

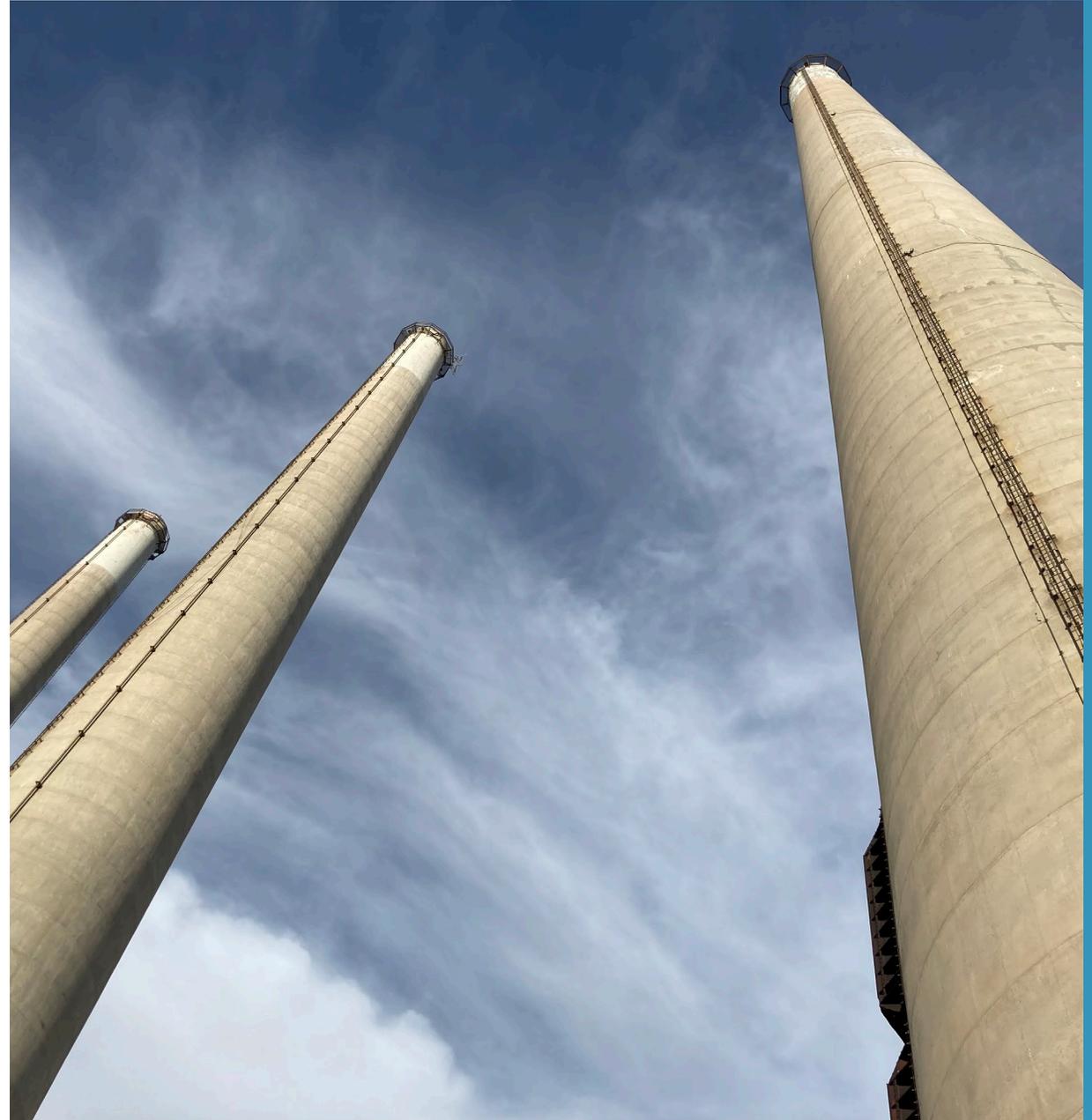
Morro Bay Power Plant Master Plan

Phase 1, Workshop 1



Workshop 1 Agenda

- Master Plan and Project Overview (10 minutes)
- Visioning Discussions
 - Land Use (30 minutes)
 - Circulation Connections (30 minutes)
 - Design Preferences (20 minutes)
- Conclusion and Next Steps (15 minutes)



Project Team in Attendance



**Scot
Graham**

Community
Development
Director

**Cindy
Jacinth**

Senior Planner

**Ryan
Russell**

Project Manager



**Leeza
Segal**

Community Planner

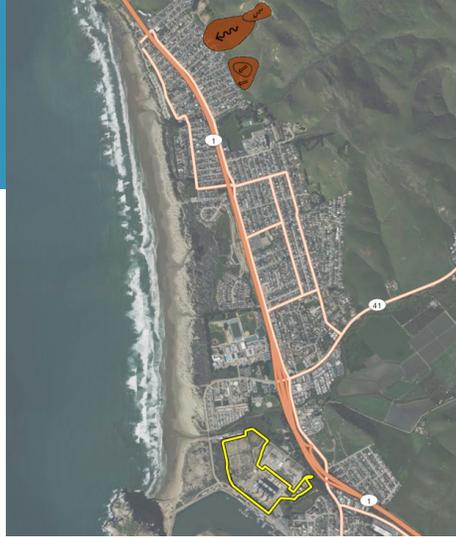
**Sarah
Howland**

Community Planner

Master Plan Process

Master Plan Background

- What is a Master Plan?
 - Document and policy guide to create a vision of an area for the future
 - Helps to guide decisions on private and public use of the area consistent with community vision
 - Policies and Action Plan
- General Plan Policy LU-5.4 requires a Master Plan preparation for the Morro Bay Power Plant site
 - BESS project triggered the Master Plan preparation
 - Two Phases of the Morro Bay Power Plant Master Plan



Master Plan Phase 1

- Existing Conditions and Constraints
- Land Use Visioning/Analysis
 - Compatibility and constraint issues
- Conceptual Vision





Master Plan Phase 2

A detailed final vision of the site for the future will be finalized during phase 2

- Policies and Action items

Power Plant Site History & Background



Site History

- Power Plant property: 95 acres
 - 24 acres of fuel oil storage tanks
 - Adjacent PG&E Switchyard
- Constructed in 1950s
 - Operational 1955 - 2014
 - Thermoelectric (steam power)
- Building is approximately 9 stories

Site Background and Initial Constraints

- Visitor-serving Commercial, Open Space, and ESHA land use designations
- DTSC Tank Farm Restrictions
- PG&E Deed Restrictions



Discussion Activities

Discussion Exercises

1. Land Use Visioning (30 minutes)

- What do you want to see on site? How should uses be located on-site? Consider boundaries between PG&E, tank farm/BESS site, and Embarcadero

2. Embarcadero & Circulation Connections (30 minutes)

- How would you like to see pedestrian connections across Embarcadero? How do you envision the frontage on the east?
- Morro Creek bridge and vehicular connections

3. Design Preferences (20 minutes)

- How do you envision the design and scale of development on-site?
- Downtown Waterfront Strategic Plan consistency?

Next Steps

Next Steps

- Community Survey
- Compile community input and complete constraints analysis
- Workshop #2