



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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*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, May 20, 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](mailto: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 March 18, 2025.  
**Staff Recommendation:** Approve minutes as submitted.

B. PUBLIC HEARINGS

**B-1 Case No.: CDP24-041**

**Site Location:** 180 Atascadero Rd, Morro Bay, CA

**Project Description:** Request for Coastal Development Permit approval of the demolition of the concrete plant and ancillary equipment, structures, walls, pits and for the removal of broken concrete piles at 180 Atascadero Road. The property is zoned Visitor Serving Commercial (VSC) and is within the Coastal Appeals Jurisdiction.

**CEQA Determination:** Exempt pursuant to CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) Section 15061(b)(3), in which the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential or causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The project is additionally exempt from CEQA through a Class 4 Exemption, Minor Alterations to Land, where grading is being performed on land with a slope of less than 10 percent and where minor trenching and backfilling will occur where the surface is restored.

**Staff Recommendation:** Conditionally Approve

**Staff Contact:** Erik Valentine, Assistant Planner, (805) 772-6211

C. NEW BUSINESS

**C-1** Allocation of Water Equivalency Units (WEU) for Fiscal Year 2025/2026

**Staff Recommends the Planning Commission recommend to City Council:**

Allocate 50 WEU's for residential development (30 SFR and 20 MFR) and 65 for commercial development for a total of 115 WEUs for FY 2025/26.

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 June 3, 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/](http://www.morrobayca.gov/planningcommission/) or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to [www.morrobayca.gov/notifyme](http://www.morrobayca.gov/notifyme) and follow the instructions.

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

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

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

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to 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: 5/20/2025

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – MARCH 18, 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 Susana Toner	Community Development Director Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/161Fi0gWDOY?t=25>

PLANNING COMMISSIONER ANNOUNCEMENTS

None given

PUBLIC COMMENT PERIOD

<https://youtu.be/161Fi0gWDOY?t=69>

None given

Chairperson Meyer closed Public Comment Period.

<https://youtu.be/161Fi0gWDOY?t=91>

Public Participation:

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Councilmember Edwards commented on the subcommittee's contributions, including how we can economically enhance the downtown area, and create affordable housing.

Councilmember Landrum commented that she enjoyed getting together to discuss and have important conversations about the downtown area. Being a life-time resident, she was inspired to run for city council because of its needs.

Director Singewald continued the staff presentation.

Commissioners presented their questions and comments to staff.

Staff addressed their questions and comments.

Chairperson Meyer invited the former subcommittee members present to speak.

Betty Winholtz, Morro Bay, commented on low-income housing and vacation rentals. Should long-term residential housing be put downtown? She believes the downtown street scaping should have public input, and keeping the view corridor on the boulevard open is important.

Commissioner Ingraffia, commented on how the discussions were thoughtful and positive, thanked former Chairperson Roschen for getting the committee formed. He would like to see the recommendations adopted, including the determination of what the border of the downtown district would be.

Chairperson Meyer opened the Public Comment Period  
<https://youtu.be/161Fi0gWDOY?t=3041>

Kristen Hedland, Morro Bay, appreciated the presentation being brought before the Planning Commission. She has concerns about the height allowances and would like to see 25 feet be the height limit.

Susan Stewart, Los Osos, Morro Bay business owner, commented on the businesses down the boulevard and the parallel streets, Harbor and Pacific. Those streets are wider and could go higher keeping the middle open. She also commented on having fewer vacation rentals in the downtown area and suggested studying the types of housing used for vacation rentals.

Nicole Dorfman, Morro Bay, asked about the name Downtown Design District and maybe clarifying it. She commented on high density housing is not good for downtown, but that over by the Dollar Tree would be a good location, it wouldn't block views. Also, feels the Morro Elementary location wouldn't be a good spot either, nor proposed low-income housing be used for vacation homes.

Natalia (inaudible), Morro Bay, would like to see Morro Bay continue as "the place time escaped". She would like to see more Ad Hoc Committees comprised of residents and she agreed with others that have commented on housing needs.

Chairperson Meyer closed the Public Comment Period.  
<https://youtu.be/161Fi0gWDOY?t=3949>

D. UNFINISHED BUSINESS

None

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

Vice-Chairperson Ingraffia commented on the Downtown Design District Subcommittee being useful, and hoped the recommendations presented would be adopted by the council.

Director Singewald stated that there is a standing item on the city council agenda regarding the subcommittee report.

Commissioner King also hoped there were opportunities for us to move forward in a formal way.

Commissioner de Fazio believes doing massing studies is critical to move forward to seeing what properties could potentially block views in the downtown area.

Commissioner Witkowski noted that this city government process matches the concerns of the public of Morro Bay.

Chairperson Meyer agreed that they all want what's best for the city, regarding height limits, keeping the character of Morro Bay and affordable housing.

Staff addressed comments from the Commissioners.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Director Singewald stated the April 1<sup>st</sup> Planning Commission meeting would be cancelled.

He will be giving a presentation on the jurisdiction transfer from the Coastal Commission to the city regarding a Tidelands land survey at next Tuesday's city council meeting. The survey identified newly discovered filled Tidelands that will be transferred from Coastal Commission to City jurisdiction.

G. ADJOURNMENT

The meeting was adjourned at 7:18 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 15, 2025, at 6:00 p.m.



## Staff Report

**TO:** Chairperson Meyer and Members of the Planning Commission

**FROM:** Erik Valentine, Assistant Planner, Planning Division

**SUBJECT:** 180 Atascadero Road; Coastal Development Permit (CDP24-041) – Martin Marietta, LLC

### I. SUMMARY:

Martin Marietta Northern California Aggregates, LLC (“Martin Marietta”) proposes a site demolition that includes structures, a concrete batch plant and ancillary equipment, walls, pits, and removal of broken concrete piles at 180 Atascadero Road. The project may also include the demolition of a well pending review and approval of the Cayucos Sanitary District, who co-owns the property with the City of Morro Bay. The property is zoned for Visitor Serving Commercial (VSC) use and is within the Coastal Appeals Jurisdiction.



Figure 1: Location Key

## II. RECOMMENDED ACTION:

STAFF RECOMMENDS THE PLANNING COMMISSION APPROVE COASTAL DEVELOPMENT PERMIT NO. CDP24-041 FOR THE DEMOLITION OF THE CONCRETE PLANT AND ANCILLARY EQUIPMENT, STRUCTURES, WALLS, PITS, AND A WELL\*, AND FOR THE REMOVAL OF BROKEN CONCRETE PILES AT 180 ATASCADERO ROAD AS SHOWN ON PLANS DATE STAMPED MAY 20, 2025, BY ADOPTING PLANNING COMMISSION RESOLUTION 03-25 WHICH INCLUDES THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL (EXHIBIT A).

\*The demolition of the well is still being considered by the Cayucos Sanitary District at the time of this staff report's publishing. Refer to Section VIII, Analysis, for more information.

## III. DEVELOPMENT BACKGROUND:

Historic aerials and maps indicate that a majority of the project area was undeveloped as late as 1956, with the current alignment of Atascadero Road being present along the north side of the subject property. Prior to the most recent update to the Zoning Code, which designated the property for Visitor Serving Commercial (VSC) use, the parcel was zoned M-1/PD/I, or Light Manufacturing/Planned Unit Development/Interim Use Overlay Zone. The City has records of permits for the industrial use of this property dating back to 1969, and historic aerial photos reveal that the construction of the existing cement batch plant had begun by 1963, prior to the City's incorporation. Before its current use as a concrete plant, City records show that at one time the property may have been used as a storage facility for buses. The earliest permit issued by the City for concrete production on the property dates back to 1986, and in 1990 production was taken over by Wixom Concrete, Inc. By 2000, the lease of the property was taken over by Hanson Aggregates (formerly Kaiser Sand and Gravel), who installed a silo on site to store fly ash in late 2001. Martin Marietta took over Hanson's lease in 2022, which has since expired. Section 10 of the City's original lease of the property to Hanson Aggregates (included as Exhibit C), states that upon the termination of the lease the City may require any improvements made to the site to be removed by the tenant. As a result, Martin Marietta is still paying rent on the property on a holdover basis until the proposed demolition is completed.

## IV. AUTHORIZATION / GUIDELINES

Morro Bay Municipal Code (MBMC) Section 17.54.020 defines development as:

*"On land, in or under water... **grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the***

*Government Code)... construction, reconstruction, demolition or alteration of the size of any structure, including any facility of any private, public or municipal utility..."*

Further, MBMC 17.54.020(D) expressly states that demolition is considered development. Per MBMC Section 17.39.010, all development within the Coastal Zone requires a CDP. Exceptions and waivers apply; however, this proposed project does not qualify for any CDP exceptions or waivers. This proposed project, therefore, requires a CDP. In addition, MBMC 17.23.030(C) outlines that no building permit or demolition permit will be issued by the City for any development that requires a CDP until that CDP has been issued for such development.

Per MBMC Section 17.39.010, the Planning Commission is the review authority for development located in areas that are appealable to the Coastal Commission pursuant to Public Resources Code Section 30603 and Title 14 Sections 13110 through 13120 of the California Code of Regulations. The project is located at 180 Atascadero Road, which is within the Coastal Appeals Jurisdiction. Thus, the Planning Commission is the review authority for this CDP.

Additionally, the subject property is co-owned by the Cayucos Sanitary District ("CSD"). The City and the CSD entered into a Joint Powers Agreement ("JPA") on October 25, 1982, that remains in effect to this day. Under the JPA, the Cayucos Sanitary District maintains partial control and decision-making authority over the property, and will also need to review and approve the proposed demolition project before any work occurs. While the CSD has signed a consent of landowner form for the CDP application, they will still need to consent to the final scope of work prior to the Applicant obtaining a demolition permit to perform the work. The CSD's Board of Directors is set to hear the proposal at their May 15, 2025 meeting, which is just after the publication of this Staff Report. City staff will be able to provide an update as to the contents of the Board's meeting during the May 20<sup>th</sup> Planning Commission hearing.

## **V. ENVIRONMENTAL REVIEW**

Projects requiring discretionary action are subject to the California Environmental Quality Act ("CEQA") and require review for determination of appropriate documentation. A Phase I Archeological Assessment was requested by Planning staff to consider potential impacts to the cultural environment, as the project is located within the Cultural Resources Protection ("CRP") Overlay.

An intensive pedestrian survey of the project area was conducted by SWCA Environmental Consultants ("SWCA") on November 19, 2024, using parallel pedestrian transects spaced no more than 5 feet apart over the entire parcel. A records search review and this field survey did not identify the presence of previously undocumented, significant archaeological resources within

the project area, which has been heavily disturbed by the construction of the existing cement batch plant and its associated structures. Further, modern refuse materials like plastic, glass, and metal were observed throughout the site. Therefore, no historical resources or unique archaeological resources as defined by CEQA were identified within the project area.

Even though no significant resources were identified within the project area as a result of the Phase I Archaeological Assessment, SWCA recommends archaeological monitoring of initial ground-disturbing activities because the site is still considered to be a place of high cultural sensitivity. As advised by SWCA, archaeological monitoring should be guided by the development of an Archaeological Monitoring Plan ("AMP"). The AMP should include, but not be limited to, the following elements:

- A list of personnel involved in the monitoring activities;
- Description of how the monitoring shall occur;
- Description of frequency of monitoring (e.g., full time, part time, spot checking);
- Description of what resources are expected to be encountered;
- Description of circumstances that would result in the halting of work at the project site;
- Description of procedures for halting work on the site and notification procedures;
- Description of monitoring reporting procedures; and
- Provide specific, detailed protocols for what to do in the event of the discovery of human remains.

The intent of the AMP is to appropriately identify and address archaeological finds encountered during construction monitoring and to avoid or reduce potential impacts to cultural resources. The submission of a complete AMP as outlined above and to the satisfaction of the Director is a condition of approval for this project. This requirement must be met prior to the issuance of a demolition permit. In addition, prior to any ground disturbing or trenching activities, an on-site pre-construction meeting must be scheduled between the Planning and Building Divisions, the archaeologist monitoring the project, a representative from the appropriate Native American tribe(s), and the project agent to discuss monitoring and reporting.

CEQA Determination: The proposed project is categorically exempt from the provisions of CEQA per State CEQA Guidelines Section 15061(b)(3), in which the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The project is additionally exempt from CEQA through a Class 4 Exemption, Minor Alterations to Land, where grading is being performed on land with a slope of less than 10 percent and where minor trenching and backfilling will occur where the surface is restored. Under these exemptions and

with the archaeological assessment mentioned above, no further environmental analysis is needed.

A Notice of Exemption will be filed with the San Luis Obispo County Clerk's Office upon final approval.

## VI. PUBLIC NOTICE

Notice of this item was published in the New Times SLO newspaper on May 8, 2025 (see Figure 2), a sign was posted at the site with the project number and site plan (see Figure 3), and all property owners and occupants of record within 500 feet of the subject property were notified of the public hearing and invited to share their concerns on this application.



**CITY OF MORRO BAY  
NOTICE OF  
PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Morro Bay Planning Commission will hold a **PUBLIC HEARING** on **Tuesday, May 20, 2025, at 6:00 p.m.** to consider the following matter. This public hearing will be conducted in a hybrid format with opportunities for public comment both by 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. Staff reports, plans, and other information related to this case are available for public review at the Community Development Department, 955 Shasta Avenue, Morro Bay, CA and are available on the City of Morro Bay website at [www.morrobayca.gov/agenda](http://www.morrobayca.gov/agenda) three (3) business days prior to the hearing. Ways to participate, watch, and submit public comment for this meeting are provided on the agenda.

Written comments are also accepted by the Planning Commission via email at [planningcommission@morrobayca.gov](mailto:planningcommission@morrobayca.gov) or by mail prior to the meeting to the Community Development Department, c/o City Hall at 595 Harbor Street, Morro Bay, California, 93442. All agenda correspondence received by 10 am on the meeting day will be posted on the city website.

**A. Case No:** Coastal Development Permit CDP24-041  
**Site Location:** 180 Atascadero Road, Morro Bay, CA

**Proposal:** Request for Coastal Development Permit approval of the demolition of the concrete plant and ancillary equipment, structures, walls, pits, and for the removal of broken concrete piles at 180 Atascadero Road. The property is zoned Visitor Serving Commercial (VSC) and is within the Coastal Appeals Jurisdiction.

**CEQA:** Exempt pursuant to CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) Section 15061(b) (3), in which the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential or causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The project is additionally exempt from CEQA through a Class 4 Exemption, Minor Alterations to Land, where grading is being performed on land with a slope of less than 10 percent and where minor trenching and backfilling will occur where the surface is restored.

**Staff Recommendation:** Conditionally Approve

**Staff Contact:** Erik Valentine, Assistant Planner, [evalentine@morrobayca.gov](mailto:evalentine@morrobayca.gov)

Airlin Singewald  
Community Development Director

**NOTICE THURSDAY, MAY 8, 2025 -- ONE TIME ONLY**

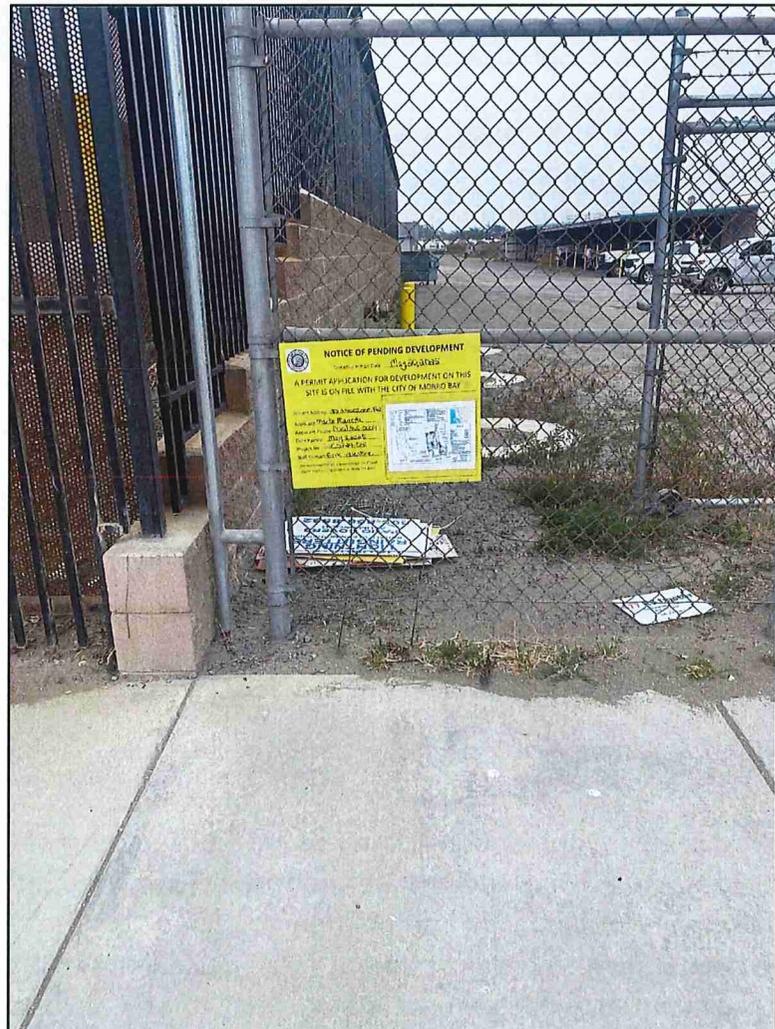


Figure 2: Newspaper Notification

Figure 3: On-Site Notification

**VII. PROJECT BACKGROUND**

<b>Project Team</b>	
Applicant:	Martin Marietta Northern California Aggregates, LLC Erika Guerra, Environmental Resources Director 7999 Athenour Way, Sunol, CA 94586 (734) 383-1010 <a href="mailto:erika.guerra@martinmarietta.com">erika.guerra@martinmarietta.com</a>
Applicant:	Martin Marietta Northern California Aggregates, LLC Andrew Burgin, Central California Environmental Manager 7999 Athenour Way, Sunol, CA 94586 (559) 493-8970 <a href="mailto:andrew.burgin@martinmarietta.com">andrew.burgin@martinmarietta.com</a>
<b>Land Use</b>	
Property Location:	180 Atascadero Road
General Plan/Coastal Local Plan Designation:	Visitor Serving Commercial (VSC)
Zoning Classification:	Visitor Serving Commercial (VSC)
Surrounding Land Uses:	North: Open Space / Recreation and Public / Institutional South: Visitor Serving Commercial East: Visitor Serving Commercial and Open Space / Recreation West: Open Space / Recreation
Coastal Zone:	The project is located within the Coastal Zone <b>and is within the Coastal Appeals Jurisdiction.</b>
<b>Additional Regulatory Documents</b>	<b>Applicability</b>
2018 Downtown Waterfront Strategic Plan (DWSP)	Not applicable
2015 Residential Design Guidelines	Not applicable
1997 Cloisters Design Guidelines	Not applicable
Seashell Estates CC&Rs	Not applicable

**VIII. ANALYSIS**

The proposed demolition is the fulfillment of an end-of-lease condition required by the City on the tenant, Martin Marietta, before they are released from their rental obligations. There are no defined standards for demolition outlined in the Municipal Code, however, staff are recommending certain conditions to be placed on the project to ensure public health and safety are protected, while priming the property to achieve its highest redevelopment potential.

Upon approval of the CDP by the Planning Commission, the Applicant must obtain a demolition permit from the City before work on the project may commence. Before a demolition permit can be issued, the Applicant must fulfill certain requirements outlined as Conditions of Approval on this CDP. For example, the Applicant will be required to prepare and submit the previously mentioned Archaeological Monitoring Plan (“AMP”) prior to demolition permit issuance.

In addition, certain conditions have been placed by the Building Division and Public Works Department. The Building Division is requiring that a National Emission Standards for Hazardous Air Pollutants (“NESHAP”) survey be performed prior to demolition permit issuance, which will identify the presence of asbestos on the site. This process is implemented by the San Luis Obispo County Air Pollution Control District (“APCD”). Further, a grading plan will be required by the Building Division that will show the final grade of the project site after demolition.

Per the Public Works Department, a Stormwater Pollution Prevention Plan (“SWPPP”) is required for all sites over one acre in size. Prior to this issuance of the demolition/grading permit, the Applicant shall submit a Notice of Intent (“NOI”) to the State Water Resources Control Board (“SWRCB”) and submit an SWPPP according to the requirements of a Construction General Permit. The Applicant will also be required to provide a pre- and post-soil analysis report with soil contamination testing. Other conditions of approval from the Public Works Department primarily consist of identifying certain components of the site on the demolition permit application.

#### Potential Well Removal

An outstanding question pertaining to the scope of the demolition project is the status of an old and unused well on the site, which is jointly owned by the City and the Cayucos Sanitary District. The Applicant has included the demolition of the well in the scope of the project, and this is supported by the City. However, the CSD will be discussing the matter in detail at their May 15<sup>th</sup> meeting and will come to a decision regarding its inclusion in the project scope at that time. City staff will have an update on the CSD’s discussion during the Planning Commission hearing.

The well in question was constructed and operated by a water district or company that provided services to the community prior to the City’s incorporation in 1964. The City and CSD inherited the well at some point in time, but it has not been in use in decades (records are not clear that the City and CSD have ever used it) and is not equipped to be in operation today. If the CSD approves the abandonment and demolition of the well in this CDP, the following conditions will apply to the project:

1. Contingent on CSD well removal approval, submit a copy of valid permit issued by the County Health Officer for well removal. See City Municipal Code Chapter 14.68 for well removal requirements and SLO County Water Well Destruction Permitting.
2. Contingent on CSD well removal approval, add the following note on Demolition plan "No permit shall be issued to any person who is not a well drilling contractor (C-57); provided, that a permit may be issued to an owner or occupant of property who does the work of construction, repair, modification or destruction of a well located on such property themselves or through their own employees; and provided further that a permit may be issued to any person exempt from the provisions of the Contractor's License Law, Chapter 9, Division 3, of the Business and Professions Code, commencing with Section 7000."
3. Contingent on CSD well removal approval, add following note on demolition plan "Standards for the construction, repair, modification or destruction of wells shall be as set forth in Chapter II of the California Department of Water Resources Bulletin No. 74, "Water Well Standards," state of California and Department of Water Resources Bulletin No. 74-1 entitled "Cathodic Protection Well Standards, State of California."

Demolition of the concrete plant will move forward regardless of the CSD's impending decision on the well. To reflect the uncertainty of the inclusion of the well's demolition in the final scope of work, and to ensure that demolition of the concrete plant can move forward in the event the well will not be removed, the following condition has been added to Resolution No. 03-25 to allow the project's scope of work to have a degree of flexibility:

*Authorized Development. This permit is granted for the land described on Assessor Parcel Number 066-331-033 for the demolition of the concrete plant and ancillary equipment, structures, walls, pits, and for the removal of broken concrete piles at 180 Atascadero Road as shown on plans date stamped May 20, 2025. The project covered by this CDP also includes the demolition of an abandoned onsite well. In the event the City and the CSD cannot come to an agreement on removal of the abandoned well, the Applicant may proceed with the rest of the work under this CDP.*

If the CSD elects not to approve the demolition of the well with this CDP, it will be left in place and will need to be addressed by the City and CSD while demolition of the remaining structures moves forward. Alternatively, it could be placed as a requirement for a future tenant or developer to fulfill, but this would detract from the property's marketability.

#### Future Development Potential

The subject property was recently rezoned during the 2022 Zoning Code update from Light Manufacturing to Visitor Serving Commercial (VSC), opening it up to a variety of potential

engaging uses. As defined in Plan Morro Bay, the VSC land use designation is meant for visitor-oriented services and uses located at easily accessible locations and tourist destinations within the Coastal Zone. In general, ground-floor development should be reserved for retail shops, restaurants and bars, and visitor accommodations, with the upper floors reserved for additional visitor accommodations and offices.

The demolition of the concrete plant comes at an important juncture of development along the City's waterfront. Efforts are underway to update the City's Waterfront Master Plan, a document that will guide waterfront development for the foreseeable future.

The proposed update to the Waterfront Master Plan would include the subject property. Plan Morro Bay Policy LU-5.5 requires a master plan to be prepared for the former wastewater treatment plant site and "surrounding public parcels" with specific objectives, needed improvements, and area-specific zoning prior redevelopment of the former wastewater treatment plant site. The former wastewater treatment plant site and all surrounding public parcels, including the subject property, will be included in the Waterfront Master Plan update to satisfy this General Plan requirement.

#### **IX. PLANNING COMMISSION ACTION**

Approval as recommended: If the Planning Commission intends to approve this proposal, the Commission should approve a motion to approve CDP24-041, 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 CDP24-041 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 CDP24-041, 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 Commissions decisions and specific findings.

Continuation: If the Planning Commission intends to continue this proposal, the Commission should approve a motion to continue CDP24-041 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 Erik Valentine, Assistant Planner, at (805) 772-6211, or by email at [evalentine@morrobayca.gov](mailto:evalentine@morrobayca.gov).

Approved:

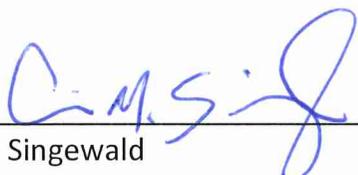
  
\_\_\_\_\_  
Airlin Singewald  
Community Development Director

Exhibit A	Planning Commission Resolution 03-25
Exhibit B	Demolition Plan
Exhibit C	Hanson Aggregates Lease

## RESOLUTION NO. PC 03-25

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FOR COASTAL  
DEVELOPMENT PERMIT NO. CDP24-041 FOR THE SITE DEMOLITION OF 180  
ATASCADERO ROAD

**WHEREAS**, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing on May 20, 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 CDP24-041 for the demolition of a concrete plant and accessory structures at 180 Atascadero Road; and

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

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

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

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

**California Environmental Quality Act (CEQA)**

1. That for the purposes of the California Environmental Quality Act, Case No. CDP24-041 is categorically exempt under Section 15061 Common Sense Exemption and under Section 15304 Class 4 for minor alterations to land.

The Common Sense Exemption states that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Class 4 consists of projects where grading is being performed on land with a slope of less than 10 percent and where minor trenching and backfilling will occur where the surface is restored.

Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

**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 project falls within the General Plan’s land use designation of

Visitor Serving Commercial, which is intended for visitor-oriented services and uses located at easily accessible locations and tourist destinations within the coastal zone. The proposed project is consistent with the Visitor Serving Commercial land use designation because the demolition of existing facilities would prepare the site for future development of an allowable visitor-serving land use.

**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 is located along the coast, but does not negatively impact coastal public views as it would demolish existing industrial facilities.

**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 mapped known environmentally sensitive habitat areas or habitat locations within the Conservation Element and therefore is not expected to compromise existing vegetation, natural habitats or natural resources with proper erosion control measures as it will demolish existing industrial facilities and will not introduce any new structures at this time.

**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 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 Sections 17.08 and 17.23 of the Morro Bay Zoning Code, as demolition is allowable and any future development must conform with these standards

**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 is located along the coast and does not negatively affect public access to and along the coast, as the parcel is separated from the coast by a vehicular road and the coast is not accessible through the parcel.

**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 property is designated for Visitor Serving Commercial use, and the demolition of existing industrial infrastructure will enable appropriate visitor serving development in the future.

**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 Visitor Serving Commercial, which is intended for visitor-oriented services and uses located at easily accessible locations and tourist destinations within the coastal zone. The proposed demolition will clear the property of an existing, legal nonconforming use and prepare the way for future visitor-oriented development.

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 Sections 17.08 and 17.23 of the Morro Bay Zoning Code, as demolition is allowable and any future development must conform with these standards

**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 initial Archaeological Monitoring Report and an Archaeological Monitoring Plan implemented 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 is consistent with the LCP's environmental justice policies because it is the removal of an industrial use close in proximity to sensitive receptor sites, does not include any environmentally sensitive habitat area, and a prepared archaeological evaluation did not outline any mitigation measures other than monitoring.

**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 is located along the coast, and appropriate coastal hazards provisions have been applied through conditions placed on the project by the Public Works Department and Building Division. Future development on the site must be consistent with the LCP's coastal hazards provisions.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit No. CDP24-041 subject to the following conditions:

**STANDARD CONDITIONS:**

1. Authorized Development: This permit is granted for the land described on Assessor Parcel Number 066-331-033 for the demolition of the concrete plant and ancillary equipment, structures, walls, pits, and for the removal of broken concrete piles at 180 Atascadero Road as shown on plans date stamped May 20, 2025. The project includes the demolition of an abandoned onsite well, unless the City of Morro Bay and the Cayucos Sanitary District cannot come to an agreement on its removal. In this event, the project may move forward with all other proposed elements.
2. Inaugurate Within Two Years: Unless the Authorized Development is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Manager (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 applicants 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 herein 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. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or palaeontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. 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.
9. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building / Demolition Plans.

### **BUILDING CONDITIONS:**

#### **PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

10. Demolition permit including a grading plan will be required during the permitting process. NESHAP survey identifying the presence of asbestos will also be required prior to any demolition activities.
11. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
12. 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.
13. 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.
14. The owner shall comply with the City's Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order 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.

15. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
16. 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. Alternative, submit a completed City of Morro Bay soils report waiver request.
17. BUILDING PERMIT APPLICATION. To apply for building permits submit three (3) sets of construction plans to the Building Division.
18. The Title sheet of the plans shall include:
  - a. Occupancy Classification(s)
  - b. Construction Type
  - c. Maximum height of the building allowed and proposed
  - d. Floor area of the building(s)
  - e. Fire sprinklers proposed or existing
  - f. Minimum building setback allowed and proposed

All construction will conform to the 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Fire Code (IFC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code, 2022 California Green Building Code (CGBC), Title 14 and 17 of the Morro Bay Municipal Code.

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

#### **CONDITIONS TO BE MET DURING CONSTRUCTION:**

19. SITE MAINTENANCE. During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.
20. ARCHAEOLOGICAL MATERIALS. In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or palaeontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

**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:**

The following Public Works conditions are required prior to the required demolition permit issuance:

27. Stormwater Pollution Prevention Plan (SWPPP) is required for all sites over 1 acre. Prior to issuance of a grading permit, the owner shall submit a Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB) and submit a SWPPP according to the requirements of a Construction General Permit. Note: Additional inspection fees are required for SWPPP site inspection. See Master fee schedule on City website, located at: MASTER-FEE-SCHEDULE-FY-24-25-Effective-July-1-2024
28. SWPPP or approved "R" waiver must be submitted to City and approved prior to the start of any work at site.
29. Street frontage and access (driveway, shared entrance, etc.) to be shown on demolition plan.
30. Grading and drainage are required. Indicate on demolition plan the existing and updated contours, drainage patterns, and spot elevations. All runoffs must be directed onto vegetated areas.
31. Contingent on CSD well removal approval, submit a copy of valid permit issued by the County Health Officer for well removal. See City Municipal Code Chapter 14.68 for well removal requirements and SLO County Water Well Destruction Permitting.

32. On demolition plan, identify and label all existing locations of the sewer lateral, water service, and water and sewer mains. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC. See "180 Atascadero Utilities" document uploaded to portal.
33. On demolition plan, identify and label sewer lateral to be removed to sewer mainline with connection at mainline to be repaired.
34. On demolition plan, identify and label any water meter and water lateral to be removed.
35. On demolition plan, identify and label any water backflow prevention devices to be removed.
36. Contingent on CSD well removal approval, add the following note on Demolition plan "No permit shall be issued to any person who is not a well drilling contractor (C-57); provided, that a permit may be issued to an owner or occupant of property who does the work of construction, repair, modification or destruction of a well located on such property themselves or through their own employees; and provided further that a permit may be issued to any person exempt from the provisions of the Contractor's License Law, Chapter 9, Division 3, of the Business and Professions Code, commencing with Section 7000."
37. Contingent on CSD well removal approval, add following note on demolition plan "Standards for the construction, repair, modification or destruction of wells shall be as set forth in Chapter II of the California Department of Water Resources Bulletin No. 74, "Water Well Standards," state of California and Department of Water Resources Bulletin No. 74-1 entitled "Cathodic Protection Well Standards, State of California."
38. Provide pre and post soil analysis report with soil contamination testing.
39. Add the following Notes to the Plans:
  1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
  2. It is the responsibility of the designer and contractor to verify all utility locations and connections for the project.
  3. 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>.

#### **PLANNING CONDITIONS:**

40. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or palaeontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
41. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building

or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.

- 42. 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.
- 43. 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.
- 44. Conditions of Approval on Building / Demolition Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval for both the Parcel Map 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.
- 45. Archaeological Monitoring Plan Required: Prior to the issuance of a building or demolition permit, an Archaeological Monitoring Plan shall be prepared by the Applicant 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.
- 46. 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.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 20<sup>th</sup> day of May, 2025 on the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
Chairperson Eric Meyer

ATTEST

\_\_\_\_\_  
Airlin Singewald, Secretary

The foregoing resolution was passed and adopted this 20<sup>th</sup> day of May, 2025.

**LEGEND**

- △ Horizontal / Vertical Control
- ▽ Flag Pole
- Light Pole
- Post
- ▷ Power Pole Anchor
- ◆ Power Pole
- ⊕ Traffic Signal
- ⊕ Street Lights
- └ Large Sign
- └ Small Sign
- ▭ Callbox
- ▭ Catch Basin
- ↶ Left Turn Arrow
- ↷ Right Turn Arrow
- Misc Valve Cover
- ⊕ Water Valve
- Water Meter
- ⊠ Handicap Parking
- + Fire Hydrant
- ⊕ Manhole
- Utility Box
- ⊠ Transmission Tower
- ⊠ Rail Road Signal
- ☎ Palm
- ☎ Tree
- ☎ Tree Line
- ☎ Brush Line
- Dirt Road
- Edge of Asphalt
- Concrete
- Waterline
- Trail
- Curb
- Gutter

ALL DEMOLITION MATERIAL SHALL BE REMOVED TO A LEGAL DISPOSAL SITE.

NO DEMO/WORK SHALL BE PERFORMED IN ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM EASEMENT ASSET OWNERS.

**ESTIMATED REMOVAL AMOUNTS**  
 • 4,500 CYDS OF CONCRETE  
 • 65 TONS OF STEEL

**LOT AREA**  
 APPROX. 1.975 ACRES PER LEGAL DESCRIPTION

**SETBACKS**  
 SETBACKS ARE IRRELEVANT. ALL STRUCTURES ARE EXISTING AND SHALL BE REMOVED.

PROPOSED DEMOLITION WILL NOT INFRINGE UPON PG&E EASEMENTS OR MINIMUM SAFE DISTANCES AS STIPULATED PER GENERAL ORDER 95 OF THE CALIFORNIA PUBLIC UTILITIES COMMISSION (CPUC) WHICH STIPULATES MINIMUM CLEARANCES TO BE MAINTAINED UNDER OR AROUND OVERHEAD HIGH VOLTAGE POWER LINES ARE 12 FEET VERTICALLY FROM ANY WALKABLE SURFACE, INCLUDING ROOFTOPS, AND 6 FEET HORIZONTALLY FROM ANY WALKABLE SURFACE, INCLUDING ROOF TOPS, BALCONIES, STAIRWELLS, SCAFFOLDING, ETC.

**PROPERTY CORNER ELEVATIONS**  
 SEE AERIAL TOPOGRAPHIC SURVEY FROM WESTERN LAND SURVEYS, INC.

**AVERAGE SLOPE OF SITE**  
 SLOPE = (23.0 FT - 17.0 FT) / 558.0 FT  
 = 1.07%

**SITE DRAINAGE**  
 • EXISTING SITE IS DESIGNED TO CAPTURE AND RETAIN STORM WATER.  
 • NO CATCH BASINS, AREA DRAINS SUMP PUMPS ETC. ON SITE  
 • SITE SHALL BE SLOPED TOWARDS THE CENTER OF PROPERTY TO CAPTURE AND RETAIN STORM WATER.

**TREE REMOVAL**  
 NO TREES BEING REMOVED

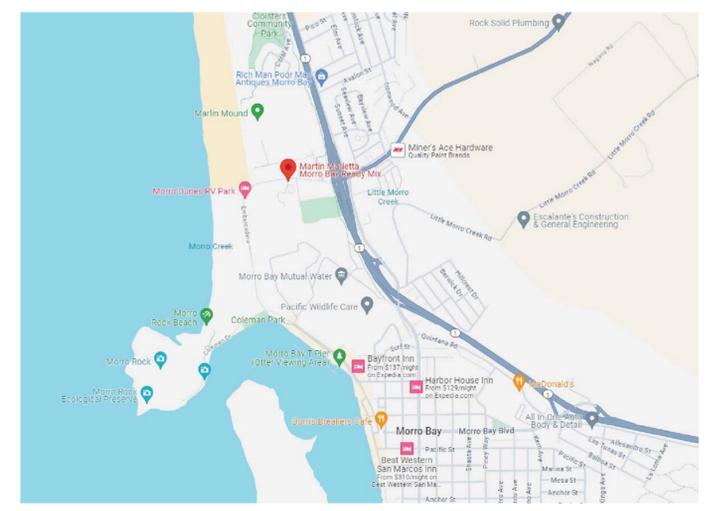
**UTILITIES**

- EXISTING SITE IS ON WELL; NO SEPTIC ON SITE.
- WELL DESTRUCTION TO BE CONDUCTED IN ACCORDANCE WITH DWR BULLETIN 74-81 & 74-90. A SEPARATE PERMIT SHALL BE OBTAINED FOR THE WELL REMOVAL.
- NO PERMIT SHALL BE ISSUED TO ANY PERSON WHO IS NOT A WELL DRILLING CONTRACTOR; PROVIDED, THAT A PERMIT MAY BE ISSUED TO AN OWNER OR OCCUPANT OF PROPERTY WHO DOES THE WORK OF CONSTRUCTION, REPAIR, MODIFICATION OR DESTRUCTION OF A WELL LOCATED ON SUCH PROPERTY THEMSELVES OR THROUGH THEIR OWN EMPLOYEES; AND PROVIDED FURTHER THAT A PERMIT MAY BE ISSUED TO ANY PERSON EXEMPT FROM THE PROVISIONS OF THE CONTRACTOR'S LICENSE LAW, CHAPTER 9, DIVISION 3, OF THE BUSINESS AND PROFESSIONS CODE, COMMENCING WITH SECTION 7000
- STANDARDS FOR THE CONSTRUCTION, REPAIR, MODIFICATION OR DESTRUCTION OF WELLS SHALL BE AS SET FORTH IN CHAPTER II OF THE CALIFORNIA DEPARTMENT OF WATER RESOURCES BULLETIN NO. 74, "WATER WELL STANDARDS," STATE OF CALIFORNIA AND DEPARTMENT OF WATER RESOURCES BULLETIN NO. 74-1 ENTITLED "CATHODIC PROTECTION WELL STANDARDS, STATE OF CALIFORNIA.
- SEPTIC SHALL BE ABANDONED IN PLACE

**STORMWATER POLLUTION PREVENTION PLAN (SWPPP)**  
 SITE WILL COMPLY WITH THE CGP TO BE PREPARED UNDER A DIFFERENT COVER.

**CITY NOTES**

1. ANY DAMAGE, AS A RESULT OF CONSTRUCTION OPERATIONS FOR THIS PROJECT, TO CITY FACILITIES, I.E. CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY.
2. IT IS THE RESPONSIBILITY OF THE DESIGNER AND CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND CONNECTIONS FOR THE PROJECT.
3. 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).



VICINITY MAP  
(NOT TO SCALE)



**OWNER**  
 CAYUCOS SANITARY DISTRICT AND CITY OF MORRO BAY

**CURRENT LESSEE**  
 MARTIN MARIETTA  
 114 E. SHAW AVE, SUITE 100  
 FRESNO, CA 93710

**ENGINEER**  
 KJELSTROM & ASSOCIATES, INC.  
 ATTN: SHAUN KJELSTROM  
 3579 E. FOOTHILL BLVD. #302  
 PASADENA, CA 91107  
 shaun@kjelstromassociates.com

**APN**  
 940-000-139

**ZONING**  
 VSC

**LEGAL DESCRIPTION**  
 BEING A PORTION OF BLOCKS 28A, 28B, 28C, 67TH, 68TH, & 69TH STREETS OF ATASCADERO BEACH SUBDIVISION IN THE CITY OF MORRO BAY AS SHOWN ON MAP FILED FOR RECORD IN THE COUNTY RECORDERS OFFICE OF THE COUNTY OF SAN LUIS OBISPO IN BOOK 2 OF MAPS, PG. 15 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ATASCADERO RD., (FORMERLY THE CENTERLINE OF 66TH ST.) AND THE EASTERLY LINE OF LOTS 19 AND 28 OF BLOCK 28A OF ATASCADERO SUBDIVISION PREVIOUSLY DESCRIBED, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF THE BEGINNING, THENCE;  
 S8°48'E, 460.00 FEET TO THE CENTERLINE OF 69TH STREET,  
 THENCE ALONG SAID CENTERLINE;  
 S81°12'W, 250.00 FEET, THENCE;  
 N8°48'W, 340.00 FEET, THENCE;  
 N81°12'E, 210.00 FEET, TO THE WESTERLY LINE OF LOTS 19 & 28 OF AFOREMENTIONED ATASCADERO SUBDIVISION, THENCE;  
 N8°48'W, 120.00 FEET, TO THE AFOREMENTIONED SOUTHERLY LINE OF ATASCADERO RD., THENCE ALONG SAID SOUTHERLY LINE;  
 N81°12'E, 40.00 FEET TO THE TRUE POINT OF BEGINNING.

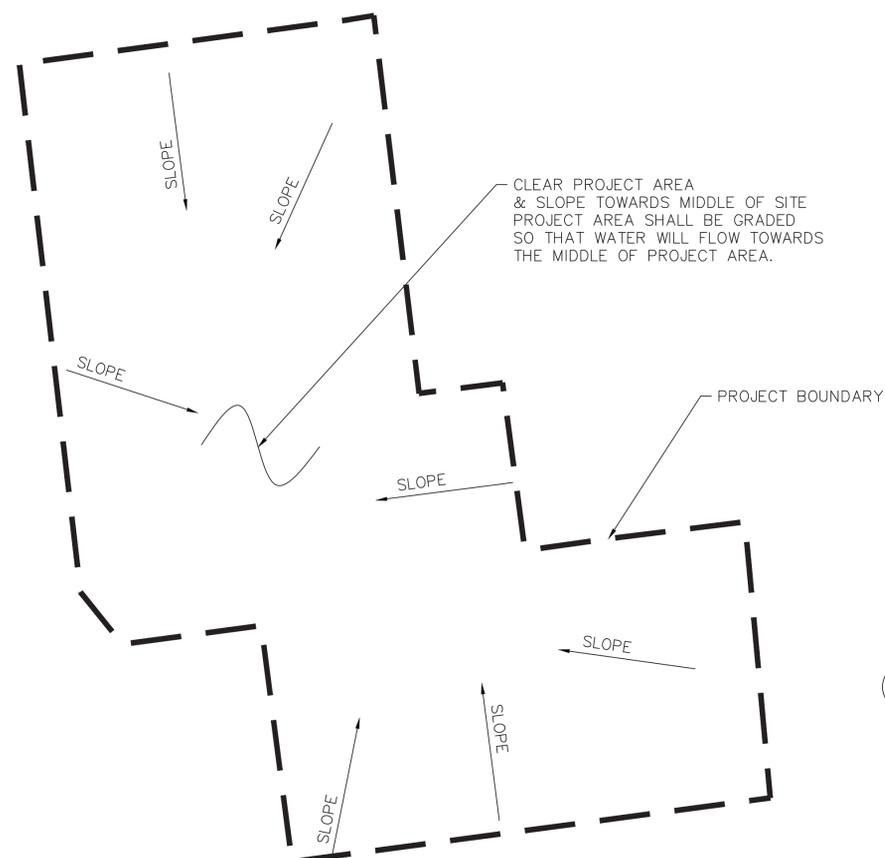
CONTAINING 1.975 ACRES MORE OR LESS

**DIG ALERT**  
 DIAL TOLL FREE



**AT LEAST 2 DAYS BEFORE YOU DIG**

1. SWPPP MUST BE SUBMITTED TO CITY AND APPROVED PRIOR TO START OF ANY WORK AT SITE
2. NO STORM DRAINS LOCATED ON SITE. SITE WAS DESIGNED TO RETAIN ALL STORM WATER.
3. NO EASEMENTS EXIST ON PROPERTY.



CLEARED SLOPE  
(SCALE 1" = 40'-0")



SITE LAYOUT  
(SCALE 1" = 40'-0")

SHEET INDEX		
DRAWING NO.	COMPANY	DESCRIPTION
2493-D-001	KJELSTROM & ASSOCIATES, INC.	DEMOLITION PLAN
SHEET 1 OF 1	WESTERN LAND SURVEYS, INC.	AERIAL TOPOGRAPHIC SURVEY

No.	DATE	REVISION	BY
C	02-12-25	CHANGES PER CITY COMMENTS	SLK
B	12-05-24	CHANGES PER CITY COMMENTS	SLK
A	07-16-24	ISSUED FOR APPROVAL	DWW

**KJELSTROM & ASSOCIATES, Inc.**  
 3579 FOOTHILL BLVD. #302  
 PASADENA, CA 91107  
 (909) 275-5736 www.kjelstromassociates.com



**MARTIN MARIETTA**  
**MORRO BAY PLANT**  
 180 ATASCADERO RD  
 MORRO BAY, CA 93442

**DEMOLITION PLAN**

DRN. BY: disk DATE: 07-16-24 SHEET SIZE: 24x36 DWG. NO.: 2493-D-001 REV. C



**LEASE AGREEMENT**

This Lease Agreement ("Lease") is made as of this 20<sup>th</sup> day of May, 2002 by and between the CITY OF MORRO BAY and the CAYUCOS SANITARY DISTRICT (jointly referred to herein as "Landlord") and HANSON AGGREGATES MID-PACIFIC, INC., formerly known as KAISER SAND AND GRAVEL COMPANY ("Tenant").

**WHEREAS**, Tenant currently operates a concrete batch plant under a lease agreement with Landlord, and;

**WHEREAS**, Tenant desires to use an additional portion of Landlord's property on a temporary basis for additional materials storage and to facilitate access to and through Tenant's concrete batch plant.

**NOW THEREFORE**, Landlord agrees to lease to Tenant the property under the following terms and conditions:

**1. LEASED AREA, CONDITION OF SITE**

The leased area, hereinafter called "Site," shall be that portion of the property jointly owned and operated by Landlord as shown on the attached Site Map labeled "Exhibit A" and incorporated herein. The Site is leased to Tenant in an "as is" condition and Tenant agrees that it has investigated the condition of the Site and determined that the Site is suitable to the operations of Tenant.

**2. MAINTENANCE AND REPAIR OF SITE**

Tenant agrees to maintain the existing perimeter fencing around the site. Tenant agrees to repair and maintain the surface on the Site in good, usable and safe condition at all times.

**3. TERM**

The term of this Lease Agreement shall commence on June 24, 2002 ("Commencement Date") and terminate on June 23, 2003 ("Termination Date"). This lease may be terminated at any time by Landlord upon thirty (30) days prior written notice to Tenant.

**4. RENT**

Tenant shall pay Landlord in lawful money of the United States of America, a monthly rent in advance of Two Ninety Dollars (\$290.00) for the period from June 24, 2002 to June 23, 2003.

**5. RESTRICTIONS UPON USE**

Tenant agrees that, Tenant shall use the Site only for parking, storage of materials or as a turning area for Tenant's customers, employees, agents and contractors, in association with Tenant's concrete batch plant operation and that any other use, without prior written approval shall be a violation of this Lease. Furthermore, Tenant agrees that it shall not:

- a. Permit any use of the Site or any part thereof in a manner likely to cause injury, damage or an unsafe condition for the general public or the customers, employees, agents and contractors of Tenant;

- b. Permit undue accumulations of garbage, trash, rubbish or any other refuse by the customers, employees, agents and contractors of Tenant or cause or allow any circumstances or acts on the Site by the customers, employees, agents and contractors of Tenant which will result in pollution of the Site, groundwater underneath or in the area of the Site or the surrounding area;
- c. Permit any use of the Site by the customers, employees, agents and contractors of Tenant which will cause a cancellation of any insurance policy, or any building or improvements thereon, or any activity by the customers, employees, agents and contractors of Tenant which may be prohibited by any insurance policies covering the area, said buildings or improvements;
- d. Draw or use any water from the Landlord's wells located on the Site. Tenant agrees to disconnect from these wells and to pay for all water consumed prior to the disconnection at the raw water rate established by the Public Works Director of the City of Morro Bay. No water rights are granted with this Lease;
- e. Erect, place, operate or maintain any improvement within the Site, nor conduct any business, in violation of the terms of this Lease, or in violation of any regulation, order of law, statute, bylaw or ordinance of a governmental agency having jurisdiction over the Site;
- f. Store hazardous materials and/or petroleum products unless such storage meets the requirements of the State of California and the County of San Luis Obispo. Tenant shall take all precautions to protect Landlord's property from pollution of any kind and shall not allow petroleum products, industrial materials or pollution of any kind to leak onto Landlord's property or adjacent property or groundwater.

## 6. SIGNS

All signs placed on the Site shall be in accordance with the "Sign Ordinance of the City of Morro Bay." "Sign" shall have the meaning set forth in said Sign Ordinance.

## 7. GOVERNMENTAL REQUIREMENTS

Tenant shall at all times comply with and shall pay all costs and expenses which may be incurred or required to be paid in order to comply with any and all laws, statutes, ordinances, which govern, apply to or are promulgated with respect to the operation and use of the Site by Tenant in connection with its business; provided, however, that Tenant may cease to operate and use the Site at any time and, in such case, Tenant shall have no future obligation to comply or pay such costs and expenses of compliance.

So long as Tenant continues to operate and use the Site, Tenant shall comply with each and every requirement of all policies of public liability insurance which Tenant is required to have in force with respect to the Site. The judgment of any court of competent jurisdiction or the admission of Tenant in any action or proceeding against it, whether Landlord be a party thereto or not, that Tenant has violated any such ordinance or statute in the use of the Site shall be conclusive of that fact as between Landlord and Tenant.

8. TAXES

Tenant acknowledges and agrees that this Lease may create a possessory interest subject to property taxation. Tenant agrees to pay and discharge, as additional rent for the Site during the term of this Lease, before delinquency, all taxes (including, without limitation, possessory interest taxes associated with Tenant's interest in the Site and the execution of this Lease), assessments, fees, levies, lease and permit fees and other governmental charges of any kind or nature whatsoever upon the assessed value of its interest in the Site.

In the event the Site, or any possessory interest therein, should at any time be subject to ad valorem taxes or privilege taxes levied, assessed or imposed on such property, Tenant shall only pay taxes upon the assessed value of its interest.

9. ADDITIONAL ALTERATIONS AND REPAIRS

Prior to making any alterations to the Site, Tenant shall obtain the written approval of the Landlord. In addition, Tenant will obtain any and all required permits, approvals or authorizations required by all governmental agencies for the proposed alterations or repairs.

10. OWNERSHIP OF IMPROVEMENTS

All improvements to real property constructed on the Site by Tenant as permitted or required by this Lease shall, during this Lease Term, be and remain the property of Tenant, provided, however, that Tenant shall have no right to waste, destroy, demolish or remove the improvements, and provided, further, that Tenant's rights and powers with respect to the improvements are subject to the terms and limitations of this Lease. Upon termination all improvements, alterations or repairs to the Site shall become the property of Landlord. At the Landlord's option, Landlord may, at the sole discretion of Landlord, require any improvements to the site to be removed by Tenant upon termination of this Lease. In such case, Tenant agrees to promptly remove said improvements and to restore the site to its condition prior to the construction of improvements.

11. ASSIGNMENT AND SUBLETTING

This Lease is personal in nature and may not be assigned or transferred by either party.

12. INSURANCE

Tenant shall indemnify and hold Landlord and the property of Landlord, including said Site and any buildings or improvements now or hereafter on said Site, free and harmless from any and all liability, claims, loss, damages or expenses resulting from Tenant's occupation and use of said Site, specifically including, without limitation, any liability, claim, loss, damage or expense arising by reason of:

- (a) The death or injury of any person who is a guest, employee, agent or contractor of Tenant, or by reason of the damage to or destruction of any property, owned by Tenant or by any person who is a guest, employee, agent or contractor of Tenant, from any cause whatever while such person or property is in or on said Site or in any way connected with said Site or with any of the improvements or personal property on said Site;
- (b) The death or injury of any person who is a guest, employee, agent or contractor of Tenant, or by reason of the damage to or destruction of any property owned by Tenant or any person who is a guest, employee, agent or contractor of Tenant, caused or allegedly caused by either (i) the condition of said Site or some building or improvement on said Site, or (ii) some act or omission on said Site of Tenant or any person in, on or about said Site with or without permission and consent of Tenant;

(c) Any work performed on said Site or materials furnished to said Site at the instance or request of Tenant or any person or entity acting for or on behalf of Tenant; or

(d) Tenant's failure to perform any provision of this Lease or to comply with any requirement of law or any requirement imposed on Tenant or said Site by any duly authorized governmental agency or political subdivision.

Tenant shall, at Tenant's own cost and expense, secure promptly after the execution of this Lease and maintain during the entire Lease Term, a broad form commercial general liability insurance policy or policies which insures Tenant's public liability, property damage and business automobile expenses with the combined single limit of not less than \$1,000,000.00 issued by an insurance company acceptable to Landlord and authorized to issue liability insurance in California; and which shall list Landlord as the named primary additional insured, without offset to Landlord's policies as respects all operations of Tenant. Any deductibles or self-insured retentions must be declared to and approved by Landlord. The terms of said policies may be for such period as shall be designated by Tenant; provided however, that within two (2) months prior to the expiration date of such insurance terms, Tenant shall procure other policies of said insurance so that between the execution of this Lease and the commencement of the Lease Term, and throughout the entire Lease Term or any renewal thereof, or until the sooner termination hereof, Landlord, its officials, employees, agents and volunteers shall always be added as named primary additional insured under the policies of comprehensive general liability, business automobile coverage, and property damage insurance, in accordance with the foregoing.

Tenant shall within ten (10) days after the execution of this Lease and promptly thereafter when any such policy is replaced, rewritten or renewed, deliver to Landlord a true and correct copy of a certificate executed by the insurance company or companies or their authorized agent evidencing such policy or policies and an endorsement to the policy naming the City of Morro Bay and the Cayucos Sanitary District as primary additional insured.

Each insurance policy required by this Lease shall contain a provision that it cannot be canceled for any reason nor can the coverage or limits be reduced unless ten (10) days prior written notice of the cancellation or reduction is given to Landlord in the manner required by this Lease for service of notices on Landlord by Tenant.

### 13. HOLD HARMLESS

Tenant agrees to investigate, defend, indemnify and hold harmless Landlord, its employees and agents, from and against any and all losses, damage, liability, claims, demands, detriments, costs, charges and expenses (including attorney's fees) and causes of action whatsoever character, which the Landlord may incur due to this Lease or Tenant's operations or any acts or omissions of Tenant or its customers, employees, agents and contractors.

### 14. DESTRUCTION

This Lease shall remain in full force and effect, including Tenant's obligation to pay rent, in all events of destruction to the Site, unless otherwise modified by mutual written agreement of the Landlord and Tenant.

15. DEFAULT

In the event that Tenant shall fail to perform any agreement, covenant or condition set forth in this Lease, the Lease may be terminated upon thirty days written notice from Landlord.

16. NOTICES

If at any time after the execution of this Lease, it shall become necessary or convenient for one of the parties hereto to serve any notice, demand or communication upon the other party, such notice, demand or communication shall be in writing and shall be served personally or by depositing the same in the registered or certified United States mail, return receipt requested, postage prepaid and if intended for Landlord shall be addressed to:

Harbor Director	AND	District Manager
City of Morro Bay		Cayucos Sanitary District
1275 Embarcadero		PO Box 333
Morro Bay CA 93442		Cayucos CA 93430

and if intended for Tenant shall be addressed to:

Hanson Aggregates Mid-Pacific, Inc.  
ATTN: General Manager  
Central Coast Region  
PO Box 71  
San Luis Obispo CA 93406

or to such other address as either party may have furnished to the other in writing as a place for the service of notice. Any notice so mailed shall be deemed to have been given as of the time the same is deposited in the United States mail.

17. UTILITIES

Tenant is responsible for all costs of installation and maintenance of any and all utilities or services required by Tenant at the Site.

Landlord shall not be liable for the failure of utilities or services to the Site.

18. MISCELLANEOUS

a. In case any one or more of the provisions contained in this Lease shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Lease, but this Lease Agreement shall be construed as if such invalid, illegal or unenforceable provisions had not been contained herein.

b. Nothing in this Lease Agreement shall be construed to create any duty to, any standard of care with reference to, or any liability to anyone not a party, except as otherwise expressly provided herein.

c. The words "Landlord" and "Tenant" as used herein shall include a corporation and include the plural as well as the singular. Words used in the masculine gender include the feminine and neuter. If there be more than one Landlord and Tenant, the obligations hereunder imposed upon Landlord and Tenant shall be joint and several.

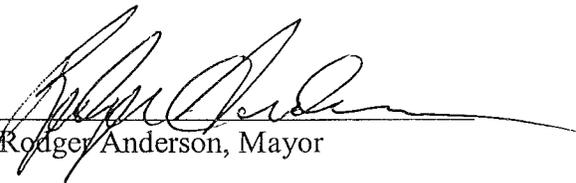
d. Time is of the essence of each and all of the agreements, covenants and conditions of this Lease.

e. This Lease shall be interpreted in accordance with and governed by the laws of the State of California. The language in all parts of this Lease shall be, in all cases, construed according to its fair meaning and not strictly for or against Landlord or Tenant.

f. This Lease constitutes the entire agreement between Landlord and Tenant with respect to the subject matter hereof and supersedes all prior offers and negotiations, oral and written. This Lease may not be amended or modified in any respect whatsoever except by an instrument in writing signed by Landlord and Tenant.

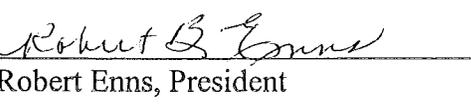
**IN WITNESS WHEREOF**, Landlord and Tenant have executed this Lease Agreement by the proper persons thereto duly authorized as of the date first hereinabove written.

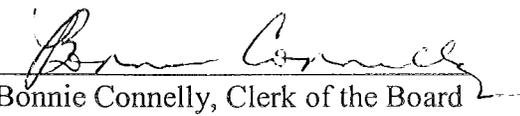
**CITY OF MORRO BAY**

By:   
Rodger Anderson, Mayor

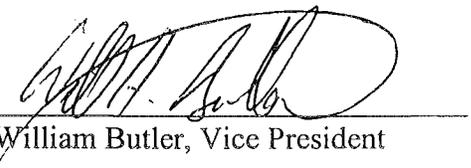
Attest:   
Bridgett Bauer, City Clerk

**CAYUCOS SANITARY DISTRICT**

By:   
Robert Enns, President

Attest:   
Bonnie Connelly, Clerk of the Board

**HANSON AGGREGATES MID-PACIFIC, INC.**

By:   
William Butler, Vice President



# Staff Report

**TO:** Planning Commission **DATE:** May 20, 2025  
**FROM:** Cindy Cecil, City Engineer  
**SUBJECT:** Presentation of Allocation of Water Equivalency Units (WEU) for Fiscal Year (FY) 2025/26

## **RECOMMENDATION**

Staff recommends the Planning Commission recommend to City Council that it allocate 50 WEUs for residential development (30 SFR and 20 MFR) and 65 for commercial development for a total of 115 WEUs for FY2025/26.

## **WATER EQUIVALENCY UNITS (WEU)**

### ***Background***

In 1984 the citizens of Morro Bay adopted Measure F, codified as Ordinance 266 in MBMC as Chapter 13.20, as a "Growth Management System". This measure set a maximum population of 12,200 by the year 2000. Measure F set a limit of 70 new housing units per year with an annual maximum variation in the number of units not exceeding 10 percent or 77 WEUs for residential units. City Council acted on August 27, 2007, to reduce the number of allocated housing units to 50 new housing units. Ordinance No. 266 requires the WEU allocation mix to consist of 60% single family residential dwellings and 40% multi-family residential dwellings. Since housing and population growth has not increased to the Measure F projected population of 12,200, new housing units can still be issued. The population growth estimates in the General Plan predict reaching the Measure F established population in 2040.

A WEU is defined as a unit of measure for water use equal to the average amount of water used by a single-family residence over the period of one year. Based on calculations completed in 2016, a WEU is 8,732 cubic feet (0.2 AF) of water or 90 gallons per capita per day (GPCD). This amount was lowered in the 2016 calculation from previous years due to the historical trend of lower water use per capita compared to previous years. The intent of the WEU allocations is to regulate the addition of new water users to the City's water system and to ensure the demand for water shall not exceed available water supply.

### ***Water Equivalency Unit Program***

WEUs are issued to new projects based on projects' potential water use. WEUs are issued with planning permit approvals; therefore, this water use is projected to be in the future demands, not within the current or even next fiscal year water demand.

### **Summary of WEU FY 2024-25 activity:**

The City Council authorized 115 WEUs for FY 2024-25, including 30 WEUs to be used for single-family dwellings, 20 for multiple-family dwellings, and 65 allowed for commercial/industrial uses. Those WEUs were allocated on a first-come, first-serve basis. The tracking of the WEUs utilized for FY 2024-25 indicates 22.32 of the 115 WEUs allocated were used:

- Single-Family Residential: 14
- Multi-Family Residential: 4
- Commercial: 4.32

Previous five years' WEU total allocations, for reference:

FY23/24 – 21.6 total (2.0 SF Res, 5 MF Res, 14.6 Commercial)

FY22/23 - 1.0 total (1.0 SF Res, 0 MF Res, 0 Commercial)

FY21/22 - 8.94 total (8.0 SF Res, 0.94 MF Res, 0 Commercial)

FY20/21 - 84.8 total (8.0 SF Res, 21.7 MF Res, 55.11 Commercial)

FY19/20 - 8.09 total (6.0 SF Res, 1.5 MF Res, 0.59 Commercial)

This is not a comprehensive list of all building activity, but rather a list of those activities which required a WEU allocation in the past fiscal year. A WEU is only required for single family residential and multi-family residential when development is on an empty lot or when a change in use is proposed, i.e., changing from office building to apartment. Many of the projects for FY 2024/25 are Accessory Dwelling Units (ADU) and per State Law these units are to be treated the same as the existing residence with no greater impact than the existing residence, and as such, ADUs do not require allocation of WEUs.

There is no significant change in water availability that would impact the City's ability to issue WEUs. Looking ahead at the planning projects in the queue for the remainder of FY 2024/25, staff sees no need to adjust the number of WEUs for next fiscal year. Looking forward to next fiscal year, the Community Development Department is expecting one larger scale development to potentially begin the planning process towards the end of the fiscal year. It is anticipated that the staff recommended WEUs will be sufficient to move that project and other projects forward. As such, staff recommends the FY 2025-26 WEU allocation include 50 WEUs for residential development and 65 WEUs for commercial development for a total of 115 WEUs.

### **CONCLUSION**

Staff recommends the Planning Commission recommend to City Council that it allocate 50 WEUs for residential development (30 SFR and 20 MFR) and 65 for commercial development for a total of 115 WEUs for FY2025/26.

Attachment A – Water Equivalency Units Table

Exhibit A

Water Equivalency Units

Land Use	Existing Typical Water Use Rate		Proposed Typical Water Use Rate		Unit Factor Per 1000 Sq. Ft./ or Seat/ or Unit/* or Site**	Changes	
	Cubic Feet Per Year Per Unit Factor	Usage in Water Equivalency (WEU) Per Unit Factor	Cubic Feet Per Year Per Unit Factor	Usage in Water Equivalency (WEU) Per Unit Factor		Unit Factor	WEU (- indicates increase)
<b>Automotive Services</b>							
Auto Garage (no gas)	1,800	0.17	1,620	0.19	sq. ft.	10%	-9%
Service Sta. w/mini mkt	9,900	0.92	8,910	1.02	sq. ft.	10%	-11%
Service Sta. w/o mkt	7,200	0.67	6,480	0.74	sq. ft.	10%	-11%
<b>Banks &amp; Financial Inst.</b>							
Banks & Savings & Loan	4200	0.39	3,780	0.43	sq. ft.	10%	-11%
<b>Bldg. Mat'ls &amp; Lumber Yard</b>							
Lumber Yard	16700	1.55	15,030	1.72	Site	10%	-11%
Plant Nurseries	2300	0.21	2,070	0.24	Sales Area/sq. ft.	10%	-13%
<b>Eating &amp; Drinking Places</b>							
Bars	7400	0.69	6,660	0.76	sq. ft. or	10%	-11%
	400	0.04	360	0.04	seat	10%	-3%
Restaurants	22200	2.06	19,980	2.29	sq. ft. or	10%	-11%
	800	0.07	720	0.08	seat	10%	-18%
24 Hour Restaurant	39300	3.65	35,370	4.05	sq. ft. or	10%	-11%
	1700	0.16	1,530	0.18	seat	10%	-10%
Fast Food (Take-Out)	41700	3.8	37,530	4.30	sq. ft. or	10%	-13%
	1400	0.13	1,260	0.14	seat	10%	-11%
Pizza (Take-Out Only)	3200	0.3	2,880	0.33	sq. ft.	10%	-10%
<b>Food Stores</b>							
Bakeries/Ice Cream	4600	0.43	4,140	0.47	sq. ft.	10%	-10%
Supermarkets (over 10,000 sq. ft.)	2200	0.2	1,980	0.23	sq. ft.	10%	-13%
Mini-Markets	4100	0.38	3,690	0.42	sq. ft.	10%	-11%
Liquor Stores	2700	0.25	2,430	0.28	sq. ft.	10%	-11%
<b>Health Services</b>							
Medical Dr. Offices	6100	0.57	5,490	0.63	sq. ft.	10%	-10%

				Usage of WEU	Per SF or Seat or Unit		
Misc. Medical (Chiropractor, Optometrist)	2800	0.26	2,520	0.29	sq. ft.	10%	-11%
Mixed Medical	4900	0.45	4,410	0.51	sq. ft.	10%	-12%
Veterinarians	9500	0.88	8,550	0.98	sq. ft.	10%	-11%
<b>Hotels &amp; Motels</b>							
With Manager's quarters on-site	5400	0.5	4,860	0.56	unit	10%	-11%
Without Manager's quarters on-site	5200	0.48	4,680	0.54	unit	10%	-12%
<b>Industrial/Storage</b>							
Industrial Laundry	85400	7.92	76,860	8.80	sq. ft.	10%	-11%
Light Industrial	1000	0.09	900	0.10	sq. ft.	10%	-15%
Storage/Mini-storage	500	0.05	450	0.05	sq. ft.	10%	-3%
Upholstery Shops	3000	0.28	2,700	0.31	sq. ft.	10%	-10%
<b>Institutions &amp; Organizations</b>							
Churches	300	0.03	270	0.03	site/sq. ft.	10%	-3%
Fraternal Organizations	2500	0.23	2,250	0.26	sq. ft.	10%	-12%
Yacht Club	11500	1.05	10,350	1.19	sq. ft.	10%	-13%
<b>Marine Oriented</b>							
Marine Service/Supply	4100	0.38	3,690	0.42	sq. ft.	10%	-11%
Dock with Live-Aboard	N/A	N/A	5,200	0.60	slip space	Based on data from Harbor Dept for Dunes St Slips	
Dock without Live- Aboard	N/A	N/A	350	0.05	slip space		
Seafood Processors							
w/saltwater use	33600	3.13	30,240	3.46	sq. ft.	10%	-11%
w/o saltwater use	47800	4.43	43,020	4.93	sq. ft.	10%	-11%
<b>Offices (Non-Medical)</b>							
Offices - General	1600	0.15	1,440	0.16	sq. ft.	10%	-10%
Offices - Complex	1600	0.15	1,440	0.16	sq. ft.	10%	-10%
Real Estate Offices	1600	0.15	1,440	0.16	sq. ft.	10%	-10%
<b>Personal Services</b>							
Barber/Beautician	8000	0.74	7,200	0.82	sq. ft.	10%	-11%
Car Washes (Self-serve)	17400	1.61	15,660	1.79	bay	10%	-11%
Dry Cleaners (Off-site)	10800	1	9,720	1.11	sq. ft.	10%	-11%
Laundromats	102800	9.54	92,520	10.60	sq. ft.	10%	-11%
Mortuaries	10000	0.93	9,000	1.03	site	10%	-11%

Usage of WEU Per SF or Seat or Unit

Residential							
Single-family Home	10780	1	8,732	1	unit	19%	
Duplex Unit	8400	0.78	6,804	0.8	unit	19%	
Condominium Unit	6900	0.64	5,589	0.65	unit	19%	
Apartment Unit	5800	0.54	4,698	0.55	unit	19%	
Trailer/Mobile Home	6500	0.45	5,265	0.55	unit	19%	
One-bedroom and Studio Apartment Unit, 500 sq. ft. or less	4900	0.45	3,969	0.5	unit	19%	
Retail							
Art Supply Store/Studio	1600	0.15	1,440	0.16	sq. ft.	10%	-10%
Auto Parts & Supplies	1600	0.15	1,440	0.16	sq. ft.	10%	-10%
Candle Shops	1600	0.15	1,440	0.16	sq. ft.	10%	-10%
Gifts & Clothing	1600	0.15	1,440	0.16	sq. ft.	10%	-10%
Florists	1600	0.15	1,440	0.16	sq. ft.	10%	-10%
Furniture/Antiques	1600	0.15	1,440	0.16	sq. ft.	10%	-10%
Hardware/Related	1600	0.15	1,440	0.16	sq. ft.	10%	-10%
Pharmacies	1600	0.15	1,440	0.16	sq. ft.	10%	-10%
Variety	1600	0.15	1,440	0.16	sq. ft.	10%	-10%
Misc. Similar Retail	1600	0.15	1,440	0.16	sq. ft.	10%	-10%
Farm & Feed Supply	800	0.07	720	0.08	sq. ft.	10%	-18%
Pet Stores	4100	0.38	3,690	0.42	sq. ft.	10%	-11%
Social Services							
Day Care Facilities	15500	1.44	13,950	1.60	sq. ft.	10%	-11%
Misc. Uses							
Theater	100	0.01	90	0.01	seat	10%	-3%
Printer/Newspaper	2400	0.22	2,160	0.25	sq. ft.	10%	-12%