuminating, reduce glare, protect and enhance skyward nighttime public views, and minimize lighting in open spaces and natural areas.

This project will be conditioned to require an exterior lighting and illumination plan consistent with MBMC Section 17.14.090.B to be provided as an exhibit in the building permit submittal package and shall include details to the satisfaction of the Community Development Director.

Fences and Freestanding Walls (MBMC Section 17.23.060):

Fences, walls, dense hedges, and similar structures located outside the required front and corner side setback areas may be a maximum of six feet, six inches high. To create an inviting space on this corner lot, the project has been designed to incorporate fencing outside the required front and corner side setback areas with more than 50 percent of surface open to the passage of air and light (see Figure 4 – Onsite Fencing).



Figure 4- Onsite Fencing

Landscaping (MBMC Section 17.25.030):

The purpose of landscaping regulations is to improve the appearance of development and minimize or eliminate conflicts between potentially incompatible uses through landscaping; provide areas onsite to absorb rainfall and assist in reducing stormwater runoff; assist in erosion control; and implement the Water Conservation in Landscaping Act.

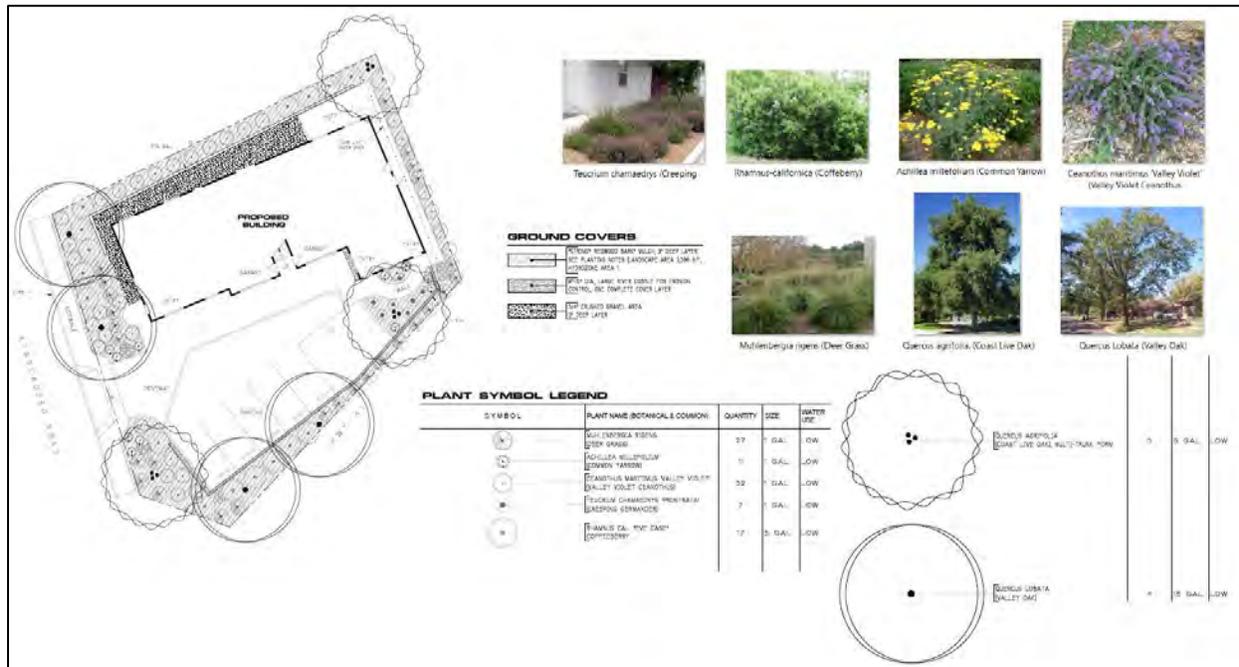


Figure 5 – Preliminary Landscape Plan

As shown in Figure 5, Preliminary Landscape Plan, landscape is proposed within the required front and corner side yard setbacks and include plants in the “very low” to “low” water-use plant factor category of the Water Use Classification of Landscape Species (WUCOLS). Automatic irrigation controllers will use evapotranspiration or soil moisture sensor data and utilize a rain sensor.

A Landscape Plan in accordance with MBMC Section 17.25 is conditioned to be provided as an exhibit in the building permit package and shall include details to the satisfaction of the Community Development Director.

Parking and Loading (MBMC Section 17.27):

Parking and loading regulations ensure that adequate off-street parking and loading facilities are provided for new land uses and major alterations to existing uses; establish standards and regulations for safe and well-designed parking unloading, and vehicular circulation areas that minimize conflicts between pedestrian and vehicles within parking lots and, where appropriate, create buffers from surrounding land uses; and offer flexible means of minimizing the amount of area devoted to parking by allowing reductions in the number of required spaces in transit-served locations, shared parking facilities, and other situations expected to have lower vehicle parking demand.

Onsite parking for multifamily residential requirements is calculated at one (1) stall for one-bedroom units and two (2) stalls for two-bedroom units. With seven (7) parking stalls provided, this project meets the parking requirements stipulated in MBMC Table 17.27.040.

Signage (MBMC Section 17.29):

The project does not propose new signage. Any new signage will require a separate master sign program and/or sign permit from the Community Development Director.

Variance Request (MBMC Section 17.44):

This project does not include a variance request.

IX. PLANNING COMMISSION ACTION:

Approval as recommended: If the Planning Commission intends to approve this proposal, the Commission should approve a motion to approve DR25-004 and CDP21-029, stating that the proposal satisfies the requisite findings, and adopt the attached Resolution that incorporates the requisite environmental and permit findings and the conditions of approval.

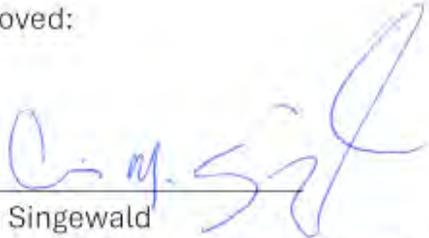
Approval with modifications: If the Planning Commission intends to approve this proposal with modifications as discussed on the record, the Commission should approve a motion to approve DR25-004 and CDP21-029, as based on the record, direct staff to amend the staff report accordingly, stating that the amended staff report will satisfy the requisite findings, and adopt a Resolution that will incorporate the requisite environmental and permit findings and the conditions of approval, as modified by the Commission.

Denial: If the Planning Commission intends to deny this proposal, the Commission should approve a motion to deny DR25-004 and CDP21-029, stating that the finding(s) of the proposal does not satisfy with reasons based on the record, and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decisions and specific findings.

Continuation: If the Planning Commission intends to continue this proposal, the Commission should approve a motion to continue DR25-004 and CDP21-029, and direct staff to work with the applicant to revise the proposal in the meantime.

If any Planning Commissioner or other interested party has questions or comments regarding this matter prior to the meeting, please contact Kim Fowler, Planning Manager, at 805-772-6577, or by email at kfowler@morrobayca.gov.

Approved:



Airlin Singewald
Community Development Director

Exhibit A	Planning Commission Resolution 02-25
Exhibit B	Full Set of Planning Exhibits
Exhibit C	EIR Addendum, Prepared February 2025

RESOLUTION NO. PC 02-25

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FOR DESIGN REVIEW PERMIT NO. 25-02 AND COASTAL DEVELOPMENT PERMIT NO. CDP21-029 FOR A DEVELOPMENT OF FOUR (4) MULTI-FAMILY RESIDENTIAL HOUSING UNITS’.

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing on March 4, 2025, conducted in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering the approval of DR25-004 and CDP21-029 for the development of four (4) multi-family residential housing units with one (1) accessory dwelling unit (ADU); and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code Section 21166 and CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, the City commissioned LSA to evaluate the environmental impact of the proposed project to the General Plan EIR in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166 and CEQA Guidelines Section 15162; and

WHEREAS, based on that evaluation, the Community Development Director (“Director”) determined that the EIR had fully analyzed and mitigated, where feasible, in compliance with CEQA, all potentially significant environmental impacts, if any, that would result from the project, that the impacts to the environment as a result of the project; and are consistent with and would not create substantial new or increased impacts beyond those which were evaluated in the EIR, and that, therefore, no subsequent EIR or mitigated negative declaration is now required; and

WHEREAS, as a result of the project, and based on LSA’s evaluation of the environmental impact of said project, the Director issued an Addendum pursuant to CEQA Guidelines Section 15164; and

WHEREAS, the City has reviewed and considered the information, findings and conclusions contained in the Addendum to the EIR, including without limitation the EIR and supporting documents; and

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

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

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

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

California Environmental Quality Act (CEQA)

1. The Addendum was prepared for the project in compliance with the requirements of CEQA and the CEQA Guidelines and is adequate for the City's use as the lead agency under CEQA.
2. Based on the evidence submitted and as demonstrated by the analysis included in the Addendum, none of the conditions described in Sections 15162 or 15163 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred; specifically:
 - a. The proposed project does not create substantial changes which would require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
 - b. The project does not create substantial changes with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
 - c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the General Plan EIR was certified as complete and adopted, that shows any of the following: (1) the project will have one or more significant effects not discussed in the certified EIR; (b) significant effects previously examined will be substantially more severe than shown in the certified EIR; (C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the Project proponent declines to adopt the mitigation measure or alternative; or (D) mitigation measures or alternatives which are considerably different from those analyzed in the certified EIR would substantially reduce one or more significant effects on the environment, but the Project proponent declines to adopt the mitigation measure or alternatives.
 - d. The evaluation of the proposed modifications to the Project, certified EIR, and Addendum reflects the Planning Commission's independent judgment and analysis based on the Planning Commission's review of the entirety of the administrative record which record provides the information upon which this resolution is based.
 - e. Pursuant to the above findings, the Planning determines that the General Plan EIR, together with this Addendum, satisfy all of the requirements of CEQA and are adequate to serve as the required environmental documentation for the Project and, therefore, hereby approves and adopts the Addendum for the proposed modifications to the Project.

Design Review Findings

1. **Design.** The overall design of the project including its form, scale, massing, site plan, exterior design, and landscaping will implement the General Plan Vision for Community Character Areas for the particular area in which it is located as well as complement the natural and built features of surrounding properties and incorporate sustainable development features.

The project is located in an area identified in the General Plan as 'North Morro Bay,' which is mostly a residential area spanning much of the length of the northern portion of the city on the

east side of Highway 1. Buildings are mostly one- or two-story single family homes that are newer than Downtown and Morro Heights, with some neighborhood strip commercial and office uses. The two-story multi-family housing development proposal is consistent with the form, scale, massing, design and landscaping of other properties within the 'North Morro Bay' neighborhood.

2. **Function.** The project design is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

The project design is appropriate to the function of the project as it meets the intended density range and is visually compatible with other residential uses in the vicinity.

3. **Details.** Project details, materials, signage and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

The project includes metal roofing in a black/charcoal color, light cream board and batten siding, and a soft green horizontal siding, which is compatible with other residential uses in the vicinity. Landscaping is provided around the perimeter of the project site and includes valley oaks and coast live oaks, as well as low-water shrubs. Signage is not currently proposed but will require a permit in the future to ensure consistency with the project design.

4. **Streetscapes.** The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the intended character of the area.

Four (4) street trees are proposed. Street furniture is not proposed, but is not required either, a project of this scale and size. The project is consistent with the intended character of the area.

5. **Parking.** Parking areas and other hardscape areas are designed and develop to buffer surrounding land uses; compliment pedestrian-oriented development; enhance the environmental quality of the site, including minimizing stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.

The project site is relatively small and constrained in that it is located on a corner and is adjacent to an access drive for a neighboring lot. To orient the homes towards the street as well as buffer the residences from Highway 41 and minimize stormwater run-off, the parking lot includes permeable pavers and has been sited along the Highway 41 frontage.

6. **Lighting.** Lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking area to create a sense of pedestrian safety, avoid creating glare, and conform to dark sky principles.

Preliminary review confirms that lighting and lighting fixtures complement buildings and are of appropriate scale while contributing to a sense of safety. The project will be conditioned to comply with Zoning Code lighting standards.

7. **Landscaping.** Landscaping is designed to be compatible with and enhance the vision for the Community Character Area in which the development is located as well as the architectural character and features of the buildings on site.

Landscape is proposed within the required front and corner side yard setbacks and is complementary to the landscaping proposed within the neighborhood. To ensure compatibility and consistency with community character, a Landscape Plan in accordance with MBMC Section 17.25 is conditioned to be provided as an exhibit in the building permit package and shall include details to the satisfaction of the Community Development Director.

Coastal Development Permit Findings

1. **LCP Consistency.** The project is consistent with the LCP.

Plan Morro Bay was adopted in 2021, encompassing both the City's General Plan and Coastal Land Use Plan (LCP). The multi-family residential project falls within the General Plan's land use designation of High Density Residential, which is intended to provide areas for a variety of medium to high-density residential development. Multi-family housing units are permitted at densities between 15.1 and 27 dwelling units per acre; this project proposes a density of 19 dwelling units per acre and is therefore consistent with the LCP.

2. **Public Views.** The project protects or enhances public views.

Plan Morro Bay includes various policies related to the protection and enhancement of coastal public views. This project, however, is not located along the coast and therefore does not negatively impact coastal public views.

3. **Habitat Protection.** The project protects vegetation, natural habitats and natural resources consistent with LCP.

The Conservation Element of Plan Morro Bay addresses the use and preservation of natural resources to improve the environmental quality of Morro Bay. This property is not located within a mapped environmentally sensitive habitat area and therefore is not expected to compromise existing vegetation, natural habitats or natural resources with proper erosion control measures.

4. **Design Consistency.** The design, location, size, and operating characteristics of the proposed development is consistent with applicable LCP design requirements, including design plans and area plans incorporated into the LCP.

Plan Morro Bay designates the City of Morro Bay's Zoning Code (Title 17 of the Municipal Code) as the regulatory authority for implementation of coastal requirements including allowed uses, development standards, and coastal resource protection standards. The design, size, location, and operating characteristics of this project is consistent with applicable sections of the Morro Bay Zoning Code.

5. **Coastal Access.** The project protects or enhances public access to and along the coast.

Plan Morro Bay includes various policies related to the protection and enhancement of public access to and along the coast. This project, however, is not located along the coast and therefore does not negatively affect public access to and along the coast.

6. **Visitor Serving.** The project supports the LCP goal of providing for visitor-serving needs as appropriate, including providing low- and no-cost visitor and recreational facilities.

Plan Morro Bay includes various policies related to visitor-serving needs. This project, however, is a proposal to develop residential housing units and is therefore not required to provide low- and no-cost visitor and recreational facilities.

7. **Appropriate Use.** The project is consistent with the allowed LCP uses associated with the property.

Plan Morro Bay was adopted in 2021, encompassing both the City's General Plan and Coastal Land Use Plan (LCP). The project falls within the General Plan's land use designation of High Density Residential, which is intended to provide areas for a variety of medium to high-density residential development. Multi-family housing units are permitted at densities between 15.1 and 27 dwelling units per acre; this project proposes a density of 19 dwelling units per acre and is therefore consistent with the LCP.

Plan Morro Bay designates the City of Morro Bay Zoning Code as the regulatory authority for implementation of coastal requirements including allowed uses, development standards, and coastal resource protection standards. The design, size, location, and operating characteristics of this project is consistent with applicable sections of the Morro Bay Zoning Code.

8. **Coastal Resources.** The proposed development protects or enhances coastal resources, where applicable.

Plan Morro Bay includes various policies related to the protection or enhancement of coastal resources. This project site is within the Cultural Resources Overlay and will protect any potential resources through an Archaeological Monitoring Report and monitoring during all ground disturbing activities.

9. **Environmental Justice.** The project addresses whether proposed development results in environmental justice impacts, consistent with LCP environmental justice policies. When relevant, the project includes mitigation measures to minimize or eliminate potential adverse and/or disproportionate impacts of development on environmental justice communities.

The project does not trigger environmental justice impacts. No mitigation measures are required to minimize or eliminate potential adverse and/or disproportionate impacts of development on environmental justice communities.

10. **Hazards.** The proposed development is consistent with the LCP's coastal hazards provisions.

Coastal hazards include, but are not limited to, episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, coastal flooding, landslide, bluff and geologic instability, and the interaction of same, and all is impacted by sea level rise. This project, however, is not located along the coast and therefore is not subject to the LCP's coastal hazards provisions.

STANDARD CONDITIONS:

1. Permit: Design Review Permit (DR25-02) and Coastal Development Permit (CDP21-029) to allow development of four (4) multi-family residential housing units and one (1) ADU. The property is in the Residential High Density (RH) zoning district and is not located within the California Coastal Commission appeals jurisdiction. The property is located within the Cultural Resources overlay area.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the Director, upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The Applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The Applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

BUILDING CONDITIONS:

The codes in effect during this project review include the 2022 editions of the California Building Code (CBC), California Residential Code (CRC), California Green Building Code (CGBC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), and the California Energy Code (CEnc). The CBC is based on the 2021 editions of the International Building Code which was published by the International Code Council. The CPC & CMC are based on the 2021 editions of the Uniform Plumbing & Mechanical Codes which were published by IAPMO. The CEC is based on the 2020 edition of the National Electrical Code published by the National Fire Protection Association (NFPA).

(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.)

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

9. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business and Professions Code, except when otherwise approved by the Chief Building Official.
10. 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.
11. 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.
12. The owner shall comply with the City's Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code and a Statement of Special Inspections is required on the structural cover sheet. 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.
13. 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.

14. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
15. 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.
16. The Title sheet of the plans shall include, but not limited to:
 - a. Street address, lot, block, tract and Assessor Parcel Number
 - b. Occupancy Classification(s)
 - c. Construction Type
 - d. Maximum height of the building allowed and proposed
 - e. Floor area of the building(s)
 - f. Fire sprinklers, proposed or existing
 - g. Minimum building setback allowed and proposed

CONDITIONS TO BE MET DURING CONSTRUCTION:

17. Site Maintenance. During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained throughout 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.
18. 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 paleontologist, 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.
19. 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.
20. 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.

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

21. Prior to Building Division final approval all required inspections from the other various divisions must have been 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.
22. 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.
23. 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.
24. 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.
25. Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.
26. Final T-24 energy reports (Certificates of Installation).

PUBLIC WORKS CONDITIONS:

27. Stormwater Management: City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "Performance Requirement Determination Form" and identify new and replaced impervious surfaces, to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website <https://www.morrobayca.gov/DocumentCenter/View/11828/MB-Stormwater-Management-MAIN-Manual> Note: All runoffs must be directed onto vegetated areas prior to overflowing into the street. The submitted determination form needs to be updated to calculate all non-pervious are (concrete and paver area). If over 2,500sf, then Performance Requirement No. 1 must be signed and submitted (MBMC 14.48.140)
28. Preliminary Title Report: Submit a copy of a preliminary title report to verify lot dimensions. (MBMC 14.48.140)
29. Frontage Improvements: The installation of frontage improvements is required per approved Public Improvement Plans associated with Recorded Final Map MB15-0103 and Recorded Agreement for Deferral of Improvements (Recordation Number 2021011216). Frontage improvements consist of the installation of driveway approach per City standard detail B-6, curb, gutter and sidewalk per standard detail B-1 and B-5 and the installation of a street (one per every 50' of frontage). Attach a copy of approved Public Improvements plans to plan set. (MBMC 14.44.020)

30. Utility Improvements: The installation of identified utility deficiencies is required per approved Public Improvement Plans associated with Recorded Final Map MB15-0103. Attach a copy of approved Public Improvement plans to plan set. (MBMC 14.44.020)
31. Construction Details: Add construction details of proposed installations.
32. Sewer Lateral: Indicate and label if private sewer lateral pipe will be replaced or to remain in place. If the existing sewer lateral is proposed to remain in place, then perform a video inspection of the lateral (from the clean-out at structure to the connection at the sewer mainline pipe) and submit to Public Works via flash drive, prior to building permit plan approval. Requirements for the sewer video inspection can be located on the City's website at the following location: <https://www.morrobay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements>. Lateral shall be upgraded, repaired or replaced as required to prohibit inflow/infiltration. All repairs or replacements identified from sewer video, shall be noted on approved set of plans, prior to plan approval. (MBMC 14.07.030)
33. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A backwater valve, extended to and accessible from grade for maintenance, shall be installed on every Building sewer. Exception: Installation of backwater valve shall not be required when, to the satisfaction of Building Official, it is determined that the intent and purpose of this section is otherwise met. (MBMC 14.07.010.C).
34. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
35. Water Meter: Indicate on plans location and sizes of both water meter and water lateral. Coordinate sizes with Fire Sprinkler plans. (MBMC 13.04.010 & 14.04.010.C)
36. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Water backflow preventer devices are required for fire water systems, irrigation systems (on a dedicated water meter), systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is required to be an approved domestic water backflow prevention device. (MBMC 13.08.040)
37. County Cross-Connection Inspection: Add note to plan that contractor is required to contact the County Cross-Connection Control Program to confirm prevention device location and completed test form. The contractor must provide the city a copy of the test results. (MBMC 13.08.040)
38. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, and all existing and proposed drainage pipes and structures. All runoff must be directed onto vegetated areas. (CBC 107.2.1/CRC R106.1.1)
39. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. See attached Water and Sewer As-builts, maps and sewer lateral at wye connection that we added to portal.

40. Erosion and Sediment Control Plan: For small projects less than 1/2 acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the type and location of the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. Guidelines for the control plan may be found on the City's website at the following location: <https://www.morrobayca.gov/documentcenter/view/462>
41. CalTrans: Any work within the CalTrans right-of-way requires a CalTrans encroachment permit. Submit a copy of approved permit prior to start of construction.
42. Add the following Notes to the Plans:
- Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
 - It is the responsibility of the designer and contractor to verify all utility locations and connections for the project.
 - No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morrobay.ca.us/197/Public-Works/>.
 - A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location).
 - A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement.
 - A water encroachment permit and water meter application shall be required for new water meter installations within the City right-of-way.
 - If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.

PLANNING CONDITIONS:

43. Archaeological Monitoring Required: Prior to the issuance of a building permit, an Archaeological Monitoring Plan shall be prepared and approved by the Community Development Director to provide an archaeologist and cultural Native American monitor during any ground disturbing or trenching activities. A final monitoring report shall be submitted to the Planning Division upon completion of monitoring. The developer shall be liable for any costs associated with providing onsite monitors.
44. Pre-Construction Meeting Required: Prior to any ground disturbing or trenching activities, an on-site pre-construction meeting must be scheduled between the Planning Division, the Building Division, the archaeologist, the cultural Native American monitor, and the project agent to discuss monitoring and reporting requirements.
45. Construction Hours: 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 (MBMC Section 9.28.030.I).

46. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
47. Architecture: Building colors and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.
48. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's Form Certification based on a boundary survey shall be submitted with the request for foundation inspection.
49. Structure Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and complies with the maximum height requirements as approved for this project.
50. Inspection: The Applicant shall comply with all City conditions of approval and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.
51. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval for both the Conditional Use Permit and the Coastal Development Permit 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.
52. Exterior Lighting and Illumination Plan: Exterior lighting and illumination shall comply with MBMC Section 17.14.090.B. A lighting plan including safety corridor lighting shall be identified on plans to be included with the building permit submittal. All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles. Building plans submitted for approval shall be lighting that uses cut-off, shielded, or downward fixtures (i.e., the bulb is not directly visible) and is between 2600 and 3500 Kelvin and has a CRI of 85 or greater.
53. Walls and Fences: Walls and fences shall be maintained in a safe, neat, and orderly condition at all times.

- 54. Landscape and Irrigation Plan: A Landscape and Irrigation Plan consistent with MBMC Section 17.14.090.C shall be included with the building permit submittal.
- 55. Landscape and Irrigation Completion: Landscaping shall be fully installed and appropriately irrigated prior to the issuance of the first certificate of occupancy and must be maintained in a thriving condition at all times.
- 56. Trash Receptacles: A minimum of two trash cans with self-closing lids or other bird deterrent as approved by the Community Development Director shall be identified on plans to be included with the building permit submittal. It is the responsibility of the property owner or their designee to establish trash pickup accounts and services.
- 57. General Signage: Any new signage will require a master sign program and/or sign permit from the Community Development Director. Signs must be permitted and installed prior to issuing first certificate of occupancy.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 4th day of March, 2025, on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson Eric Meyer

ATTEST

Airlin Singewald, Secretary

The foregoing resolution was passed and adopted this 4th day of March, 2025.

PROJECT TEAM

TRUSS

TRUSPRO
LYNDON SOBEL
695 OBISPO STREET
GUADALUPE, CA 93434
(805) 343-2555
LYNDON@TRUSPRO.COM

ENERGY / HVAC

BMA MECHANICAL +
689 TANK FARM RD. SUITE 240
SAN LUIS OBISPO, CA 93401
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GEOTECHNICAL

GEOSOLUTIONS, INC.
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(805) 543-8539

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DESIGNER

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FIRE SPRINKLERS

SHAFFER FIRE PROTECTION
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9948 FLYROD DRIVE
PASO ROBLES, CA 93446
(805) 286-3058
SHAFFERFIRE1@GMAIL.COM

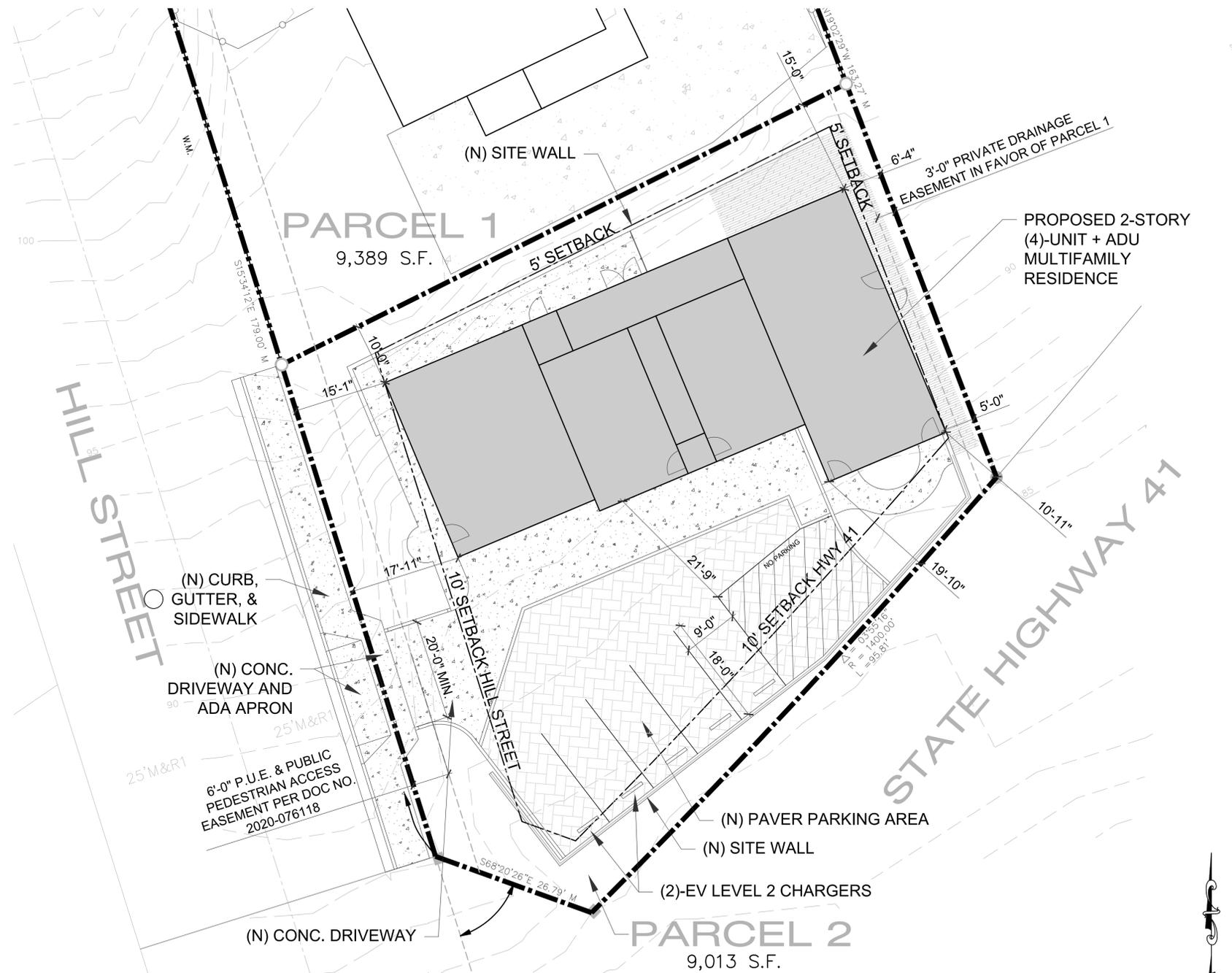
SURVEYOR

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS
PLS 5702
3559 SOUTH HIGUERA STREET
SAN LUIS OBISPO, CA 93401
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MSTANTON@MBSLANDSURVEYS.COM

ELECTRICAL

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BWILLISCAPE@ABOVEGRADEENGINEERING.COM

EISEMANN MULTIFAMILY PROJECT



ARCHITECTURAL SITE PLAN

SHEET INDEX

GENERAL PLANS (1)	
CS	COVER SHEET & SITE PLAN
CIVIL PLANS (2)	
C-1.1	PRELIMINARY GRADING & DRAINAGE PLAN
C-2.1	PRELIMINARY UTILITY PLAN
LANDSCAPE PLANS (1)	
L-1	PRELIMINARY PLANTING PLAN
ARCHITECTURAL PLANS (6)	
A-1.1	LOWER FLOOR PLAN
A-1.2	UPPER FLOOR PLAN
A-1.3	ADAPTABILITY PLAN
A-2.0	CONCEPTUAL RENDERERS & MATERIALS
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS

SHEET SET

NUMBER OF ORIGINALS IN SET	10
----------------------------	----

FIRE REQUIREMENTS

AN APPROVED FIRE SPRINKLER PERMIT AND APPROVED FIRE SPRINKLER PLANS ARE REQUIRED TO BE SUBMITTED PRIOR TO A BUILDING CONSTRUCTION PERMIT ISSUANCE

WASTE MANAGEMENT

CITY CONSTRUCTION WASTE MANAGEMENT PLAN DOCUMENTATION TO BE COMPLETED AT TIME OF PERMIT ISSUANCE

LIGHTING STANDARDS

DEVELOPMENT SHALL BE SITED AND DESIGNED TO AVOID ILLUMINATING, REDUCE GLARE, PROTECT AND ENHANCE SKYWARD NIGHTTIME PUBLIC VIEWS, AND MINIMIZE LIGHTING IN OPEN SPACES AND NATURAL AREAS. NEW LIGHTING FIXTURES SHALL BE MOUNTED AT LOW ELEVATIONS AND FULLY SHIELDED TO DIRECT LIGHTING DOWNWARD. LIGHTING ALONG WALKWAYS SHOULD BE MOUNTED ON LOW BOLLARDS OR GROUND BUTTONS. LIGHTING SHALL BE FOCUSED ON TARGETED USE AREAS AND SHALL BE LIMITED TO WHAT IS NECESSARY FOR PUBLIC SAFETY. FLOODLIGHTING SHALL BE PROHIBITED. EXTERIOR LIGHTING FIXTURES SHOULD COMPLEMENT THE ARCHITECTURAL STYLE OF STRUCTURES.

BUILDING REQUIREMENTS

UPON BUILDING PERMIT SUBMITTAL, THE ENERGY CALCULATIONS MUST INCLUDE THE SYSTEM (PV) SIZING REQUIREMENTS

ALL GROUND FLOOR UNITS MUST BE ADAPTABLE AND ON AN ACCESSIBLE ROUTE PER 1104A.1 CBC

PARKING FACILITIES WHICH ARE ACCESSORY TO COVERED MULTIFAMILY DWELLING UNITS, SHALL BE ACCESSIBLE AS REQUIRED IN 1109A.3.

PUBLIC WORKS NOTES

- ANY DAMAGE, AS A RESULT OF CONSTRUCTION OPERATIONS FOR THIS PROJECT, TO CITY FACILITIES, I.E. CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY.
- NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS ARE AVAILABLE ON THE CITY'S WEBSITE AT THE FOLLOWING LOCATION: [HTTPS://WWW.MORRO-BAY.CA.US/197/PUBLIC-WORKS](https://www.morro-bay.ca.us/197/PUBLIC-WORKS).

SEPARATE PERMITS

THIS PROJECT CONTAINS SEPARATE PERMITS THAT ARE NOT INCLUDED IN THIS SET OF PLANS

- BUILDING PERMIT
- SOLAR PERMIT

SCOPE OF WORK

- CONSTRUCT 2-STORY MULTIFAMILY RESIDENCE
 - (4) RESIDENCES
 - (1) ADU
- CONSTRUCT CONCRETE/PAVER PARKING LOT
 - (5) STANDARD STALLS (EXTERIOR)
 - (2) STANDARD STALLS (INTERIOR)

PROJECT CHARACTERISTICS

THE EXISTING SITE IS UNDEVELOPED, FRONTING HILL STREET. THE PROPOSED PROJECT IS TO CONSTRUCT A NEW 2-STORY STRUCTURE CONSISTING OF (4) RESIDENCES AND (1) ADU

STRUCTURE CALCS

LOWER	ADU LIVING
733 SQ.FT.	UNIT 1 GARAGE
394 SQ.FT.	UNIT 2 GARAGE
760 SQ.FT.	UNIT 3 LIVING
193 SQ. FT.	MECHANICAL
175 SQ. FT.	COMMON ACCESS TO UNIT 1 & 2 LIVING
UPPER	UNIT 1 LIVING
554 SQ.FT.	UNIT 2 LIVING
554 SQ.FT.	UNIT 4 LIVING
870 SQ.FT.	UNIT 1 BALCONY
56 SQ.FT.	UNIT 2 BALCONY
56 SQ.FT.	UNIT 4 BALCONY
108 SQ.FT.	

OVERALL UNIT AREAS

ADU	LIVING (CONDITIONED)	STORAGE (UNCONDITIONED)
733 SQ.FT.		
32 SQ.FT.		
UNIT 1	LIVING (CONDITIONED)	GARAGE + STORAGE (UNCONDITIONED)
554 SQ.FT.		
394 SQ.FT.		
UNIT 2	LIVING	GARAGE + STORAGE (UNCONDITIONED)
554 SQ.FT.		
394 SQ.FT.		
UNIT 3	LIVING	STORAGE (UNCONDITIONED)
760 SQ.FT.		
30 SQ.FT.		

AREA CALCS

EXISTING SITE	LOT SIZE
9013 SQ.FT.	
PROPOSED	STRUCTURE FOOTPRINT (IMPERVIOUS)
2770 SQ.FT.	
1578 SQ.FT.	CONCRETE DRIVEWAY (IMPERVIOUS)
466 SQ.FT.	CONCRETE WALKWAYS (IMPERVIOUS)
2081 SQ. FT.	PAVER PARKING (PERVIOUS)
2118 SQ.FT.	LANDSCAPING (PERVIOUS)
4814 SQ. FT.	TOTAL IMPERVIOUS AREA
39.4%	LOT COVERAGE (BUILDING FOOTPRINT/LOT SIZE)

BLDG CODE DATA

ZONING: RH
OCCUPANCY: R-2
TYPE OF CONSTRUCTION: VB
HEIGHT: ±27'-4"
AUTOMATIC FIRE SPRINKLER: YES
STORIES: 2-STORY

PROJECT DATA

PARCEL 2 OF PARCEL MAP MB 15-0103 ASSESSOR'S MAP BOOK 068 PAGE 23
CITY OF MORRO BAY
COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA
APN: 030-282-015
ADDRESS: 541 ATASCADERO ROAD, MORRO BAY, CA 93442

VICINITY MAP



CODE ANALYSIS

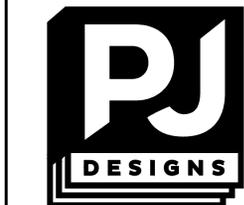
THE PROJECT SHALL COMPLY WITH ALL CURRENT APPLICABLE CODES & ORDINANCES, BUT NOT LIMITED TO:

2022 California Energy Code	
2022 California Residential Code	
2022 California Electrical Code	
2022 California Fire Code	
2022 California Green Building Code	
2022 California Mechanical Code	
2022 California Plumbing Code	
2022 California Building Code (Volumes 1 & 2)	
2022 California Reference Standards Code	

AS WELL AS ALL MORRO BAY CITY BUILDING ORDINANCES AND GREEN BUILDING STANDARDS

DOCUMENTS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED UPON INFORMATION SUBMITTED, IN PART, BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, PJ DESIGNS IS NOT RESPONSIBLE FOR THEIR ACCURACY, NOR FOR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DOCUMENTS AS A RESULT



Preston Jones

800 Ward Ct.
Templeton, CA 93465
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www.PJ-Designs.com

General Building Designer
Custom Homes - Remodels - Additions - ADUs - As-Built

Attention: If plan check correction date does not appear in the revision block below, do not proceed to build structure from this copy of construction drawings, unless otherwise indicated with "approved" red stamp from local building and planning department, copies without correction date indicated are most likely preliminary documents only.

Project

EISEMANN MULTIFAMILY PROJECT



541 ATASCADERO ROAD MORRO BAY, CA 93442

Jurisdiction

CITY OF MORRO BAY, CA

APN

068-231-056

Job No.

23037

Sheet Title

COVER SHEET & SITE PLAN

MAJ23-003

CDP21-09/CDP21-019

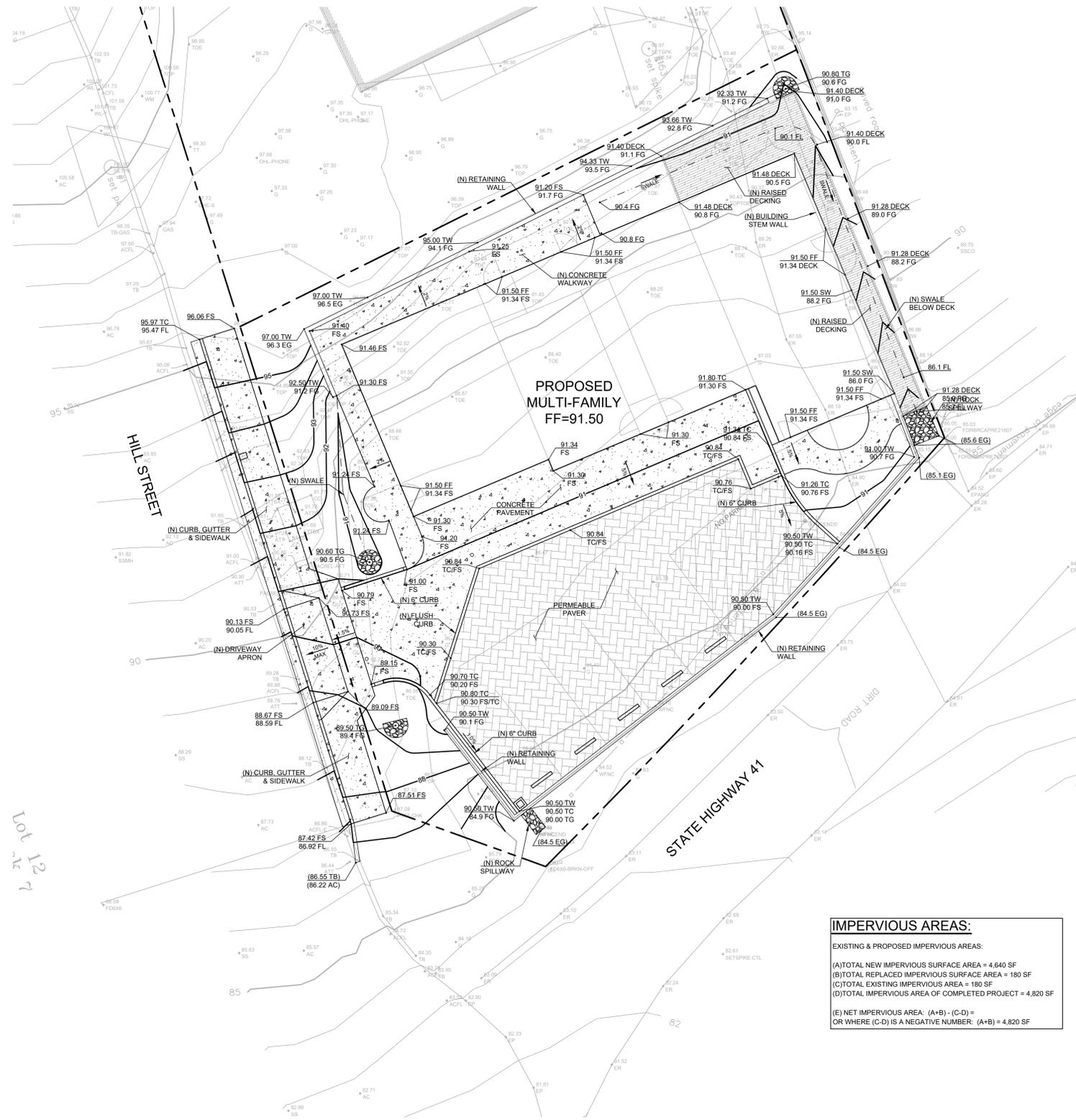
Plan Set

Preliminary 4.27.23

CDP Corrections 7.1.24

Sheet Number

CS



IMPERVIOUS AREAS:
 EXISTING & PROPOSED IMPERVIOUS AREAS:
 (A) TOTAL NEW IMPERVIOUS SURFACE AREA = 4,640 SF
 (B) TOTAL REPLACED IMPERVIOUS SURFACE AREA = 180 SF
 (C) TOTAL EXISTING IMPERVIOUS AREA = 180 SF
 (D) TOTAL IMPERVIOUS AREA OF COMPLETED PROJECT = 4,820 SF
 (E) NET IMPERVIOUS AREA: (A+B) - (C-D) =
 OR WHERE (C-D) IS A NEGATIVE NUMBER: (A+B) = 4,820 SF

Lot 12
12
4

Drawing name: N:\2023\23107-535-AtascaderoAve-MB\Civil\Civil\Sheets\23107-C1.1.dwg
 PLOT DATE: Jul 01, 2024 - 1:39pm
 PLOT BY: abett

ABOVE GRADE ENGINEERING
 245 Higuera Street
 San Luis Obispo, CA 93401
 (805) 540-5115
 abovegradeengineering.com
 A California Corporation
 Scott Stearns PE # 58256

ENGINEER OF RECORD:

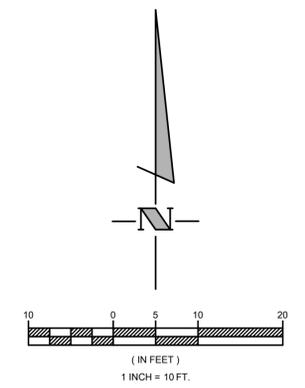
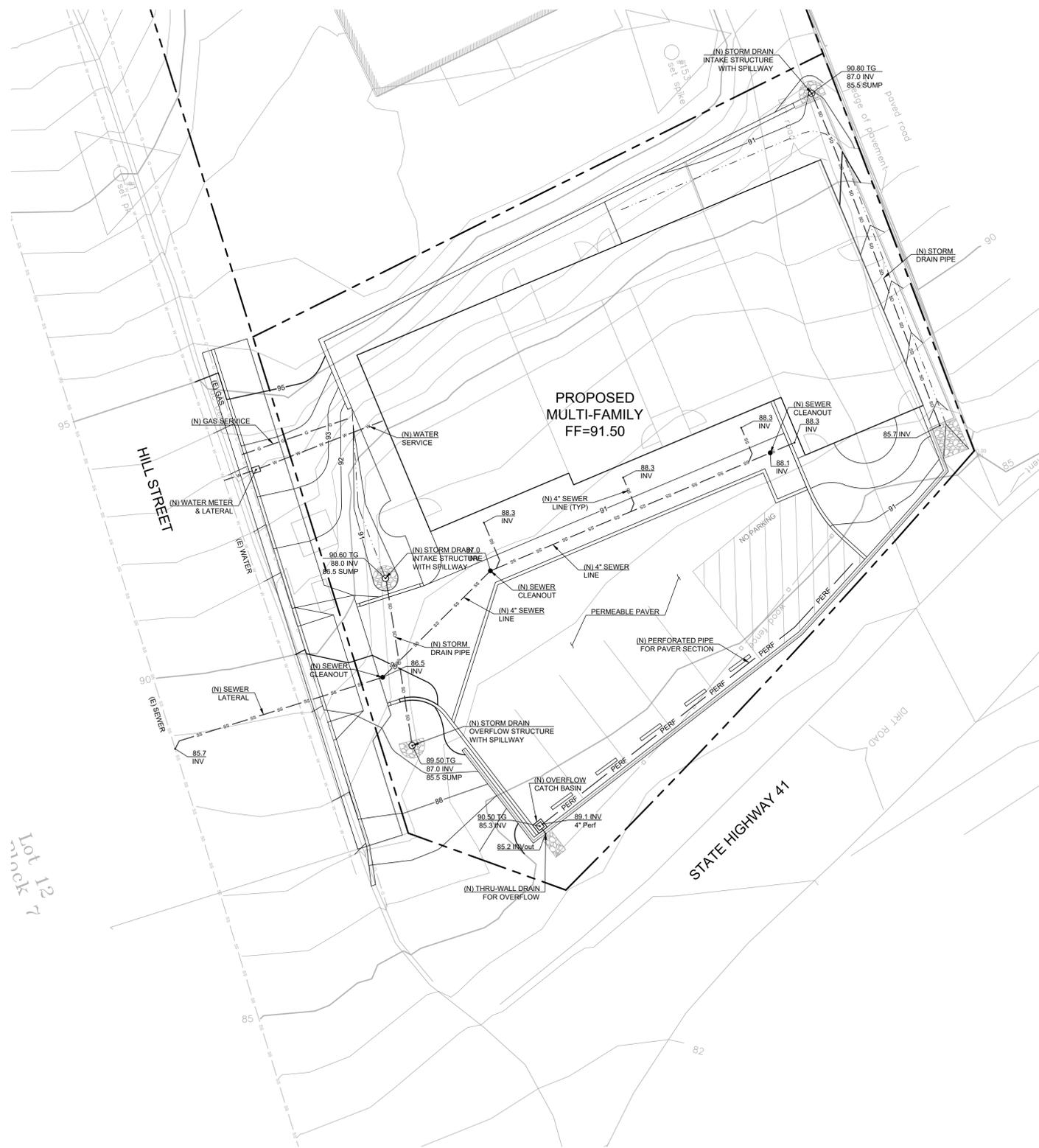
 DATE:

535 ATASCADERO ROAD
 MORRO BAY, CA 93442
PRELIMINARY GRADING & DRAINAGE PLAN

NO.	REVISION	DATE

AGENCY APPROVAL:

DESIGNED: SJS
 DRAWN: DWB
 JOB NUMBER: 23107
 SHEET:
C-1.1
 DATE: JUNE 29, 2024



ABOVE GRADE ENGINEERING
 245 Higuera Street
 San Luis Obispo, CA 93401
 (805) 540-5115
 abovegradeengineering.com
 A California Corporation
 Scott Stearns PE # 58256

ENGINEER OF RECORD:

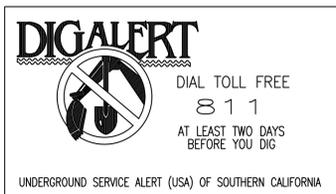
 DATE:

535 ATASCADERO ROAD
 MORRO BAY, CA 93442
PRELIMINARY UTILITY PLAN

NO.	REVISION	DATE

AGENCY APPROVAL:

DESIGNED: SJS
 DRAWN: DWB
 JOB NUMBER: 23107
 SHEET:
C-2.1
 DATE: JUNE 29, 2024



Drawing name: N:\2023\23107-535-AtascaderoAve-MB\Civil\Condocus\Sheets\23107-C2.1.dwg

PLOT DATE: Jul 01, 2024 - 1:46pm

PLOT BY: abett

WATER BUDGET CALCULATION

PROJECT: 535 ATASCADERO RD.
 MAWA = (ETo) x (0.62) x [(0.55 x LA) + (0.3 x SLA)]
 SLA = 0
 MAWA = 40,034.8
 ETWU = (ETo) x (0.62) x [(PF x HA) / (E) + SLA]
 Site Location: ATASCADERO, CA
 Site's ETo: 49
 Irrigation Efficiency: 0.81 O.H. = .75 max
 Drip = .81

Plant Factors
 Low 0 - 0.3
 Medium 0.4 - 0.6
 High 0.7 - 1.0
 ETAF = 0.55 RES. = 0.45
 COM. = 0.55

Hydrozone	Planting Type*	Plant Factor	Hydrozone Area	PFxHA(FT SQ)	ETWU	LOCATION
1	Low	0.3	2,396	719	26,959	Site Planting
Sum:			2,396	719	26,959	TOTAL

*All Drip Irrigation (BUDGET)
 MAWA = 40,035
 (ESTIMATED) ETWU = 26,959
 Project complies with MWEL0 (estimated is lower than budget)

GROUND COVERS

- STRINGY REDWOOD BARK® MULCH, 3" DEEP LAYER. SEE PLANTING NOTES (LANDSCAPE AREA 2,396 S.F., HYDROZONE AREA 1.
- 6"-10" DIA., LARGE RIVER COBBLE FOR EROSION CONTROL, ONE COMPLETE COVER LAYER
- 3/4" CRUSHED GRAVEL AREA 2" DEEP LAYER

PLANT SYMBOL LEGEND

SYMBOL	PLANT NAME (BOTANICAL & COMMON)	QUANTITY	SIZE	WATER USE
	MUHLENBERGIA RIGENS [DEER GRASS]	27	1 GAL.	LOW
	ACHILLEA MILLEFOLIUM [COMMON YARROW]	11	1 GAL.	LOW
	CEANOTHUS MARITIMUS 'VALLEY VIOLET' [VALLEY VIOLET CEANOTHUS]	32	1 GAL.	LOW
	TEUCRIUM CHAMAEDRYS 'PROSTRATA' [CREEPING GERMANDER]	7	1 GAL.	LOW
	RHAMNUS CAL. 'EVE CASE' [COFFEEBERRY]	17	5 GAL.	LOW
	QUERCUS AGRIFOLIA [COAST LIVE OAK], MULTI-TRUNK FORM	3	5 GAL.	LOW
	QUERCUS LOBATA [VALLEY OAK]	4	15 GAL.	LOW



Achillea millefolium (Common Yarrow)



Ceanothus maritimus 'Valley Violet' (Valley Violet Ceanothus)



Muhlenbergia rigens (Deer Grass)



Quercus agrifolia. (Coast Live Oak)



Quercus lobata (Valley Oak)

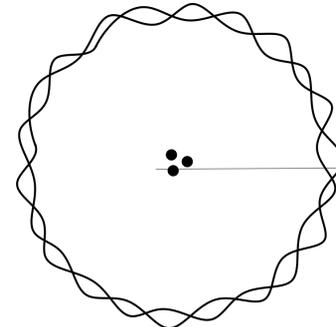
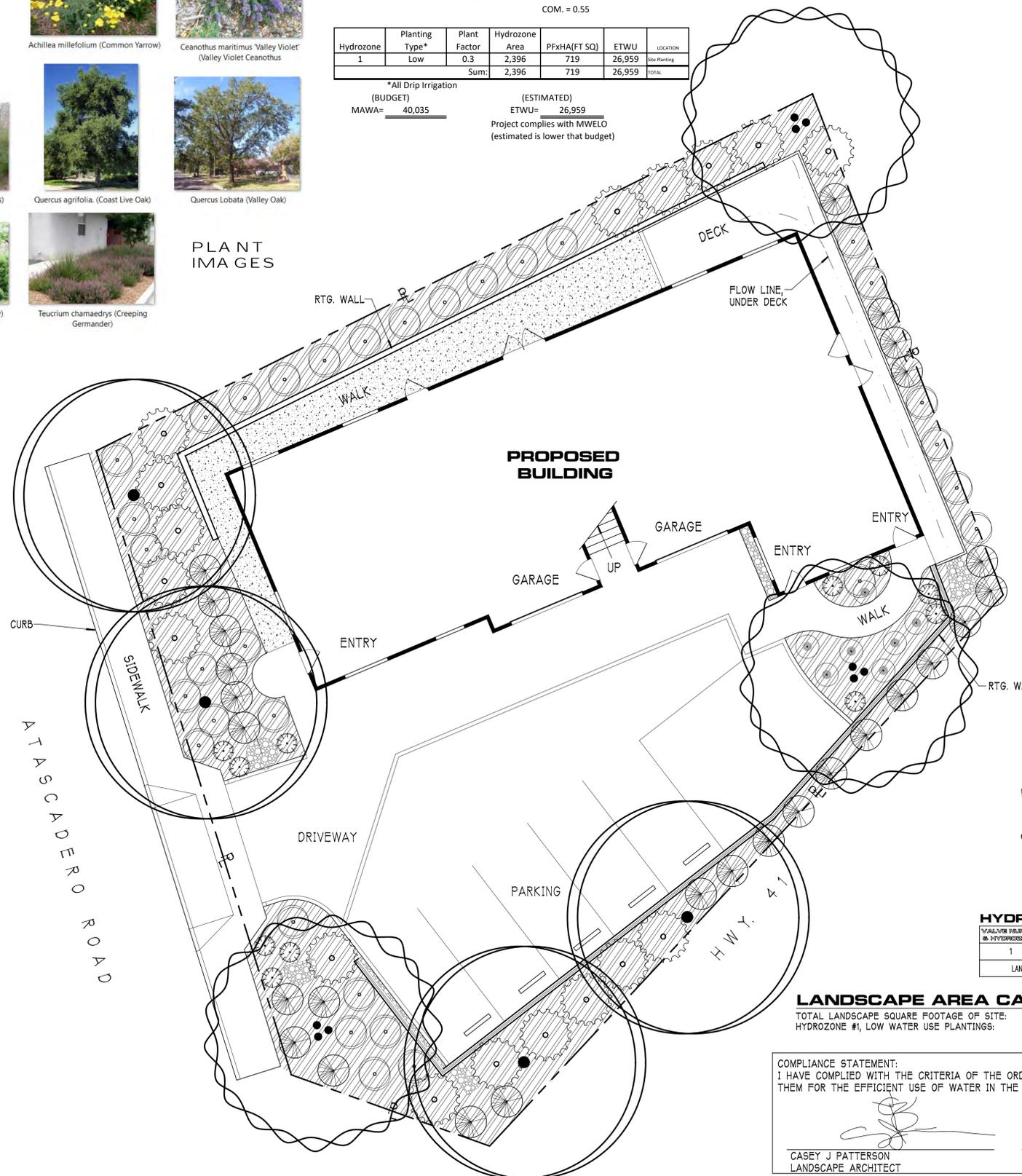


Rhamnus-californica (Coffeeberry)

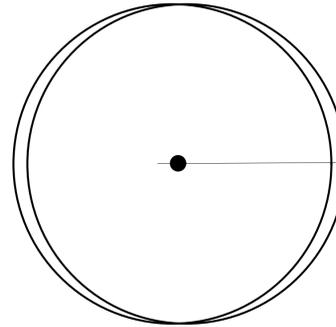


Teucrium chamaedrys (Creeping Germander)

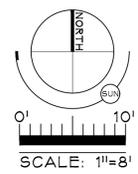
PLANT IMAGES



QUERCUS AGRIFOLIA [COAST LIVE OAK], MULTI-TRUNK FORM



QUERCUS LOBATA [VALLEY OAK]



HYDROZONE CHART

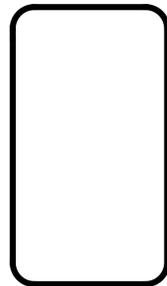
VALVE NUMBER	IR. HYDROZONE	IR. TYPE	PLANT TYPE	PLANT FACTOR	PLANTING AREA, SQ. FT.	PLANTING
1	DRIP	LOW			2,396	
LANDSCAPE (HYDROZONE) AREA						2,396

LANDSCAPE AREA CALCULATION
 TOTAL LANDSCAPE SQUARE FOOTAGE OF SITE: 2,396 S.F.
 HYDROZONE #1, LOW WATER USE PLANTINGS: 2,396 S.F.

COMPLIANCE STATEMENT:
 I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
 CASEY J PATTERSON
 LANDSCAPE ARCHITECT
 AUGUST 7, 2023
 DATE

LANDSCAPE DOCUMENT REQUIREMENTS

- PROJECT INFORMATION:
 DATE: AUGUST 7, 2023
 PROJECT APPLICANT:
 PRESTON JONES, 800 WARD CT., TEMPLETON, CA 93465
 PROJECT ADDRESS: 1535 ATASCADERO ROAD, ATASCADERO, CA 93422
 PROJECT CONTACTS:
 PRESTON JONES, 800 WARD CT., TEMPLETON, CA 93465
 CASEY J PATTERSON, LANDSCAPE ARCHITECT, 10659 REALITO AVE., ATASCADERO, CA. 805.466.7629
 PROPERTY OWNER & CONTACT:
 C/O PRESTON JONES, 800 WARD CT., TEMPLETON, CA 93465
 PROJECT TYPE: NEW PRIVATE LANDSCAPE.
- MULCH ALL PLANTING BEDS ARE TO BE MULCHED TO THREE INCHES DEEP OR AS REQUIRED LOCAL WATER ORDINANCE REQUIREMENT.
- ALL PLANTS USED FOR THE PLANTING AREAS OF THE SITE ARE IN THE "VERY LOW" TO "LOW" WATER-USE PLANT FACTOR CATEGORY (REGION 1) AS DETERMINED BY WUCOLS.
- THE PROJECT WILL INCORPORATE COMPOST AT A RATE OF 4 C.Y./1,000 S.F. MIXED TO A DEPTH OF 6", UNLESS SUPERSEDED BY SOIL TESTING.
- SOIL FERTILITY TESTING WILL BE COMPLETED AND INCORPORATED INTO THE LANDSCAPE CONSTRUCTION PLANS.
- P.O.C. FOR IRRIGATION SYSTEM WILL BE OFF A DEDICATED, LANDSCAPE WATER METER.
- IRRIGATION SYSTEMS WILL COMPLY WITH THE FOLLOWING:
 (A) AUTOMATIC IRRIGATION CONTROLLERS WILL USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
 (B) IRRIGATION CONTROLLERS WILL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATE IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
 (C) PRESSURE WILL REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
 (D) MANUAL SHUT-OFF VALVES WILL BE INSTALLED AS CLOSE AS POSSIBLE TO THE P.O.C. OF THE WATER SUPPLY.
 (E) ALL IRRIGATION EMISSION DEVICES WILL MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. 'LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD'. ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
 (F) AREAS LESS THAN 10' WIDE IN ANY DIRECTION WILL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.



THESE PLANS, SPECIFICATIONS, DETAILS AND NOTATIONS ARE THE PROPERTY OF CASEY J. PATTERSON, LANDSCAPE ARCHITECT. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.
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CASEY J PATTERSON
 LANDSCAPE ARCHITECT
 805.466.7629 CJP@CJPPRO.COM

PRELIM. PLANTING PLAN
 PROJECT: PARCEL 2
 535 ATASCADERO ROAD
 ATASCADERO, CA 93422

SCALE: 1" = 8'-0"
 DATE: 6/30/24
 JOB NO:
 SHEET NO.
L-1

WALL LEGEND

2x4 D.F. #2 STUDS @ 16" O.C.
 2x6 D.F. #2 STUDS @ 16" O.C.

SYMBOL LEGEND

DETAIL NUMBER
 SHEET NUMBER
 SECTION NUMBER
 SHEET NUMBER
 NOTE NUMBER

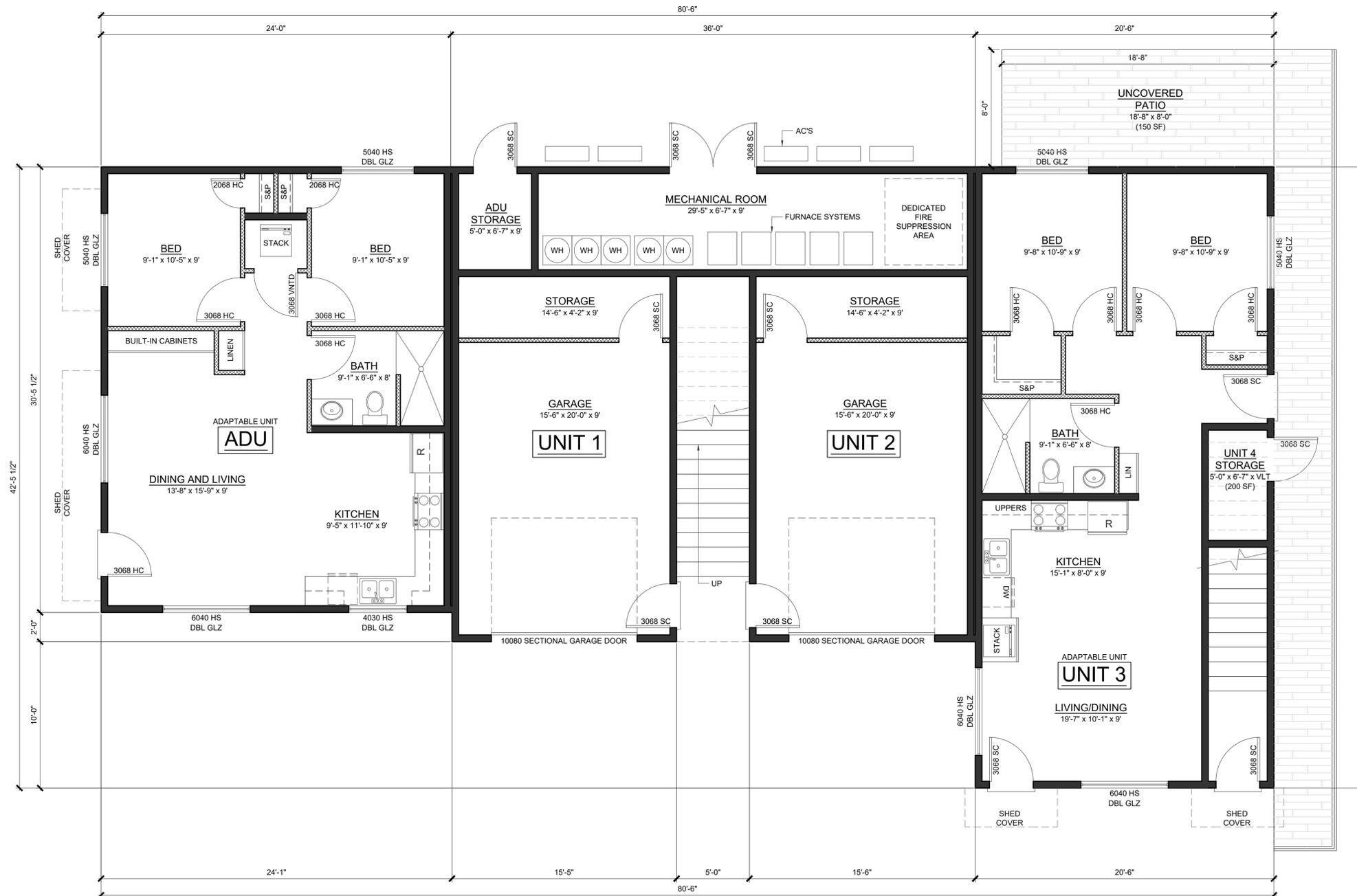
ROOM LEGEND

GREAT ROOM
 WIDTH (LEFT TO RIGHT ON PAGE)
 HEIGHT (UP AND DOWN ON PAGE)
 ASSUMED FLOORING TYPE

ROOM LABEL (NAME)
 CEILING HEIGHT (VAULT HEIGHT VARIES)

LEGEND

R REFRIGERATOR
 DW UNDER COUNTER DISHWASHER
 WATER CLOSET
 RANGE W/ OVEN & HOOD
 LAVATORY
 TUB SHOWER COMBO
 22 X 30 ATTIC ACCESS
 DOUBLE SINK W/ DISPOSAL
 DRYER
 WASHER
 TANK-LESS WATER HEATER
 ELEC. METER
 WINDOW
 SLIDING / BI-PASS DOORS
 BI-FOLD DOORS
 WIDTH (FT.-IN.)
 HEIGHT (FT.-IN.)
 E.G. 3068 SC TYPE



LOWER FLOOR PLAN

1/4" = 1'-0"



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Project

**EISEMANN
 MULTIFAMILY
 PROJECT**



**541
 ATASCADERO
 ROAD
 MORRO BAY, CA 93442**

Jurisdiction
 CITY OF MORRO BAY, CA

APN
 068-231-056

Job No.
 23037

Sheet Title

**LOWER
 FLOOR PLAN**

MAJ23-003
 CDP21-09/CDP21-019

Plan Set	
Preliminary	4.27.23
CDP Corrections	7.1.24

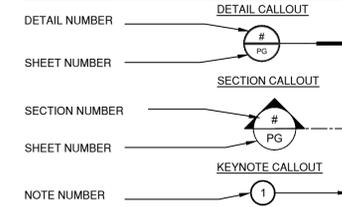
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A-1.1

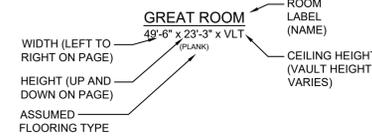
WALL LEGEND



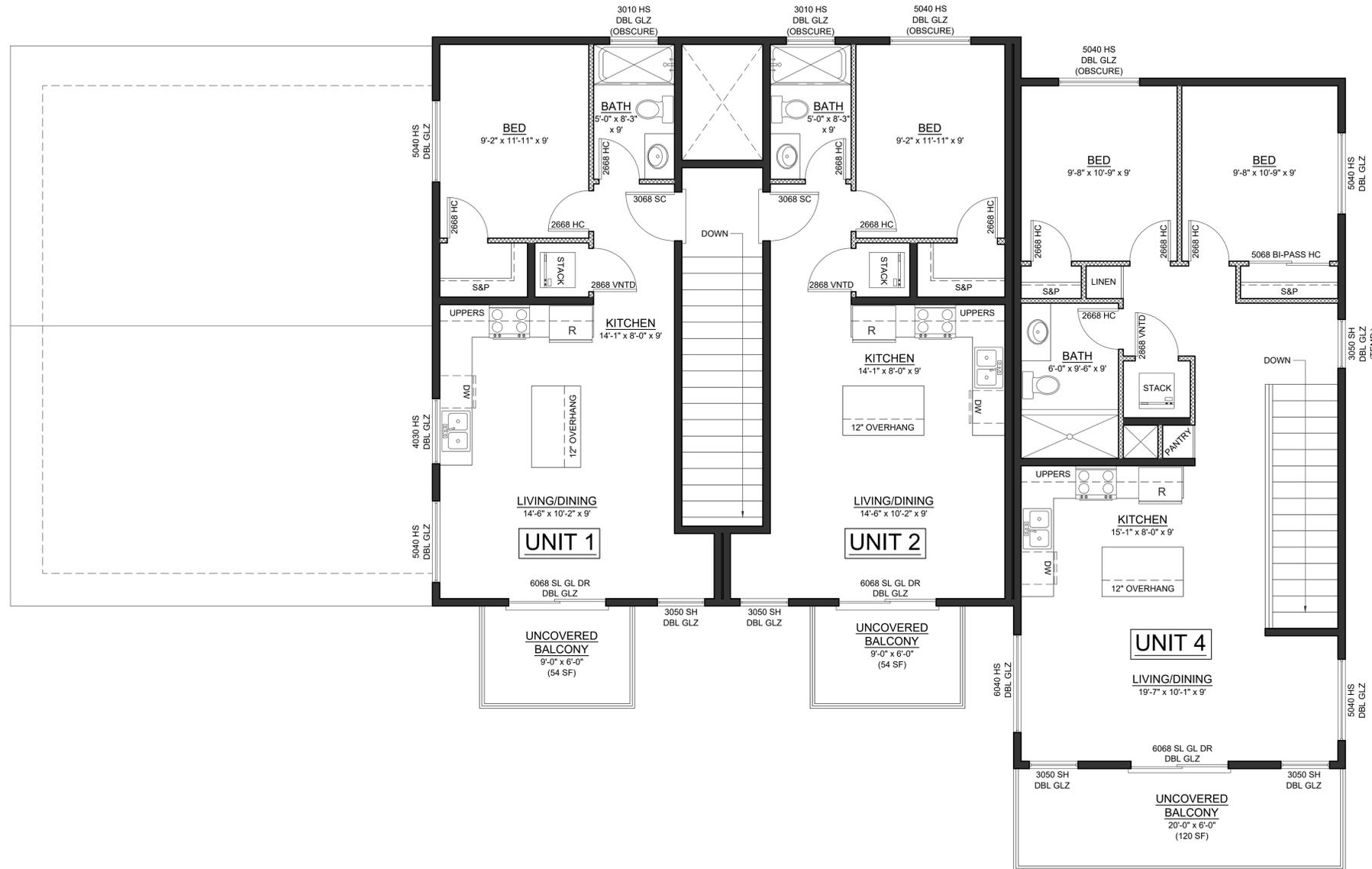
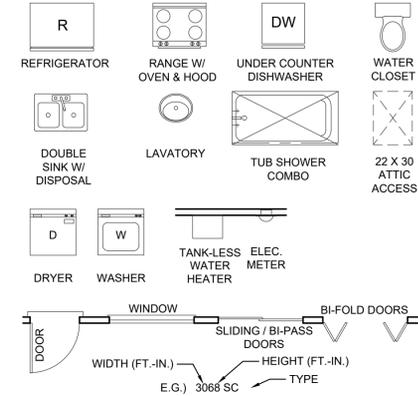
SYMBOL LEGEND



ROOM LEGEND



LEGEND



UPPER FLOOR PLAN

1/4" = 1'-0"



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Project

**EISEMANN
MULTIFAMILY
PROJECT**



**541
ATASCADERO
ROAD
MORRO BAY, CA 93442**

Jurisdiction

CITY OF MORRO BAY, CA

APN

068-231-056

Job No.

23037

Sheet Title

**UPPER
FLOOR PLAN**

MAJ23-003
CDP21-09/CDP21-019

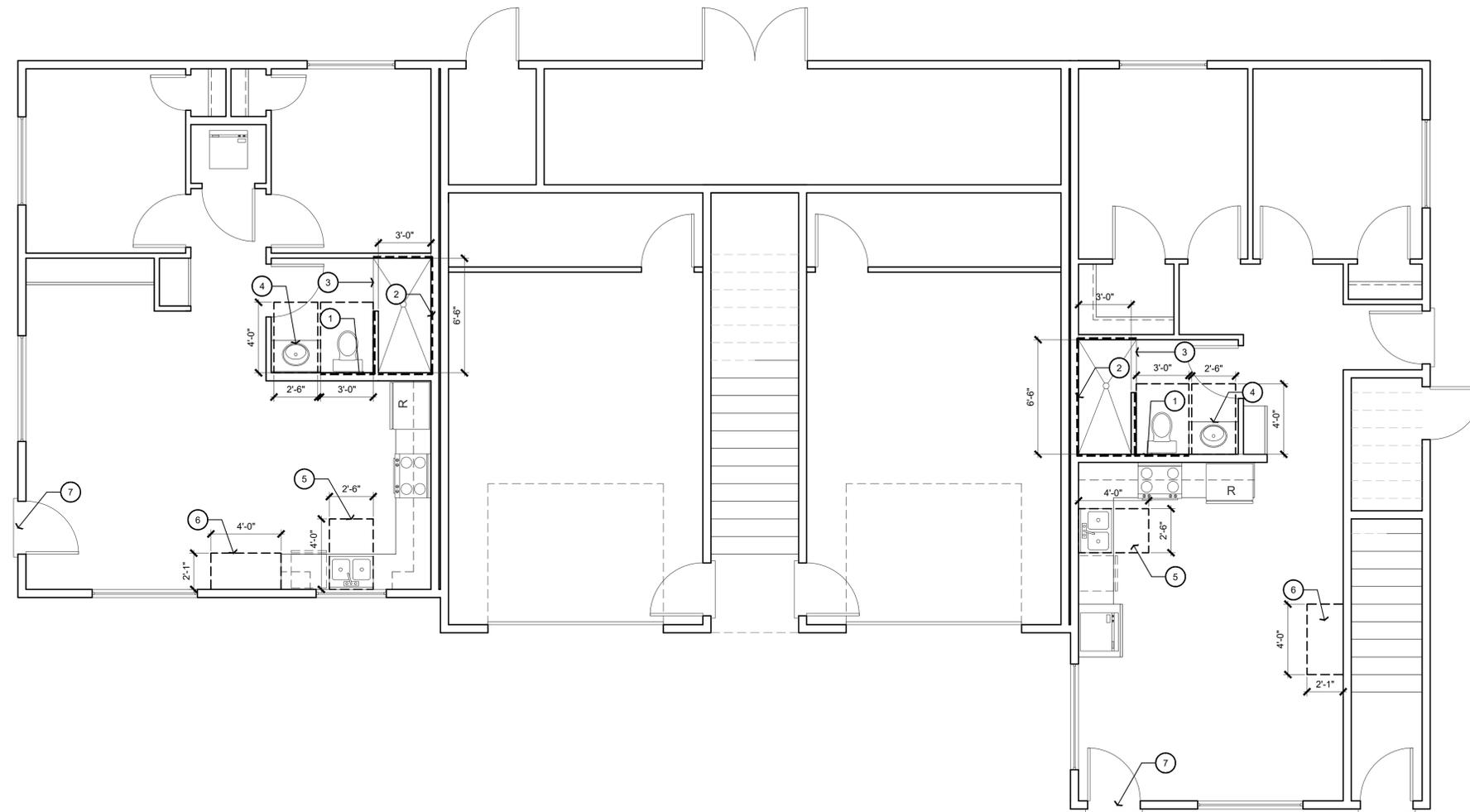
Plan Set	
Preliminary	4.27.23
CDP Corrections	7.1.24

Sheet Number

A-1.2

KEYNOTES

1. PROVIDE BLOCKING BEHIND TOILET AND SIDE WALL FOR FUTURE GRAB BARS
2. PROVIDE BLOCKING ON SIDE WALL AND HEAD WALL FOR FUTURE GRAB BARS
3. INSTALL CURB-LESS SHOWER ENTRANCE PER SHOWER NOTES ON SHEET ADA4
4. PROVIDE AN EASILY REMOVABLE BASE CABINET TO PROVIDE MEANS FOR FUTURE ACCESSIBLE BATHROOM SINK
5. PROVIDE AN EASILY REMOVABLE BASE CABINET TO PROVIDE MEANS FOR FUTURE ACCESSIBLE KITCHEN SINK
6. AREA DESIGNATED FOR FUTURE 30" CLEAR WORKSPACE CABINET INSTALLATION
7. INSTALL ACCESSIBLE DOOR PER DOORS @ ACCESSIBLE ROUTE NOTES ON ADA4. INSTALL $\frac{1}{2}$ " MAX VERT-CHANGE PER CHANGES IN LEVEL NOTES ON ADA3



LOWER ADAPTABLE UNIT (ADU AND UNIT 3)

1/4" = 1'-0"

Reserved for City



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Project

**EISEMANN
MULTIFAMILY
PROJECT**



**541
ATASCADERO
ROAD
MORRO BAY, CA 93442**

Jurisdiction

CITY OF MORRO BAY, CA

APN

068-231-056

Job No.

23037

Sheet Title

**ADAPTABILITY
PLAN**

MAJ23-003
CDP21-09/CDP21-019

Plan Set	
Preliminary	4.27.23
CDP Corrections	7.1.24

Sheet Number

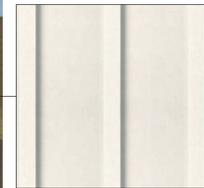
A-1.3



VIEW FROM HILL STREET



BLACK/CHARCOAL
STANDING SEAL
METAL ROOF



LIGHT CREAM
BOARD AND BATT
SIDING



SOFT GREEN
HORIZONTAL
SIDING

NTS



VIEW FROM HIGHWAY 41

SIGNAGE

NTS

Plan M | 3501586

Measurements	3501586	3501586	3501586
Height	20.75"	20.75"	20.75"
Width	12.75"	12.75"	12.75"
Depth	6.75"	6.75"	6.75"
Weight	1.34 lb	1.34 lb	1.34 lb

Shipping	Carton Width	Carton Height	Carton Length
1.34 lb	12.75"	12.75"	12.75"
1.34 lb	12.75"	12.75"	12.75"
1.34 lb	12.75"	12.75"	12.75"

MAXIM LIGHTING

EXTERIOR LIGHTING



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Project

**EISEMANN
MULTIFAMILY
PROJECT**



**541
ATASCADERO
ROAD
MORRO BAY, CA 93442**

Jurisdiction
CITY OF MORRO BAY, CA

APN
068-231-056

Job No. 23037

Sheet Title

**CONCEPTUAL
RENDERS
& MATERIALS**

MAJ23-003
CDP21-09/CDP21-019

Plan Set	
Preliminary	4.27.23
CDP Corrections	7.1.24

Sheet Number

A-2.0

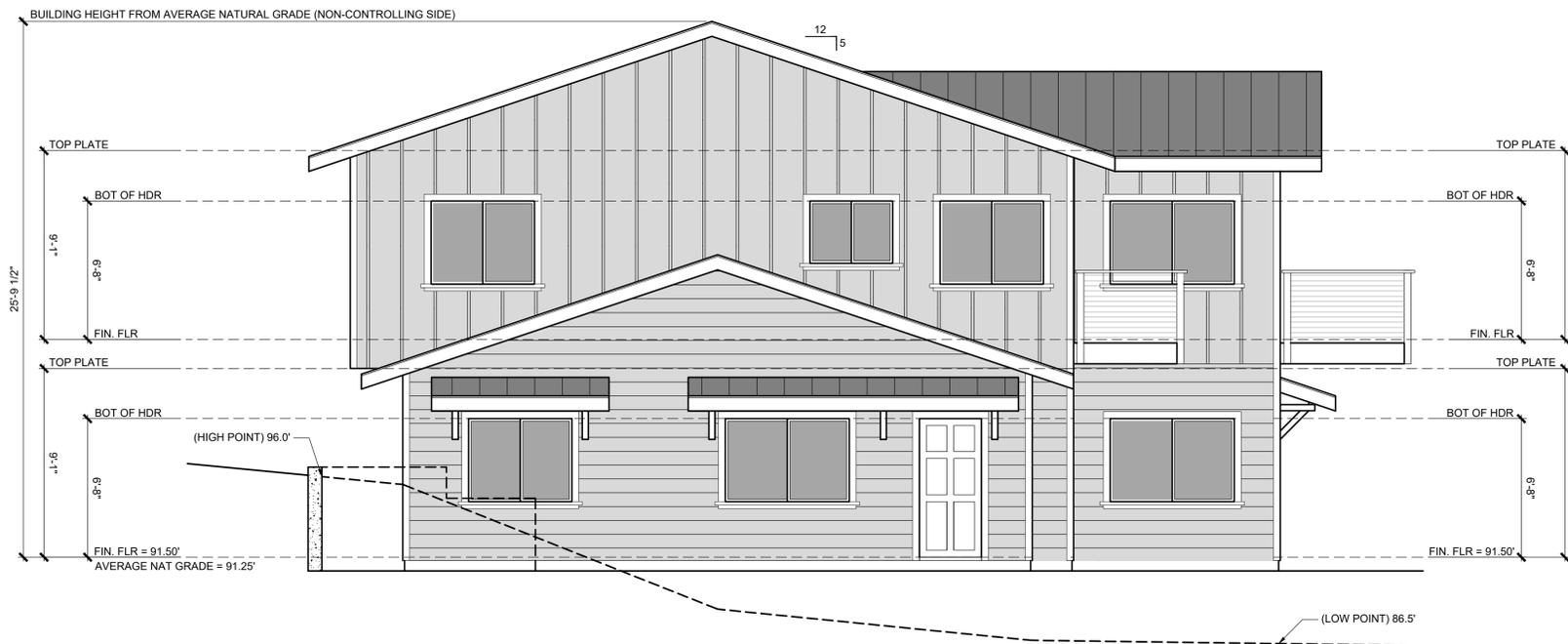


SOUTH ELEVATION (FACING HIGHWAY 41)

1/4" = 1'-0"

KEYNOTES (TYP.)

1. STANDING SEAM METAL ROOF MATERIAL OVER APPROVED BUILDING FELT (DARK CONTRASTING COLOR TO STUCCO PER OWNER) SEE SHEET A-2.0.
2. BOARD AND BATTEN SIDING ON UPPER LEVEL. SEE SHEET A-2.0.
3. HORIZONTAL SIDING ON LOWER LEVEL. SEE SHEET A-2.0.
4. PROVIDE FLASHING AT ROOF-TO-WALL CONNECTION
5. 2 X 8 HEM FIR FASCIA (NEUTRAL COLOR)
6. ALUMINUM SEAMLESS GUTTERS WITH DOWNSPOUTS, PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
7. ARCHITECTURAL TRIM PER OWNER



WEST ELEVATION (FACING HILL STREET)

1/4" = 1'-0"



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Project

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ROAD
MORRO BAY, CA 93442**

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APN
068-231-056

Job No. 23037

Sheet Title

ELEVATIONS

MAJ23-003
CDP21-09/CDP21-019

Plan Set	
Preliminary	4.27.23
CDP Corrections	7.1.24

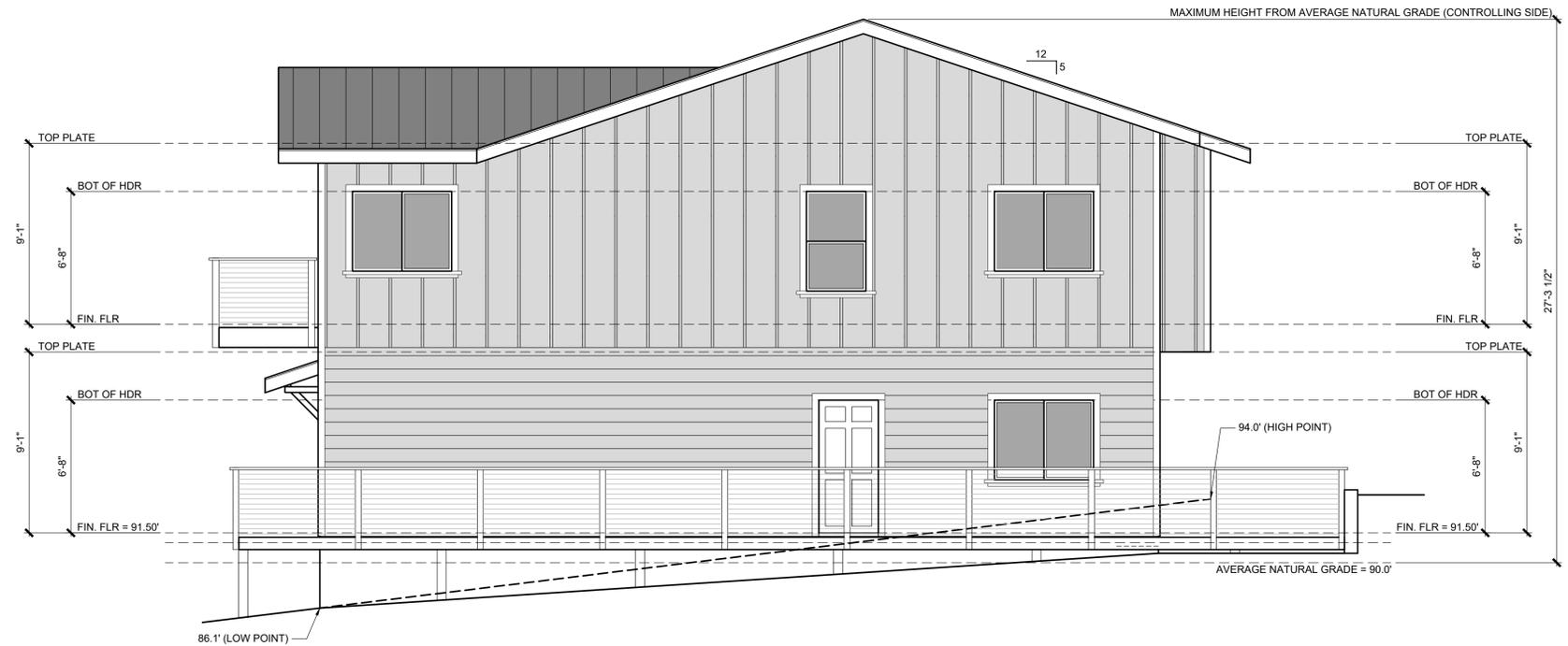
Sheet Number

A-2.1



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



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Project

**EISEMANN
MULTIFAMILY
PROJECT**



**541
ATASCADERO
ROAD
MORRO BAY, CA 93442**

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CITY OF MORRO BAY, CA

APN
068-231-056

Job No. 23037

Sheet Title

ELEVATIONS

MAJ23-003
CDP21-09/CDP21-019

Plan Set	
Preliminary	4.27.23
CDP Corrections	7.1.24

Sheet Number

A-2.2

MEMORANDUM

DATE: February 4, 2025

To: Kim Fowler, Senior Planner, City of Morro Bay

FROM: Pam Reading, Principal
Laurel Huntzinger, Associate, Project Manager

SUBJECT: California Environmental Quality Act (CEQA) Addendum for the Eisemann Multifamily Project Located at 541 Atascadero Road, Morro Bay, California

This document, prepared pursuant to the California Environmental Quality Act (CEQA) and the regulations and policies of the City of Morro Bay, is an Addendum to the 2021 Environmental Impact Report for the Morro Bay General Plan and Local Coastal Plan Update¹ (General Plan EIR), which was certified by the City of Morro Bay (City) in May 2021. The General Plan EIR consists of the Draft EIR and the Response to Comments Document, which combined constitute the Final EIR. This Addendum evaluates whether the proposed project would result in new or substantially more adverse significant effects than those identified in the General Plan EIR or require new mitigation measures not identified in the General Plan EIR. The proposed project includes the development of a two-story multifamily residence. See Attachment A for a full description of the proposed project. The City of Morro Bay is the Lead Agency under CEQA. In accordance with CEQA Section 21083 and 21166 and State CEQA Guidelines Section 15164, this document (including Attachments A and B) serves as an Addendum to the General Plan EIR, certified in May 2021, which is hereby incorporated by reference.

INTRODUCTION

The approximately 0.207-acre project site is located at 541 Atascadero Road in the City of Morro Bay, San Luis Obispo County. The project site consists of a single parcel that is bound by residential uses to the north and east, Hill Street to the west, and Atascadero Road to the south. The proposed project includes the development of a two-story multifamily residence consisting of four (4) attached residences and one (1) attached accessory dwelling unit (ADU), on-site parking, site improvements, and landscaping. The project site is designated High Density Residential on the City's

¹ Morro Bay, City of. 2021. *Morro Bay General Plan and LCP Update Final Environmental Impact Report*. State Clearinghouse No. 2017111026. February.

General Plan Land Use Map and is within the Residential High Density (RH) zoning district on the City's 2022 Zoning Map.^{2,3}

This Addendum is prepared pursuant to State CEQA Guidelines Section 15164(a) which states: "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Section 15162 specifies that "no subsequent EIR shall be prepared for that project unless the lead agency determines ... one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."

Pursuant to State CEQA Guidelines Section 15164(e), the purpose of this Addendum is to summarize the proposed project, assess the proposed project's consistency with the General Plan EIR, and identify the reasons for the City's conclusion that changes associated with the proposed project and its environmental effects do not meet the conditions described in State CEQA Guidelines Section 15162 calling for preparation of a subsequent or supplemental environmental document.

² Morro Bay, City of. 2021. *Plan Morro Bay*. May.

³ Morro Bay, City of. 2022. Adopted Zoning Map. January 25. Website: <https://www.morrobayca.gov/DocumentCenter/View/18198/2022-Zoning-Map-with-Amendment> (accessed January 2025).

Attachment A to this Addendum provides a complete description of the proposed project, its location, existing site characteristics, proposed development, and required approvals and entitlements.

Attachment B to this Addendum provides the Environmental Checklist prepared for the proposed project. This checklist is used to: (1) compare the environmental impacts of the proposed project with impacts expected to result from development evaluated in the General Plan EIR; (2) identify whether the proposed project would result in new or more severe significant environmental impacts; and (3) identify whether substantial changes with respect to the circumstances under which the proposed project would be undertaken since the General Plan EIR was adopted would result in new or more severe significant environmental effects.

COMPARISON TO THE CONDITIONS LISTED IN STATE CEQA GUIDELINES SECTION 15162

The following discussion summarizes the reasons that additional environmental review pursuant to State CEQA Guidelines Section 15162 is not required to evaluate the environmental effects of the proposed project, as its potential effects were adequately evaluated in the General Plan EIR as supported by the analysis contained in Attachment B.

Substantial Changes

Per the analysis included in Attachment B, Environmental Checklist, the proposed project is consistent with the development evaluated in the General Plan EIR and would not result in new significant impacts beyond those identified in the General Plan EIR, would not substantially increase the severity of impacts identified in the General Plan EIR, and would not require major revisions to the General Plan EIR. Therefore, an Addendum is the appropriate document to evaluate the project pursuant to CEQA.

Substantial Changes in Circumstances

As described in the Environmental Checklist for each topic, environmental conditions in and around the project site have not changed such that implementation of the proposed project would result in new significant environmental effects or a substantial increase in the severity of environmental effects identified in the General Plan EIR, and thus would not require major revisions to the General Plan EIR.

New Information

No new information of substantial importance, which was not known or could not have been known when the General Plan EIR was adopted, has been identified which shows that the proposed project would be expected to result in: (1) new significant environmental effects not identified in the General Plan EIR; (2) substantially more severe environmental effects than shown in the General Plan EIR; (3) mitigation measures or alternatives previously determined to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (4) mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. In addition, the proposed

project would require no new mitigation measures, as described throughout the Environmental Checklist, because no new or substantially more severe impacts are expected beyond those identified in the General Plan EIR.

CONCLUSION

The proposed project described in this Addendum would not require major revisions to the General Plan EIR due to new or substantially increased significant environmental effects. The analysis contained in the Environmental Checklist confirms that the proposed project is within the scope of the General Plan EIR and would have no new or more severe significant effects and no new mitigation measures are required. Therefore, no subsequent or supplemental EIR or further CEQA review is required prior to approval of the proposed project, as described in this Addendum.

Attachments: A: Project Description
B: Environmental Checklist

ATTACHMENT A

PROJECT DESCRIPTION

The following describes the proposed Eisemann Multifamily Project (proposed project). This section includes a summary description of the project's location, existing site characteristics and current site conditions, surrounding land uses, and the process for future development following approval of the proposed action. The City of Morro Bay (City) is the lead agency for review of the proposed project under the California Environmental Quality Act (CEQA).

1.1 PROJECT SITE

The following section describes the location and characteristics of the project site and provides a brief overview of the existing land uses within and in the vicinity of the site.

1.1.1 Location

The approximately 0.207-acre (9,013-square-foot) project site is located at 541 Atascadero Road in the City of Morro Bay, San Luis Obispo County. The project site consists of a single parcel (Assessor's Parcel Number [APN] 068-231-056) that is bound by residential uses to the north and east, Hill Street to the west, and Atascadero Road to the south. The project site is located within the Coastal Zone. Regional access to the project site is provided by State Route 41 (SR-41) located just south and parallel to unimproved Atascadero Road, which is accessible via State Route 1 (SR-1) approximately 0.2 mile (1,072 feet) west of the project site. Figure 1 shows the regional and local context of the project site. Figure 2 depicts an aerial photograph of the project site and surrounding land uses.

1.1.2 Site Characteristics and Current Site Conditions

The project site is currently undeveloped with the exception of a partial perimeter fence along the west and south portions of the site. The project site fronts Hill Street along the site's western boundary, and slopes gently from north to south towards Atascadero Road. The project site is vegetated with sparse ornamental trees and shrubs along the site's perimeter, a small palm tree in the southwest corner of the site, and ruderal vegetation throughout the remainder of the site. Access to the project site is currently provided via an unimproved driveway located in the southeast corner of the site.

1.1.3 Surrounding Land Uses

As shown on Figure 2, the project site is generally surrounded by residential and commercial/light industrial uses. The project site is bounded by residential uses to the north, Hill Street to the west across which is an undeveloped lot surrounded by residential uses, a private residential driveway to the east across which are residential uses, and Atascadero Road and SR-41 to the south across which are additional residential, commercial, and light industrial uses. SR-41, which runs parallel to unimproved Atascadero Road just south of the project site, connects to SR-1 providing access to the surrounding City of Morro Bay. Access to the Pacific Ocean is provided approximately 0.55 mile west of the project site at the intersection of Atascadero Road and Embarcadero Road.

1.1.4 Regulatory Setting

The project site is designated High Density Residential on the City's General Plan Land Use Map. The High Density Residential designation allows for multifamily housing, including apartments, townhomes, condominiums, and some group housing uses with densities ranging from 15.1 to 27.0 dwelling units per acre (du/ac).¹

The project site is located within the Residential High Density (RH) zoning district on the City's 2022 Zoning Map.² This zoning district implements the High Density Residential land use designation and is therefore intended to provide areas for a variety of medium to high-density residential development with housing types including single-unit attached, townhouses, condominiums, and apartment buildings at densities between 15.1 and 27 du/ac.

Multifamily residential uses, such as the proposed project, are permitted in the RH zoning district. The proposed project would have a density of approximately 19 du/ac and would be consistent with the allowable density.

1.2 PROPOSED PROJECT

The proposed project includes the development of a two-story multifamily residence consisting of four (4) attached residences and one (1) attached accessory dwelling unit (ADU), on-site parking, site improvements, and landscaping on an approximately 0.207-acre site, which is the equivalent of approximately 19 du/ac. The four residential units include one 2-bedroom ADU, two 2-bedroom residential units (one on the first floor and one on the second floor), and two 1-bedroom residential units on the second floor with enclosed garages provided on the 1st floor below each unit (refer to Table A below for the proposed size of each unit). Floor plans for the proposed units are included in the plan set provided in Attachment C.

The proposed project includes an approximately 1,578-square-foot (sf) concrete driveway; a 2,081 sf pervious paver parking lot; 466 sf of concrete walkways; and 2,118 sf of landscaping. The exterior of the proposed multifamily residence would consist of soft green horizontal siding on the first floor, light cream board and batten siding on the second floor, and a black/charcoal standing seal metal roof.

All exterior lighting would be fully shielded to direct lighting downward and designed to avoid glare and enhance skyward nighttime public views.

Access to the proposed multifamily residences would be provided via a private driveway off of Hill Street. The proposed project would provide 5 delineated parking spaces in the exterior paver parking lot. Additionally, the proposed project would construct a sidewalk with curb and gutter along the project's frontage with Hill Street and retaining walls surrounding the parking lot fronting Atascadero Road and along the north perimeter of the project site as shown in the plan set provided in Attachment C.

¹ Morro Bay, City of. 2021. *Plan Morro Bay*. January 25.

² Morro Bay, City of. 2022. Adopted Zoning Map. January 25. Website: <https://www.morrobayca.gov/DocumentCenter/View/18198/2022-Zoning-Map-with-Amendment> (accessed April 2024).

On-site drainage improvements would include installation of rock spillways, storm drains, and catch basins. The proposed project would connect to existing water, gas, and sewer infrastructure within and adjacent to Hill Street and landscaping would consist of native plant species within the “very low” to “low” water-use plant factor category (Region 1) as determined by the Water Use Classification of Landscape Species (WUCOLS) online database.³

Table A: Proposed Unit Size

Unit and Type	Proposed Size (square feet[sf])	Floor
ADU (2 bedroom)	733	1 st
Unit 1 (1 bedroom)	554 with 56 sf balcony	2 nd
Unit 1 Garage	394	1 st
Unit 2 (1 bedroom)	554 with 56 sf balcony	2 nd
Unit 2 Garage	394	1 st
Unit 3 (2 bedroom)	760	1 st
Unit 4 (2 bedroom)	870 with 108 sf balcony	2 nd
Mechanical and Common Access to Units 1 and 2	455	1 st

Source: Architectural Plan Set for 541 Atascadero Road (PJ Designs, April 27, 2023).

The proposed project would comply with the general development standards for the RH zoning district including, but not limited to, minimum building setbacks, minimum open space standards for each unit type, a minimum/maximum density of 15.1 to 27 du/ac, a maximum building height of 30 feet, and maximum lot coverage of 60 percent.

³ UC Davis. 2024. California Center of Urban Horticulture, Water Use Classification of Landscape Species (WUCOLS). WUCOLS Update: January 2024. Website: <https://ccuh.ucdavis.edu/wucols> (accessed April 2024).



 Project Site

FIGURE 1

LSA



0 500 1000
FEET

SOURCE: Esri Community Basemap; Esri Terrain Basemap

Eisemann Multifamily Project
Regional Location



 Project Site

FIGURE 2

LSA



0 100 200
FEET

SOURCE: Nearmap Aerial Image (June 21, 2023), City of Morro Bay

Eisemann Multifamily Project
Aerial Photograph of the Project Site and Surrounding Land Uses

ATTACHMENT B

ENVIRONMENTAL CHECKLIST

ATTACHMENT B

ENVIRONMENTAL CHECKLIST PURSUANT TO CEQA GUIDELINES SECTION 15168

State CEQA Guidelines Section 15168(c)(4) recommends using a written checklist or similar device to confirm whether the environmental effects of a subsequent activity were adequately covered in a previous environmental evaluation. This checklist confirms that the proposed Eisemann Multifamily Project (proposed project) described in Attachment A is within the scope of the Morro Bay General Plan and Local Coastal Plan Update Environmental Impact Report (General Plan EIR)¹ and will have no new, previously unconsidered significant impacts or substantially more severe previously identified impacts, and no new mitigation measures are required.

In accordance with CEQA Sections 21083 and 21166 and State CEQA Guidelines Section 15164, this document (including the Memorandum and Attachment A) serves as an Addendum to the General Plan EIR, certified in May 2021, which is hereby incorporated by reference. This checklist describes and evaluates potential changes to environmental impacts from the proposed project as they relate to impacts identified in the General Plan EIR. As noted in Attachment A, Project Description, implementation of the proposed project would result in the development of a two-story multifamily residence. The development would consist of four (4) attached residences and one (1) attached accessory dwelling unit (ADU), on-site parking, site improvements, and landscaping on an approximately 0.207-acre site, which is the equivalent of approximately 19 development units per acre (du/ac).

This environmental checklist is used to: (1) compare the environmental impacts of the proposed project with impacts expected to result from development evaluated in the General Plan EIR; (2) identify whether the proposed project would result in new or more severe significant environmental impacts; and (3) identify whether substantial changes with respect to the circumstances under which the project would be undertaken since the General Plan EIR was certified would result in new or more severe significant environmental effects.

Mitigation measures are measures that would minimize, avoid, or eliminate a significant impact. The analysis contained herein evaluates each topic to identify whether additional mitigation measures beyond those identified in the General Plan EIR would be warranted. As discussed for each topic in the checklist, no new mitigation measures would be required for the proposed project.

For all environmental topics addressed in the checklist as identified in each topical section, there have been no substantial changes in environmental circumstances that would result in new or more severe significant environmental effects than were evaluated and identified in the General Plan EIR. Therefore, a subsequent Environmental Impact Report (EIR) does not need to be prepared as there are no new, previously unconsidered or more severe impacts that result from the modified project,

¹ Morro Bay, City of. 2021. *Morro Bay General Plan and LCP Update Final Environmental Impact Report*. State Clearinghouse No. 2017111026. February.

or the circumstances under which the project is undertaken, that would require major revisions to the General Plan EIR.

1.1 AESTHETICS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Scenic Vistas

The General Plan EIR did not identify any designated scenic vistas within the planning area but did identify views toward Morro Rock, Morro Bay Estuary, Los Osos and the Irish Hills, and Cayucos that function as scenic vistas within the city. The General Plan EIR determined that uses consistent with the General Plan Update would largely preserve the existing pattern of land uses and, thus, scenic views from these vistas in the planning area, with the exception of the proposed redevelopment of the former Morro Bay Power Plant and wastewater treatment plant, which could affect views of scenic resources such as Morro Rock. Implementation of the proposed project would result in the development of a multifamily residence, consistent with allowable uses on the project site and surrounding development. The project site is not located within the former Morro Bay Power Plant or wastewater treatment plant. Therefore, no new or substantially more severe impacts related to scenic vistas beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Scenic Resources within State Scenic Highways

The General Plan EIR determined that SR-1 is a designated scenic highway corridor and that new infill development and redeveloped properties could block views of scenic resources, including trees, rock outcroppings, and historic buildings. However, the General Plan EIR found that implementation of the goals and policies in the General Plan would minimize adverse effects on scenic resources.

The project site would not be visible to those travelling in either direction on SR-1. SR-41, which runs adjacent to the project site, is not designated as a scenic highway corridor. Implementation of the proposed project would result in the development of a multifamily residence, consistent with allowable uses on the project site and surrounding development. Because the project site would not

be visible to those traveling in either direction on SR-1, implementation of the proposed project would not block or adversely affect scenic resources visible from SR-1, including Morro Rock and the ocean. No new or more substantially severe impacts related to scenic resources within State Scenic Highways beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Scenic Quality

As described in Attachment A, Project Description, the project site is located in an urbanized area. The General Plan EIR determined that development facilitated by the General Plan Update would result in visual changes to the community, but if allowed development is consistent with the goals and policies included in the General Plan as well as the standards within the City's Zoning Code, development that is consistent with the General Plan would not impact scenic quality. As previously described, the proposed project would result in the development of a multifamily residence, consistent with allowable uses on the project site and surrounding development. Consistent with the findings of the General Plan EIR, the proposed project would be required to comply with the standards contained in the City's Zoning Ordinance, applicable to the Residential High Density zoning district. Therefore, no new or substantially more severe impacts related to scenic quality beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Light and Glare

The General Plan EIR determined that the General Plan Update would facilitate new development that could introduce new sources of light and glare, but that any future development would be required to comply with policies within the General Plan that would prevent new sources of light and glare. Consistent with the findings of the General Plan EIR, the proposed project would be required to comply with General Plan Policy C-9.5, which is described below. Therefore, no new or substantially more severe impacts related to light and glare beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable Policies

General Plan Policies

- **Policy C-9.5: Lighting Standards.** Development shall be sited and designed to avoid illuminating, reduce glare, protect and enhance skyward nighttime public views, and minimize lighting in open spaces and natural areas. New lighting fixtures shall be mounted at low elevations and fully shielded to direct lighting downward. Lighting along walkways should be mounted on low bollards or ground buttons. Lighting shall be focused on targeted use areas and shall be limited

to what is necessary for public safety. Floodlighting shall be prohibited. Exterior lighting fixtures should complement the architectural style of structures.

Conclusion

The General Plan EIR adequately evaluated the aesthetic impacts of the proposed project. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR determined that agricultural uses are limited and primarily located on the east side of SR-1 near the southeast end of the city. Potential uses and activities associated with implementation of the proposed project would not involve or affect agriculture or forestry uses. The project site is located in an urban area and is designated as “Urban and Built-Up Land” by the California State Department of Conservation.² Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

² California Department of Conservation (DOC). 2022. California Important Farmland Finder (map). Website: <https://maps.conservation.ca.gov/dlrp/ciff/> (accessed January 2025).

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Conclusion

The General Plan EIR adequately evaluated the agriculture and forestry impacts of the proposed project. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR determined that the General Plan Update would result in an increase in vehicle miles traveled (VMT) that would exceed the projected rate of population growth in the City, which would be inconsistent with the San Luis Obispo County Air Pollution Control District (SLOAPCD) Clean Air Plan, and that this impact would be significant and unavoidable. The General Plan EIR found that impacts related to increases in criteria pollutants could be reduced to a less-than-significant level with the implementation of General Plan EIR Mitigation Measure AQ-2, which requires following standard mitigation measures, as applicable, to reduce reactive organic gases (ROG), nitrogen oxides (NO_x), and diesel particulate matter (DPM) emissions from construction equipment. Additionally, the General Plan Update includes goals and policies, such as Policy LU-3.6, intended to promote compact and infill development to reduce VMT, which would reduce criteria pollutant emissions associated with new development on the project site. Air quality impacts related to substantial pollutant concentrations and other emissions adversely affecting people would be less than significant with compliance with General Plan policies.

The project site is located within the High Density Residential General Plan designation and the Residential High Density zoning district. The proposed project would develop a multifamily residence with a density of 19 du/ac, which is consistent with allowable uses and residential density on the project site and surrounding development. Because a density of 19 du/ac is consistent with allowable densities under the Residential High Density zoning district, VMT associated with the proposed project would be consistent with the VMT analyzed in the General Plan EIR for the project site. The proposed project would be required to implement General Plan EIR Mitigation Measure AQ-2, which requires standard mitigation for all construction equipment. Additionally, the proposed project would be consistent with General Plan Update Policy LU-3.6 described below, which promotes infill development as the preferred strategy for new development in Morro Bay.

Therefore, no new or substantially more severe impacts related to air quality beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

General Plan EIR Mitigation Measure AQ-2: Standard Mitigation for Construction Equipment.

Proponents of individual land use projects, or other projects requiring grading or building permits, shall require construction contractors to incorporate the following standard mitigation measures, as applicable, to reduce ROG, NO_x, and DPM emissions from construction equipment. Mitigation measures shall be listed on project construction plans, and the project proponent shall perform periodic site inspections during construction to ensure that mitigation measures are being implemented.

- Maintain all construction equipment in proper condition according to manufacturer's specifications.
- Fuel all off-road and portable diesel powered equipment with California Air Resources Board's (CARB)-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
- Use diesel construction equipment meeting CARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation.
- Use on-road heavy-duty trucks that meet CARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation.
- Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g., captive or NO_x exempt area fleets) may be eligible by proving alternative compliance.
- All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit.
- Diesel idling within 1,000 feet of sensitive receptors is not permitted.
- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors.
- Electrify equipment when feasible.
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible.

- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.

Applicable Policies

General Plan Policies

- **Policy LU-3.6: Infill Development.** Promote infill development on vacant or underutilized properties in the city as the preferred strategy for most new development in Morro Bay.

Conclusion

The General Plan EIR adequately evaluated the impacts related to air quality of the proposed project. The proposed project would not result in substantial construction- or operational-period emissions above those previously analyzed in the General Plan EIR. Therefore, with implementation of General Plan EIR Mitigation Measure AQ-2, the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, and potential impacts would be less than significant and additional mitigation is not required.

1.4 BIOLOGICAL RESOURCES

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

Discussion

The General Plan EIR determined that biological resources, including special-status species, habitats, wetlands, and other sensitive natural communities are primarily associated with areas identified as Environmentally Sensitive Habitat Areas (ESHAs) within the General Plan. The General Plan EIR concluded that new development or redevelopment that occurs within ESHAs and is facilitated by the General Plan Update would be subject to the policies in the General Plan and Municipal Code related to sensitive natural communities, ESHAs, wetlands, and riparian areas within the City. The project site is not located within the boundaries of an ESHA, adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other local, regional or State conservation plan.

The project site does not include any ESHA, is not located near any other sensitive natural communities as mapped in the General Plan EIR and is currently surrounded by developed areas. As discussed in the General Plan EIR, infill development could reduce local movement opportunities for small- and medium-sized terrestrial wildlife by reducing the number and altering distribution of vacant lots. Although the proposed project would develop a currently vacant lot, the project site does not contain sensitive natural communities, wetlands, or riparian areas, and the proposed

project would not include long segments of fencing or lighting that would have a significant impact on wildlife movement in the area. The proposed project would be required to comply with General Plan Policy C-1.14, which requires the protection of any natural resources that are not ESHAs. The proposed project would not require the removal of any of the trees located on the northeastern perimeter of the project site. Applicable General Plan policies are described below. Therefore, no new or substantially more severe impacts related to biological resources beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable Policies

General Plan Policies

- **Policy C-1.14: Natural Resource Protection.** Natural resources that are not ESHA shall also be protected as much as feasible.

Conclusion

The General Plan EIR adequately evaluated the impacts related to biological resources for the proposed project. No known special-status species, ESHAs, or other sensitive natural communities or wetlands are located within or adjacent to the project site, and the proposed project would be required to comply with General Plan Policy C-1.14. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.5 CULTURAL RESOURCES

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR determined that future development facilities by the General Plan Update could result in adverse effects to known or unknown historic resources, and the ground-disturbing activities associated with development facilitated by the General Plan Update would have the potential to damage or destroy previously unknown historic or prehistoric archaeological resources. General Plan EIR Mitigation Measures CR-1(a) and CR-1(b) were identified to reduce potential impacts to historical and unique archaeological resources to a less-than-significant level. The General Plan EIR determined that impacts related to the disturbance of human remains would be less than significant, as all future development facilitated by the General Plan Update would be required to comply with the requirements of Public Resources Code (PRC) Section 5097, which includes specific provisions for the protection of human remains and establishes procedures to be implemented if Native American skeletal remains are discovered.

In accordance with General Plan EIR Mitigation Measures CR-1(b), a Phase I Cultural Resources Study was conducted in May 2018 for the proposed project, and a Phase II Subsurface Archaeological Evaluation of the project site was conducted in May 2018. The evaluation identified that the project area lies within the boundary of CA-SLO-165, the archaeological remains of a substantial Native American settlement. Native American consultation resulted in three comment letters that expressed concern for ground-disturbing activities on the project site within the CA-SLO-165 boundary. Consultation resulted in requests for Phase I and Phase II studies, construction design that limits ground disturbance, and tribal monitors. The Phase II Subsurface Evaluation found that the proposed project development area entirely contains disturbed culturally modified soil, and no indication of disturbed human remains was observed. No cultural features were identified other than the homogenized mass of cultural soil, shell, debitage, and modern trash that underlies the project site.

Implementation of the proposed project would develop a new multifamily residence on the project site that could have an impact on historical and unique archaeological resources, through uncovering previously unknown archaeological resources during ground-disturbing activities, excavation, or grading. The proposed project would be required to comply with General Plan Policy C-2.3 which, as fully described below, requires the protection of cultural resources. The Phase II Subsurface Archaeological Evaluation found the project site to be within the CA-SLO-165 boundary

but no cultural resources or human remains were discovered during the subsurface investigation. Based on the findings of the Phase II Subsurface Archaeological Evaluation and Native American consultation, an archaeological and Native American monitor would be required during all future soil disturbance associated with implementation of the proposed project. Additionally, adherence to the procedures outlined in General Plan EIR Mitigation Measure CR-1(a), the procedures outlined in the Phase II Subsurface Archaeological Evaluation, and compliance with PRC Section 5097, which pertains to inadvertent discovery of human remains, would ensure the proposed project would have a less-than-significant impact related to the discovery of previously unidentified cultural resources or human remains. Therefore, no new or substantially more severe impacts related to cultural resources beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

General Plan EIR Mitigation Measure CR-1(a): Avoidance or Minimization of Historic, Cultural, and Archaeological Resources Impacts. Policy C-2.3 of the General Plan and Local Coastal Program (LCP) Update shall be revised to read:

Policy C-2.3: Protection of Cultural Resources. Ensure the protection of historic, cultural, and archeological resources during development, construction, and other similar activities. Development shall avoid, to the maximum extent feasible, adversely impacting historic, cultural, and/or archeological resources, and shall include adequate BMPs to address any such resources that may be identified during construction, including avoidance, minimization, and mitigation measures sufficient to allow documentation, preservation, and other forms of mitigation. If the resource(s) in question are of Native American origin, develop avoidance or minimization measures in consultation with appropriate Native American tribe(s).

Applicable Policies

General Plan Policies

- **Policy C-2.3: Protection of Cultural Resources.** Ensure the protection of historic, cultural, and archeological resources during development, construction, and other similar activities. Development shall avoid, to the maximum extent feasible, adversely impacting historic, cultural, and/or archeological resources, and shall include adequate BMPs to address any such resources that may be identified during construction, including avoidance, minimization, and mitigation measures sufficient to allow documentation, preservation, and other forms of mitigation. If the resource(s) in question are of Native American origin, develop avoidance or minimization measures in consultation with appropriate Native American tribe(s).

Conclusion

The General Plan EIR adequately evaluated the impacts related to cultural resources for the proposed project. No historic or archaeological resources have been identified on the project site and no known human remains are located within or adjacent to the project site, and the proposed project would be required to comply with General Plan EIR Mitigation Measure CR-1(a) and General Plan Policy C-2.3. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.6 ENERGY

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR found that the General Plan Update would not result in the inefficient, wasteful, or unnecessary consumption of energy during construction or operational activities as there are policies and implementation actions that would result in indirect energy conservation and would promote greater energy efficiency in municipal and community operations and development. In addition, the General Plan EIR found that the General Plan Update would allow for more efficient use of existing infrastructure and would improve citywide efforts to reduce greenhouse gas (GHG) emissions, and therefore would facilitate the consistency of future development projects with both mandatory and voluntary measures of the Morro Bay Climate Action Plan (Morro Bay CAP).

The proposed project would develop a multifamily residence, consistent with allowable uses on the project site and surrounding development. As noted in Attachment A, the project site currently is undeveloped and surrounded by commercial and residential uses. Infill developments improve energy efficiency as the resulting development pattern places City residents closer to places of employment, businesses that residents patronize, and public transit opportunities. Therefore, the proposed project would have beneficial impacts as it would further policies within the General Plan Update related to encouraging infill development to reduce transportation impacts, including Policy CIR-2.1, which is described below.

As described in Section 1.8, Greenhouse Gas Emissions, the proposed project would be required to comply with the applicable strategies from the Morro Bay CAP, which includes various strategies that promote the efficient use of energy, such as building performance strategies and strategies to increase participation in energy efficiency programs. Therefore, no new or substantially more severe impacts related to energy beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation would be required.

Applicable Policies

General Plan Policies

- **Policy C-6.2: Renewable Energy in Home and Commercial Uses.** Encourage the use of solar energy systems in homes and commercial businesses as a form of renewable energy, including in support of zero net energy goals.
- **Policy CIR-2.1: Compact Development.** Support mixed-use, compact-style, and other land use development patterns within existing developed areas so as to facilitate easy active transportation and transit use.

Conclusion

The General Plan EIR adequately evaluated the impacts related to energy for the proposed project. The proposed project would develop a multifamily residence, consistent with allowable uses on the project site, and would be required to comply with the Morro Bay CAP. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.7 GEOLOGY AND SOILS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR determined that potential impacts related to geology and soils would be less than significant with compliance with the California Building Code (CBC) and implementation of General Plan Policies PS-2.2, PS-2.8, PS-2.9 and PS-2.12. The General Plan EIR also determined that potential impacts related to paleontological resources would be less than significant with implementation of the policies and mitigation measures discussed in Section 1.5, Cultural Resources.

Fault Rupture and Strong Seismic Ground Shaking

The project site is located in a seismically active area of California and is subject to seismic-related hazards, including but not limited to, earthquakes and fault rupture. As shown on Figure 4.5-2 of the General Plan EIR, there are no fault traces located within or immediately adjacent to the project site, and therefore potential impacts related to fault rupture would be less than significant.

As required by General Plan Policy PS-2.13, the proposed project would be required to comply with the most recent CBC, which provides for stringent construction requirements for projects in areas of high seismic risk. The project design and construction are required to conform with, or exceed, current best standards for earthquake resistant construction in accordance with the CBC and with

the generally accepted standards of geotechnical practice for seismic design in California. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Ground Failure, Erosion, and Unstable Soils

As shown on Figure 4.5-3 and 4.5-4 of the General Plan EIR, the project site is located within an area of low potential for liquefaction and an area of high potential for landslide hazards. Therefore, the proposed project would be required to comply with General Plan Policies PS-2.2 and PS-2.9, which limit new development in areas subject to landslide hazards and require a detailed design review and the incorporation of additional structural safety measures. The proposed project would implement all recommendations included in the Soils Engineering Report (Geo Solutions, Inc., January 15, 2016) prepared for the proposed project including building design, such as compliance with the CBC, and construction recommendations. Implementation of recommendations discussed in the Soils Engineering Report would ensure that potential impacts related to ground failure, soil erosion, and unstable or expansive soils would be less than significant. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Alternative Wastewater

As described in the General Plan EIR, new development under the General Plan Update would occur where existing roads, water, and sewer systems are in place, minimizing the need to develop new wastewater disposal systems. The proposed project would connect to the existing wastewater infrastructure and would not require the use of alternative wastewater systems. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Paleontological Resources

The project site is currently vacant, and therefore, there is the potential that undiscovered paleontological significance may exist. Ground-disturbing activities associated with the proposed project would have the potential to adversely affect these resources, especially due to excavation. As described in the General Plan EIR, implementation of Policy C-2.3 and Mitigation Measures CR-1 (a) and CR-1(b), which are discussed in Section 1.5, Cultural Resources, would also apply to paleontological resources (i.e., a paleontology study would be required for areas with known paleontological sensitivity) and would ensure that any potential impacts would be reduced to a less-than-significant level. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation would be required.

Applicable Policies

General Plan Policies

- **Policy PS-2.2: New Development in High-Risk Areas.** Require new development to be located outside of areas subject to natural hazards from tsunami, geologic, flood, and wildfire conditions to the maximum feasible extent. If development must occur in such high-risk areas, including if development cannot be feasibly sited in a manner that avoids such areas entirely, ensure that such development is sited, designed, and conditioned to minimize risks to life and property while mitigating the development's impacts to coastal resources, particularly to public recreational beach access. Development shall also ensure stability and structural integrity; shall not create nor contribute significantly to erosion, geologic instability, or destruction of the site; shall not substantially alter natural landforms; and shall not include shoreline protective devices.
- **Policy PS-2.8: Structural Stability.** Require new development to ensure structural stability while not creating or contributing to erosion or geologic instability or destruction of the site or surrounding area.
- **Policy PS-2.9: New Development in High-Risk Areas.** Require that new development in areas subject to liquefaction and/or landslide hazards is located in a manner that will minimize risks to life and property.
- **Policy PS-2.11: New Development Proposals.** Require new development proposals in seismic hazard areas to consider risks caused by seismic activity and to include project features that minimize these risks.
- **Policy PS-2.12: Grading and Cut-and-Fill Operations.** Require new development to minimize grading and cut-and-fill operations.
- **Policy PS-2.13: Additional Standards for Development Subject to Geologic and Seismic Hazards.** In addition to other hazard requirements that may apply, development in areas that are potentially subject to geologic hazards, (including Alquist-Priolo earthquake hazard zones and areas subject to landslides, liquefaction, steep slopes averaging greater than 30 percent, and unstable slopes regardless of steepness) shall comply with the seismic safety standards of the Alquist-Priolo Act (California Public Resources Code Sections 2621. et seq.) and all applicable seismic provisions and criteria in the most recent version of State and County codes; shall incorporate siting and design techniques to mitigate any such geologic hazards; and shall not create a hazard or diminish the stability of the area.

Conclusion

The General Plan EIR adequately evaluated the impacts related to geology and soils for the proposed project. Because the proposed project would be constructed in compliance with the CBC, would implement all recommendations included in the Soils Engineering Report, and would comply with General Plan EIR Mitigation Measure CR-1 (a) and General Plan Policies PS-2.2, PS-2.8, PS-2.9, PS-2.11, PS-2.12, PS-2.13, and C-2.3, impacts related to geology and soils would be less than significant. Therefore, because the proposed project would not result in any new, previously unconsidered

significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.8 GREENHOUSE GAS EMISSIONS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR determined that buildout of the General Plan would be consistent with SLOAPCD’s adopted annual efficiency threshold of 4.9 metric tons (MT) of carbon dioxide (CO₂) equivalent (CO₂e) per service population. However, the General Plan EIR notes that new individual development projects within the City could result in GHG emissions that would be inconsistent with statewide per capita emissions goals, as individual project details are not known. Individual projects would be required to complete Appendix C of the Morro Bay CAP, which is the CAP Compliance Worksheet, and implement mandatory measures consistent with the CAP. Any project that is found to not be in compliance with the CAP would be required to demonstrate that its GHG emissions would fall below SLOAPCD’s adopted GHG significance thresholds.

At the time that the General Plan EIR was finalized, the SLOAPCD annual efficiency threshold was based on the State’s 2020 GHG emissions reduction goal from the Global Warming Solutions Act (Assembly Bill [AB] 32). Because project horizons are now beyond 2020, SLOAPCD does not recommend the use of the threshold in CEQA evaluations. In 2021, SLOAPCD developed the Interim CEQA GHG Guidance for the San Luis Obispo County Air Pollution Control District’s 2012 CEQA Air Quality Handbook to provide clarification on thresholds of significance for GHG emissions.³ In lieu of the previous threshold, the 2021 guidance included the following to be considered: consistency with a qualified CAP, no-net increase in GHG emissions relative to baseline conditions, and lead agency adopted defensible CEQA GHG thresholds.

As noted in Attachment A, the project site is currently undeveloped and the proposed project would develop a multifamily residence with a density of 19 du/ac. The project site is located within the High Density Residential General Plan designation and the Residential High Density zoning district. A density of 19 du/ac is consistent with allowable densities in these areas. As discussed in Section 1.6, Energy, the proposed project would be consistent with General Plan Policy LU-3.6, related to reducing GHG emissions by promoting infill development, and Policy CIR-2.1, related to encouraging infill development to reduce transportation impacts. The proposed project would further General

³ San Luis Obispo County Air Pollution Control District (SLOAPCD). 2021. Interim CEQA GHG Guidance for the San Luis Obispo County Air Pollution Control District’s 2012 CEQA Air Quality Handbook. Website: https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/CEQA-GHGInterimGuidance_Final2.pdf (accessed January 28, 2025).

Plan policies related to infill development, which in turn would reduce vehicular trips and encourage alternative transportation (i.e., walking or bicycling), thereby reducing GHG emissions within the city. Additionally, the proposed project has been designed to minimize construction waste reducing energy required to produce construction materials, reducing landfill waste, and reducing vehicle trips associated with material deliveries to the project site. The proposed project would also comply with the City's adopted California Energy Code and features an energy efficient design. Although new GHG emissions would be generated from the proposed project compared to the project site's existing, undeveloped, condition, the proposed project would be required to be consistent with the Morro Bay CAP, either by implementing the mandatory measures and documenting them in the CAP Compliance Worksheet, or by demonstrating adherence to SLOAPCD's 2021 interim GHG guidance and that the project would not substantially interfere with implementation of the CAP. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation would be required.

Applicable Policies

General Plan Policies

- **Policy C-6.2: Renewable Energy in Home and Commercial Uses.** Encourage the use of solar energy systems in homes and commercial businesses as a form of renewable energy, including in support of zero net energy goals.
- **Policy CIR-2.1: Compact Development.** Support mixed-use, compact-style, and other land use development patterns within existing developed areas so as to facilitate easy active transportation and transit use.
- **Policy LU-3.6: Infill Development.** Promote infill development on vacant or underutilized properties in the city as the preferred strategy for most new development in Morro Bay.

Conclusion

The General Plan EIR adequately evaluated the impacts related to greenhouse gas emissions for the proposed project. The proposed project would result in infill development and would be required to comply with the Morro Bay CAP. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.9 HAZARDS AND HAZARDOUS MATERIALS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR determined that compliance with existing regulations and implementation of policies included in the General Plan Update would ensure potential impacts related to the transport, use, or disposal of hazardous materials, hazardous material releases related to accidents, the emission of hazardous materials within 0.25 mile of a school, and sites included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 would all be less than significant. The General Plan EIR Update includes policies that would ensure adequate evacuation routes and emergency response is available throughout the City. Nevertheless, the General Plan EIR determined that the project site is not located within an airport land use plan or associated safety zone.

Routine Use and Accident Conditions

The General Plan EIR notes that new development within the City could result in new residential units adjacent to commercial and industrial land uses, which could use and store hazardous

materials. According to the General Plan Land Use Map,⁴ the project site is surrounded by existing residential land use. There are no industrial or commercial land uses immediately adjacent to the project site. However, the proposed project would be required to comply with the regulations, standards, and guidelines established by the United States Environmental Protection Agency, the State of California, San Luis Obispo County, and the City related to storage, use, and disposal of hazardous materials. Therefore, adherence to these existing regulations would ensure that any potential impacts related to the use, transport, storage, or disposal of hazardous materials would be less than significant. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Hazardous Emissions within 0.25 Mile of an Existing or Proposed School

Morro Bay High School is located approximately 0.3 mile southwest of the project site. Construction of the proposed project could include the transport, storage, and short-term use of petroleum-based fuels, lubricants, pesticides, and other similar materials. The amount of hazardous chemicals present during construction would be limited and would be in compliance with existing federal, State, and local regulations. Compliance with such regulations related to hazardous materials would minimize the risks associated with potential exposure of sensitive receptors to hazardous materials. Similarly, project operation would involve the typical use of household hazardous materials (e.g., pesticides, fertilizer, solvents, cleaning products, and paints) that, when used correctly and in compliance with existing laws and regulations, would not result in a significant hazard to the public or the environment. Operation of the proposed project would not involve the use or storage of large amounts hazardous materials. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Cortese List

The project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.⁵ Three leaking underground storage tank (LUST) cleanup sites are approximately 0.2 mile west of the project site; however, as of 2008, their status was determined completed and the cases were closed.⁶ Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Airport Safety Hazards

The closest airport to the project site is the San Luis Obispo Regional County Airport located approximately 17 miles southeast the project site and, as noted above, the project site is not within an airport land use plan or associated safety zone. Therefore, no new or substantially more severe

⁴ Morro Bay, City of. 2023. Plan Morro Bay. Website: <https://www.morrobayca.gov/DocumentCenter/View/18200/2023-Land-Use-Map-Amendment> (accessed January 28, 2025).

⁵ California Environmental Protection Agency (CalEPA). 2025. Cortese List Data Resources. Website: <https://calepa.ca.gov/sitecleanup/corteselist/> (accessed January 28, 2025).

⁶ State Water Resources Control Board (SWRCB). n.d. GeoTracker. Website: <https://geotracker.waterboards.ca.gov/ma/> (accessed January 28, 2025).

impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Emergency Response

The proposed project would not result in a land use designation change or result in the alteration of any roadways in the area, and therefore would not impact the emergency access routes or impair implementation of an emergency response plan or emergency evacuation plan. The proposed project would be subject to review by the Morro Bay Fire and Police departments for compliance with adopted emergency response plans. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Wildland Fires

As described in Section 1.20, Wildfire, the project site is not located within or near a very high fire hazard zone. Therefore, the proposed project would have no impact related to wildfire. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation would be required.

Applicable Policies

General Plan Policies

- **Policy PS-2.7: Additional Fire Protection Standards for All Development.** In addition to other hazard requirements that may apply, the following fire protection standards apply to all development:
 - **New Development and Fire Safety.** New development shall meet all applicable fire safety standards and shall be sited and designed to minimize fuel modification and brush clearance to the maximum feasible extent, and to avoid such activities within ESHA and ESHA buffers on-site and on neighboring property, as well as parkland. All such requirements shall be applied as conditions of approval applicable for the life of the development.
 - **Existing Development and Fire Safety.** Removal of major vegetation adjacent to existing development for fire safety purposes shall only be allowed upon a finding that fuel modification and brush clearance techniques are required in accordance with applicable fire safety regulations and are being carried out in a manner which reduces coastal resource impacts to the maximum feasible extent. In addition to the foregoing requirements, removal of ESHA, or removal of materials in an ESHA buffer, shall only be allowed for fire safety purposes if it is not already prohibited by coastal permit conditions; if there are no other

feasible alternatives for achieving compliance with required fire safety regulations; and if all ESHA and related impacts are mitigated in a manner that leads to no net loss of ESHA resource value.

Conclusion

The General Plan EIR adequately evaluated the impacts related to hazards and hazardous materials for the proposed project. The proposed project would be required to comply with existing regulations related to the transport, use, storage, and disposal of hazardous materials. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.10 HYDROLOGY AND WATER QUALITY

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR determined that the General Plan Update would have a less-than-significant impact related to hydrology and water quality with compliance with the National Pollutant Discharge Elimination System (NPDES) permit requirements, the Central Coast Regional Water Quality Control Board’s (RWQCB) post-construction permit requirements for stormwater management, the policies included in the General Plan Update, and the Morro Bay Municipal Code.

Water Quality Standards, Waste Discharge Requirements, Surface or Groundwater Quality, and Erosion

The project site is currently undeveloped and only includes pervious area. The proposed project would develop a multifamily residence, consistent with the allowable land use and surrounding development. Development of the proposed project would not alter the course of any stream or river. Construction of the proposed project has the potential to alter existing drainage patterns on the site and result in soil erosion due to earth-moving activities. During construction, disturbed soils would be susceptible to erosion from wind and rain, resulting in sediment transport via stormwater runoff from the project site. Because the proposed project would disturb less than 1 acre of soil, the proposed project would not be subject to the requirements of the State Water Resources Control

Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2022-0057-DWQ, NPDES No. CAS000002) (Construction General Permit). However, the proposed project would be required to implement Best Management Practices (BMPs) during construction to control runoff, erosion, and sediment movement during construction in accordance with the Morro Bay Municipal Code. The potential for erosion and sedimentation resulting from ground-disturbing activities associated with the development of allowable uses on the project site would be similar with any development allowed under the current land use designation as analyzed in the General Plan EIR.

The project site is not located within a flood hazard zone designated by the Federal Emergency Management Agency (FEMA).⁷ Therefore, the proposed project would not impede or redirect flood flows or risk the release of pollutants as a result of flood conditions.

The proposed project would be required to comply with the requirements of the NPDES General Permit for Storm Water Discharges from Small MS4s, Order No. 2013-0001-DWQ NPDES No. CAS000004 as amended by order WQ 2015-0133-EXEC, Order WQ 2016-0069-EXEC, WQ order 2017-XXXX-DWQ, order WQ 2018-0001-EXEC, and order WQ 2018-0007-EXEC (MS4 Permit). The MS4 Permit requires that Regulated Projects implement Low Impact Development, source control, site design, and stormwater treatment BMPs. As such, BMPs would be required to be incorporated into project design to capture, treat, and reduce pollutants of concern on site before stormwater runoff enters the City's system. Required compliance with the MS4 Permit including incorporation of post-construction BMPs to target pollutants of concern, would reduce operation impacts related to waste discharge requirements, water quality standards, degradation of water quality, and erosion to less than significant. Additionally, in compliance with General Plan Policy C-7.13, Drainage Technologies, the proposed project would be required to employ innovative and efficient drainage technologies that comply with federal and State water quality requirements and reduce runoff and water quality impacts to downstream environments. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Groundwater Supplies and Recharge, and Sustainable Groundwater Management Plan

The proposed project would be connected to existing water infrastructure within and adjacent to Hill Street and would not require the use of groundwater or require groundwater extraction. According to the Soils Engineering Report, groundwater was not encountered during two exploratory borings reaching depths of 15 feet below ground surface (bgs). Depth of excavation would not extend below 3 feet bgs, and therefore, the proposed project would not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. For these reasons, there would be no impacts related to a decrease in groundwater supplies or interference with groundwater recharge.

⁷ Federal Emergency Management Agency (FEMA). 2017. Map No. 06079C0813H. May 16.

The Sustainable Groundwater Management Act (SGMA) was enacted in September 2014.⁸ SGMA requires governments and water agencies of high- and medium-priority basins to halt overdraft of groundwater basins. SGMA requires the formation of local groundwater sustainability agencies (GSAs), which are required to adopt Groundwater Sustainability Plans to manage the sustainability of the groundwater basins. The City has access to and water rights permits for the Morro and Chorro Groundwater Basins.⁹ Both basins are identified by the California Department of Water Resources as very low priority; therefore, development of a Groundwater Sustainability Plan is not required. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Surface Runoff, Flooding, Storm Drain Capacity, and Polluted Runoff

As discussed previously, construction and post-construction BMPs would be required for the proposed project to address surface runoff, flooding, storm drain capacity, and to reduce pollutants in stormwater runoff. With implementation of BMPs, impacts related to the introduction of additional sources of polluted runoff would be less than significant. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable Policies

General Plan Policies

- **Policy C-7.5: New Development and Reuse Projects.** Manage new development and reuse projects and existing land uses to mitigate impacts and/or facilitate improvements to the City's water systems.
- **Policy C-7.13: Drainage Technologies.** Require that new development projects employ innovative and efficient drainage technologies that comply with federal and state water quality requirements and reduce runoff and water quality impacts to downstream environments.
- **Policy C-7.14: Pollutant Runoff.** Reduce pollutants in runoff from agriculture and new development by requiring the use of the most effective best management practices currently available. All runoff shall be filtered and treated to remove expected pollutants prior to being directed to infiltration areas and/or stormwater systems. Where runoff cannot be adequately

⁸ California Department of Water Resources. 2024. SGMA Groundwater Management. Website: water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management (accessed January 28, 2025).

⁹ California Department of Water Resources. 2019. SGMA Basin Prioritization Dashboard. Website: gis.water.ca.gov/app/bp-dashboard/p2 (accessed January 28, 2025).

accommodated onsite through on-site systems, any excess runoff shall be conveyed inland in a nonerosive manner. Also encourage green infrastructure on designated “Green Streets” where stormwater and runoff would be managed, captured and cleansed in public rights-of-way. Main Street should be studied for potential as a Green Street.

- **Policy C-7.15: Water Quality.** To reduce the potential for degradation or impairment of water quality, the City shall continue to investigate and implement new measures to reduce potential pollutants in stormwater and irrigation runoff and require the following:
 - To the maximum extent feasible, development shall include specific measures to help reduce potential pollutants and water quality impairment, including controlling the disposal of chemicals and hazardous materials, controlling the use of pesticides and herbicides, maintaining existing stormwater capture programs, applying low-impact development designs, and requiring on-site retention and/or reuse of runoff. The City shall utilize ecologically responsible pest control methods and integrated pest management to the extent feasible on public property and encourage this practice on private property.
 - Drainage plans and erosion, sediment, and pollution control measures shall be required as conditions of approval of every application for new development that has the potential to impair water quality.
 - Construction phase stormwater pollutant controls shall be required for development with the potential for water quality impairment, including erosion controls, sediment traps and filtering of off-site stormwater flows, capture of site-generated pollutant sources, street sweeping of dirt tracked off-site, litter control, post-construction monitoring, and other best management practices. Construction-phase water quality impacts shall be avoided by minimizing the disturbed area, phasing grading activities, implementing soil stabilization and pollution prevention measures, and preventing unnecessary soil compaction. Development with the potential for water quality impairment shall, at a minimum, be designed to meet National Pollutant Discharge Elimination System stormwater runoff requirements.
 - Additionally, development shall be planned, sited, and designed in a manner that maintains or enhances on-site infiltration, reduces runoff, minimizes the transport of pollutants in runoff generated from the development, and recharges groundwater. Development shall ensure that runoff is appropriately collected, filtered, and treated by best management practices (BMPs) to minimize pollutant loading to the maximum degree feasible.
- **Policy C-7.17: Impervious Surfaces.** Development shall minimize new impervious surfaces, especially impervious areas directly connected to water and marine resources, and, where feasible, increase the area of pervious surfaces in redevelopment to reduce runoff.
- **Policy PS-2.8: Structural Stability.** Require new development to ensure structural stability while not creating or contributing to erosion or geologic instability or destruction of the site or surrounding area.

- **Policy PS 2.12: Grading and Cut-and-Fill Operations.** Require new development to minimize grading and cut-and-fill operations.
- **Policy PS-3.17: Resilient Buildings.** Require new and significantly renovated buildings and all public buildings to be designed and constructed to withstand severe storms, flooding, and other impacts that are expected to result from a changing climate.

Conclusion

The General Plan EIR adequately evaluated the impacts related to hydrology and water quality for the proposed project. The proposed project would be required to comply with MS4 permit requirements, the Central Coast RWQCB post-construction permit requirements for stormwater management, the policies included in the General Plan Update, and the Morro Bay Municipal Code. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.11 LAND USE AND PLANNING

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Divide an Established Community

The General Plan EIR determined that impacts related to the physical division of a community would be less than significant, as the General Plan Update would include policies to improve connectivity within the City. Projects that have the potential to physically divide an established community include projects such as new freeways and highways, major arterials, streets, and railroad lines. The proposed project would not result in changes to land use designations on the project site and is not anticipated to result in the alteration of existing roadways adjacent to the site or other conditions which could physically divide an established community. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Conformance with Land Use Plans

According to CEQA, policy conflicts do not, in and of themselves, constitute a significant environmental impact. Policy conflicts are considered to be environmental impacts only when they would result in direct physical impacts or where those conflicts relate to avoiding or mitigating environmental impacts. As such, associated physical environmental impacts are discussed in this addendum under specific topical sections. The proposed project’s conformance with applicable General Plan and zoning requirements are discussed in this land use section and are also discussed under specific topical sections.

As described in Attachment A, Project Description, the proposed project would develop a multifamily residence on the project site, consistent with the allowable land use. The project site is designated High Density Residential on the City’s General Plan Land Use Map and is within the Residential High Density (RH) zoning district on the City’s 2022 Zoning Map.¹⁰ The High Density Residential designation allows for multifamily housing, including apartments, townhomes, condominiums, and some group housing uses with densities ranging from 15.1 to 27.0 du/ac.¹¹ The RH zoning district implements the High Density Residential land use designation.

¹⁰ Morro Bay, City of. 2022. Adopted Zoning Map. January 25. Website: <https://www.morrobayca.gov/DocumentCenter/View/18198/2022-Zoning-Map-with-Amendment> (accessed January 2025).

¹¹ Morro Bay, City of. 2021. *Plan Morro Bay*. January 25.

Multifamily residential uses, such as the proposed project, are permitted in the RH zoning district and the proposed project would have a density of approximately 19 du/ac, consistent with the allowable density. Further, the proposed project would comply with the general development standards for the RH zoning district including, but not limited to, minimum building setbacks, a maximum building height of 30 feet, and maximum lot coverage of 60 percent.

Therefore, because the proposed project would comply with the General Plan designation for the project site and comply with the general development standards for the RH zoning district, there would be no new or more severe impacts related to land use plans beyond those previously identified in the General Plan EIR.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable Policies

General Plan Policies

- **Policy LU-1.1: Land Use Pattern.** Maintain the current pattern of Morro Bay's land use to preserve the distinct character areas and community form, while enhancing and transforming areas with the greatest potential for change to improve economic activity and align them with the community vision. (See Figure LU-4, Land Use Map, in *Plan Morro Bay*.)¹² New development shall be located within, contiguous with, or in close proximity to existing developed areas with adequate public services and where it will not have significant effects, either individually or cumulatively, on coastal resources.
- **Policy LU-3.6: Infill Development.** Promote infill development on vacant or underutilized properties in the city as the preferred strategy for most new development in Morro Bay.

Conclusion

The General Plan EIR adequately evaluated the impacts related to land use and planning. The proposed project would not result in the removal or modification of any public rights-of-way in the vicinity of the project site and the proposed project would comply with the development standards in the General Plan and Zoning Ordinance. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

¹² Morro Bay, City of. 2021. *Plan Morro Bay*. January 25.

1.12 MINERAL RESOURCES

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR determined that there are no existing mineral extraction operations within the city. The project site does not contain any known mineral resources and is not used as a mineral resource recovery site. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Conclusion

The General Plan EIR adequately evaluated the impacts to mineral resources. The project site is not located in an area where mineral resources are known to occur. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.13 NOISE

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR determined that implementation of General Plan policies related to noise control and reduction would reduce noise and avoid generation of excessive noise and vibration and that noise-sensitive uses would not be exposed to aircraft noise.

Ambient Noise Levels and Vibration

The proposed project would be required to comply with Section 9.28.030 of the Morro Bay Municipal Code which restricts the timing of construction activities authorized by a City permit to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 7:00 p.m. on weekends and holidays. In addition, as required by Policy NOI-3.5, if vibratory rollers are required for construction, they should not be used near vibration-sensitive receptors.

As described in Attachment A, Project Description, implementation of the proposed project would develop a multifamily residence on the project site, consistent with the allowable use. Development of the project site could result in increased vehicle trips on roadways near the project site, which could expose noise-sensitive land uses to incremental increases in traffic noise. The proposed project would be required to comply with General Plan Policies NOI-1.3, NOI-1.4, NOI-2.1, NOI-2.3, and NOI-3.1 through NOI-3.6 described below, which would provide for compliance with Noise standards and enforcement of the City’s stationary noise standards. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Airport Noise

As described in Section 1.9, Hazards and Hazardous Materials, the closest airport to the project site is the San Luis Obispo County Regional Airport located approximately 17 miles southeast of the project site and is not within an airport land use plan or associated safety zone. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable Policies

General Plan Policies

- **Policy NOI-1.3: Noise-Reducing Project Features.** Incorporate design and construction features into residential and mixed-use projects that shield noise-sensitive land uses from excessive noise.
- **Policy NOI-1.4: Acoustical Studies.** Require an acoustical study for proposed projects in areas where existing or projected noise levels exceed or would exceed the maximum allowable levels established in this element. Adopt procedures to ensure project compliance with mitigation measures and enforcement of noise standards.
- **Policy NOI-2.1: Transportation Noise Standards.** Mitigate noise created by any existing or new transportation noise source so that it does not exceed the exterior or interior sound levels specified in this element. Routes for use by heavy trucks will be located away from noise-sensitive land uses when feasible.
- **Policy NOI-2.3: Project Design Techniques.** Prioritize use of site planning and project design techniques to mitigate excessive noise. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.
- **Policy NOI-3.1: Source Reduction.** Reduce construction, maintenance, and nuisance noise at the source as the first and preferred strategy to reduce noise conflicts.
- **Policy NOI-3.3: Construction Shielding.** Encourage shielding for construction activities to reduce noise levels and protect adjacent noise-sensitive land uses.
- **Policy NOI-3.4: Construction Hours.** Limit allowable hours for construction activities and maintenance operations located adjacent to noise-sensitive land uses.
- **Policy NOI-3.5: Vibration Control.** Control construction vibration by avoiding the use of vibratory rollers near vibration-sensitive receptors and scheduling construction activities with the highest potential to produce vibration to hours with the least potential to affect sensitive land uses.
- **Policy NOI-3.6: Construction Vibration Notification.** Developers shall notify neighbors of scheduled construction activities that would generate vibration.

Conclusion

The General Plan EIR adequately evaluated the impacts related to noise. Future development allowed by the proposed project would be required to comply with existing General Plan policies related to noise, including those listed above, which would ensure that construction- and operational-period noise would remain less than significant. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.14 POPULATION AND HOUSING

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR found that buildout of the General Plan Update would result in an increase in total population from 10,714 to 12,062 (1,348 new residents) and an increase in residential units from 6,414 to 7,295 (881 new residential units) by 2040. The San Luis Obispo Council of Governments (SLOCOG) regional growth forecast projections anticipate an increase in total population from 10,714 to 12,092 (1,378 new residents) and an increase in residential units from 4,988 to 5,660 (678 new residential units).¹³ Both projections are equivalent to an average annual population growth of approximately 0.5 percent through the year 2040. Additionally, any growth in the City must be consistent with Measure F, which limits the City population to 12,200 residents.

As described in Attachment A, Project Description, the proposed project would develop a multifamily residence that would include four (4) attached residences and one (1) attached accessory dwelling unit (ADU). The four residential units include one 2-bedroom ADU, two 2-bedroom residential units (one on the first floor and one on the second floor), and two 1-bedroom residential units on the second floor. Based on the existing population and residential units within the City, the average household includes 2.15 persons.¹⁴ The proposed project could increase the population by approximately 11¹⁵ more residents. However, because the project site is zoned residential, the land use and zoning designations would not change under the proposed project, and the proposed project is consistent with the density evaluated for the project site in the General Plan EIR, the buildout of the General Plan Update would still be below SLOCOG’s regional growth projects and less than 12,200. Therefore, implementation of the proposed project would be consistent with local and regional growth projections and would not cause the City’s projected population growth to exceed allowable limits.

The project site does not currently contain any residential uses, and therefore the proposed project would not necessitate the construction of replacement housing elsewhere. Therefore, no new or

¹³ The SLOCOG 2040 Housing Unit Projections are based on occupied units, and therefore are lower than the City’s projected residential units as that projection included both occupied and unoccupied units.

¹⁴ 10,714 / 4,988 = 2.15

¹⁵ 5 units x 2.15 persons = 10.75 persons (or 11 persons when rounded to the nearest whole number)

substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Conclusion

The General Plan EIR adequately evaluated the potential population and housing impacts for the proposed project. The proposed project would result in an increase in the amount of residential units on the project site, but this increase would be consistent with the zoning designation of the project site, allowable density, and local and regional growth projections, and would not result in the demolition of any existing residential units. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.15 PUBLIC SERVICES

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR determined that potential impacts associated with public services would be less than significant with no mitigation required. Compliance with existing City ordinances and policies would ensure the proposed project would not impact public services. As noted below, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Fire and Police Protection. Fire protection at the project site is provided by the Morro Bay Fire Department (MBFD), and police protection services are provided by the Morro Bay Police Department (MBPD). As described in Section 1.14, Population and Housing, implementation of the proposed project would result in an increase in population. However, this increase would be minimal (estimated 11 persons) and would be consistent with SLOCOG’s regional growth projects and would not increase the citywide population above the limit set by Measure F (12,200). Furthermore, the proposed project would be required to comply with General Plan Policy PS-2.6, described below, which would ensure all applicable fire safety standards are met. Therefore, the proposed project would not substantially increase fire and police service ratios or response times such that new or physically altered facilities would be required to maintain performance objectives and, the proposed project would not result in any new or more severe impacts beyond those that were identified in the General Plan EIR.

Schools. The General Plan EIR determined that development facilitated by the General Plan Update would result in an increase of 184 elementary age students and 82 high school age students that would need to be accommodated by Del Mar Elementary and Morro Bay High School, respectively, based on the San Luis Coastal Unified School District’s (SLCUSD) student yield rates of 0.209 for grades K through 6, and 0.093 for grades 9 through 12. The General Plan EIR determined that the coastal areas of the SLCUSD have the capacity for an additional 480 students.

Based on the SLCUSD's student yield rates, full buildout of the project site (i.e., 5 residential units) would result in two additional students at Del Mar Elementary School and one additional student at Morro Bay High School.^{16 17} Therefore, there would be adequate school capacity to serve the proposed project. Additionally, the proposed project would be required to pay City-required public facilities impact fees to offset the impact of developments on public services and facilities. Therefore, the proposed project would not result in any new or more severe impacts related to schools beyond those that were identified in the General Plan EIR.

Parks and Other Public Facilities. As noted above, with implementation of the proposed project, the increase in population would be minimal and consistent with SLOCOG's regional growth projections and the limit set by Measure F. Therefore, the proposed project would not result in any new or more severe impacts related to parks or other public facilities in the area beyond those that were identified in the General Plan EIR.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable Policies

General Plan Policies

- **Policy PS-2.6: Additional Fire Protection Standards for All Development.** In addition to other hazard requirements that may apply, the following fire protection standards apply to all development:
 - **New Development and Fire Safety.** New development shall meet all applicable fire safety standards and shall be sited and designed to minimize fuel modification and brush clearance to the maximum feasible extent, and to avoid such activities within ESHA and ESHA buffers on-site and on neighboring property, as well as parkland. All such requirements shall be applied as conditions of approval applicable for the life of the development.
 - **Existing Development and Fire Safety.** Removal of major vegetation adjacent to existing development for fire safety purposes shall only be allowed upon a finding that fuel modification and brush clearance techniques are required in accordance with applicable fire safety regulations and are being carried out in a manner which reduces coastal resource impacts to the maximum feasible extent. In addition to the foregoing requirements, removal of ESHA, or removal of materials in an ESHA buffer, shall only be allowed for fire safety purposes: if it is not already prohibited by coastal permit conditions; if there are no other feasible alternatives for achieving compliance with required fire safety regulations; and if all

¹⁶ $0.209 \text{ (SLCUSD grades K-6 yield rate)} \times 5 \text{ (residential units)} = 1.045 = 2 \text{ students}$

¹⁷ $0.093 \text{ (SLCUSD grades 9-12 yield rate)} \times 5 \text{ (residential units)} = 0.465 = 1 \text{ student}$

ESHA and related impacts are mitigated in a manner that leads to no net loss of ESHA resource value.

Conclusion

The General Plan EIR adequately evaluated the potential public services impacts for the proposed project. The proposed project would not result in a substantial increase in population that was not already planned for or substantially increase the need for public services such that new or physically altered facilities would be required. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.16 RECREATION

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR found that new Open Space/Recreational land use designated areas, in combination with Quimby Act in-lieu fees intended to provide additional open space and parkland, would allow the City to meet the parkland ratio included in the General Plan Update as Open Space Element Policy 1.1. Therefore, the General Plan EIR determined that the General Plan Update would contribute to the need for new or expanded park or recreation facilities, but would also provide the policy framework and physical opportunities to provide expanded park or recreational facilities, and found this impact to be less than significant.

As shown in Table A in Attachment A, Project Description, the proposed project would develop a multifamily residence with four attached residences and one attached ADU. The proposed project would result in a maximum population increase of approximately 11 persons. The density of the proposed project is consistent with the land use and zoning designation and was therefore accounted for in the General Plan EIR impact analysis for recreational resources. Furthermore, the population increase would be minimal compared to the existing and planned population within the City, and would not result in the accelerated physical deterioration of recreational facilities or require new recreational facilities to be constructed. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Conclusion

The General Plan EIR adequately evaluated the potential recreation impacts for the proposed project. The proposed project would not result in a substantial increase in population. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.17 TRANSPORTATION

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR determined that the General Plan Update would have a less-than-significant impact related to programs and plans addressing the circulation system, design hazards, and emergency access. However, the General Plan EIR did identify a significant and unavoidable impact related to VMT, as buildout of the General Plan Update would result in increased service population VMT and no feasible mitigation is available that would fully address the anticipated increase.

Conflict with an Applicable Plan, Ordinance, or Policy

As described in Attachment A, Project Description, the proposed project would develop a multifamily residence on a currently vacant project site, consistent with the site’s allowable use. The proposed project would be consistent with General Plan Policy CIR-2.1, which supports mixed-use, compact-style, and other land use development patterns, such as infill development, within existing areas so as to facilitate easy active transportation and transit use. The proposed project would not conflict with an applicable plan, policy, or ordinance related to transportation and circulation. No new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

CEQA Guidelines Section 15064.3

Effective December 28, 2018, the CEQA Guidelines were updated and require the evaluation of VMT as the criteria for analyzing transportation impacts for land use projects. As noted in CEQA Guidelines Section 15064.3(c), the provisions of CEQA Guidelines Section 15064.3 shall apply prospectively as described in CEQA Guidelines Section 15007. The provisions of CEQA Guidelines Section 15064.3 began applying statewide on July 1, 2020.

The City has not yet adopted significance thresholds for evaluating potential VMT impacts. In the absence of a locally-adopted threshold, the Governor’s Office of Planning and Research published a

technical advisory that includes recommendations for analyzing VMT.¹⁸ The technical advisory includes a number of screening thresholds for land use projects, including small projects, map-based screening for residential and office projects, and affordable housing projects.

Based on the proposed project's 19 du/ac density, the proposed project would meet the screening criteria for small projects. The Governor's Office of Planning and Research technical advisory includes the following screening for small projects, "Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day¹⁹ generally may be assumed to cause a less than significant transportation impact."²⁰ The proposed project would develop four residential units with one attached ADU which would house approximately 11 people. Due to the minimal increase in population, the proposed project would generate fewer than 110 trips per day and result in a minimal increase in VMT in the area. Therefore, the proposed project would meet the screening criteria for a small project and would not require the preparation of a VMT analysis under CEQA. No new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Design Feature Hazards and Emergency Access

The proposed project would be consistent with the allowable use of the project site and comply with the General Plan and Zoning regulations related to emergency access and infrastructure safety. Access to the proposed residence would be provided via a private driveway off of Hill Street. The proposed project would provide adequate access for emergency response and would not increase hazards due to a design feature. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

¹⁸ California, State of. 2018. Governor's Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December.

¹⁹ CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, as long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area. (CEQA Guidelines, §15301, subd. (e)(2).) Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110–124 trips per 10,000 square feet. Therefore, absent of substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

²⁰ California, State of. 2018. Governor's Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December.

Applicable Policies

General Plan Policies

- **Policy CIR-2.1: Compact Development.** Support mixed-use, compact-style, and other land use development patterns within existing developed areas so as to facilitate easy active transportation and transit use.

Conclusion

The General Plan EIR adequately evaluated the potential transportation impacts for the proposed project. The proposed project would be consistent with General Plan Policy CIR-2.1. Additionally, the proposed project meets the small projects screening criteria under the City's established screening criteria for VMT and therefore does not require a transportation study. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.18 TRIBAL CULTURAL RESOURCES

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR determined that implementation of Mitigation Measures CR-1(a) and CR-1(b) and General Plan Policies C-2.1, C-2.2, C-2.3, and C-2.4 would ensure that potential impacts related to tribal cultural resources would be less than significant.

As noted in Section 1.5, Cultural Resources, a Phase I Cultural Resources Study and a Phase II Subsurface Archaeological Evaluation were conducted for the proposed project, in compliance with General Plan EIR Mitigation Measure CR-1 (b). The Phase II Subsurface Archaeological Evaluation found the project site to be within the CA-SLO-165 boundary, the archaeological remains of a substantial Native American settlement. However, the project site was found to be highly disturbed, and no cultural resources or human remains were identified during the subsurface investigation. Based on the findings of the Phase II Subsurface Evaluation and Native American consultation, an archaeological and Native American monitor would be required during all future soil disturbance associated with implementation of the proposed project. Additionally, adherence to the procedures outlined in General Plan EIR Mitigation Measure CR-1(a), the procedures outlined in the Phase II Subsurface Archaeological Evaluation and compliance with General Plan Policy C-2.3, would ensure that the proposed project would not result in any new or more severe impacts related to cultural resources, and this impact would be less than significant. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

General Plan EIR Mitigation Measure CR-1(a): Avoidance or Minimization of Historic, Cultural, and Archaeological Resources Impacts. Policy C-2.3 of the General Plan and LCP Update shall be revised to read:

Policy C-2.3: Protection of Cultural Resources. Ensure the protection of historic, cultural, and archeological resources during development, construction, and other similar activities. Development shall avoid, to the maximum extent feasible, adversely impacting historic, cultural, and/or archaeological resources, and shall include adequate BMPs to address any such resources that may be identified during construction, including avoidance, minimization, and mitigation measures sufficient to allow documentation, preservation, and other forms of mitigation. If the resource(s) in question are of Native American origin, develop avoidance or minimization measures in consultation with appropriate Native American tribe(s).

Applicable Policies

General Plan Policies

- **Policy C-2.3: Protection of Cultural Resources.** Ensure the protection of historic, cultural, and archeological resources during development, construction, and other similar activities. Development shall avoid, to the maximum extent feasible, adversely impacting historic, cultural, and/or archaeological resources, and shall include adequate BMPs to address any such resources that may be identified during construction, including avoidance, minimization, and mitigation measures sufficient to allow documentation, preservation, and other forms of mitigation. If the resource(s) in question are of Native American origin, develop avoidance or minimization measures in consultation with appropriate Native American tribe(s).

Conclusion

The General Plan EIR adequately evaluated the potential tribal cultural resources impacts for the proposed project. No known tribal cultural resources have been identified on the project site and no known human remains are located within or in the immediate vicinity of the project site. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.19 UTILITIES AND SERVICE SYSTEMS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR determined that buildout of the General Plan Update would be consistent with the OneWater Morro Bay Plan, which outlines the availability of water supplies for the City through 2050 for a population of 12,200, and would not require any additional entitlements or water supplies. Additionally, implementation of the OneWater Morro Bay Plan and completion of the new Water Reclamation Facility (WRF), which is designed to meet the needs and future demand associated with General Plan buildout based on a population of 12,200, would ensure adequate wastewater systems and infrastructure to meet future demands. Finally, the General Plan EIR found that Cold Canyon Landfill has adequate capacity to accommodate buildout of the General Plan Update.

Water, Wastewater, Stormwater, Solid Waste Services, and Energy

As described in Attachment A, the proposed project would connect to the existing utilities in the vicinity of the project site and would not require the expansion or relocation of existing utilities.

Development of residential uses on the project site would result in additional demand for water supply compared to existing conditions. However, because the proposed project is consistent with the zoning and land use designations for the project site, water demand from the development of residential uses on site was analyzed in the General Plan EIR. As noted above, the General Plan EIR found that sufficient water supplies would be available through implementation of the OneWater Morro Bay Plan, which assumes a maximum population of 12,200. As described in Section 1.14, Population and Housing, development facilitated by the proposed project would result in a minimal increase in population (approximately 11 persons). However, the project site is zoned residential

and consistent with the allowable density, and the land use and zoning designations would not change under the proposed project. Therefore, as concluded in the General Plan EIR, the proposed project would not cause the citywide population to exceed 12,200 by 2040. Similarly, the new WRF is designed to have capacity for a population of 12,200. Therefore, sufficient water capacity would be available for the proposed project.

The proposed project would nominally increase wastewater generation at the site compared to existing conditions. However, because the proposed project is consistent with the land use designation and zoning for the project site, the increase in wastewater generation was accounted for in the General Plan EIR analysis. Therefore, the nominal increase in wastewater would not exceed the City's wastewater treatment capacity. Furthermore, the proposed project would not generate surface runoff that would exceed the capacity of existing stormwater drainage facilities. Additionally, new solid waste generated by the proposed project would be accommodated by existing solid waste disposal facilities and the nominal increase in energy demand would be accommodated by existing infrastructure and suppliers, as noted in the General Plan EIR.

Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable Policies

General Plan Policies

- **Policy C-7.4: Sustainable Water Supply and Wastewater Capacity.** Development shall only be approved if it is first clearly demonstrated that the development will be served by an adequate existing water allocation and sustainable long-term public water supply, as well as adequate wastewater capacity. Consistency with Housing Element Program H-1.1 shall be maintained to prioritize allocation of water to projects containing affordable housing on existing legal lots of record. In addition, priority shall be given to Coastal Act priority uses.
- **Policy C-7.5: New Development and Reuse Projects.** Manage new development and reuse projects and existing land uses to mitigate impacts and/or facilitate improvements to the City's water systems.
- **Policy C-7.7: Water Conservation Features.** New development shall incorporate and utilize feasible and innovative water conservation features. Minimize economic hardship on existing residents and businesses.
- **Policy C-8.3: Diversion in Multi-Family and Visitor-Serving Uses.** Improve waste diversion options in multi-family and visitor-serving accommodations.

Conclusion

The General Plan EIR adequately evaluated the potential utilities impacts for the proposed project. The General Plan EIR determined that adequate utility capacity and supply would be available for the proposed project. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

1.20 WILDFIRE

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The General Plan EIR determined that the entire planning area is within a Local Responsibility Area (LRA) wherein the City has responsibility for fire protection. In addition, the majority of the developed portion of the City, including the project site, is located outside of a mapped fire hazard severity zone. The General Plan EIR determined that any new development located in a very high fire hazard zone in an LRA would be required to comply with the standards in California Government Code Section 51182 to minimize fire risk.

The project site is not located within a State Responsibility Area (SRA) for fire service²¹ and is not located within a very high fire hazard zone. Therefore, the proposed project would have no impact related to wildfire. Therefore, no new or substantially more severe impacts beyond those identified in the General Plan EIR would result from implementation of the proposed project.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to approved land uses, nor new information that could not have been known at the time the General Plan EIR was certified leading to new or more severe impacts, and no new mitigation measures are required.

²¹ California, State of. 2024. Office of the State Fire Marshal. FHSZ Viewer. Website: <https://egis.fire.ca.gov/FHSZ/> (accessed February 14, 2024).

Conclusion

The General Plan EIR adequately evaluated the wildfire impacts of the proposed project. The project site is not located within an SRA and is not located within a very high fire hazard severity zone. Therefore, because the proposed project would not result in any new, previously unconsidered significant impacts or substantially more severe impacts than those analyzed in the General Plan EIR, potential impacts would be less than significant and additional mitigation is not required.

2.0 LIST OF PREPARERS

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AGENDA NO: C-1

MEETING DATE: March 4, 2025

Staff Report

TO: Planning Commission

DATE: February 24, 2025

FROM: Yvonne Kimball, City Manager
Airlin Singewald, Community Development Director

SUBJECT: City Council Goals and Objectives Update, and Receipt of Planning Commission Input for the Upcoming Goals and Objectives Setting Process

RECOMMENDATION

Staff recommends the Planning Commission receive the staff update on the City Goals progress and provide input regarding goals and actions items to share with City Council ahead of their review of the City Goals for 2025/2026 and 2026/2027.

ALTERNATIVES

None.

FISCAL IMPACT

There will be no immediate fiscal impact related to the recommendation.

BACKGROUND AND PROGRESS UPDATE

City Council Resolution 83-18 establishes the “Strategic Planning Framework Policy” (Policy) that sets forth the process for how the City adopts its strategic budget goals and objectives (Attachment 1). According to the Policy, new goals are established every four years, following presidential elections. Objectives are revisited every two years. And, each year short-term actions are adopted with the budget to move objectives forward and accomplish the goals. The goals are intended to set the direction for the City for the next four years and the whole process starts anew with each four-year cycle. Fundamental to the strategic process is the creation of a 10-Year Fiscal Forecast, which provides key information for decision-makers today to help ensure balanced budget and fiscal sustainability into the future.

Progress on Current City Council Goals and Objectives

Current City Council Goals

The City goals and related action items for Year 2023 to 2025 were formally adopted by City Council in May 2023. The City adopted four major areas of goals that reflect the concerns and desires of the community. The goals are as follows:

- 1) Public Infrastructure
- 2) Economic Vitality
- 3) Housing/Homelessness Response

4) Community Engagement

Each of the goals include objectives and corresponding action items which, if implemented, would help bring the Council goals into reality. The council approved a total of 27 action items in May 2023, with some modifications for the current Fiscal Year 2025.

Progress on Current Goals and Action Items

As of December 2024, the City has completed 15 action items, with 7 nearing completion and 5 in progress. Details are included as Attachment 2.

It is important to note that City Council policy is to *not* add new goals, objectives or action items without first removing or delaying an already approved item (Section 1.2.2 the City Council policy handbook). The Council can remove goals, objectives, or action items at any time, but would generally do so only if they are completed, no longer relevant, or can be accomplished a different way.

DISCUSSION

General Process & Key Considerations

To ensure City goals relate back to the community's needs and desires, City Policy dictates that the City conduct outreach to the public for their input. City outreach and engagement on Council goals is performed using a variety of methods, including the online survey, a community forum, input from City advisory bodies, and a Council goal setting workshop. The current community survey closes on February 15, 2025, and has over 500 responses. Members of the public also communicate with their elected officials directly via e-mail.

To kick off the "new" goal process, the current City Goals were reviewed by the City Council in January 23, 2025. A facilitated community forum is scheduled for March 13 and advisory body outreach is ongoing. From there, a report will be prepared in advance of a City Council Special Meeting on March 25th where the Council will utilize all of the input received from the community and deliberate as a body to formulate their goals for the next four years.

This takes place at the outset of the FY 2025/2026 Budget process and the city goal discussions will ultimately help to inform budget decisions. The key considerations for the City Council in developing goals and action items are as follows:

- 1) They reflect the current needs and desires of the community
- 2) They are achievable given existing City resources (staff and revenues)
- 3) They are trackable with measurable milestones

The new Council goals and action items will also help inform the work plans for the City's advisory boards and commissions. With the City's budget constraints in the forecast, prioritization of existing initiatives and low cost/low resource programs are recommended.

Planning (Community Development) Department / PC Specific "Action Items"

The PC and Community Development staff have provided input to the City Council in years past, which helped Council in forming and approving the existing goals and related action items. The currently active actions that have bearing on the Planning (Community Development Department) and/or PC include most items listed in the areas of Economic Vitality, Housing and Homelessness; progress is reported in the attached document.

Questions for PC

- 1) Do the current City four areas of focuses and short-term goals address the needs and priorities of the community, particularly in relation to PC / Planning (Community Development Department) areas of responsibility?
 - i. If yes, how to modify them for the next cycle?
 - ii. If not, what are the goals that the City should consider?
- 2) If applicable, possible items for City Council to consider to be included in a corresponding “work plan” for PC?

In answering these questions, PC members should keep in mind the available staffing resources and city’s funding ability for new programs. In terms of a “work plan”, unlike other advisory bodies, PC has mandatory work which will be outlined in the following discussion on Community Development Department’s work program; therefore, PC does not have much latitude to work on other projects. PC could suggest a few items as optional considerations to be worked on when staff capacity becomes available.

lastly, the Community Department works collaboratively with the Public Works Department, Finance, Police, Fire, and the Harbor Department on many joint initiatives, including the Implementation of Onewater plan, Parking program at the Rock lot, business and TOT license administration changes, and business attraction and retention activities.

CONCLUSION

Updating the City Council goals is an important process to ensure that City goals link back to the current needs and desires of the community. Consistent with the City Council Policies, Resolution 83-18, and guided by the city goal of community engagement, staff seek to receive input from the public including the City’s advisory boards and commissions. Bringing the various points of public input together will support Council to identify priority goals and direct City staff to develop a work plan to achieve them through allocation of budget and staff resources.

DOCUMENT LINKS:

1. Resolution 83-18
2. Status of Current City Goals

RESOLUTION NO. 83-18

**RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MORRO BAY, CALIFORNIA,
RESCINDING RESOLUTION NO. 72-15 AND
ESTABLISHING THE STRATEGIC PLANNING FRAMEWORK POLICY**

**THE CITY COUNCIL
City of Morro Bay, California**

WHEREAS, at the August 11, 2015, City of Morro Bay regular City Council meeting, the Council unanimously approved the Strategic Planning and Budgeting Framework concept presented and directed staff to develop a Strategic Planning Framework policy to be adopted at a future meeting; and

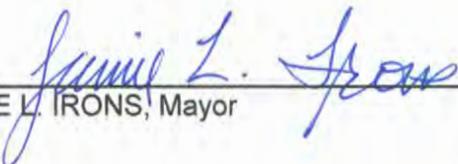
WHEREAS, in accordance with City Council direction, staff prepared a Strategic Planning Framework procedure, which was adopted by City Council via Resolution No. 72-15; and

WHEREAS, it is recommended that City Council revise the Strategic Planning Framework, to include a component for community outreach, to ensure broad public engagement in the development of the City's goals and objectives.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Morro Bay, hereby rescinds Resolution No. 72-15 and establishes the Strategic Planning Framework Policy as defined in the attached Exhibit A.

PASSED AND ADOPTED by the City Council of the City of Morro Bay, at a regular meeting thereof held on the 9th day of October 2018, by the following vote:

AYES: Irons, Davis, Headding, Makowetski, McPherson
NOES: None
ABSENT: None



JAMIE L. IRONS, Mayor

ATTEST:



DANA SWANSON, City Clerk



WHITE PAPER

Strategic Planning Framework

Revised October 9, 2018

I. PURPOSE

The purpose of this paper is to describe the City of Morro Bay Strategic Planning framework. This framework, to be adopted by the City Council, provides direction on annual, biennial and quadrennial planning and budgeting tasks and processes the City will follow.

II. OVERVIEW

The City has many plans, including a General Plan (GP), Local Coastal Plan (LCP), Economic Development Strategic Plan (EDSP - under development in 2015/16), Parking Management Plan and other particular plans. Those plans are essential to provide long-term guidance for the City. And, in particular, the GP/LCP provides strategic direction not only in land-use but in many other areas.

However, the City also needs a regular process to set more general goals, and to identify specific, measurable objectives to reach those goals. This process must also ensure those objectives are considered in the annual budgeting process.

This Strategic Planning Framework does that. In general, the City Council will set / refine broad goals every four years. Every two years the Council will identify specific objectives associated with each goal for staff to complete. Every year during the budget process, those objectives will be budgeted against.

In addition to this Strategic Planning Framework, the City is developing fresh Vision, Values and Mission statements that should inform all of our planning efforts, and goal / objective setting in particular.

III. DEFINITIONS

The following definitions are important to understand the City's Strategic Planning Process:

- **City Mission Statement** – The Mission Statement is a Council-approved statement that describes the basic / essential tasks the City must provide, and a statement toward the purpose of executing these tasks. The mission statement is focused on the purpose of the City Government, not the broader community. The City mission statement might begin something like: "The City of Morro Bay provides Public Safety, Recreation, and other key municipal services in order to"
- **Community Vision and Values Statements.** Community vision and values are also Council-approved, semi-permanent statements, developed with significant community

input, that describe what we want our community to be (Vision) and what ideals our community considers of essential importance (values).

- **City Core Tasks.** Core tasks are functions that we should always be doing well and they should be addressed in our City mission statement. A core task might be: “Maintain City Infrastructure”, or “Provide Public Safety”.
- **City Goals.** Goals are broad projects we want to accomplish over a long-term (4-6 year) period, usually because they are big enough and broad enough they can’t be accomplished in a year or two. An example of a goal is: “Improve Streets”.
- **City Objectives.** Biennial objectives are specific, discreet, medium-term (1-2 year) projects that support a more general goal, are feasible and achievable if appropriately resourced, and can be directly budgeted against. An example of an Objective related to the Goal “Improve Streets” could be: “Repave 10% of streets in FY16/17 and FY 17/18”.

IV. PROCESS

Following is a written description of the City’s Strategic Planning Framework depicted below in figure 1.

- The process begins in December of each election year with the seating of a new Council.
- The new Council begins a planning process to set biennial budget objectives for the upcoming two budget years.
- Following elections, the City will advertise in December upcoming community outreach and engagement opportunities.
- This objective-setting planning process normally occurs in January and February with two-year objectives set by the last Council meeting in February.
- In years following an election, in January through mid-February, staff will provide numerous opportunities for the community to engage in the process and to provide input in a number of ways, including community forum(s).
- In years following an election, City Council will host a public retreat in late-February/early March to review community input gathered through the outreach opportunities and develop goals (following Presidential elections as described below) and objectives (following a non-Presidential election). Council will formally adopt the goals/objectives typically by late March/early April.
- Council-approved objectives are then used by staff and Council to develop the annual budget in March – May of each year.
- Every four years (Presidential election years) the new Council also reviews and updates the City’s Goals. The City should work to ensure goals are items in which real improvement is needed and achievable. Generally, goals should not be “maintain,” but should be “improve.” Any new Council could, of course, resolve to deviate from this Strategic Planning Framework and modify City goals outside of the specified four-year window. However, for organizational efficiency and community stability, the City should strive to keep goals for at least four years, using biennial objective setting and annual budgeting to affect change and adjust priorities.

The above mentioned plans coupled with this Goals and Objectives process should serve, taken as a whole, as the City's strategic plan. Following full implementation of the ongoing GP/LCP rewrites in 2017, and 10-year Economic Development Strategic Plan in 2016, the City could consider if an additional, formal, 10-year strategic plan is required.

Attachment 2 – Status of Current Goals, Objectives and Action Items

Public Infrastructure

- Street Paving: The City Council continues to prioritize street paving and allocated significant funding in the FY 25 budget to support this. During the 2-year goals period, City has completed numerous street paving projects:
 - \$1.4 million paving project completed in August 2023, including portions of Quintana and South Bay Blvd.
 - Radcliff neighborhood street repairs completed in 2024
 - Greenwood, Bolton, Laurel, Cuesta neighborhood street repairs completed in 2024
 - Jamaica, Panorama, Island, Tide neighborhood street repairs completed in 2024
 - Rehabilitation of Police Parking Lot and Lila Keiser Park Parking Lot completed in April 2024
 - Bi-weekly Public Works Maintenance crew pothole and patch digout repairs (ongoing)
 - Tuscan Road slide stabilization and road repair project completed in December 2024

The \$4.5 million pavement rehabilitation project is currently in progress. This is likely the largest City paving project and is anticipated to be completed by April 2025.

- Capital Needs Assessments: This goal initially included two projects: 1) an assessment of harbor facilities, and 2) an assessment of all other city facilities including parks, City buildings, and other infrastructure. This second project was removed in order to prioritize resources to support the first project. As such, the City combined resources for both projects to focus solely on an assessment of the revetments supporting the harbor. This project is nearing completion. The City's consultant, Brady Engineering, prepared a draft revetment assessment report which was reviewed by staff in November. The final report and cost estimate is expected in early 2025. The assessment report is needed to support the City's Congressional funding request for harbor revetment repairs as its condition has exacerbated since the 2023 heavy storms.
- Update Council Chambers: This goal includes two projects: 1) audio visual (AV) upgrades, and 2) implementation of a web-based agenda management system for closed captioning and improved accessibility for visually impaired. On October 8, 2024, the City Council communicated its desire to receive detailed cost information about AV system options. The City released an RFP for the development of AV system design options and their cost estimates. Staff expects to bring to City Council in February a request to approve a consultant contract to fully develop three design alternatives. The City Council will have the opportunity to select for implementation a design alternative at their meeting in April; purchase and installation of the system will occur subsequently. For the second project, the City Clerk's office led the transition to a web-based meeting management system, eScribe. It has been successfully in use for City Council meetings since early 2024 and will be rolled out for advisory body meetings in 2025. In addition to enhanced accessibility features, this new system also improves efficiency in the production of meeting agendas and staff reports.
- Complete Development Impact Fee Study. This project is underway. Due to priority changes such as storm recoveries and personnel transitions, this project has been delayed. It is anticipated to be completed in June 2025. Additionally, the Finance

Department has initiated a user fee update study.

- Public safety needs assessment: This is nearing completion. The Community Risk Assessment and the Standards of Cover report include assessment of all three public safety departments: Fire Department, Police Department and Harbor Department. The Fire Department report is expected by the end of January. The Police and Harbor information is anticipated in March.
- Prioritize storm recovery efforts, maximizing FEMA/insurance opportunities, and hazard mitigation grants. The City has done well on this goal. City completed several storm system improvement projects, including, Elena/Juniper Emergency Storm Drain Repair project, Sequoia Court Emergency Storm Drain Repair project, and Ironwood Storm Drain Replacement project. We also repaired Harbor docks damaged by the storms and applied/received \$660,000 in insurance reimbursements. Lastly, we applied and have been awarded an OES grant for a study of Morro Creek watershed study.
- Improving streetscape with road striping, parking lines and curb painting. This is an ongoing effort that has seen great progress. Much of the striping work happens concurrently with street paving. Additional examples of completed projects are: installed a flashing crosswalk sign; re-striped crosswalk by PD, Embarcadero/ Coleman parkway, Embarcadero parking lot and a variety of intersections in north Morro Bay; completed two grant-funded EV Charging stations which are located in parking lots, Rehabilitation of Police Parking Lot and Lila Keiser Park Parking Lot, and corrected sidewalk ADA deficiencies in downtown Morro Bay and Atascadero Road,

In addition to the stated short-term actions, the City's Engineering and Maintenance Divisions also completed a few other key infrastructure-related projects, which include:

- a variety of park improvement projects, including tennis court rehab, pickleball court resurfacing, and Franklin Park improvements.
- Closed out WRF's two major contracts totaling over \$120 million.
- Completed Lift Station 1 Force Main Replacement project, which fixed a sewer leak due to an old sewer main under Highway 1.
- Completed Water Tank Rehabilitation project involving six of the City's drinking water tanks.
- Completed Local Roadway Safety Plan and a Speed Survey which would to identify priority areas for future traffic safety related work.

Economic Vitality

- Monitor and stay engaged in Offshore Wind (OSW). Completed and ongoing. City Council has formed a sub-committee. The Mayor, Council Members and staff stay engaged with many federal and local agencies on OSW discussions. City partners with SLO county in the OSW related assessment studies. The *Harbor Vitality Director* will continue to support this goal.
- Pursue grant opportunities. City continues to engage state and federal lobbyists to seeking unique funding opportunities including congressional earmarks. City is considering a 2025 legislative platform to guide grant efforts.
- Streamline permit processing for residential and commercial development. This has been completed through the zoning code update which represents significant efforts, including adoption of the objective design standards. Here are a couple of examples illustrating efficiency: The department launched a Pre-designed ADU Program <https://morrobayca.gov/1056/Pre-Designed-ADU-Program>; the Building Division launched online instant permits for small-scale residential solar and energy storage systems. This helps to lower the cost for permit applications and while increasing the

speed of installing residential solar energy systems.
<https://morrobayca.gov/1076/Residential-Solar-Permits>

- Presentation of Paid Parking Study and proposed pilot program. A presentation of the 2022 parking study was provided in October 2023. At the same meeting, Council directed staff to proceed with a paid parking program at the Rock Parking Lot. Since then, staff has been working with the Coastal Commission to obtain necessary approval for a paid parking program. Concurrently, we continue to monitor congestion issues on Embarcadero, especially in the stretch from Morro Rock parking lot to Beach St. Staff's research concurs with previous studies which find a strategy focusing on timed parking enforcement and paid parking at the Rock lot, essential to improve traffic safety and congestion issues on Embarcadero. The Police Chief leads a steering committee consisting of City staff from all departments to look into implementation details. Community stakeholders will also be included in future discussions. The goal is to concurrently implement the timed parking enforcement and paid parking at the Rock parking lot by June 30, 2025.
- Market Plaza development. This topic of discussion continues to evolve. The Council directed staff to reject any and all pending proposals in Fall 2024 and return with a new request for qualification (RFQ) for Council consideration. The RFQ would consider a hospitality project that encompasses all parcels that are in the original project footprint. Council directed staff to hold off on the development of RFQ and focus on analyzing city owned properties.
- Review of City-owned properties and strategies to optimize revenues. An initial first step is to update City property inventory. This should be completed by April 2025. Following the portfolio update, Council can consider a strategic review and opportunity analysis to identify high-potential properties. Then Council can provide directions for redevelopment, leasing, selling or maintaining of each piece. The Council could also task CFAC and/or HAB to assist with identifying high potential properties and developing strategies to utilize them.

In addition to the stated short-term actions, some other key achievements in the area of Economic Vitality are:

- Updated Zoning Code certification in early 2024 following the adoption of Plan Morro Bay.
- Successfully produced the city's 60th anniversary celebrations.
- Successfully hosted the 2023 and the 2024 Ironman Triathlon events.
- Continued to partner with private partners to improve the city's broadband fiber-optic infrastructure. We are one of the most "fiber connected" cities on the Central Coast.

Housing and Homelessness Response

All goals except the following are considered complete:

- Seashell Estates property. A revised application was received August 2024. Upzoning is no longer required. A hearing of the project is tentatively scheduled for February 2025. Here are some details of the proposed Seashell Estate: *The Seashell Estates is a master-planned community located north of Highway 1 and west of the Bayside Care Center nursing home. The project proposes ten (10) single family homes, ten (10) attached junior accessory dwelling units (ADUs) and ten (10) detached ADU, for a total of 30 residential units in a residential low density (RL) zone.*
- Identify affordable housing incentive program: This has evolved into the discussions with

the Downtown Design District (DDD). The final DDD public meeting is still in the works and will be complete by spring. This has been delayed due to the consideration of BESS related urgency ordinance.

Although not included in specific goals, some other key accomplishments that supported public safety include the adoption of a camping ordinance which resulted in noticeable improvements were made along Quintana and other camp sites upon.

Community Engagement

Significant progress has been made to all the action items.

- Develop and implement outreach and communication plan, leverage partnerships with Chamber, Visit Morro Bay, local service clubs, etc.; explore available communication tools.
- Conduct joint council/advisory meetings and consider advisory reports to Council.
- MBPD Citizens Academy, consider community outreach workshops. Citizens Academy has been hosted. Staff also hosted workshops on homelessness responses, BESS project reports, traffic study community workshops, and an information session on the Morro Elementary site. City staff also partnered with Cal Poly graduate studies to host research workshops on topics related to climate action plans and downtown design.
- Develop and implement outreach and communication plan using different formats to reach a broad spectrum of residents. Mayor and Council members have implemented a variety of programs that intend to engage a wide range of residents.
- Development Historical Preservation Ordinance using draft ordinance prepared by Historical Society as a starting point. This item is in progress. A new ordinance requires substantial resources to develop. The DDD discussion has identified that the first achievable step is to work with the Morro Bay Historical Society to generate a list of properties of historical interest or value. The Community Development Department will present the Council with a framework for a historic preservation ordinance by June 30, 2025. The framework will outline the basic components of a potential historic preservation ordinance for Council discussion and direction to staff.

In addition to the stated short-term actions, other notable achievements to improve community engagement and government transparency are: Implemented electronic and paperless filing of campaign disclosure statements and statements of economic interest. Soft launch a web based Public Records Act request platform, streamlining and improving efficiency for review and release of requested record. Continued implementation of electronic signatures for contracts and correspondence for improved efficiency and record keeping. Conducted 2024 election, produced candidate orientation, continued New Council orientation and onboarding.

City of Morro Bay

2023-2025 Goals and Short Term Actions



CITY PURPOSE

In order to preserve the high quality of life in Morro Bay, the City's purpose is to provide essential public service and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play. To achieve that purpose, the City invests the vast majority of its resources in services such as city planning, infrastructure maintenance and improvement, public safety, public utilities, recreation services, and the internal financial, human resources, and technology to support these public services.

CITY GOALS, GOAL STATEMENTS, AND SHORT-TERM ACTION ITEMS

The City is able to successfully provide these core services thanks to community support

and volunteerism that resource and supplement the City's talented professional staff. As a result of this success, the City is also able to dedicate some resources to address the emerging challenges and future-facing opportunities. In April 2023, the City Council adopted four (4) City goals and twenty-seven corresponding short-term action items. The City goals each have goal statements that outline what the City aims to achieve. The short-term action items are the area of focus related to the goals that the City will work on in Fiscal Years 2023-24 and 2024-25 (all listed below). Combining the City's work on core services with future oriented goals will help ensure our community remains a great place to live, work and play for current and future generations.



CITY COUNCIL GOALS

1. PUBLIC INFRASTRUCTURE

2. ECONOMIC VITALITY

3. HOUSING / HOMELESSNESS RESPONSE

4. COMMUNITY ENGAGEMENT

PUBLIC INFRASTRUCTURE



GOAL STATEMENTS:

- (1) Assess and provide report on state of infrastructure including streets, sewer lines, sidewalks, storm drains and Harbor infrastructure.
- (2) January 2023 storm response and future mitigation.
- (3) Repair, update and enhance Veterans Hall so it can continue to serve the community.
- (4) Striping program to improve sidewalks, crosswalks & accessible parking.

SHORT-TERM ACTIONS

- Street Paving
- Complete Capital Needs Assessments
- Complete Development Impact Fee Study
- Update Council Chamber: *A/V upgrades, web-based agenda management system for closed captioning and improved accessibility for visually impaired*
- Prioritize storm recovery efforts, maximizing FEMA/insurance reimbursement opportunities; Hazard mitigation / climate resiliency (grant funding eligibility)
- Public safety needs assessment (Standards of Cover)
- Improve streetscape with road striping, parking lines & curb painting

GOAL STATEMENTS:

- (1) Pursue grant writing opportunities.
- (2) Evaluate opportunities for City-owned properties.
- (3) Streamline permit process for residential and commercial development.

ECONOMIC VITALITY



SHORT-TERM ACTIONS

- Market Plaza development opportunities (currently under negotiations)
- Monitor and stay engaged in offshore wind development
- Pursue grant opportunities, including:
 - RFP for full-service Grant Writer & Grant Administration (if successful)
 - Coleman Beach area
 - Climate Action Plan & Waterfront Master Plan
 - DBW grant funding for boat ramp replacement
- Review of City-owned properties, strategy to optimize use or revenues. Explore use of commercial realtor to manage commercial rental property
- Streamline permit processing for residential (including ADUs) and commercial development (also supports Housing goal)
- Presentation to Council on Paid Parking Study and proposed Pilot Program; implement, as directed

HOUSING HOMELESSNESS RESPONSE



GOAL STATEMENTS:

- (1) Identify low-income housing opportunities.
- (2) Explore achievable options for unhoused residents.
- (3) Speed up processing of ADU permits to increase availability of affordable housing.

SHORT-TERM ACTIONS

- Housing Element Program Implementation (Housing by-right Policy and Objective Design Guidelines projects underway – \$275K rec'd in grant funding)
- Review possible upzone of Seashell Estates property for proposed housing project
- Explore achievable options at the City level (emergency warming shelters, pallet homes, etc.)
- Continue participation in County's 5-year Housing & Infrastructure Plan
- Continue participation in the County-wide 5-year Strategic Plan to address homelessness
 - *Homeless Outreach Case Manager*
- Identify affordable housing incentive program
- Speed up processing of ADU permits to increase availability of affordable housing

COMMUNITY ENGAGEMENT



GOAL STATEMENTS:

- (1) Build relationships and improve the purpose of advisory bodies to attract and retain members.
- (2) Hold community workshops and study sessions on upcoming development.
- (3) Improve City website and social media presence.

SHORT-TERM ACTIONS

- Leverage partnerships with Chamber, Visit Morro Bay, local service clubs and community organizations, and other event hosts
- Explore/assess available communication tools
- Conduct joint Council/advisory board meetings periodically and consider biannual or annual advisory board reports to Council
- Develop Historic Preservation Ordinance using draft ordinance prepared by Historical Society as a starting point
- Continue MBPD Citizens Academy, Consider Community Academy and other opportunities for project / community outreach, including study sessions and workshops
- Develop and implement outreach and communication plan using different formats to reach broad spectrum of residents
- Ad hoc Committee review of Planning Process



Staff Report

TO: Members of the Planning Commission

FROM: Airlin Singewald, Community Development Director

SUBJECT: Community Development Department – 2025 Priorities Report

I. RECOMMENDED ACTION:

Receive and file the Community Development Department's 2025 Priorities Report.

II. OVERVIEW

This report presents a summary of the Community Development Department's staffing capacity, workload, planning and building permit volume, and priorities. The City has seen a year-over-year increase in building permits. The City has seen a year-over-year decrease in planning permit cases due to the successful streamlining measures adopted in the 2024 comprehensive Zoning Code update. While this means fewer projects at the Planning Commission level, the overall level of development activity is steady to increasing.

When considering Council-directed initiative and other long range planning projects, the Department's overall workload is significant. The team is working efficiently at full capacity, and with a strong sense of commitment to provide the highest level of service to the community of Morro Bay. In 2024, the Planning and Building divisions came together to create an entire new process, application type, forms, worksheets, and informational materials to launch a short-term rental application renewal process as required by the Zoning Code. In the current year, the Department is implementing this process, which will involve processing permits to renew and inspecting over 200 short-term rental properties.

At the same time, the Department initiated the Waterfront Master Plan Update, a Battery Energy Storage Systems (BESS) urgency ordinance, and an inventory of City-owned parcels. The Department is also taking a lead role in an operations and maintenance infrastructure study for offshore wind development, hosting public forums on critical planning topics, such as the future of Morro Elementary, and updating the City's Zoning Code for increased clarity and consistency with State law. In addition, the Building Division launched a new app-based online permitting system for residential solar permits.

As a small team, Department staff work with an “all hands on deck” attitude, adapting to shifting needs and priorities, without losing sight of the overall mission to provide the best service and uphold our commitment to public safety. In between processing permits and working on complex long range planning projects, Department staff continuously serve customers at the front counter, answer phones calls, and emails, and meet with applicants, stakeholders, members of the public, and regional partners.

III. DISCUSSION:

The Community Development Department (Department) is staffed with 9.5 full-time equivalent (FTE) staff to complete mandatory and discretionary workload.

Department Staffing Capacity

The Department’s 9.5 FTEs are split between the Planning Division and Building Division. The Department’s staffing capacity in each division is outlined below, with the Director’s position evenly split between Planning and Building.

Planning Division (5 FTEs)

- Director – 0.5 FTE
- Planning Manager – 1 FTE
- Assistant Planner – 2 FTE
- Planning Technician – 1 FTE
- Planning Intern – 0.5 FTE

Building Division (4.5 FTEs)

- Director – 0.5 FTE
- Supervising Plans Examiner – 1 FTE
- Permit Technician – 1 FTE
- Building Inspector – 1 FTE
- Code Enforcement Officer – 0.5 FTE
- Office Assistant – 0.5 FTE

The Department’s 9.5 FTEs complete mandatory and Council-directed workload. The Department’s highest priority is to complete mandatory workload to comply with local, State, and federal. Failure to comply with State or federal law would put the City at risk of losing local control over land use and funding opportunities.

After accounting for mandatory workload, the Department allocates its remaining capacity to complete additional Council-directed workload in alignment with the Council's goals of public infrastructure, economic vitality, housing/homelessness, and community engagement.

The Department also relies on consultants to assist with workload. In particular, the Department uses consultants to process more complex land use permits, environmental determinations, and building permits, at applicant expense.

Workload

Mandatory – implements local, State, and federal law.

Planning Division

- Process land use permit/coastal development permit applications
- Conduct environmental determinations under the California Environmental Quality Act (CEQA)
- Administer Community Development Block Grant (CDBG) program
- Maintain compliance with State Housing Element law
- Update City zoning code to comply with State housing laws
- Prepare General Plan conformity reports
- City lease management (not including Tidelands)
- Short-term rental ordinance compliance

Building Division

- Process building permits
- Perform building inspections
- Provides public information regarding building code compliance
- On-going code enforcement activities
- Short-term rental compliance and inspections

Council-directed

After completing mandatory workload, the Department allocates remaining staff capacity to complete Council-directed work. The Department prioritizes Council-directed work based on alignment with City goals, funding availability, and General Plan implementation. For example, the Department prioritizes work on the Waterfront Master Plan Update since it has been funded by the Coastal Commission, implements three City goals (public infrastructure, community engagement, and economic vitality), and implements General Plan policies that specifically call for an update to the Waterfront Master Plan.

The Department is currently working on the following Council-directed workload:

<u>Council-directed Project</u>	<u>City Goals</u>	<u>Next Major Milestone</u>	<u>Estimated Completion Date</u>
1. Downtown Design District	Economic Vitality and Affordable Housing	Public Forum – March 2025	March 2025
2. Short-term Rental Ordinance Implementation	Economic Vitality and Affordable Housing	Council Presentation – March 2025	January 2026
3. Inventory of City-owned Parcels	Economic Vitality	Council Presentation – March 2025	March 2025
4. Minor zoning code updates*	Affordable Housing	Public Review Draft – April 2025	October 2025
5. Waterfront Master Plan Update	Economic Vitality and Community Engagement	Consultant Contract – May 2025	November 2026
6. Historic Preservation Ordinance	Economic Vitality	Ordinance Framework – July 2025	June 2027
7. BESS Urgency Ordinance and Permanent Ordinance	Economic Vitality and Community Engagement	Framework for Permanent Ordinance – Summer 2025	January 2027
8. OSW O&M Infrastructure Study	Economic Vitality and Community Engagement	Draft report – August 2025	October 2025

**While not specifically directed by the Council, this initiative is added here because it's a discretionary (non-mandatory) initiative to maintain and improve the City's zoning code. This also includes an Accessory Dwelling Unit Ordinance update, which is mandatory.*

Downtown Design District

On February 14, 2023, the City Council formed an ad-hoc subcommittee, consisting of Councilmembers Landrum and Edwards, to address the design of the downtown, including building height, historic preservation, architectural design, community benefits, and other

related matters. The ad-hoc subcommittee meetings were also attended by advisors, including Planning Commissioners Bill Roschen and Joseph Ingrassia, Jeff Eckles (CEO of the SLO Housing Trust Fund), Paul Boisclair (owner of the Siren), Betty Winholtz (resident) and Carrie Raya (owner of Buttercup Bakery). The subcommittee met nine times between October 2023 and September 2024.

At their final meeting on September 6, 2024, the subcommittee reached consensus on a set of recommendations to the City Council. Staff and subcommittee members plan to present the final recommendations at the March 18 Planning Commission meeting. This public forum will complete the subcommittee's work program. The recommendations of the subcommittee may lead to a future Planning Division work effort.

Short-term Rental Ordinance Implementation

In January 2025, the Community Development Department started requiring all existing short-term rentals to submit permit renewal applications and schedule health and safety inspections with the City's Building Inspector and Fire Marshal, as required by the Short-term Rental Ordinance. This is a major work effort that involves processing permit applications and conducting inspections for over 200 properties. This effort has also generated a significant volume of public inquiries regarding short-term rental requirements. Department staff answer many short-term rental questions every day and have scheduled informational meetings with property management companies to help them navigate the permit renewal process.

At the March 11, 2025 City Council meeting, the Department will update the City Council on this work effort.

Inventory of City-owned Parcels

The City owns many properties in the city-limits. The Department is working with the Public Works Department and City Manager's Office to create an inventory of City-owned parcels. The goal of the inventory is to identify undeveloped and underutilized City-owned properties with development potential. This will help the Council make strategic investment and property management decisions.

The Department will present the City-owned parcels inventory to the City Council in March 2025.

Minor Zoning Code Updates

The City's comprehensive Zoning Code update was approved by the Coastal Commission in March 2024. Since then, the Department has identified several amendments that are needed to implement changes in State law and to clarify confusing language. The 2025 Minor Zoning Code Update will include amendments to the City's Accessory Dwelling Unit (ADU) regulations as required by State law, clarifying fence requirements, and fixing typographical errors.

This work effort will result in clear and easier to understand Zoning Code regulations, as well as compliance with State law.

Waterfront Master Plan Update

The City's Waterfront Master Plan (WMP) has not been updated since it was first adopted in 1996. The Waterfront Master Plan is a vision for the future development, land use, circulation, and infrastructure for both sides of the Embarcadero from Tidelands Park to Morro Rock.

On October 9, 2024, the California Coastal Commission approved the City's grant application for \$750,000 to update the City's Waterfront Master Plan Update. The estimated timeline to complete the update is November 2026.

Some of the major components of the Waterfront Master Plan Update include:

- Expanding the area covered by the plan to also include City's former wastewater treatment plant.
- Updating sea level rise projections and incorporating a sea level rise vulnerability assessment and adaptation plan.
- A vision and goals for future development, land use, and circulation on the Embarcadero.
- A plaza plan for converting street-end parking lots into public plazas.
- A conceptual land use and circulation plan for the City's former wastewater treatment plant site and the decommissioned power plant property.
- An inventory of desired public benefits on the waterfront, including a definition of what constitutes a public benefit and to what extent public benefits should be provided by private developers versus the City.
- A consideration of waterfront infrastructure for offshore wind development.
- A review and update of design guidelines to protect and enhance the public's physical and visual access to the bay and implement the WMP vision for the character of the waterfront.
- A comprehensive parking plan, including:
 - A plan for relocating parking spaces from street-end parking lots on the west side of the Embarcadero to another location.
 - Evaluation of a potential paid parking program.

The City posted a [Request for Proposals \(RFP\) for the WMP Update](#) on February 6, 2025. Proposals are due to the City on March 21, 2025.

At the January 14, 2025 Council meeting, the Council approved the formation of a Waterfront Master Plan Advisory Committee (WMPAC) consisting of community members and local stakeholders to act in an advisory capacity and provide recommendations to the Planning

Commission and City Council for consideration. The WMPAC will hold monthly public meetings to provide recommendations on policy and design components on the WMP.

Per Council direction, the WMPAC will consist of seven members, including: one member from each of the City's five advisory bodies/commissions, one member from the Embarcadero master lease holders, and one member from the Morro Bay National Estuary Program.

All WMPAC members have been nominated by their respective groups. The Planning Commission nominated Commissioner Witkowski as its representative on the WMPAC. In March 2025, the City Council will consider a resolution approving WMPAC nominations.

Historic Preservation Ordinance

The Department will begin working on a Historic Preservation Ordinance in summer 2025, after completion of the Downtown Design District and Inventory of City-owned Parcels. The Department anticipates presenting a framework for a Historic Preservation Ordinance to the City Council in July 2025. The framework will summarize the Department's recommended approach and parameters for a Historic Preservation Ordinance. Once authorized by Council, the Department will prepare a draft Historic Preservation Ordinance for public review, Planning Commission consideration, and Council adoption.

Battery Energy Storage Systems (BESS) Urgency Ordinance and Permanent Ordinance

On January 28, 2025, the City Council adopted a 45-day Urgency Ordinance prohibiting applications for grid-scale BESS facilities. The City does not currently have land use regulations for BESS facilities, and the Council determined that absent such regulations, BESS facilities present potential health and safety impacts. These concerns were intensified after a major fire broke out at the Moss Landing BESS facility.

The Council extended the Urgency Ordinance for two years (until January 28, 2027) at the February 25, 2025 City Council meeting.

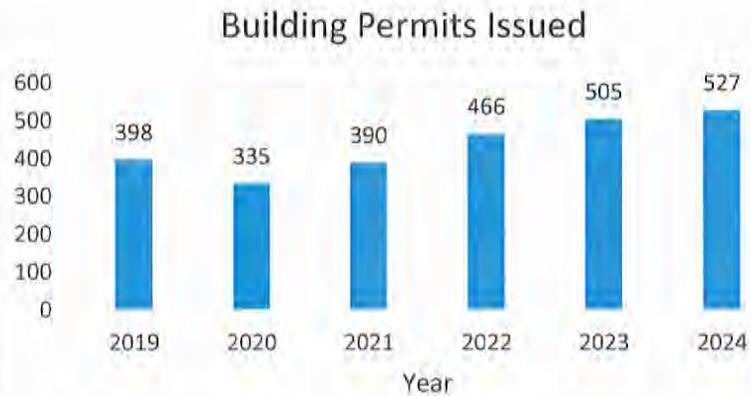
The Urgency Ordinance will give the City time to study the health and safety impacts of BESS facilities and contemplate permanent BESS regulations. The City's options include adopting a permanent prohibition on BESS applications or an ordinance that allows for BESS facilities in specified locations subject to special use standards and permitting requirements. Over the next 3 months, the Department will conduct further research to evaluate the pros and cons of each option and will seek Council direction on a permanent ordinance.

Once drafted, the permanent ordinance or prohibition will require Planning Commission review and recommendation to the City Council.

2024 Permit Statistics and Accomplishments

Building Permit Activity

Since 2020, building permit activity has gradually increased to a 6-year high in 2024 of 527 permits issued. A detailed comparison of 2023 and 2024 building permit statistics is provided in Attachment 1.



Residential Permits

Approximately half of the building permits issued in 2024 were residential. This included 32 new dwellings, 118 residential remodels/additions, and 91 other permits. The table below breaks down 2023 and 2024 residential permits issued by unit type. The City saw a decline in total residential permits in 2024 due to a surge in solar permits in 2023. When removing solar and other smaller permits, residential permits increased by 33 percent (150 compared to 113) year-over-year.

Residential Permits Issued	2023	2024
New SFDs	2	12
New ADUs/JADUs	10	19
New MFDs	0	1
Residential Remodels/Additions	101	118
Subtotal	113	150
Other Residential*	146	91
Total	259	241

*Includes solar installations and addendums.

Planning Permits

The Department’s Planning Division processes planning permits, including coastal development permits, subdivisions (parcels maps and tract maps), minor use permits, variances, and other planning permits. Depending on the project scope and location, planning permits require approval by either the Community Development Director or Planning Commission.

As shown in the table below, the City has seen a year-over-year decline in planning permits issued due to successful streamlining measures codified in the recent Zoning Code update. This has increased capacity for Planning staff to work on the Council-directed planning projects described above, such as the BESS Urgency Ordinance, City-owned Parcel Inventory, and Historic

Preservation Ordinance. Furthermore, when factoring in the workload of short-term rental renewal applications, the Planning Division's permit workload is at or near an all-time high.

Planning Permits Issued	2023	2024
Admin CDP	22	29
Regular CDP	8	3
Conditional Use Permit	12	4
Lot Merger and Lot Line Adjustments	1	2
Major and Minor Revisions	10	2
Minor Use Permits	1	2
Parking Exceptions	6	0
Parcel Maps and Tract Maps	1	1
Signs	9	5
Temporary Use Permits	3	0
Variances	1	1
Other	1	7
Total	75	56

Regional Housing Needs Allocation Progress

As required by State law, the City has completed its 2024 Housing Element Annual Progress Report (ahead of schedule).

The City's 6th Cycle Housing Element (2020-2028) RHNA progress is shown in the table below. This includes all residential units, including ADUs and Junior ADUs. ADUs and Junior ADUs of 500 square feet or less are counted as affordable units at the Moderate-income level.

Income Level	RHNA Required	01/01/19 – 12/31/20	2021	2022	2023	2024	Total 6 th Cycle
Very Low	97			26			26
Low	60			8			8
Moderate	70	9	6	6	6	8	35
Above Moderate	164	41	26	14	6	24	111
Total	391	50	32	54	12	32	180

Additional Accomplishments

In 2024, the Building Division launched instant permits for small-scale residential solar and energy storage systems, through an online platform called Symbium. This platform verifies code compliance in real time and automates the issuance of solar and energy storage permits, lowering the costs for permit applicants and homeowners and increasing the speed of installing residential solar energy systems in Morro Bay.

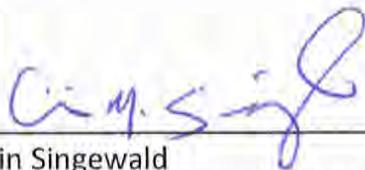
In 2024, the Department completed the following major accomplishments:

- Developed a new process, application forms, worksheets, website, and informational materials to implement the Short-term Rental Ordinance.
- Completed the draft Environmental Impact Report (EIR) for the Vistra BESS project and power plant property master plan.
- Completed the initial study / notice of preparation for the 3300 Panorama Drive subdivision and held a scoping meeting on October 17, 2024.
- Hosted a public information session regarding planning, zoning, environmental review, and permitting requirements for the Morro Elementary school site.
- Prepared a BESS urgency ordinance and extension, including required findings, for Council adoption.
- Prepared a report to obtain Council direction on a future Request for Qualifications for the city-owned property at 781 Market Avenue.
- Held a housing study session at the Planning Commission.
- Obtained a \$750,000 planning assistance grant from the California Coastal Commission to update the City's Waterfront Master Plan.
- Released a Request for Proposals for the Waterfront Master Plan Update and formed the Waterfront Master Plan Advisory Committee.
- Facilitated Downtown Design District Subcommittee meetings and a final recommendation.
- Launched the City's pre-designed ADU program.

IV. PLANNING COMMISSION ACTION:

Receive and file.

Approved:



Airlin Singewald
Community Development Director

BUILDING PERMIT DATA – CALENDAR YEARS 2023 AND 2024

Residential Building Permits Issued	Calendar Year 2023	2023 Valuations	Calendar Year 2024	2024 Valuations
Demo/Reconstruct Single Family	1	280,000	3	1,083,755
Single Family New	2	619,305	12	5,626,429
Single Family Addition	6	621,680	21	1,840,575
Single Family Alteration	83	2,225,016	93	2,617,165
Accessory Dwelling Units/ADU/JADU	10	793,495	19	1,229,750
Multi-Family New	0	0	1	331,890
Multi-Family Addition	2	111,568	0	0
Multi Family Alteration	9	488,710	1	2,000
Addendums	54	N/A	52	N/A
Solar Residential	92	1,221,621	38	453,127
Grading Residential	0	0	1	17,000
Total Residential	259	\$6,361,395	241	\$13,201,691
Commercial Building Permits Issued				
Commercial New	2	8,632,000	0	0
Commercial Addition	1	194,000	1	17,170
Commercial Alteration	13	84,720	16	1,088,000
Commercial Solar	3	435,026	1	758,000
Total Commercial	19	\$9,345,746	18	\$1,863,170
Misc. Permits Issued	Calendar Year 2023	2023 Valuations	Calendar Year 2024	2024 Valuations
Demolition of Structure	2	1,000	0	0
Electrical	76	253,931	73	255,733
Mechanical	17	13,5972	19	158,974
Plumbing	12	44,399	14	90,338
Re-roof	86	1,372,412	141	2,247,553
Fire Sprinklers	29	N/A	21	N/A
Total Miscellaneous	222	\$1,807,714	268	\$2,752,598
Grand Totals	500	\$17,514,855	527	\$17,817,459