

RECEIVED

Thada

AUG 14 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RESOLUTION NO. 43-13

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
SUPPORTING THE CALIFORNIA COASTAL COMMISSION STAFF
RECOMMENDATION OF APPROVAL WITH CONDITIONS FOR THE MORRO
STRAND STATE PARK CAMPGROUND PROJECT A-3-SLO-13-0203**

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

WHEREAS, the Planning Commission of the City of Morro Bay held a public hearing in the Veteran's Memorial Building located at 209 Surf Street, Morro Bay, California, on March 6, 2013, and granted a Coastal Development Permit (CDP) #CP0-390 for the upgrade of 25 existing campsites plus the two camp host sites at Morro Strand State Park Campground to include recreational vehicle utility hook-ups in order to modernize services as well as increase visitation and revenue; and

WHEREAS, following the approval of the upgrade project at Morro Strand State Park Campground, the project was subsequently appealed to the City of Morro Bay City Council; and

WHEREAS, the Morro Bay City Council held a public hearing in the Veteran's Memorial Building located at 209 Surf Street, Morro Bay, California, on April 9, 2013 for the purpose of considering the appeals of Coastal Development Permit #CP0-390; and

WHEREAS, at the Morro Bay City Council public hearing, the City Council denied one appeal, but moved to uphold the second appeal, denied the project without prejudice and requested the applicant work with the City to develop a phased proposal with performance standards; and

WHEREAS, the City Council also discussed the State Parks ability to forgo returning to the Morro Bay City Council and appeal the City's decision to the California Coastal Commission for a substantial issue determination/de novo hearing; and

WHEREAS, during the time period between the April 9, 2013 City Council hearing and the California Coastal Commission hearing scheduled for August 15, 2013, State Parks has worked with the City of Morro Bay, local appellants and neighbors to address concerns; and

WHEREAS, since the City's denial and in response to the substantial issues identified, State Parks has proposed several changes to their original project which include:

1. Adding 6 new overflow camping vehicle parking spaces
2. Reducing the maximum RV height limit restriction to 12'6".
3. Limiting the length of RVs to 30'.
4. Phasing the landscaping and view shed enhancement work.
5. Repairing and/or replacing the existing access staircase from Beachcomber Drive (at Orcas Street) and the underpass trail from Orcas Street, to the campground.
6. Creating a campfire etiquette and outreach program.

7. Reorienting existing bathroom lighting downward and away from the residents located to the east.
8. Continuing a policy of free day-use parking.

WHEREAS, there were also additional issues raised by the appellants and neighbors that are not addressed in the Coastal Commission's Conditions of Approval for the project, but that the City of Morro Bay believes are important and requests the following should be added to the Conditions of Approval for Morro Strand State Park Campground project A-3-SLO-13-0203:

1. Removal of the fire rings at the converted RV sites.
2. Reduction of the number of converted RV spots from the proposed 27 to 20.
3. Enhanced public access from Beachcomber Street and provide designated corridors through the park.
4. Expanded day use parking beyond the proposal.
5. Require a timeline for improvement of the restroom and showers and include interior landscape screening.
6. Preservation and designation of non-RV sites.
7. Preparation of a coastal bluff erosion plan.
8. Ensuring a view shed protection plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay that, with the above amendments to the Morro Strand State Park Campground project, the City Council is supportive of the project and urges the California Coastal Commission to approve the Coastal Development Permit No. A-3-SLO-13-0203.

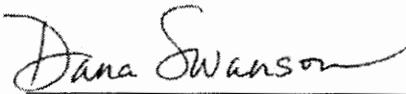
PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 13th day of August, 2013 on the following vote:

AYES:
NOES:
ABSENT:



JAMIE L. IRONS, Mayor

ATTEST:



DANA SWANSON, Deputy City Clerk



County of San Luis Obispo General Services Agency

COUNTY PARKS

Janette D. Pell, Director

Curtis Black, Deputy Director

Thada

August 8, 2013

Agenda # 22-A

Appeal # A-3MRB-13-0203

Curtis Black, Deputy Director

In Favor of the Project

California Coastal Commission
725 Front St., Ste. 300
Santa Cruz, CA 95060

Honorable Commissioners:

San Luis Obispo County Parks strongly supports the California State Parks and Recreation (CSPR) project to improve Morro Strand State Park. Over the past decade we have seen an increasing interest in full hook up camping and the Central Coast does not have the inventory to serve this growing demand. County Parks maintains similar sites at nearby El Chorro Regional Park and have found that we must turn away campers and eliminate recreational opportunities for this under-served population.

It should also be noted that Morro Strand State Park was listed on the CSPR closure list. Providing the improvements included in this project will better enable the department to improve revenues thereby improving the likelihood that this park will remain open and available for public recreation. Many of the conditions placed on the project by the Morro Bay City Council are quite costly and some will not provide significant benefit to users. That is, Replacing or remodeling the restrooms buildings is very costly. However, in our experience full hook up campers prefer to use their own facilities contained within their units. Existing restrooms are maintained in clean and sanitary condition and are adequate for day use and those who tent camp.

Since Morro Bay denied this project, CSPR has worked with the City, as well as the local appellants and other residents to address their concerns over access, parking and view protection. Significant revisions that are supported by near neighbors and are listed within the Commission's staff report.

These revisions include:

- 1) Adding six new overflow camping vehicle parking spaces;
- 2) Reducing the maximum RV height limit restriction to 12'6";
- 3) Limiting the size of RVs to 30';
- 4) Phasing the landscaping and viewshed enhancement work;
- 5) Repairing and/or replacing the existing access staircase from Beachcomber Drive (at Orcas Street) and the underpass trail from Orcas Street to the campground;
- 6) Creating a campfire etiquette and outreach program;
- 7) Reorienting existing bathroom lighting downward and away from residents located to the east; and,



8) Continuing a policy of free day-use parking.

These revisions to the project have significantly improved the project while keeping costs within available resources. In addition these revisions are supported by the neighboring residents.

San Luis Obispo County Parks supports staff recommendation that the Commission approve a conditioned CDP for the proposed project.

Sincerely,
Curtis Black



Curtis Black
Deputy Director - Parks
County of San Luis Obispo
General Services Agency
(805) 781-5204
www.slocountyparks.org



Think Outside!

CC: Bruce Gibson, District 2 County Supervisor
Cherie Aispuro, District 2 Legislative Aide
Janette Pell, General Services Agency Director

Thada

Robinson, Daniel@Coastal

From: Linda Stedjee <lstedjee@charter.net>
Sent: Tuesday, August 06, 2013 7:17 AM
To: zimmerccc@gmail.com; mmclureccc@co.del-norte.ca.us; cgroom@smcgov.org; skinsey@marincounty.org; brian.brennan@ventura.org; district1@longbeach.gov
Cc: Carl, Dan@Coastal; Robinson, Daniel@Coastal
Subject: California Coastal Commission Appeal No. A-3-MRB-13-203 copy sent to CCC staff

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am writing in regard to Appeal No. A-3-MRB-13-203 (California State Parks, Morro Bay). I have read the staff report and am pleased to see that State Parks has worked with Morro Bay residents to come up with a revised version of its plan to upgrade the Morro Strand campground. I commend all of those involved for working toward a viable compromise solution.

However, there is one area where more work is needed. A "campfire etiquette and outreach program" is just not going to cut it. More controls will be needed to prevent campfire smoke from depriving Morro Bay residents of the pleasures of visiting the area, and to protect the health of the people who live near this park.

I am one of many Morro Bay residents who greatly enjoy visiting the area along Beachcomber Drive above the campground. The views are incredible and the ambiance of the area is like that in no other part of our town. Many people who live here, but are not fortunate enough to live right at the beach, enjoy walking and bicycling along Beachcomber.

However, during the summer, I must completely avoid the area due to the noxious and constant air pollution created by campfires at the park. It makes just walking past the park unpleasant and unhealthy. The pall of smoke burns my eyes and nose and makes me sick, and I have no doubt that others are similarly affected.

It is far worse for those who live in the area and who are exposed to the pollution all day, every day during the summer. They are the primary victims of this problem and need your help.

As you know, charcoal and wood fires burn "dirty." They produce numerous toxic compounds including carcinogens and carbon monoxide, and tiny soot particles that pollute the air and aggravate heart and lung problems. On top of that, there are the toxic fumes from charcoal lighter fluid, which is made petroleum distillates. There can be no doubt that the constant summertime pall of smoke from campfires at the park is exacerbating and causing health problems for Morro Bay residents who live upwind.

I have been told that a campfire is "part of the experience" of visiting a place like the Morro Strand campground. I do not believe that constitutes a good reason for allowing park visitors to harm the health of those who live nearby and to drive away residents who would like to visit the area in the summer months.

When I was growing up, "part of the experience" of the Fourth of July was setting off fireworks in the back yard. People would no doubt have been outraged if they had been told they could no longer do that. They had been enjoying those back yard displays for as long as most people could remember.

However, times change, and most people are capable of learning from their mistakes. Those fireworks finally caused enough home and wild land fires and injured, maimed, and even killed enough people to warrant the laws that now ban backyard fireworks in most communities.

There are good reasons why so many communities now forbid wood-burning fireplaces in new home construction, and why so many people are switching from charcoal to gas grills. As with the back yard fireworks, people are learning from past mistakes.

I would prefer to see campfires banned at the Morro Strand State Park, but if you cannot do that, I urge you to impose very strong controls and restrictions to protect public health. There are numerous wonderful recreational opportunities at and near the Morro Strand park, and I have no doubt that park visitors could have a wonderful time without building fires that produce toxic air pollution that harms the health of others.

Those whose happiness depends on creating and inhaling large amounts of toxic wood and charcoal smoke could undoubtedly have a wonderful camping experience at the other local State campground, which is located just north of town. The setting is lovely. There are no residential neighborhoods in that area, and due to its more remote location, it isn't as heavily traveled by Morro Bay residents out for a walk or a bicycle ride as is Morro Strand.

For more information on the dangers of smoke, I recommend this Web site: <http://burningissues.org/car-www/index.html>

Linda Stedjee
Morro Bay resident

Thada

Walter R. Auerbach
PO Box 7571
Tahoe City, CA. 96145

RECEIVED

AUG 13 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

August 12, 2013

Morro Bay City Council

RE: MORRO STRAND CAMPGROUND

Mayor and Members of the Council:

I urge you to take a stand and tell State Parks they can do better at Morro Strand. Demand that they come back with a plan that makes common sense improvements for the benefit of all users, not just those who own large RV's. And do so without fear that this park will close, because it will not close. THERE IS NO THREAT OF PARK CLOSURE IN SPITE OF WHAT LOCAL PARKS STAFF ARE TELLING YOU. The Director of State Parks has promised that no park will close in his tenure. He is committed to seeing through the work of his new Parks Forward Commission, and the project that is currently proposed by State Parks, even with the concessions they have offered to the neighborhood, is not in keeping with the character of our community. This will change if we stand our ground now.

The concessions that the neighborhood has worked through with State Parks over their proposed conversion of campsites at Morro Strand Campground largely involve minor issues that should have been addressed by the applicant before ever walking through the door of the City of Morro Bay with an application. We continue to disagree with State Parks about the nexus and need for upgraded restrooms, showers, internal landscaping, campfires, more day use parking, and more public access from Beachcomber Drive. Our expressions regarding the "big picture" issues fall on deaf ears at State Parks. Here is what we have achieved since we last engaged the City Council:

1. Landscaping on the slope is now more robust, and will be phased.
2. Overflow parking for campers has been improved with the conversion of one campsite to six overflow vehicle spaces, and price reduced to \$5 per night.
3. Existing unshielded lighting on the restrooms will be shielded.
4. Campers will receive some educational materials about burning in the campground.
5. State Parks will restrict the height of RV's to 12.5 feet. This is significant, were it not for Item No. 4, below.
6. State Parks will restrict the maximum length of RV's to 30 feet. This is significant, were it not for Item No. 6, below.
7. State Parks will "make improvements" to the existing access stair at Orcas Street.

We have come from such low expectations with State Parks, it seems like anything they offer in the way of mitigation for this untimely project is meaningful. But in the big picture of the community within which this campground is located, it's not. These are items that any developer or any planning department should have been thinking about as minimum requirements from the very beginning. Yet

we had to fight and scratch and spend countless hours gnashing over this because State Parks is in a hurry. If they don't spend the money the park will close, they say. If they don't spend the money they will lose it. All of this is simply not the case any longer.

Listed below are the items which State Parks will not negotiate, or which are problematic for the neighbors because they are unenforceable.

1. State Parks will not install landscaping between RV sites to increase privacy and break up views from Beachcomber Drive. Morro Bay State Park is highly desirable for this very reason. What could be the rationale for not agreeing to such a common sense proposal? In addition, State Parks doesn't want to actually document the proposed landscaping with plans and specifications, arguing that we should just trust them to do it.
2. There is almost no day use parking near this site for the hundreds of thousands of day use visitors to the State Beach, yet State Parks will not add or improve day use parking.
3. Those who don't want to pay \$5 for extra vehicle fees will still use Beachcomber Drive because there is no free public parking proximate to the campground.
4. Less than 1% of the RV's on the road are taller than 12.5 feet, so this concession has no practical effect.
5. State Parks will not consider elimination of campfires for these RV sites, so campfires will continue uncontrolled in spite of the documented health effects on your taxpayers in the neighborhood, and the thousands of others who recreate on Beachcomber Drive.
6. State Parks will not redesign the campsites to accommodate the maximum RV size of 30 feet. Their claim is that by not changing their current design, it provides more asphalt for extra vehicle parking. There are few vehicles on the road that can park in the remaining 10 feet of asphalt. But by not changing the design, State Parks can change their policy at any time, and allow the longer RV's.
7. State Parks will not acknowledge the possibility of bluff erosion in spite of the fact they are cutting into the bottom of the bluff by up to two feet in places and covering that with asphalt. No agency has yet to challenge them and get an explanation of exactly what they propose, and what the impact of this excavation will be on the coastal bluff.
8. State Parks will not consider adding additional stairways from Beachcomber Drive into the campground under the belief that campers and day users will walk up to one-quarter mile from their vehicle to this location. That, as I'm sure you know, is unpalatable for you, for me, and for most real people.
9. State Parks will not address the horrid restrooms because of funding. They argue there is no nexus. And so it will go for the next 5, 10, 20 or 50 years.

The issues that remain are the result of bad design, bad policy, old ideas and an agency that simply does not know how to engage the public in these matters. The local folks at State Parks are all nice people, I'm sure, but the agency has not yet charted a new course forward after the debacle of the past few years. You, as our elected representatives, should demand that State Parks do what is right for the City of Morro Bay and your taxpayers in the community.

Renovation of the campground will yield additional visits and revenue for State Parks, and is prescribed in the General Plan for this park unit. Please see the attached excerpt from the 1988 General Plan. The color exhibit is a viable concept, portions of which can be implemented with the money State Parks currently has. More importantly, this plan represents improvements ACROSS THE BOARD that align with the General Plan for this park unit.

1. It greatly expands day use parking. Lack of day use parking is the single biggest deficiency at this facility, and the single biggest impact on the community and the recreational users of Beachcomber Drive. It puts an end to the City being responsible for providing day use parking for the State Beach.
2. It provides two additional pedestrian access points from Beachcomber Drive exactly where the General Plan prescribes them. There is no incursion of the southern stairway into the ESH.
3. It renovates the campground (exactly as the General Plan prescribes) to keep the hookup sites compact, with landscaping throughout. Properly done, there would no visual impact on the residences or the users of Beachcomber Drive.
4. It keeps the larger vehicles in a separate loop from the tent campers. With what State Parks proposes now, those large RV's have to traverse the entire length of the campground in order to access their sites. That has impacts on everyone in the campground at the time.
5. It doesn't require cutting into the bluff, and mitigates the erosion caused by multiple trails and uncontrolled access over the slope. Just as the General Plan envisions.
6. It puts resources towards the things that people who frequent campgrounds want (restrooms, privacy, accessibility) not the things that State Parks wants (revenue).

I urge you to take a stand and demand that State Parks regroup to develop a better plan for Morro Bay and the community within which this campground sits. The alternative is a bad plan with some bones thrown in for the neighbors. Only the current State Parks team doesn't care if they are remembered for that outcome.

Thanks for your time.

Sincerely,



Walter R. Auerbach
3200 Beachcomber Drive

CC: City Council Members
California State Parks
California Coastal Commission
Morro Strand Neighbors

EXCERPTS FROM:

MORRO STRAND AND ATASCADERO STATE BEACH GENERAL PLAN-1988

Atascadero State Beach- Guidelines for Land Use and Facility Development

After careful consideration of user surveys, public concerns, regional and statewide recreational issues, departmental resource policies, and existing on site conditions, the following guidelines were formulated to serve as a framework on which specific land use and facility recommendations can be based.

- There is no other nearby campground having direct access off the highway and such a close orientation to the sandy beach. Therefore, this campground serves a popular demand for camping, and should continue.
- Any major expansion of camping within the current boundaries of the unit is inappropriate. This is because of natural and visual sensitivities and space limitations.
- Existing camping facilities function poorly, and are heavily used. Consideration should be given to renovation of the campground.
- Erosion is a major issue at this unit, and should be taken into consideration in any land use or facility recommendations.
- Because Atascadero State Beach is in a seismically active area, new facilities should be-designed to withstand a Richter magnitude 6.0 earthquake, with a repeatable ground acceleration of 0.3 gravity (g).
- Due to its location near an urban area, day use has been and is expected to continue to be heavy. Because of limited facilities, there have been conflicts between camping and day use. Day-use accommodations should be increased and more clearly designated to minimize conflicts with other uses.
- Sensitive sand dune habitat throughout the southeastern portion of the state beach should be managed for its preservation. No major permanent facilities should be considered in this area. .

Recommendations for Land Use and Facility Development

The following recommendations are made in order to maintain an optimum balance between providing quality visitor use facilities and preserving the natural and cultural resources of the state beach over the next twenty years.

Land Use:

- Beach areas subject to direct wave action shall be open to a wide variety of uses, which shall include, but not be limited to, fishing, sunbathing, birdwatching, beachcombing, jogging, hiking, and nature study.
- A sand dune protection and stabilization program shall be developed, and use in these areas shall be limited to protect dune systems.

- The "Cloisters" site is suitable for high intensity day use and possibly some limited overflow camping during peak seasons, if adequate operational can could be maintained.
- Land use in the existing campground shall remain as is.
- Land use along both sides of the unnamed creek at the south end of the campground and east of the culvert shall be limited to hiking only.

Facilities:

- Replace and relocate existing comfort stations with smaller and less visually intrusive combination buildings, including hot showers.
- Replace and relocate entrance station with one that has a restroom and adequate space for dry storage.
- Improve existing day use picnic area, install a screened dressing enclosure, and increase parking to 20-25 cars.
- Renovate layout of existing campground to provide more tent sites and more landscaping between sites.
- Install esthetically pleasing fencing, integrated with erosion control plantings, along the base of the bluff behind the campground.
- Install interpretive panels at both the campground and the "Cloisters" day-use area.
- Develop up to 20 picnic sites in the upland area of the "Cloisters" day-use area.
- Develop off-street parking for 50 to 75 vehicles behind the frontal dunes, off Azure Street, at the "Cloisters" day-use area.
- Install a permanent comfort station in the vicinity of the parking/picnic area at the "Cloisters" day-use area.
- Install vehicle barriers where necessary to control vehicle access into sensitive sand dune and beach areas.
- Develop four accessways to the beach, one from Beachcomber Drive north of the campground, one from Beachcomber Drive at the south end of the campground, one from the "Cloisters" picnic area, and one from the "Cloisters" parking lot.
- Improve the existing access area and maximize parking at the seaward end of Hatteras Street. Reconstruct barriers at the end of Hatteras Street, in order to use three existing paved parking spots and improve pedestrian access to the beach.

Implementation Priorities

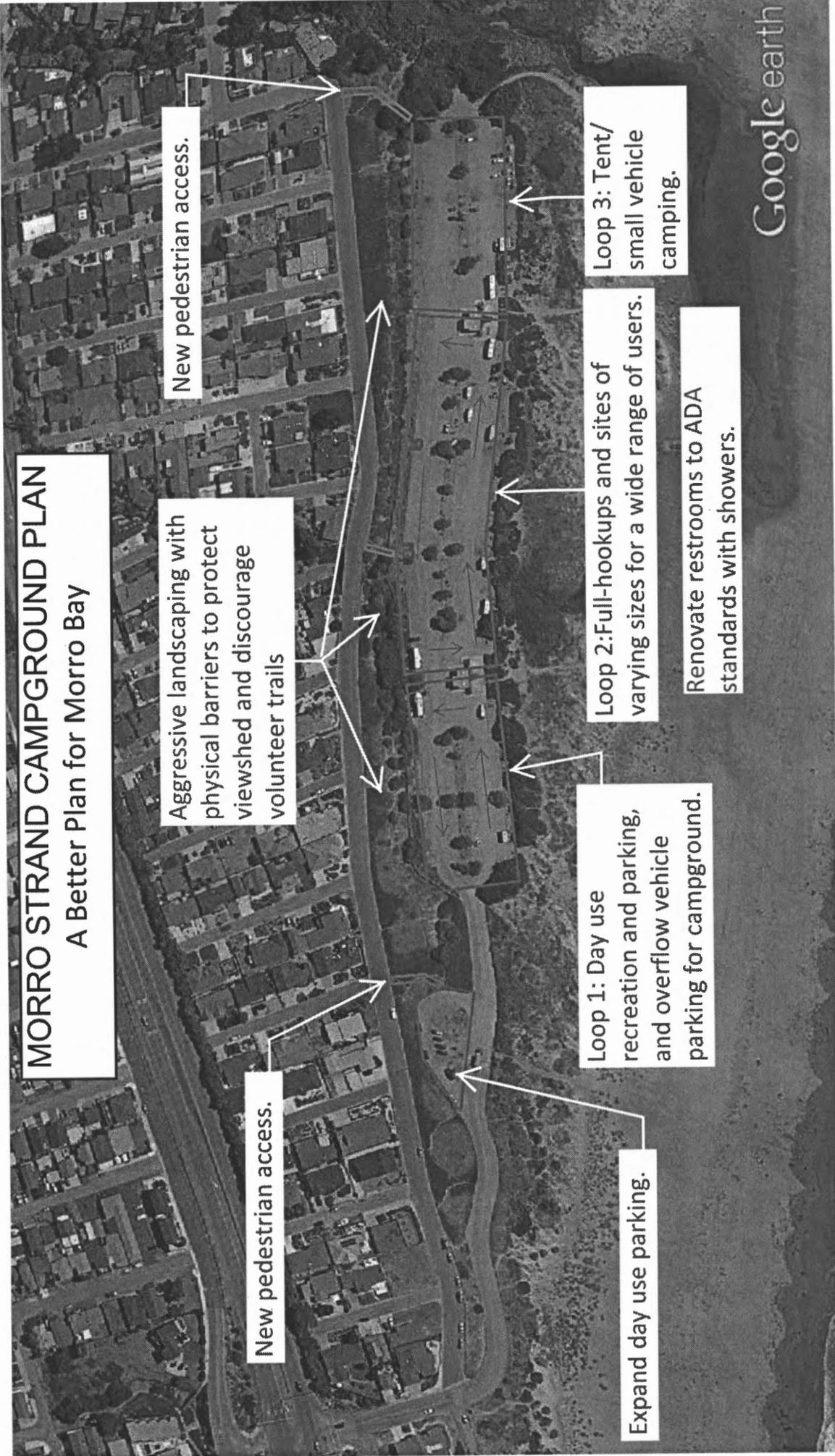
The priorities of this section are intended to be a general guideline for the implementation of the recommendations in this plan. Over a period of time, these are likely to change due to such factors as availability of funds or staff, unforeseen changes in resource conditions or off-site factors, or safety considerations. As each phase is completed, it will be prudent to evaluate how the facilities are being used, and to determine what changes, if any, should be considered within the constraints of this plan.

The recommendations are listed in order of priority, from highest to lowest.

- 1. Construct day use and interpretive improvements at the "Cloisters" site in order to help relieve the increasing impacts of inadequate day use facilities in other areas of the unit.**
- 2. Install beach access ways, fencing, and erosion control plantings in order to reduce the impacts of erosion in the unit.**
- 3. Replace the entrance station, and expand the existing day-use area at the campground.**
- 4. Renovate the existing campground layout and facilities. This would include replacement of both restrooms and installation of interpretive developments.**

MORRO STRAND CAMPGROUND PLAN

A Better Plan for Morro Bay



New pedestrian access.

Aggressive landscaping with physical barriers to protect viewshed and discourage volunteer trails

New pedestrian access.

Loop 3: Tent/
small vehicle
camping.

Loop 2: Full-hookups and sites of
varying sizes for a wide range of users.

Renovate restrooms to ADA
standards with showers.

Loop 1: Day use
recreation and parking,
and overflow vehicle
parking for campground.

Expand day use parking.

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August 8, 2013

AUG 13 2013

Dan Carl and Commission,

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

I live at 3128 Beachcomber Dr, across from Morro Strand Beach. I have lived here for 16 years and watched the park daily. I enjoy seeing the families and children experiencing their first time at the beach. Most of the campers are low or moderate income families. I am a grandfather and delighted to see these families having a great time.

I think the Coastal Commission should condition this project.

One bathroom handicap accessible along with adding pay showers. This would help the families have even a more enjoyable experience.

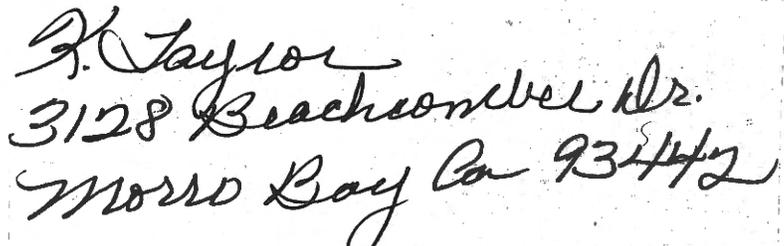
Respectfully Submitted,



Keith Taylor

Agenda Item #TH22A

Project #A3MRB-13-0203



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RECEIVED

AUG 07 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Agenda Item No. Th22a-8-2013

Appeal No. A-3-MRB-13-0203

Name: Betty Winholtz

Position: In favor only if conditioned

Dear Coastal Commissioners:

I agree with the CCC Staff Report that this project should only be approved *if conditioned*.

At the City Council appeal hearing, I spoke against approval for three general reasons:

1. The impact to LCP concerns regarding access, circulation, and visual resources were not adequately addressed.
2. The impact to Zoning concerns regarding landscaping and lighting were not demonstratively addressed.
3. The impact to air quality was dismissed rather than addressed.

The CCC Staff Report states these issues have been resolved to applicant, city staff, and former appellants' approval.

I retain these concerns:

1. DPR claims these upgrades (hookups) are needed to enhance a campground that is underutilized. Please remember, this was a parking lot turned into camp sites with minimal effort: there is nothing to attract campers to it except the immediacy of the beach. The new landscaping will help, but the reconfiguration of camp sites will have a sandwiched effect, more crowded, than the current layout which is end-to-end. (CCC Staff Report, page 20)

2. Is the \$5 charge per extra vehicle a flat fee into perpetuity? Will there be a review at some point? (page 19)

3. Why is the addition of one light per campsite necessary and acceptable? What happened to flashlights? I do not know of other campgrounds that increase night light. (page 17)

It will be a benefit to have the bathroom lights reoriented down.

Please protect our residential area, while improving the campground and visitor-serving access by retaining all conditions stated in the CCC Staff Report.

Sincerely,



August 5, 2013



County of San Luis Obispo General Services Agency

COUNTY PARKS

Janette D. Pell, Director

Curtis Black, Deputy Director

Thada

August 8, 2013

Agenda # 22-A

Appeal # A-3MRB-13-0203

Curtis Black, Deputy Director

In Favor of the Project

California Coastal Commission
725 Front St., Ste. 300
Santa Cruz, CA 95060

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8) Continuing a policy of free day-use parking.

These revisions to the project have significantly improved the project while keeping costs within available resources. In addition these revisions are supported by the neighboring residents.

San Luis Obispo County Parks supports staff recommendation that the Commission approve a conditioned CDP for the proposed project.

Sincerely,
Curtis Black



Curtis Black
Deputy Director - Parks
County of San Luis Obispo
General Services Agency
(805) 781-5204
www.slocountyparks.org



Think Outside!

CC: Bruce Gibson, District 2 County Supervisor
Cherie Aispuro, District 2 Legislative Aide
Janette Pell, General Services Agency Director

Thada

Robinson, Daniel@Coastal

From: Linda Stedjee <lstedjee@charter.net>
Sent: Tuesday, August 06, 2013 7:17 AM
To: zimmerccc@gmail.com; mmclureccc@co.del-norte.ca.us; cgroom@smcgov.org; skinsey@marincounty.org; brian.brennan@ventura.org; district1@longbeach.gov
Cc: Carl, Dan@Coastal; Robinson, Daniel@Coastal
Subject: California Coastal Commission Appeal No. A-3-MRB-13-203 copy sent to CCC staff

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

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However, there is one area where more work is needed. A "campfire etiquette and outreach program" is just not going to cut it. More controls will be needed to prevent campfire smoke from depriving Morro Bay residents of the pleasures of visiting the area, and to protect the health of the people who live near this park.

I am one of many Morro Bay residents who greatly enjoy visiting the area along Beachcomber Drive above the campground. The views are incredible and the ambiance of the area is like that in no other part of our town. Many people who live here, but are not fortunate enough to live right at the beach, enjoy walking and bicycling along Beachcomber.

However, during the summer, I must completely avoid the area due to the noxious and constant air pollution created by campfires at the park. It makes just walking past the park unpleasant and unhealthy. The pall of smoke burns my eyes and nose and makes me sick, and I have no doubt that others are similarly affected.

It is far worse for those who live in the area and who are exposed to the pollution all day, every day during the summer. They are the primary victims of this problem and need your help.

As you know, charcoal and wood fires burn "dirty." They produce numerous toxic compounds including carcinogens and carbon monoxide, and tiny soot particles that pollute the air and aggravate heart and lung problems. On top of that, there are the toxic fumes from charcoal lighter fluid, which is made petroleum distillates. There can be no doubt that the constant summertime pall of smoke from campfires at the park is exacerbating and causing health problems for Morro Bay residents who live upwind.

I have been told that a campfire is "part of the experience" of visiting a place like the Morro Strand campground. I do not believe that constitutes a good reason for allowing park visitors to harm the health of those who live nearby and to drive away residents who would like to visit the area in the summer months.

When I was growing up, "part of the experience" of the Fourth of July was setting off fireworks in the back yard. People would no doubt have been outraged if they had been told they could no longer do that. They had been enjoying those back yard displays for as long as most people could remember.

However, times change, and most people are capable of learning from their mistakes. Those fireworks finally caused enough home and wild land fires and injured, maimed, and even killed enough people to warrant the laws that now ban backyard fireworks in most communities.

There are good reasons why so many communities now forbid wood-burning fireplaces in new home construction, and why so many people are switching from charcoal to gas grills. As with the back yard fireworks, people are learning from past mistakes.

I would prefer to see campfires banned at the Morro Strand State Park, but if you cannot do that, I urge you to impose very strong controls and restrictions to protect public health. There are numerous wonderful recreational opportunities at and near the Morro Strand park, and I have no doubt that park visitors could have a wonderful time without building fires that produce toxic air pollution that harms the health of others.

Those whose happiness depends on creating and inhaling large amounts of toxic wood and charcoal smoke could undoubtedly have a wonderful camping experience at the other local State campground, which is located just north of town. The setting is lovely. There are no residential neighborhoods in that area, and due to its more remote location, it isn't as heavily traveled by Morro Bay residents out for a walk or a bicycle ride as is Morro Strand.

For more information on the dangers of smoke, I recommend this Web site: <http://burningissues.org/car-www/index.html>

Linda Stedjee
Morro Bay resident

Thada

Walter R. Auerbach
PO Box 7571
Tahoe City, CA. 96145

RECEIVED

AUG 13 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

August 12, 2013

Morro Bay City Council

RE: MORRO STRAND CAMPGROUND

Mayor and Members of the Council:

I urge you to take a stand and tell State Parks they can do better at Morro Strand. Demand that they come back with a plan that makes common sense improvements for the benefit of all users, not just those who own large RV's. And do so without fear that this park will close, because it will not close. THERE IS NO THREAT OF PARK CLOSURE IN SPITE OF WHAT LOCAL PARKS STAFF ARE TELLING YOU. The Director of State Parks has promised that no park will close in his tenure. He is committed to seeing through the work of his new Parks Forward Commission, and the project that is currently proposed by State Parks, even with the concessions they have offered to the neighborhood, is not in keeping with the character of our community. This will change if we stand our ground now.

The concessions that the neighborhood has worked through with State Parks over their proposed conversion of campsites at Morro Strand Campground largely involve minor issues that should have been addressed by the applicant before ever walking through the door of the City of Morro Bay with an application. We continue to disagree with State Parks about the nexus and need for upgraded restrooms, showers, internal landscaping, campfires, more day use parking, and more public access from Beachcomber Drive. Our expressions regarding the "big picture" issues fall on deaf ears at State Parks. Here is what we have achieved since we last engaged the City Council:

1. Landscaping on the slope is now more robust, and will be phased.
2. Overflow parking for campers has been improved with the conversion of one campsite to six overflow vehicle spaces, and price reduced to \$5 per night.
3. Existing unshielded lighting on the restrooms will be shielded.
4. Campers will receive some educational materials about burning in the campground.
5. State Parks will restrict the height of RV's to 12.5 feet. This is significant, were it not for Item No. 4, below.
6. State Parks will restrict the maximum length of RV's to 30 feet. This is significant, were it not for Item No. 6, below.
7. State Parks will "make improvements" to the existing access stair at Orcas Street.

We have come from such low expectations with State Parks, it seems like anything they offer in the way of mitigation for this untimely project is meaningful. But in the big picture of the community within which this campground is located, it's not. These are items that any developer or any planning department should have been thinking about as minimum requirements from the very beginning. Yet

we had to fight and scratch and spend countless hours gnashing over this because State Parks is in a hurry. If they don't spend the money the park will close, they say. If they don't spend the money they will lose it. All of this is simply not the case any longer.

Listed below are the items which State Parks will not negotiate, or which are problematic for the neighbors because they are unenforceable.

1. State Parks will not install landscaping between RV sites to increase privacy and break up views from Beachcomber Drive. Morro Bay State Park is highly desirable for this very reason. What could be the rationale for not agreeing to such a common sense proposal? In addition, State Parks doesn't want to actually document the proposed landscaping with plans and specifications, arguing that we should just trust them to do it.
2. There is almost no day use parking near this site for the hundreds of thousands of day use visitors to the State Beach, yet State Parks will not add or improve day use parking.
3. Those who don't want to pay \$5 for extra vehicle fees will still use Beachcomber Drive because there is no free public parking proximate to the campground.
4. Less than 1% of the RV's on the road are taller than 12.5 feet, so this concession has no practical effect.
5. State Parks will not consider elimination of campfires for these RV sites, so campfires will continue uncontrolled in spite of the documented health effects on your taxpayers in the neighborhood, and the thousands of others who recreate on Beachcomber Drive.
6. State Parks will not redesign the campsites to accommodate the maximum RV size of 30 feet. Their claim is that by not changing their current design, it provides more asphalt for extra vehicle parking. There are few vehicles on the road that can park in the remaining 10 feet of asphalt. But by not changing the design, State Parks can change their policy at any time, and allow the longer RV's.
7. State Parks will not acknowledge the possibility of bluff erosion in spite of the fact they are cutting into the bottom of the bluff by up to two feet in places and covering that with asphalt. No agency has yet to challenge them and get an explanation of exactly what they propose, and what the impact of this excavation will be on the coastal bluff.
8. State Parks will not consider adding additional stairways from Beachcomber Drive into the campground under the belief that campers and day users will walk up to one-quarter mile from their vehicle to this location. That, as I'm sure you know, is unpalatable for you, for me, and for most real people.
9. State Parks will not address the horrid restrooms because of funding. They argue there is no nexus. And so it will go for the next 5, 10, 20 or 50 years.

The issues that remain are the result of bad design, bad policy, old ideas and an agency that simply does not know how to engage the public in these matters. The local folks at State Parks are all nice people, I'm sure, but the agency has not yet charted a new course forward after the debacle of the past few years. You, as our elected representatives, should demand that State Parks do what is right for the City of Morro Bay and your taxpayers in the community.

Renovation of the campground will yield additional visits and revenue for State Parks, and is prescribed in the General Plan for this park unit. Please see the attached excerpt from the 1988 General Plan. The color exhibit is a viable concept, portions of which can be implemented with the money State Parks currently has. More importantly, this plan represents improvements ACROSS THE BOARD that align with the General Plan for this park unit.

1. It greatly expands day use parking. Lack of day use parking is the single biggest deficiency at this facility, and the single biggest impact on the community and the recreational users of Beachcomber Drive. It puts an end to the City being responsible for providing day use parking for the State Beach.
2. It provides two additional pedestrian access points from Beachcomber Drive exactly where the General Plan prescribes them. There is no incursion of the southern stairway into the ESH.
3. It renovates the campground (exactly as the General Plan prescribes) to keep the hookup sites compact, with landscaping throughout. Properly done, there would no visual impact on the residences or the users of Beachcomber Drive.
4. It keeps the larger vehicles in a separate loop from the tent campers. With what State Parks proposes now, those large RV's have to traverse the entire length of the campground in order to access their sites. That has impacts on everyone in the campground at the time.
5. It doesn't require cutting into the bluff, and mitigates the erosion caused by multiple trails and uncontrolled access over the slope. Just as the General Plan envisions.
6. It puts resources towards the things that people who frequent campgrounds want (restrooms, privacy, accessibility) not the things that State Parks wants (revenue).

I urge you to take a stand and demand that State Parks regroup to develop a better plan for Morro Bay and the community within which this campground sits. The alternative is a bad plan with some bones thrown in for the neighbors. Only the current State Parks team doesn't care if they are remembered for that outcome.

Thanks for your time.

Sincerely,



Walter R. Auerbach
3200 Beachcomber Drive

CC: City Council Members
California State Parks
California Coastal Commission
Morro Strand Neighbors

EXCERPTS FROM:

MORRO STRAND AND ATASCADERO STATE BEACH GENERAL PLAN-1988

Atascadero State Beach- Guidelines for Land Use and Facility Development

After careful consideration of user surveys, public concerns, regional and statewide recreational issues, departmental resource policies, and existing on site conditions, the following guidelines were formulated to serve as a framework on which specific land use and facility recommendations can be based.

- There is no other nearby campground having direct access off the highway and such a close orientation to the sandy beach. Therefore, this campground serves a popular demand for camping, and should continue.
- Any major expansion of camping within the current boundaries of the unit is inappropriate. This is because of natural and visual sensitivities and space limitations.
- Existing camping facilities function poorly, and are heavily used. Consideration should be given to renovation of the campground.
- Erosion is a major issue at this unit, and should be taken into consideration in any land use or facility recommendations.
- Because Atascadero State Beach is in a seismically active area, new facilities should be-designed to withstand a Richter magnitude 6.0 earthquake, with a repeatable ground acceleration of 0.3 gravity (g).
- Due to its location near an urban area, day use has been and is expected to continue to be heavy. Because of limited facilities, there have been conflicts between camping and day use. Day-use accommodations should be increased and more clearly designated to minimize conflicts with other uses.
- Sensitive sand dune habitat throughout the southeastern portion of the state beach should be managed for its preservation. No major permanent facilities should be considered in this area. .

Recommendations for Land Use and Facility Development

The following recommendations are made in order to maintain an optimum balance between providing quality visitor use facilities and preserving the natural and cultural resources of the state beach over the next twenty years.

Land Use:

- Beach areas subject to direct wave action shall be open to a wide variety of uses, which shall include, but not be limited to, fishing, sunbathing, birdwatching, beachcombing, jogging, hiking, and nature study.
- A sand dune protection and stabilization program shall be developed, and use in these areas shall be limited to protect dune systems.

- The "Cloisters" site is suitable for high intensity day use and possibly some limited overflow camping during peak seasons, if adequate operational can could be maintained.
- Land use in the existing campground shall remain as is.
- Land use along both sides of the unnamed creek at the south end of the campground and east of the culvert shall be limited to hiking only.

Facilities:

- Replace and relocate existing comfort stations with smaller and less visually intrusive combination buildings, including hot showers.
- Replace and relocate entrance station with one that has a restroom and adequate space for dry storage.
- Improve existing day use picnic area, install a screened dressing enclosure, and increase parking to 20-25 cars.
- Renovate layout of existing campground to provide more tent sites and more landscaping between sites.
- Install esthetically pleasing fencing, integrated with erosion control plantings, along the base of the bluff behind the campground.
- Install interpretive panels at both the campground and the "Cloisters" day-use area.
- Develop up to 20 picnic sites in the upland area of the "Cloisters" day-use area.
- Develop off-street parking for 50 to 75 vehicles behind the frontal dunes, off Azure Street, at the "Cloisters" day-use area.
- Install a permanent comfort station in the vicinity of the parking/picnic area at the "Cloisters" day-use area.
- Install vehicle barriers where necessary to control vehicle access into sensitive sand dune and beach areas.
- Develop four accessways to the beach, one from Beachcomber Drive north of the campground, one from Beachcomber Drive at the south end of the campground, one from the "Cloisters" picnic area, and one from the "Cloisters" parking lot.
- Improve the existing access area and maximize parking at the seaward end of Hatteras Street. Reconstruct barriers at the end of Hatteras Street, in order to use three existing paved parking spots and improve pedestrian access to the beach.

Implementation Priorities

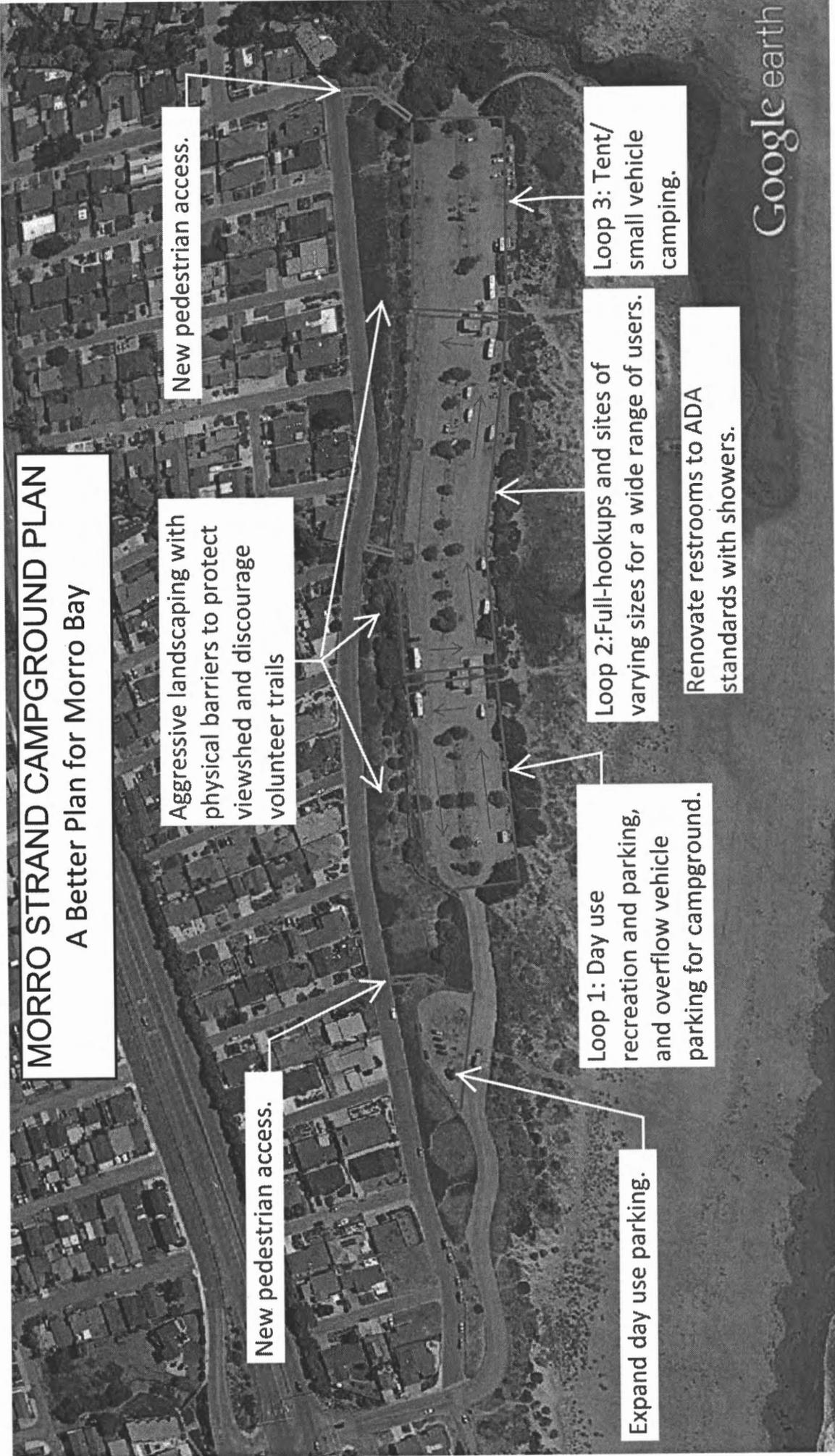
The priorities of this section are intended to be a general guideline for the implementation of the recommendations in this plan. Over a period of time, these are likely to change due to such factors as availability of funds or staff, unforeseen changes in resource conditions or off-site factors, or safety considerations. As each phase is completed, it will be prudent to evaluate how the facilities are being used, and to determine what changes, if any, should be considered within the constraints of this plan.

The recommendations are listed in order of priority, from highest to lowest.

- 1. Construct day use and interpretive improvements at the "Cloisters" site in order to help relieve the increasing impacts of inadequate day use facilities in other areas of the unit.**
- 2. Install beach access ways, fencing, and erosion control plantings in order to reduce the impacts of erosion in the unit.**
- 3. Replace the entrance station, and expand the existing day-use area at the campground.**
- 4. Renovate the existing campground layout and facilities. This would include replacement of both restrooms and installation of interpretive developments.**

MORRO STRAND CAMPGROUND PLAN

A Better Plan for Morro Bay



New pedestrian access.

Aggressive landscaping with physical barriers to protect viewshed and discourage volunteer trails

New pedestrian access.

Loop 3: Tent/ small vehicle camping.

Loop 2: Full-hookups and sites of varying sizes for a wide range of users.

Renovate restrooms to ADA standards with showers.

Loop 1: Day use recreation and parking, and overflow vehicle parking for campground.

Expand day use parking.

Thada

RECEIVED

August 8, 2013

AUG 13 2013

Dan Carl and Commission,

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

I live at 3128 Beachcomber Dr, across from Morro Strand Beach. I have lived here for 16 years and watched the park daily. I enjoy seeing the families and children experiencing their first time at the beach. Most of the campers are low or moderate income families. I am a grandfather and delighted to see these families having a great time.

I think the Coastal Commission should condition this project.

One bathroom handicap accessible along with adding pay showers. This would help the families have even a more enjoyable experience.

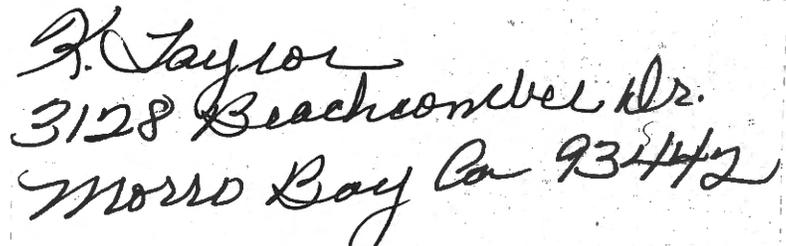
Respectfully Submitted,



Keith Taylor

Agenda Item #TH22A

Project #A3MRB-13-0203



Thada

RECEIVED

AUG 07 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Agenda Item No. Th22a-8-2013
Appeal No. A-3-MRB-13-0203
Name: Betty Winholtz
Position: In favor only if conditioned

Dear Coastal Commissioners:

I agree with the CCC Staff Report that this project should only be approved *if conditioned*.

At the City Council appeal hearing, I spoke against approval for three general reasons:

1. The impact to LCP concerns regarding access, circulation, and visual resources were not adequately addressed.
2. The impact to Zoning concerns regarding landscaping and lighting were not demonstratively addressed.
3. The impact to air quality was dismissed rather than addressed.

The CCC Staff Report states these issues have been resolved to applicant, city staff, and former appellants' approval.

I retain these concerns:

1. DPR claims these upgrades (hookups) are needed to enhance a campground that is underutilized. Please remember, this was a parking lot turned into camp sites with minimal effort: there is nothing to attract campers to it except the immediacy of the beach. The new landscaping will help, but the reconfiguration of camp sites will have a sandwiched effect, more crowded, than the current layout which is end-to-end. (CCC Staff Report, page 20)
2. Is the \$5 charge per extra vehicle a flat fee into perpetuity? Will there be a review at some point? (page 19)
3. Why is the addition of one light per campsite necessary and acceptable? What happened to flashlights? I do not know of other campgrounds that increase night light. (page 17)

It will be a benefit to have the bathroom lights reoriented down.

Please protect our residential area, while improving the campground and visitor-serving access by retaining all conditions stated in the CCC Staff Report.

Sincerely,



August 5, 2013

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
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Th22a

Appeal Filed: 5/2/2013
49th Day: Waived
Staff: D. Robinson - SC
Staff Report: 8/1/2013
Hearing Date: 8/15/2013

APPEAL STAFF REPORT: SUBSTANTIAL ISSUE DETERMINATION & DE NOVO HEARING

Appeal Number: A-3-MRB-13-0203

Applicant: California Department of Parks and Recreation

Appellant: California Department of Parks and Recreation

Local Government: Morro Bay

Local Decision: Denied by the Morro Bay City Council on April 9, 2013 (Coastal Development Permit (CDP) Application Number CP0-390).

Project Location: Morro Strand State Park Campground (APN 065-211-001); Morro Strand State Beach, State Park Road, Morro Bay, San Luis Obispo County.

Project Description: Conversion of 25 non-hook up Recreational Vehicle (RV) sites (and 2 host sites) to RV hook-up sites and extension of these sites from 24 feet in length to up to 40 feet in length, electric and sewage connections, and other minor campground upgrades and repairs related to drainage, parking, access, and landscaping.

Staff Recommendation: Substantial Issue Exists; Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION

On March 6, 2013, the City of Morro Bay approved a CDP (#CP0-390) to allow the upgrade of twenty-five (25) existing campsites and two (2) camp host sites to recreational vehicle hook-ups, (including by changing the existing sites from parallel to diagonal spaces and extending their length from 24 feet to up to 40 feet), the addition of picnic tables and BBQ pits at each site, and related surface, drainage, and viewshed improvements, located at Morro Strand State Park Campground. Two local appeals were filed on the approval, with both appeals raising questions of Local Coastal Program (LCP) consistency. On April 9, 2013, the Morro Bay City Council denied one of the appeals but upheld the other, and thus denied CDP #CP0-390.

The City's CDP decision was then appealed to the Coastal Commission by California State Parks,¹ with the subject appeal now before the Commission raising questions related to LCP consistency and in general maximizing public access and the protection of public views. The Appellants contend that the approved project is consistent with the LCP because: 1) the project has no adverse impacts on views of the beach or ocean from Beachcomber Drive and is not visible from Highway 1, and is altogether consistent with visual resource policies; 2) the project includes a landscaping plan and RV height restrictions to both enhance views to the beach and hide RVs from public street views; and 3) there is no nexus between the project components and other appeal contentions that were raised by the appellant, such as restroom upgrades, restroom lighting changes, campfire smoke, potential erosion issues, and additional beach/campground access improvements.

Staff recommends that the Commission find that the appeal raises a substantial issue and that the Commission take jurisdiction over the CDP application. Staff further recommends that the Commission approve a CDP for a slightly modified project.

The City Council denied the original project based on several LCP and Coastal Act policies. Those cited in the denial findings were LCP Policies 1.01, 1.05, 1.07, 12.01, 12.02 and 12.03, and Coastal Act Policies 30251, 30212.5, and 30211.

LCP Recreation and Access Policies 1.01, 1.05 and 1.07 (and corresponding IP section) require provisions for creating and maintaining public access with new development, and for providing adequate parking to facilitate the use of new or improved vertical accessways, whenever feasible. The redesigned project intends to improve on existing accessways, including repairing or replacing a major access staircase in the middle of the site and an underpass trail to the site. In addition, the project now includes the addition of six new parking spaces for overflow camping vehicles, which will reduce the number of camping vehicles that would otherwise park on Beachcomber Drive overnight.

LCP Visual Resources Policies 12.01, 12.02, 12.03 and 12.06 (and corresponding IP Section) protect the scenic and visual qualities of coastal areas within the City Morro Bay. The project site is located seaward of, and lower in altitude than, Beachcomber Drive, and thus the public along this road is afforded fairly unimpeded and sweeping views of the beach, and ocean. The

¹ California Public Resource Code, Section 30603, allows any development which constitutes a major public works projects (or a major energy facility) to be appealed to the Commission.

redesigned project has limited the maximum height of all RVs to 12'6" and will employ a 3-year phased restoration and landscaping approach to ensure that views to the beach are not only not impacted by the addition of RVs, but in fact enhanced.

As the project is located between the first public road and the sea, it must be consistent with public access and recreation policies of Chapter 3 of the Coastal Act. The proposed project is consistent with these policies because the project would enhance existing public recreational facilities, including the existing campground, day use and overnight vehicle parking, and pedestrian accessways, thus maximizing public access along the coast.

Thus, the project is consistent with the LCP and the Coastal Act, in conflict with the City of Morro Bay's decision to deny the application, and thus the appeal raises a substantial issue of LCP conformance for which staff recommends the Commission take CDP jurisdiction over the project.

State Parks has worked with the City, as well as the local appellants and other residents to address their concerns over access, parking and view protection. Since the time of the City Council hearing, State Parks has proposed several changes to its original project after working cooperatively with the residents and City and Commission staff, including: 1) adding six new overflow camping vehicle parking spaces; 2) reducing the maximum RV height limit restriction to 12'6"; 3) limiting the size of RVs to 30'; 4) phasing the landscaping and viewshed enhancement work; 4) repairing and/or replacing the existing access staircase from Beachcomber Drive (at Orcas Street) and the underpass trail from Orcas Street to the campground; 5) creating a campfire etiquette and outreach program; 6) reorienting existing bathroom lighting downward and away from residents located to the east; and 7) continuing a policy of free day-use parking. These revisions to the project have all been agreed to by the neighboring residents.

To ensure full consistency, Staff recommends conditions to memorialize these proposed changes (including revised final plans) which aim to maintain and enhance existing access, and to protect against landform alteration and water quality impacts through the use of construction Best Management Practices.

Thus, staff recommends that the Commission approve a conditioned CDP for the proposed project. The motion is found on page 5 below.

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APPENDICES

Appendix A – Substantive File Documents

EXHIBITS

Exhibit 1 – Regional Location Maps
Exhibit 2 – Project Plans
Exhibit 3 – City CDP Action
Exhibit 4 – Appeal of City CDP Action
Exhibit 5 – Applicable LCP Polices and Zoning Standards
Exhibit 6 – Existing Campground Layout
Exhibit 7 – Applicant Site Photos
Exhibit 8 – Applicant Correspondence

I. MOTIONS AND RESOLUTIONS

A. Substantial Issue Determination

Staff recommends that the Commission determine that a **substantial issue** exists with respect to the grounds on which the appeal was filed. A finding of substantial issue would bring the CDP application for the proposed project under the jurisdiction of the Commission for de novo hearing and action. To implement this recommendation, staff recommends a **NO** vote on the following motion. Failure of this motion will result in a de novo hearing on the CDP application, and adoption of the following resolution and findings. Passage of this motion will result in a finding of No Substantial Issue and the local action will become final and effective. The motion passes only by affirmative vote of a majority of the Commissioners present.

***Motion:** I move that the Commission determine that Appeal Number A-3-SLO-13-0203 raises no substantial issue with respect to the grounds on which the appeal has been filed under Section 30603 of the Coastal Act, and I recommend a no vote.*

***Resolution to Find Substantial Issue:** The Commission hereby finds that Appeal Number A-3-SLO-13-0203 presents a substantial issue with respect to the grounds on which the appeal has been filed under Section 30603 of the Coastal Act regarding consistency with the certified Local Coastal Program and/or the public access and recreation policies of the Coastal Act.*

B. CDP Determination

Staff recommends that the Commission, after public hearing, **approve** a coastal development permit for the proposed development. To implement this recommendation, staff recommends a **YES** vote on the following motion. Passage of this motion will result in approval of the CDP as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

***Motion:** I move that the Commission approve Coastal Development Permit Number A-3-SLO-13-0203 pursuant to the staff recommendation, and I recommend a yes vote.*

***Resolution to Approve CDP:** The Commission hereby approves Coastal Development Permit Number A-3-SLO-13-0203 and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with San Luis Obispo County Local Coastal Program policies and Coastal Act access and recreation policies. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.*

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the Permittees or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the Permittees to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Revised Project Plans.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit two full size sets of Revised Project Plans to the Executive Director for review and approval. The Revised Project Plans shall be substantially in conformance with the proposed project plans (see Exhibit 2) except that they shall be revised and supplemented to comply with the following requirements:
 - a. **Phased Landscaping Plan.** Final Plans shall include landscape and irrigation parameters that shall identify all plant materials (size, species, quantity), all irrigation systems, all proposed maintenance measures for the landscaping and restoration, and a timeline of events and activities for 3 years from the date of commencement of construction. All plant materials shall be native and non-invasive species selected to be complimentary with the mix of native habitats in the project vicinity, prevent the spread of exotic invasive plant species, avoid contamination of the local native plant community gene pool, and appropriately address fire risk. All landscaped areas on the project site shall be maintained in a litter-free, weed-free, and healthy growing condition. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be so identified from time to time by the State of California, and no plant species listed as a 'noxious weed' by the State of

California or the U.S. Federal Government shall be planted or allowed to naturalize or persist on the site.

- b. **Lighting.** All exterior lights, including any lights attached to the outside of the existing bathrooms, shall be the minimum necessary for the safe ingress and egress of the facility, and shall be low-wattage, non-reflective, shielded, and have a directional cast downward such that no light will shine beyond the boundaries of the subject parcel.
- c. **Central Stairway and Underpass Trail.** Final Plans shall include detailed plan sheets showing the central staircase (at Orcas St. and Beachcomber Dr.) and the Orcas Street underpass trail, and all associated railings and construction details.

All requirements above and all requirements of the approved Revised Project Plans shall be enforceable components of this coastal development permit. The Permittees shall undertake development in accordance with the approved Revised Project Plans.

2. **Construction Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit two full size sets of a Construction Plan to the Executive Director for review and approval. The Construction Plan shall, at a minimum, include the following:

- a. **Construction Areas.** The plan shall identify the specific location of all construction areas, all staging areas, and all construction access corridors in site plan view. All such areas within which construction activities and/or staging are to take place shall be minimized to the maximum extent feasible in order to have the least impact on public access and public views.
- b. **Construction Methods and Timing.** The Construction Plan shall specify the construction methods to be used, including all methods to be used to keep the construction areas separated from public recreational use areas (including using unobtrusive fencing (or equivalent measures) to delineate construction areas), and including all methods to be used to protect ocean waters. All erosion control/water quality best management practices to be implemented during construction and their location shall be noted. Construction shall be limited to non-holiday weekdays during daylight hours, and construction lighting, past that required for safety purposes, is prohibited.
- d. **BMPs.** The plan shall clearly identify all best management practices (BMPs) to be implemented during construction and their location. Such plans shall contain provisions for specifically identifying and protecting all natural drainage swales (with sand bag barriers, filter fabric fences, straw bale filters, etc.) to prevent construction-related runoff and sediment from entering into these natural drainage areas which ultimately deposit runoff into the Pacific Ocean. Silt fences, straw wattles, or equivalent measures shall be installed at the perimeter of all construction areas. At a minimum, such plans shall also include provisions for stockpiling and covering of graded materials, temporary stormwater detention facilities, revegetation as necessary, and restricting grading and earthmoving during the rainy weather. The plan shall indicate that: (a) dry cleanup methods are preferred whenever possible and that if water cleanup is necessary, all runoff

shall be collected to settle out sediments prior to discharge from the site; all de-watering operations shall include filtration mechanisms; (b) off-site equipment wash areas are preferred whenever possible; if equipment must be washed on-site, the use of soaps, solvents, degreasers, or steam cleaning equipment shall not be allowed; in any event, such wash water shall not be allowed to enter any natural drainage; (c) concrete rinsates shall be collected and they shall not be allowed to enter any natural drainage areas; (d) good construction housekeeping shall be required (e.g., clean up all leaks, drips, and other spills immediately; refuel vehicles and heavy equipment off-site and/or in one designated location; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); all wastes shall be disposed of properly, trash receptacles shall be placed on site for that purpose, and open trash receptacles shall be covered during wet weather); and (e) all erosion and sediment controls shall be in place prior to the commencement of grading and/or construction as well as at the end of each day.

- e. **Construction Site Documents.** The plan shall provide that copies of the signed coastal development permit and the approved Construction Plan be maintained in a conspicuous location at the construction job site at all times, and that such copies are available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the coastal development permit and the approved Construction Plan, and the public review requirements applicable to them, prior to commencement of construction.
- f. **Construction Coordinator.** The plan shall provide that a construction coordinator be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and that their contact information (i.e., address, phone numbers, etc.) including, at a minimum, a telephone number that will be made available 24 hours a day for the duration of construction, is conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name, phone number, and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- g. **Notification.** The Permittees shall notify planning staff of the Coastal Commission's Central Coast District Office at least 3 working days in advance of commencement of construction, and immediately upon completion of construction.

Minor adjustments to the above construction requirements may be allowed by the Executive Director if such adjustments: (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources. All requirements above and all requirements of the approved Construction Plan shall be enforceable components of this coastal development permit. The Permittees shall undertake construction in accordance with the approved Construction Plan.

FINDINGS AND DECLARATIONS

The Commission finds and declares as follows:

A. PROJECT LOCATION

The proposed project is located at Morro Strand State Park Campground, along State Park Road, in San Luis Obispo County. The campground is located just north of the City of Morro Bay and south of the community of Cayucos adjacent to and seaward of a largely residential area comprised of mostly single family residences. Morro Strand State Beach extends along the shoreline through the towns of Morro Bay and Cayucos. The Local Coastal Program's (LCP) Land Use Plan (LUP) designation for the Campground is Open Space/Recreation, which provides for the preservation of open space to protect natural resources and to provide spaces for outdoor recreation. The project site is zoned OA-2 (Open Space/Recreation), which provides for public and private open space areas including those to be used for recreational functions not involving significant structures. See Exhibit 1 for location maps, and Exhibit 7 for site photos.

B. PROJECT BACKGROUND

Morro Strand State Park Campground was formerly known as Atascadero State Beach and has been used for camping since the early 1980s. The original site was constructed as a day-use parking lot and has had few improvements since becoming a campground. The campground currently consists of 85 campsites which include sites 1-81, plus sites A-D, and 2 camp hosts. Currently, sites 1-81 are 24 feet or less in length and campsites A-D are 30-40 feet in length. The campground currently limits camp reservations to trailers or RVs less than 24 feet in length, and allows tent camping at the campsites along the west side of the campground. All 85 sites are currently available for RVs and/or tent camping. See Exhibit 6 for the campground's layout.

C. CITY OF MORRO BAY DENIAL

On March 6, 2013, the City of Morro Bay Planning Commission approved a CDP (#CP0-390) to allow for the upgrade of 25 existing campsites and two camp host sites to Recreational Vehicle (RV) hook-ups, (including by changing the existing sites from parallel to diagonal spaces and extending their length from 24 feet to up to 40 feet), the addition of picnic tables and BBQ pits at each site, and related surface, drainage, and viewshed improvements, located at Morro Strand State Park Campground. Two local appeals were filed on this approval with both appeals raising questions of LCP consistency.

On April 9, 2013, the Morro Bay City Council denied the appeal filed by Mr. Harold Wiebenga. However, the City Council upheld the appeal filed by Mr. Walter Auerbach on March 13, 2013 (including letters dated February 28, 2013 and March 6, 2013), which contended that the project was inconsistent with LCP provisions related to view protection, public access, and parking (as it relates to access), and thus denied CDP #CP0-390.

Notice of the City's action on the CDP was received in the Coastal Commission's Central Coast District Office on May 1, 2013. The Coastal Commission's ten-working day appeal period for

this action began on May 2, 2013 and concluded at 5 p.m. on May 15, 2013. One appeal (from the Applicant, State Parks - see Exhibit 4) was received during the appeal period.

D. PROJECT DESCRIPTION

The project includes converting campsite numbers 47-71, plus the two camp host sites (numbers 72 and 73), into angled campsites of up to 40 feet in length to allow for RVs or trailers of up to 30 feet. Approximately 20 of the converted sites will be extended from 24 feet in length to 40 feet in length, and approximately 5 of the converted campsites will be extended from 24 feet in length to 35 feet in length. All of the campsites proposed for conversion are located along the eastern border of the campground. The proposed new, longer sites will be paved and will have RV hook-ups (including sewer and electricity), picnic tables, and barbeque pits. The proposed project also includes: 1) repair or replacement of the main access stairway to the campground from Beachcomber Drive (at Orcas Street) and of the underpass trail at the end of Orcas Street; 2) six new extra vehicle overnight camping parking spaces (created from the conversion of one existing campsite); 3) elimination of the fee of eleven existing day-use parking spaces; 4) a 3-year phased landscaping and screening plan; 5) a campfire etiquette and outreach program (see Exhibit 8 page 34-35); 6) installation of drainage inlets; and 6) reorientation of the existing bathroom lights downward and away from the existing residences to the east. See Exhibit 2 for project plans and Exhibit 8 for the Applicant's correspondence since the appeal was filed.

E. APPEAL PROCEDURES

Coastal Act Section 30603 provides for the appeal to the Coastal Commission of certain CDP decisions in jurisdictions with certified LCPs. The following categories of local CDP decisions are appealable: (a) approval of CDPs for development that is located (1) between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance, (2) on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff, and (3) in a sensitive coastal resource area; or (b) for counties, approval of CDPs for development that is not designated as the principal permitted use under the LCP. In addition, any local action (approval or denial) on a CDP for a major public works project (including a publicly financed recreational facility and/or a special district development) or an energy facility is appealable to the Commission. The City's denial of this project is appealable because it is a major public works project.

The grounds for appeal under Section 30603 are limited to allegations that the development does not conform to the certified LCP or to the public access policies of the Coastal Act. Section 30625(b) of the Coastal Act requires the Commission to conduct the de novo portion of the hearing on an appealed project unless a majority of the Commission finds that "no substantial issue" is raised by such allegations. Under Section 30604(b), if the Commission considers the CDP de novo and ultimately approves a CDP for a project, the Commission must find that the proposed development is in conformity with the certified LCP. If a CDP is approved for a project that is located between the nearest public road and the sea or the shoreline of any body of water

located within the coastal zone, Section 30604(c) also requires an additional specific finding that the development is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act. This project is located between the nearest public road and the sea, and thus this additional finding would need to be made if the Commission approves the project following a de novo hearing.

The only persons qualified to testify before the Commission on the substantial issue question is the Applicant (or its representatives), persons who made their views known before the local government (or their representatives), and the local government. Testimony from other persons regarding substantial issue must be submitted in writing. Any person may testify during the de novo CDP determination stage of an appeal.

F. SUMMARY OF APPEAL CONTENTIONS

The Appellant contends that the City's action is consistent with the LCP because: 1) the project will not have adverse impacts on views of the beach or ocean from Beachcomber Drive and is not visible from Highway 1, and thus the project is consistent with the LCP's visual resource policies; 2) the project includes a landscaping plan and RV height restrictions to both enhance views to the beach and hide RVs from public street views; and 3) the project will maintain and enhance public access and recreation because the project would improve RV sites as well as general public access to the beach, and ultimately lead to the removal of Morro Strand State Park from the State Parks' parks closure list; and 3) the City's denial of the project was based on appeal contentions made by the local appellant that have no nexus to the proposed project. See Exhibit 4 for the full appeal text.

G. SUBSTANTIAL ISSUE DETERMINATION

1. Substantial Issue Background

The term substantial issue is not defined in the Coastal Act. The Commission's regulations simply indicate that the Commission will hear an appeal unless it "finds that the appeal raises no significant question" (California Code of Regulations, Title 14, Section 13115(b)). In previous decisions on appeals, the Commission has been guided by the following factors in making such determinations: (1) the degree of factual and legal support for the local government's decision that the development is consistent or inconsistent with the certified LCP and with the public access policies of the Coastal Act; (2) the extent and scope of the development as approved or denied by the local government; (3) the significance of the coastal resources affected by the decision; (4) the precedential value of the local government's decision for future interpretation of its LCP; and (5) whether the appeal raises only local issues, or those of regional or statewide significance. Even where the Commission chooses not to hear an appeal, Appellants nevertheless may obtain judicial review of the local government's coastal permit decision by filing a petition for a writ of mandate pursuant to Code of Civil Procedure, Section 1094.5

In this case, for the reasons discussed further below, the Commission determines that the City's denial of the project presents a substantial issue.

2. Substantial Issue Analysis

Public Access

As described above, the City-denied project is located in a portion of largely uninterrupted sandy beach stretching between the City of Morro Bay and the community of Cayucos, in a highly scenic area. The City denied the Applicant's project because it found that it was inconsistent with certain LCP policies for view protection, public access and parking (as it relates to access) and certain Coastal Act policies related to public access and recreation.

In terms of public access, specifically listed in the City's denial findings were LUP Policies 1.01, 1.05, 1.07. LCP Recreation and Access Policy 1.01 requires the provision of public access from the nearest public roadway to the shoreline and along the coast for new developments adjacent to the bayfront or ocean. LCP Recreation and Access Policy 1.05 requires parking to be provided in conjunction with new or improved vertical accessways whenever feasible and consistent with site constraints to ensure use of the accessway. LCP Recreation and Access Policy 1.07 requires that development not interfere with the public's right of access to the sea. Other policies reinforce these public access requirements, including Zoning Ordinance Section 17.48.280. Please see Exhibit 5 for these policies and zoning standards.

The City's denial findings referenced Walter R. Auerbach's appeal and based its findings on the information contained within it. Although no specific LCP or Coastal Act policies were cited in Mr. Auerbach's appeal of March 13, 2013 (including letters dated February 28, 2013 and March 6, 2013) he brought up broad issues related to uses at the park and the proposed change in use in general. He also raised issues related to parking, lighting, noise/odors, visual resources, and other miscellaneous concerns. Mr. Auerbach's March 6, 2013 letter requested five conditions of approval to be included into the project, including visual protections, lighting, pedestrian access, extra vehicle parking, and appropriate parking fees and policies. In terms of access, his primary concerns were: 1) improving pedestrian access to the campground and the beach below it; and 2) increasing parking within the campground.

The City Council determined that the project, "has been found to be not in compliance with the LCP in terms of view protection, public access, and parking (as it relates to access)..." In addition, Coastal Act Sections 30251, 30212.5 and 30211 were also cited in the City's denial findings. These policies require maximum public access to be provided, development not to interfere with public access, lower cost visitor and recreation facilities to be protected, and that coastal areas and oceanfront land should be protected for recreational uses. Specifically, the City found that "the camp ground has insufficient parking thereby impeding public access to the beach."

Morro Strand State Park Campground is an established visitor-serving accommodation, critically important to the City of Morro Bay (and to the State of California), which allows and facilitates the public of all ages to enjoy the surrounding area and beach through the State Park system. The City-denied project would install 27 RV hook-ups, along with associated remodeling and enlargement of the campground sites and other park improvements, to enhance and increase the use of RVs at the campground. As such, the enlargement and reorientation of the affected campground sites would enhance the public's right of access to this area of the coast and ocean. Further, existing accessways, both informal and formal would not be removed, be decreased, or

made more difficult to access. Repair and maintenance of the main staircase from Beachcomber Drive and the underpass trail at the end of Orcas Street will, in fact, enhance public access to the site and the beach and ocean beyond. Existing access points exist at the north end (at Yerba Buena) middle (at Orcas and Beachcomber) and at the south end (at Hatteras and Beachcomber) of the park, and additional accessways are not needed. Therefore the project provides public access to the shoreline as required by policies 1.01 and 1.07, and the City's determination that the project is inconsistent with the requirements is not factually or legally supported.

In terms of parking, the City-denied project found that the campground "has insufficient parking thereby impeding public access to the beach." However, the proposed project does not trigger a LCP-required need for additional parking. Currently, State Parks regulations allow for two vehicles per campsite, and this remains unchanged. Thus, the project provides adequate and appropriate parking opportunities within the campground, consistent with the LCP and Coastal Act. Therefore the project provides parking as required by policies 1.05, and the City's determination that the project is inconsistent with the requirements is not factually or legally supported.

Thus, the City's denial on these points raises a substantial LCP and Coastal Act conformance issue with respect to public access.

Visual and Scenic Resources

The Morro Bay LCP includes strong protections for visual and scenic resources along the coast and specifies the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. LUP Visual Resource Policy 12.01 requires that permitted development be sited and designed to protect views to and along the ocean and scenic and coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and where feasible, to restore and enhance visual quality in visually degraded areas. In addition, Policy 12.01 requires that new development in highly scenic areas (such as the area where the Campground is located) shall be subordinate to the character of its setting. LUP Visual Resources Policy 12.02 requires permitted development to be sited and designed to protect views to and along the coast and designated scenic areas and that it shall be visually compatible with the surrounding areas. LUP Visual Resources Policy 12.03 requires development between State Highway One and the ocean to provide view corridors, in certain planning areas (including the planning area for the Campground), so as not to significantly block views from Highway One. Other LCP policies and zoning standards reinforce these visual resource requirements, including LUP Policy 12.06 and Zoning Ordinance Section 17.48.190. See Exhibit 5 for applicable LCP policies and zoning standards.

As stated above, the City-denied project includes the conversion of 25 existing campsites and 2 camp host sites to RV hook-ups, as well as reconfiguring the existing sites from parallel to diagonal spaces and extending their length from 24 feet to up to 40 feet. In addition, the denied project also includes the addition of picnic tables and BBQ pits at each site, and related surface (paving), drainage (inlets), and viewshed (landscaping) improvements.

In terms of visual protections, the City denied the project primarily because of its impacts to public views along Beachcomber Drive, based on the intrusion of the RVs themselves into the viewshed as well as issues with the project's landscaping component. The project was originally conditioned to include a landscape plan which both protected the public views but also aimed to

shield the view of RV campers from Beachcomber Drive. While not explicitly stated, the City Council apparently did not think the landscape plan condition went far enough.

The site is in a prominent visual location and is also within an LCP-mapped scenic area. In general, however, the project has been designed to “protect views to and along the ocean and scenic and coastal areas.” The project includes strict limits on the heights of all RVs and includes a phased landscaping screening plan to hide the RVs from public streets above, while preserving the views of the beach. Thus, the proposed development would protect existing view corridors (through limitations on height and specific landscaping provisions) and would be visually compatible with the existing campground setting of the surrounding area, consistent with the LCP. Any potential for slight views of the RVs from the public roads would effectively blend into the campground’s built environment. Therefore, the project provides for permitted development that is sited and designed to protect views (and view corridors) to and along the ocean and scenic and coastal areas, that is visually compatible with the character of surrounding areas and that restores and enhances visual quality in visually degraded areas, as required by policies 12.01, 12.02 and 12.03. The City’s determination that the project is inconsistent with the requirements is not factually or legally supported.

Thus, the City’s denial on these points raises a substantial LCP conformance issue with respect to public viewshed and visual resource protection.

3. Substantial Issue Conclusion

The City-denied project raises substantial LCP conformance issues in terms of maximizing public access and protecting public viewsheds and visual resources. Therefore, the Commission finds that **a substantial issue** exists with respect to the City-denied project’s conformance with the certified City of Morro Bay LCP, and takes jurisdiction over the CDP application for the proposed project.

H. COASTAL DEVELOPMENT PERMIT DETERMINATION

The standard of review for this CDP determination is the City of Morro Bay certified LCP and, because it is located between the first public road and the sea, the access and recreation policies of the Coastal Act. All Substantial Issue Determination findings above are incorporated herein by reference.

1. Visual Resource Protection

Applicable Policies

The City of Morro Bay LCP includes strong protections for visual and scenic resources along the coast and requires new development to be subordinate to the character of its setting. It also provides enhanced protection for LCP-designated scenic areas, like that associated with Morro Strand State Park Campground (formerly known as Atascadero State Beach in the LCP and within Planning Area 1). See Exhibit 5 for applicable LCP policies and zoning standards.

Thus, the LCP has multiple provisions that require new development to be sited and designed to ensure protection of significant visual resources, including views within public viewsheds. Such

policies and protections specifically protect areas having regional public importance for their natural beauty by ensuring that new development is appropriately designed and constructed to have minimal to no adverse impact upon identified visual resources. Views from beaches and the shoreline are protected visual resources under the LCP.

Analysis

Location and Visual Setting

The LCP requires the scenic and visual qualities of the coast to be protected and requires development to be sited and designed to protect views to and along the ocean and other coastal areas. It specifically identifies scenic and visual quality as a “resource of public importance”. The project involves converting 25 existing camp sites and 2 camp host sites to RV hook-up sites by extending and angling the sites to allow for RVs of up to 30 feet (with up to an additional 10 feet of space to park a car). While the site is not visible from Highway 1, it is located in a visually significant area (LCP Figure 31) in close proximity to the shoreline and significant public viewsheds. It is located off of State Park Road but is also accessed formally and informally by pedestrians and beach goers via a number of trails, a stairway, and underpass trail, from Beachcomber Drive (which parallels and lies just inland from the site), which is designated in the LCP as a street providing scenic views (LCP Figure 30). In addition, views from the campground looking inland across the site include a backdrop of mountain ridgelines, and views from the road looking towards the coast across the site include Morro Rock (a significant visual, geologic and cultural landform). Therefore, because of the location and visual importance of the area, any proposed development at this location has the potential to cause significant adverse visual impacts.

Fortunately, the existing campground minimally impacts such public views, and the proposed conversion of 27 existing campground sites to 27 RV hook-up sites (including sewage and electricity), and associated improvements such as landscape screening, will not lead to substantial additional view impacts. Indeed, the proposed landscaping intended for the sloped area between Beachcomber Drive and the campground will likely lead to an improved viewshed in the area for the public to enjoy.

The proposed development would be clustered on the southeastern portion of the campground. As mentioned above, 27 existing campsites in this area would be enlarged to up to 40 feet in length with approximately five of those campsites being 35 feet in length. These shorter campsites would all be at the far southeast end of the campground so as not to impact (i.e. cut into) the sloped area between the campground and Beachcomber Drive.

Since the time of the appeal, the project applicant (California State Parks) has met with a contingent of neighbors, represented by a consultant, in hopes of working past some of the issues associated with the project particulars and with the overall larger campground site itself. Several of these issues, from adverse visual impacts to a lack of overnight parking, were important factors in the City’s denial.

In terms of visual protections, several changes to the original City-denied project have occurred. For one, the Applicant has agreed to limit the height of all RVs allowed to camp at the park to 12’6”. No double decker “pop up” style RVs, or any other type of RV will be allowed to exceed this maximum height. Secondly, any potential view impacts from an increase in the length and

amount of RVs, for example (increased views of RV roofs, etc.), would be offset by a 3-year phased landscaping and viewshed enhancement program. As part of this component, State Parks would remove diseased myoporums between Beachcomber Drive and the campground and replace them with low-profile native shrubs and low-growing trees which would effectively hide the RVs but not block views (see Exhibit 2 for the proposed plans, including landscaping and irrigation plans). The effect of this will be to hide as much of the RVs as possible while limiting the height of the screening trees to ensure protection and enhancement of views along Beachcomber Drive. A phased approach eliminates the concern that there would be a period of time (between the removal of the myoporums and the full growth of the replacement shrubs and trees) where no screening vegetation would exist in this viewshed.² Phasing in the new shrubs and trees over time will allow the new vegetation to grow and provide enhanced screening before the existing non-native vegetation is removed. Thus, views from scenic Beachcomber Drive, and from other areas overlooking the campground, beach and ocean, including views to Morro Rock, would not be adversely affected by the proposed project.

Likewise, scenic view impacts associated with the development from the ocean and beach would also not be impacted, because the potential increase in RVs would blend in with existing campground setting, other camping vehicles elsewhere in the park, and the built environment above and behind the campground itself.

LCP Policies 12.01 and 12.02 require that permitted facilities should be sited and designed to protect views to and along the ocean and scenic and coastal areas, minimize the alteration of natural landforms and be visually compatible with the character of surrounding areas. Further, LCP policies 12.01 and 12.02 demand that where possible, permitted facilities should restore and enhance the visual quality in visually degraded areas.

While not a visually degraded area by any means, the campground has had little structural improvement over its lifetime. Originally, the site was a public beach parking lot, and more recently, it has been threatened with closure over budgetary issues within the State Park system. Therefore, State Parks has initiated this project in order to modernize services as well as increase visitation. As part of this project, the proposed phased landscaping plan will be a welcome benefit and asset to the public, for those both using the park and those visiting, and residing inland of it.

LCP Policies 12.03 and 12.06 require that development between Highway 1 and the ocean in this planning area and within areas designated as having visual significance, be required to provide or ensure view corridors to and along the ocean and coastal and scenic areas, not significantly block views of travelers from Highway 1, ensure development (including height/bulk relationships) be subordinate to the character of its setting and be visually compatible with its surrounding area.

As mentioned above, fairly unimpeded views exist for the entire stretch of Beachcomber Drive to the project site, the beach, and the ocean, all below the road's grade. Views to the beach and ocean will not be significantly impacted by the potential increase in RVs to the project site with the proposed conversion of 27 existing campsites to 27 longer, diagonal, RV hook-up sites. The

² In the first year, only diseased myoporums and those that are mid-bank or higher and impact resident's views of the beach or ocean will be removed and replaced. In year two, the low growing native shrubs listed in the plan will be planted. In year three, the remaining myoporums and other non-natives will be replaced with the native trees and shrubs listed in the plan.

cap on RV heights at 12'6" and the phased landscape screening plan will ensure public views remain, and indeed be enhanced over time. Finally, as the site currently houses a public campground, additional campground related infrastructure or modifications will not cause adverse neighborhood compatibility impacts.

However, some minor visual impacts are likely to occur. For example, the potential increase in the length and amount of RVs necessitate landscape screening. Landscaping can be a potent tool for minimizing visual impacts, and must be applied to this project for that purpose. Such landscaping is not intended to require a complete vegetative screen to completely hide the development (which if too vegetated could alternatively block more views than just the additional RVs), rather such landscaping is intended to help soften and somewhat filter the new development from public areas, consistent with views of typical visitor serving accommodations and public campground development in other places in coastal California.

In addition, each new RV hook-up will include lights, which themselves can cause nighttime view impacts. The site is currently a somewhat semi-suburban campground (i.e. in an area near to a well-established residential area) with existing lighting impacts, yet any additional lighting from the proposed project could potentially lead to nighttime view impacts. Thus, all new lighting is proposed to be oriented downward and away from the east, where the residences are located, to the maximum extent feasible, and designed so that it limits the amount of light and glare to the maximum extent feasible. In addition, the Applicant has agreed, as part of this project, to re-orient the existing lighting associated with the bathrooms on the site to be directed downward and away from the residences as well.

In a similar way, nighttime construction work would negatively impact nighttime views for similar reasons, and is not allowed. In addition, night lighting must be limited to the minimum necessary for campground safety purposes. Finally, construction must be limited in scale and scope to the maximum extent feasible to limit the visual impacts from construction, which would be similar if not greater than those expected after construction is complete.

Each of these requirements outlined above for landscaping, lighting, stairway and underpass trail (revised plans), and construction BMPs are included in Special Condition 1 and 2 respectively.

Visual Resource Protection Conclusion

The LCP requires the scenic and visual qualities of the coast to be protected and where feasible enhanced, and requires development to be sited and designed to protect views to and along the ocean and other coastal areas, to be visually compatible, and where feasible to restore and enhance visual quality (including LUP Policies 12.01, 12.02, 12.03 and 12.06 and IP Section 17.48.190). The project site is located between a residential area and a public sandy stretch of open beach, in an LCP-designated sensitive view area. This site, as well as prominent natural amenities in the area such as Morro Rock, is prominent in these near views and thus any development must protect views to and along the ocean and scenic and coastal areas. In this case, the proposed project would modify a portion of the existing campground to allow larger and more RV users to use the site, but, in fact, would also protect and enhance the visual resources of the area by limiting RV heights (and lengths) and implementing a phased landscaping plan for the affected area.

The proposed project could, however, lead to visual impacts (e.g. impacts from additional, longer RVs, and lighting) along scenic Beachcomber Drive. Special conditions are required to ensure that appropriate screening is undertaken to protect and enhance visual qualities, that lighting impacts are minimized and lessened to the maximum extent feasible, and that construction impacts are adequately mitigated. Within this framework, the Applicant is afforded a public works project consistent with the LCP. As conditioned, the project can be found consistent with the visual resource protection policies of the City's LCP (see Special Condition 1).

2. Public Access and Recreation

Applicable Policies

The subject site is designated Open Space/Recreation and is addressed in the Land Use, Open Space and Conservation Element, which details plans and policies for the preservation of open space to protect natural resources and to provide spaces for outdoor recreation. The project site is zoned OA-2 (Open Space/Recreation), which provides for public and private open space areas including those which can be used for recreational functions not involving significant structures.

In addition, per the Coastal Act, the standard of review for the approved project includes the public access and recreation policies of t to maximize public access and protect oceanfront land for public access and recreation, ensure aboth the City's certified LCP as well as the Coastal Act. These policies require new developmendequate parking, and also that new development is not to interfere with public access. Coastal Act Section 30604(c) requires that every coastal development permit issued for any development between the nearest public road and the sea "shall include a specific finding that the development is in conformity with the public access and public recreation policies of [Coastal Act] Chapter 3." The proposed project is located seaward of the first through public road and thus such a finding is required. Coastal Act Sections 30210 through 30213 and 30221 specifically protect public access and recreation. Coastal Act Section 30240(b) also protects parks and recreation areas. See Exhibit 5 for Applicable Coastal Act and LCP policies and zoning standards.

Analysis

The LCP requires preservation and protection of existing lower-cost, visitor serving and public recreational opportunities, and the protection of sites along the shoreline, such as the current site, for visitor-serving and public recreational access use and development. The Morro Strand State Park Campground has been in operation providing opportunities for visitors to experience the central coast of California for decades. In that same time, however, little improvement has been undertaken to modernize the site. Now, State Parks is proposing a project that would facilitate increased use of the campground by converting 25 guest campsites and 2 camp host sites to RV hook-up sites, along with associated improvements.

In addition, and as mentioned above, since the time of the appeal, the applicant has met with a group of neighbors, represented by a consultant, in hopes of working past some of the issues associated with the project particulars and with the overall larger campground site itself. Several changes to the project have resulted from these conversations, with the result being enhanced public access and recreational opportunities at the project site, particularly regarding enhanced parking.

LUP Policy 2.01 requires lower-cost visitor and recreation facilities for persons and families of low or moderate income to be protected, encouraged, and where feasible, provided and that developments providing public recreation opportunities are preferred over other uses. In this case, the public coastal recreational experience in this area will be enhanced by the proposed project. Lower cost access could be slightly reduced due to the conversion from tent campsites to RV hook up sites (which will cost extra), yet the vast majority of the campground will remain at its existing size and configuration, and RV camping is a relatively low cost overnight accommodation, compared with hotel rates.³ LUP Access and Recreation Policies 1.01, 1.05 and 1.07 require new development projects to provide public access from the nearest public roadway to the shoreline and along the coast (except where adequate access exists nearby); adequate parking to be provided for any new or improved vertical accessways, whenever feasible and consistent with site constraints; and that development not interfere with the public's right of access to the sea.

Currently, Morro Strand State Park Campground has one main vehicle entrance and at least 2 main pedestrian entranceways off of Beachcomber Drive. The two main pedestrian accessways include a wooden staircase near the center of the campground site (between Mindoro Way and Panay Street) and an underpass trail at the end of Orcas Street. A number of informal pedestrian paths lead down the bluff along Beachcomber Drive between the far north of the site (at Yerba Buena Street) and the far south (at Java Street). These formal and informal accessways allow access to the campground and the beach and ocean below, and will not be adversely impacted by the proposed project. In fact, the two more formal pedestrian accessways will be upgraded as part of this project and new signs will be installed (in conjunction with the City) to direct pedestrians to the accessways. Thus, the proposed project will enhance public access to the site, consistent with the general access and recreation policies of the Coastal Act and LCP.

In terms of parking, the redesigned project has proposed to eliminate one existing camping site (campsite #14) and replace it with six new overnight vehicle parking spaces to increase the amount of campground parking. These spaces will be only for overnight campers with extra vehicles, and should reduce the number of vehicles that would otherwise park along Beachcomber Drive, or any number of other residential streets in the area. While RVs are prohibited from parking overnight along Beachcomber Drive, enforcement is often lacking.⁴ Further, vehicles that normally would be parked in the campground overnight often park in the neighborhood to avoid paying the overnight fee. To resolve this issue with the residents, the Applicant has agreed to create these six new spots and to limit the parking fee for these spaces to \$5, thereby helping to alleviate the parking pressures along Beachcomber and other streets in the nearby area. Commission staff agrees that this fee amount for extra-vehicle overnight parking is reasonable as part of the overall campground use at this facility. State Parks has additionally agreed to limit the length of all RVs to 30 feet, thereby allowing an extra vehicle to park within the same stall, if need be. Lastly, and importantly, State Parks has also agreed to keep the currently existing eleven day-use parking spaces (located just outside the campground kiosk) free

³ 56 of the remaining 60 sites not affected by this project will remain at 24 feet or less in size. The remaining 4 sites (A-D) will remain at between 30-40 feet in length).

⁴ There is also a 72-hour (3-day) parking limit on all city streets in the area, however, the City of Morro Bay has a prohibition against overnight camping and thus RVs are prohibited from parking overnight short of the 72 hour limit.

of charge.⁵ Thus, the proposed project can be found to be consistent with public access policies of the LCP.

Finally, Coastal Act Section 30210 requires access to be maximized. In this case, maximum public access has been incorporated into the redesigned project. Modifications to the existing layout, including the installation of RV hook-ups, will encourage increased use of the campground, which is often underutilized. Repair or replacement of the existing accessways at Orcas Street and Beachcomber Drive will facilitate access to the campground and beach below and the additional overnight parking spaces will incentivize campers to park within the campground, thereby freeing up parking along the residential streets for those who wish to access Morro Strand State Beach.

Public Access and Recreation Conclusion

The LCP requires that public access be provided and maximized, and that the right of the public to access the sea not be interfered with (including LUP Policies 1.01, 1.07 and IP Section 17.48.280). In this case, the project would enhance visitor amenities at the Morro Strand State Park Campground by providing water and electrical hook-ups, and by allowing RVs of longer lengths to use its facilities. Direct public access, both informal and formal, would not be impeded and in fact, would be enhanced with the proposed improvements to the two main pedestrian accessways that serve the site. In terms of LUP Policy 1.05 and parking requirements, six overnight vehicle parking spaces would be added to retain vehicles within the campground boundaries (and to reduce the strain of cars parked on nearby residential roads) and RVs would be limited to 30 feet to allow an extra car to park in the stall, if need be. Finally, eleven day-use parking spaces will not have a fee associated with them.⁶

Thus, the project can be found consistent with the recreation and access policies of the City's LCP and the public access and recreation policies of the Coastal Act.

3. Other

Water Quality

The City of Morro Bay LCP includes strong protections for water quality, ESHA, areas adjacent to ESHA, and parks and recreation areas. LUP Policies such as 11.02, 11.17 and 11.19 aim to ensure that new development does not adversely affect marine resources and other waterways, that construction minimizes sedimentation and runoff, and that drainage does not cause increased erosion. See Exhibit 5 for applicable LCP policies and zoning standards.

The site is located immediately adjacent to and above Morro Strand State Beach, and just north of a designated ESHA. Construction activities associated with the development of the site, and drainage and run off from the completed project could potentially result in adverse impacts on water quality. In particular, those activities include the conversion of 27 campground sites and the installation of related accessory components (including new drainage inlets, sewage and electric connections, paving, vegetation removal and replanting, etc.). The project requires work adjacent to open coastal waters which could lead to potential adverse water quality impacts. The

⁵ As State Parks staff asserts, the iron ranger that is currently on-site is for campers to pay their fees if there is no one staffing the entrance kiosk. As State Parks further asserts, it has not been charging day-use fees at this site.

⁶ State Parks understands that to institute a fee for day-use parking would require a CDP in the future.

applicant has proposed to undertake BMP's that will include using straw waddle upslope and down slope of the east strip, no work during wet periods of rainy weather, and dust control measures to prevent dust from affecting neighbors' properties. However, other impacts to the adjacent ESHA or ocean could occur. Fortunately, impacts to water quality during construction can readily be minimized through the development and implementation of a construction plan that, at a minimum, includes identification of all construction and staging areas, all construction methods and timing, and all construction BMPs otherwise (i.e., silt fences, straw wattles, washing/refueling areas, spill containment measures, site cleanup procedures, waste disposal, etc.), including those designed to prevent release of construction-related materials, liquids, soil, and debris into the ocean (see Special Conditions 2). To ensure maximum public notification and good construction relations, the construction plan must also be kept on site and all persons involved in construction briefed on the content and requirements of it, and a construction coordinator must be designated and be available to answer questions and also investigate complaints and take remediation action if necessary 24 hours per day for the duration of the project (see Special Condition 2).

In terms of post-construction water quality measures, the project includes a suite of measures to protect against water quality impacts, including improvements to the drainage system on-site. There is currently an existing dirt ditch at the toe of the slope running the full length of the site. This will be improved to a perforated pipe drain buried at depth, and covered in gravel and topped off with a concrete swale drain, with drain inlets in the swale feeding the perforated pipe. The idea is to continue to allow the water to stay on site, but better manage it during wet periods.

Thus, unforeseen water quality impacts can be contained through a construction condition that includes limiting the width of construction corridors, limiting the times when work can take place, clearly fencing off the minimum construction area necessary, clearly delineating and avoiding to the maximum extent feasible public use areas, and protecting marine and groundwater through BMPs (see Special Condition 2).

4. California Environmental Quality Act (CEQA)

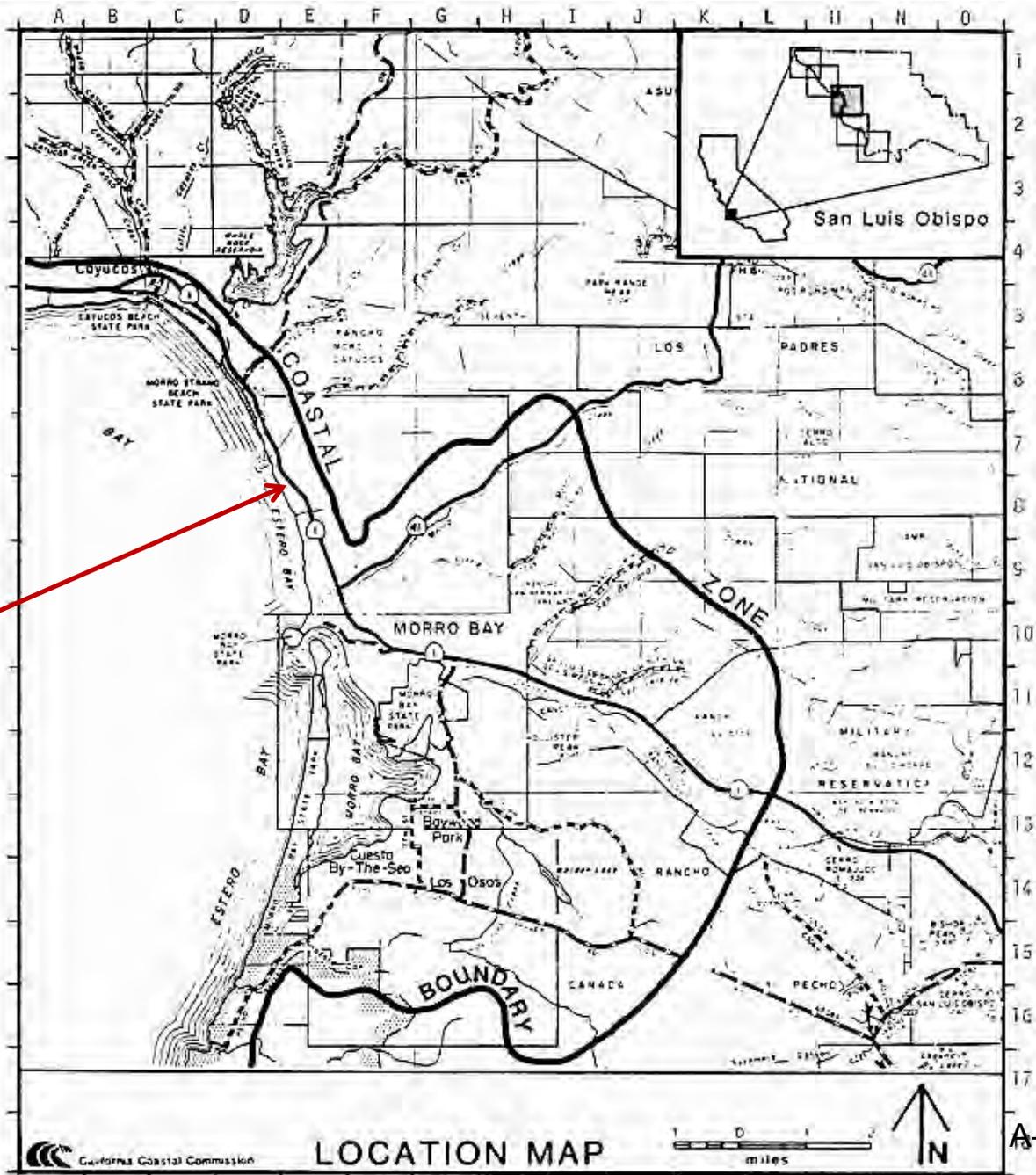
Section 13096 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

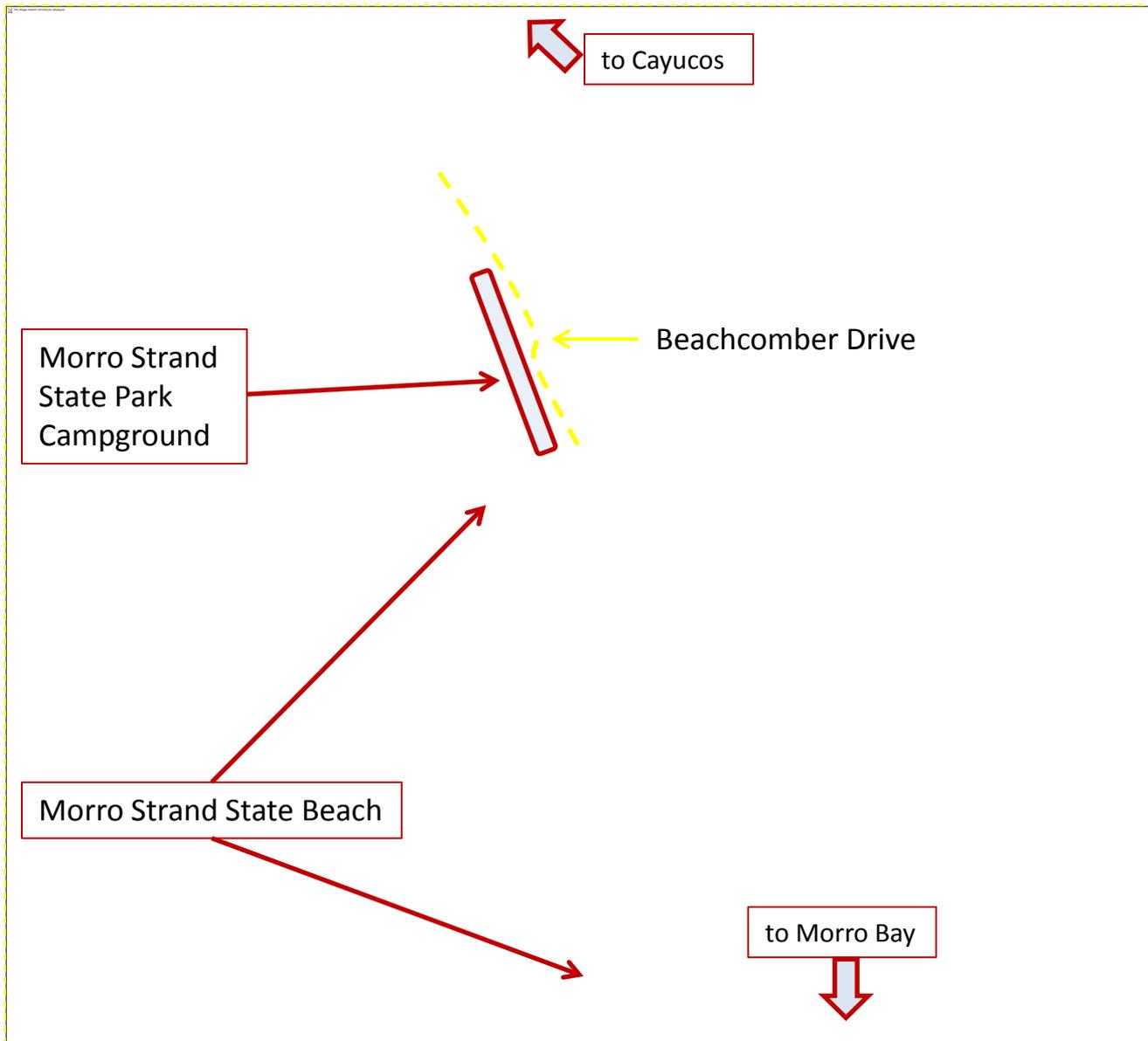
The City of Morro Bay, acting as lead agency, conducted an environmental review for the proposed project as required by CEQA and issued a Categorical Exemption.

The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. The Commission has reviewed the relevant coastal resource issues associated with the proposed project, and has identified appropriate and necessary modifications to address adverse impacts to such coastal resources. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety by reference.

The Commission finds that only as modified and conditioned by this permit will the proposed project avoid significant adverse effects on the environment within the meaning of CEQA. As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects that approval of the proposed project, as modified, would have on the environment within the meaning of CEQA. If so modified, the proposed project will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).

Project Site:
Morro Strand
State Park
Campground





GRADING GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION AND AMENDMENTS OF THE CALIFORNIA BUILDING CODE. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE APPLICABLE CITY/COUNTY STANDARDS AND CALTRANS STANDARD SPECIFICATIONS, LATEST ADOPTED EDITION AND AMENDMENTS. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN CODES, THE CONTRACTOR WILL NOTIFY THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
 - CHAPTER 18, APPENDIX J OF THE 2010 CBC
 - SAN LUIS OBISPO COUNTY TITLE 19, 22, AND 23
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING AND DISPOSAL OF THE PROPOSED WORK AREA. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIAL LEGALLY AND IS RESPONSIBLE FOR COMPLYING WITH LOCAL RECYCLING ORDINANCES.
- NO FILL SHALL BE PLACED ON THE EXISTING GROUND SURFACE UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL, DEleterious MATERIAL AND SCRAPPED AND COMPACTED PER THE GEOTECHNICAL RECOMMENDATIONS.
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO FEET HORIZONTAL TO ONE FOOT VERTICAL, 2:1.
- FILLS SHALL BE COMPACTED TO THE MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY AS SPECIFIED IN THE PROJECT SOILS REPORT AND CERTIFIED BY THE GEOTECHNICAL ENGINEER.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE ANY ADDITIONAL FILLS ARE ADDED.
- ALL EXPOSED SLOPES SHALL BE PLANTED PER THE PROJECT LANDSCAPE PLANS AND IRRIGATED UNTIL GROUND COVER IS ESTABLISHED.
- THE STOCKPILING OF EXCESS MATERIAL IS SUBJECT TO THE APPROVAL OF THE COUNTY.
- ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
- ALL CUT SLOPES SHALL BE INVESTIGATED BY THE GEOTECHNICAL ENGINEER DURING GRADING TO DETERMINE IF ANY SLOPE STABILITY PROBLEMS EXIST. SHOULD EXCAVATION DISCLOSE ANY GEOTECHNICAL HAZARDS OR POTENTIAL GEOTECHNICAL HAZARDS THE GEOTECHNICAL ENGINEER SHALL RECOMMEND NECESSARY TREATMENT TO THE CONTRACTOR.
- THE FINAL COMPACTION REPORT AND APPROVAL FROM THE GEOTECHNICAL ENGINEER SHALL CONTAIN DETAILS REGARDING THE TYPE OF FIELD TESTING PERFORMED INCLUDING THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, NUCLEAR GAUGE, OR DRIVE RING SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
- SANITARY FACILITIES SHALL BE MAINTAINED ON SITE THROUGHOUT THE DURATION OF CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF AND PROTECT ALL EXISTING UTILITIES AND TO ENSURE THAT SERVICE IS NOT DISRUPTED TO EXISTING FACILITIES.
- ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS AND APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT EXISTING STRUCTURES AND ADJACENT TERRITORIES DURING THE CONSTRUCTION PROJECT. IN ALL CASES, THE CONTRACTOR AND/OR OWNER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING EXISTING DRAINAGE PATTERNS.
- ALL PLANTERS ADJACENT TO THE FOUNDATIONS SHALL BE SEALED ALONG THE SIDE OF THE FOUNDATION FOOTING AND EXTENDED UNDER THE PLANTER A MINIMUM OF 12" TO PREVENT MOISTURE FROM REACHING THE FOUNDATION SUB-GRADE SOILS.
- EXPORTED MATERIAL SHALL BE TAKEN TO A LEGAL DUMP SITE OR PERMITTED RECEIVING SITE APPROVED BY THE LOCAL AGENCY HAVING JURISDICTION.
- PERMISSION IS REQUIRED FROM THE ADJACENT PROPERTY OWNER WHENEVER WORK IS PROPOSED OR NECESSARY ACROSS THE PROJECT'S PROPERTY LINES.
- ANY DIRT, ROCK, DEBRIS OR CONSTRUCTION MATERIAL THAT IS TRACKED OR DROPPED WITHIN THE PUBLIC RIGHT OF WAY DURING THE TRANSPORTATION OF THAT MATERIAL OR EQUIPMENT ASSOCIATED WITH THE PROJECT SHALL BE CLEANED OR REMOVED DAILY.
- DIRT ACCESS RAMP OVER CURBS AND GUTTERS TO THE CONSTRUCTION SITE ARE PROHIBITED. WHEN NECESSARY FOR ENTRANCE TO SUCH CONSTRUCTION SITES, TEMPORARY ASPHALT RAMPS WITH A MINIMUM OF A 3" DIAMETER PIPE WILL CONSTRUCTED TO CONVEY GUTTER DRAINAGE.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING REQUIRED PERMITS FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (OSHA).
- PROPOSED REVISIONS TO THE GRADING PLAN SHALL BE DRAWN IN RED PENCIL ON BOND COPIES OF THE APPROVED PLANS. THESE COPIES SHALL BE SUBMITTED TO THE OWNER AND ENGINEER FOR APPROVAL. AFTER APPROVAL IS GIVEN, THE OWNER MAY REQUIRE AS-BUILT PLANS.
- RULE 403. AIR QUALITY CONTROL MUST BE IMPLEMENTED DURING CONSTRUCTION:
 - A PERSON SHALL NOT CAUSE OR ALLOW THE EMISSIONS OF FUGITIVE DUST FROM ANY TRANSPORT, HANDLING, CONSTRUCTION OR STORAGE ACTIVITY SO THAT THE PRESENCE OF SUCH DUST REMAINS VISIBLE IN THE ATMOSPHERE BEYOND THE PROPERTY LINE OF THE EMISSION SOURCE. DOES NOT APPLY TO EMISSION EMANATING FROM UNPAVED ROADWAYS OPEN TO PUBLIC TRAVEL OR FARM ROADS. THIS EXCLUSION SHALL NOT APPLY TO INDUSTRIAL OR COMMERCIAL FACILITIES.
 - A PERSON SHALL TAKE PRECAUTION TO MINIMIZE FUGITIVE DUST EMISSIONS FROM WRECKING, EXCAVATION, GRADING, CLEARING OF LAND AND SOLID WASTE DISPOSAL OPERATIONS.
 - A PERSON SHALL NOT CAUSE OR ALLOW PARTICULATE MATTER TO EXCEED 100 MICROGRAMS PER CUBIC METER WHEN DETERMINED AS THE DIFFERENCE BETWEEN UPWIND AND DOWNWIND SAMPLES COLLECTED ON HIGH VOLUME SAMPLERS AT THE PROPERTY LINE FOR A MINIMUM OF FIVE HOURS.
 - A PERSON SHALL TAKE EVERY REASONABLE PRECAUTION TO PREVENT VISIBLE PARTICULATE MATTER FROM BEING DEPOSITED UPON PUBLIC ROADWAYS. PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE REMOVAL OF PARTICULATE MATTER FROM EQUIPMENT PRIOR TO THE MOVEMENT ON PAVED STREETS ON TO WHICH SUCH MATERIAL HAS BEEN DEPOSITED.
 - SUBSECTIONS (22.1) AND (22.2) SHALL NOT BE APPLICABLE WHEN THE WIND SPEED INSTANTANEOUSLY EXCEEDS 40 KILOMETERS (25 MILES) PER HOUR, OR WHEN THE AVERAGE WIND SPEED IS GREATER THAN 25 KILOMETERS (15 MILES) PER HOUR. THE AVERAGE WIND SPEED DETERMINATIONS SHALL BE ON A 15 MINUTE AVERAGE AT THE NEAREST OFFICIAL AIR-MONITORING STATION OR BY A WIND INSTRUMENT LOCATED AND MONITORED ON SITE.
- CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 9:00 AM AND 6:00 PM SATURDAYS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER AND COUNTY.
- CONTRACTOR SHALL USE LOW EMISSION MOBILE CONSTRUCTION EQUIPMENT DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES, WHERE FEASIBLE.
- CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION ENGINES TUNED CONSISTENT WITH MANUFACTURER'S SPECIFICATIONS DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL USE LOW SULFUR FUEL FOR STATIONARY CONSTRUCTION EQUIPMENT AS REQUIRED BY AQMD RULE 431.1 AND 431.2 AND SHALL USE EXISTING POWER SOURCES AND CLEAN FUEL GENERATORS WHEN POSSIBLE AS FEASIBLE DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
- CONSTRUCTION PARKING SHALL BE ON-SITE. TRAFFIC CONTROL AND ACCESS SHALL BE IN ACCORDANCE WITH THE AGENCY HAVING JURISDICTION OVER THE PROJECT.
- THE SPEED OF CONSTRUCTION VEHICLES ON-SITE SHALL BE LIMITED TO 15 MILES PER HOUR.
- TRUCKS AND LARGE CONSTRUCTION VEHICLES SHALL OBTAIN APPROVED ROUTES FROM THE COUNTY OF SAN LUIS OBISPO PUBLIC WORKS.
- THE CONTRACTOR SHALL CONTROL DUST IN AREAS USED FOR OFF-PAVEMENT PARKING, MATERIAL LAYDOWN AREAS OR THOSE AREAS AWAITING FUTURE CONSTRUCTION. FREQUENTLY ACCESSED AREAS SHALL BE PAVED OR BASED AS EARLY AS POSSIBLE TO MINIMIZE DIRT TRACKOUT TO THE PUBLIC RIGHT OF WAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING MEASURE:
 - CESSATION OF ACTIVITIES DURING A STAGE-2 SMOG EPISODE. CALL 800-242-4022 FOR THE DAILY SMOG FORECAST.
 - TRUCK ROUTES AND SCHEDULES FOR THE RECEIPT OF MATERIALS SHALL BE COORDINATED WITH THE APPROPRIATE AGENCIES.
 - WHERE FEASIBLE, ON-ROAD AND OFF-ROAD VEHICLES AND EQUIPMENT SHALL BE TURNED OFF AND SUBSEQUENTLY RESTARTED IF THE ANTICIPATED DURATION OF IDLING IS EXPECTED TO EXCEED FIVE MINUTES.
- THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING HIGH WIND DUST CONTROL MEASURE WHEN INSTANTANEOUS WIND SPEEDS EXCEED 25 MILES PER HOUR:
 - TERMINATION / MODIFICATION OF SCRAPERS, GRADERS OR DOZERS ON UNPAVED SURFACES UNTIL WINDS SUBSIDE.
 - APPLICATION OF WATER AS NEEDED TO ANY UNPAVED SURFACE WITH VEHICLE OR EQUIPMENT OPERATIONS.
 - APPLICATION OF WATER OR OTHER DUST CONTROL MATERIAL TO ANY PREVIOUSLY GRADED SURFACE IF DUST EMANATION IS VISIBLE FROM SUCH A SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EQUIPMENT TO PREVENT VISIBLE SOOT FROM REDUCING LIGHT TRANSMISSION THROUGH THE EXHAUST STACK BY MORE THAN 20 PERCENT FOR MORE THAN THREE MINUTES PER HOUR AND USE LOW SULFUR FUEL AS REQUIRED BY THE APPROPRIATE AGENCY.
- TRUCKS USED IN HAULING DIRT TO OR FROM THE SITE ON PUBLIC ROADS WILL BE COVERED OR WILL MAINTAIN A SIX INCH DIFFERENTIAL BETWEEN THE MAXIMUM HEIGHT OF ANY MATERIAL HAULED AND THE TOP OF THE TRAILER. HAIL TRUCK DRIVERS WILL LOAD PRIOR TO LEAVING THE SITE TO PREVENT SOIL LOSS DURING TRANSPORTATION.
- PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE, EXISTING SURVEY MONUMENTS SHALL BE NOTED AND DOCUMENTED BEFORE CONSTRUCTION. IF ANY MONUMENTS ARE DISTURBED DURING CONSTRUCTION THE CONTRACTOR SHALL PAY A LICENSED LAND SURVEYOR OR REGISTERED ENGINEER TO RESET SUCH MONUMENTS.
- PAD CERTIFICATION IS REQUIRED. A SOILS OR CIVIL ENGINEER SHALL DETERMINE THAT THE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE.

PRIVATE ENGINEERS NOTICE TO CONTRACTOR

- ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH SAID REGULATIONS AND ORDERS.
- CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE TO OR PROTECTION OF THESE LINES.

DEMOLITION GENERAL NOTES

- UTILITIES: THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND BEST COLLECTION OF FACILITY STAFF. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR POT HOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS OTHERWISE NOTED. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS, UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.
- ALL JOIN LINES SHALL BE SAW CUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN. THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RECUT PRIOR TO JOINING.
- ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES AND APPURTENANCES, TREES, SIGNS, AND STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS OTHERWISE INDICATED HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY HIS OPERATIONS. ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.

AMERICANS WITH DISABILITIES NOTES

- ALL SLOPES IN DIRECTION OF TRAVEL SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUM ALLOWED GRADES BY THE AMERICANS WITH DISABILITIES ACT ACCESS GUIDE (ADAAG), AND THE CALIFORNIA BUILDING CODE (CBC). IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ADAAG AND CBC AND IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THE PLANS, THE CONTRACTOR SHOULD CONTACT THE DESIGN ENGINEER. THE CONTRACTOR SHALL BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
- THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO ADAAG AND CBC. ACCESS FOR THIS PROJECT, SINCE THE CODE DOES NOT ALLOW FOR A CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS CALLED OUT BY ADAAG AND CBC ARE SUBJECT TO REJECTION BY THE INSPECTOR AND MAY BE REQUIRED TO BE REMOVED AND REPLACED.
- SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUB-CONTRACTORS DURING THE GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF ADAAG AND CBC RELATED ITEMS OF THIS PROJECT BY THE INSPECTING AUTHORITY OR OTHER AFFECTED PARTIES.
- COMPLIANCE WITH THE ADAAG AND CBC CONSTRUCTION REQUIREMENTS AND CALIFORNIA TITLE 24 WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS.

PROJECT INFORMATION

APN: 065-211-001
 SITE AREA: 11 AC
 AREA DISTURBED: 0.9 AC
 WDI NUMBER: NOT REQUIRED (LESS THAN 1 ACRE)

GRADING INFORMATION*
 CUT QUANTITY: 170 CUBIC YARDS
 FILL QUANTITY: 170 CUBIC YARDS
 NET CUT/FILL: 0 CUBIC YARDS

* EARTHWORK QUANTITIES ARE PROVIDED FOR INFORMATION ONLY. THE QUANTITIES SHOWN ABOVE ARE NOT INTENDED FOR USE BY THE CONTRACTOR WHEN ESTIMATING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GENERATE AND/OR VERIFY EARTHWORK QUANTITIES.

UTILITY INFORMATION

ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
 406 HIGUERA ST
 SAN LUIS OBISPO, CA 93401
 805-743-5000

NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY
 9400 OAKDALE AVE.
 CHATSWORTH, CA 91313

TELEPHONE: AT & T
 994 MILL ST.
 SAN LUIS OBISPO, CA 93402
 1-800-752-2355

CABLE TV: CHARTER COMMUNICATIONS
 7775 SAN LUIS AVE.
 ATASCADERO, CA 93422

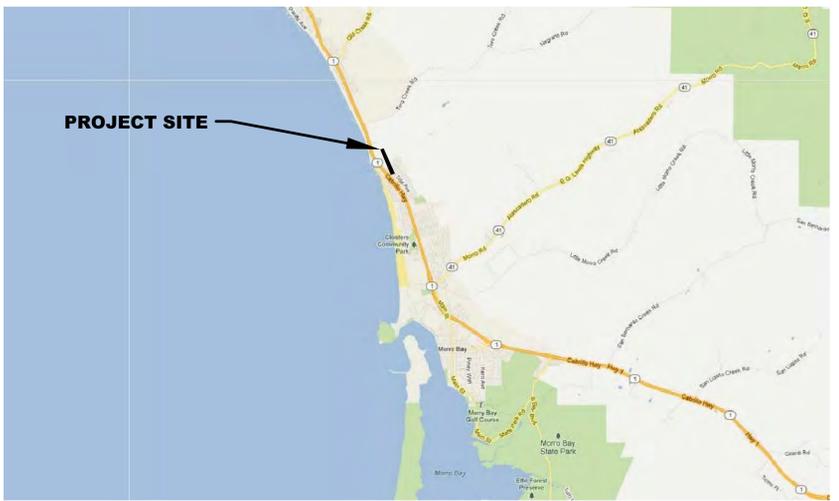
WATER/SEWER: CITY OF SAN LUIS OBISPO UTILITIES DEPARTMENT
 879 MORRO ST
 SAN LUIS OBISPO, CA 93401

UTILITY GENERAL NOTES

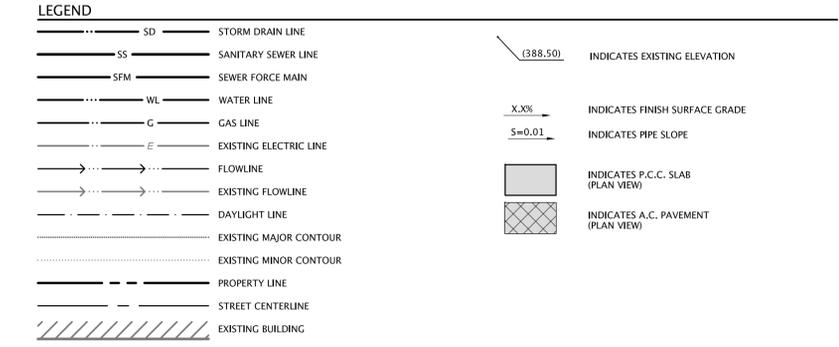
- ALL WATER LINES 3" AND SMALLER SHALL BE SCHEDULE 80 PVC, PER ASTM D-1784 WITH SOLVENT WELD FITTINGS. ALL WATER LINES 4" AND GREATER SHALL BE CLASS 200 C900 PVC.
- WATER MAIN AND SEWER MAIN CROSSINGS SHALL COMPLY WITH STATE AND COUNTY HEALTH DEPARTMENT REGULATIONS. WATER SERVICE LINES AND SEWER LATERALS SHALL NOT BE IN THE SAME TRENCH. WATER AND SEWER LINES ON-SITE SHALL HAVE A TEN FOOT MINIMUM HORIZONTAL CLEARANCE WHENEVER POSSIBLE. WATER MAINS SHALL CLEAR ABOVE ALL SEWER LATERALS BY A MINIMUM OF ONE FOOT VERTICAL CLEARANCE OR UNDER BY 3" MINIMUM. WHEN WATER LINE CROSSES UNDER SEWER, OR MINIMUM CLEARANCE OVER SEWER IS NOT ACHIEVED, SEWER SHALL BE ENCASED IN CONCRETE 10" EACH SIDE OF CROSSING.
- MINIMUM WATER LINE COVER SHALL BE 24" FOR 3" DIAMETER AND SMALLER, 36" OF COVER FOR 4" DIAMETER AND LARGER.
- THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TESTS OF ALL TRENCH BACKFILL AND SUBMIT THEM TO THE CONSTRUCTION MANAGER FOR APPROVAL. ALL BACKFILL SHALL HAVE A SAND EQUIVALENT OF 30 OR BETTER.
- WATER SERVICE, SEWER, FIRE SYSTEM AND ROOF DRAIN POINTS OF CONNECTION TO THE BUILDINGS SHALL BE INSTALLED BY THE BUILDING PLUMBING CONTRACTOR.
- MINIMUM BEARING AREA FOR THRUST BLOCKS SHALL BE ACCORDING TO THE THRUST BLOCK SCHEDULE SHOWN ON THESE PLANS.
- A PIPE "DEFLECTOR" OR "REROUNDER" SHALL NOT BE USED TO REROUND OVERDEFLECTED PIPES.
- ALL VALVE AND CLEANOUT COVERS TO HAVE TRAFFIC RATED VANDAL PROOF COVERS AND ADJUSTED BY CONTRACTOR TO FINISH GRADE AFTER PAVING. ALL COVERS SHALL INDICATE "S" FOR SEWER, "W" FOR WATER, AND "SD" FOR STORM DRAIN.
- UNDERGROUND STEEL UTILITIES SHOULD BE PROTECTED FROM CORROSION WITH 40 MIL EXTRUDED POLYETHYLENE, 20 MIL PLASTIC TAPE OVER PRIMER PER AWWA STANDARD C209, OR HOT APPLIED COAL TAR ENAMEL OR TAPE PER AWWA STANDARD C203.
- BARE STEEL APPURTENANCES SUCH AS BOLTS, JOINT HARNESSSES OR FLEXIBLE COUPLINGS SHOULD BE COATED WITH A COAL TAR OR RUBBER-BASED MASTIC AFTER ASSEMBLY.
- SEWER PIPE SHOWN ON PLAN SHALL COMPLY WITH SECTION 207-16 "ABS COMPOSITE PIPE", 207-17 "POLYVINYL CHLORIDE PLASTIC PIPE", 207-15 "ABS SOLID WALL PIPE" OR 207-8 "VITRIFIED CLAY PIPE" OF THE STANDARD SPECIFICATIONS. "PVC" AND "ABS SOLID WALL PIPE" TO HAVE A STANDARD DIMENSION RATIO (SDR) OF 35 OR STRONGER
- CONTRACTOR SHALL EXPOSE ALL EXISTING WATER AND SEWER PIPELINES AT PROPOSED CONNECTION POINTS TO CONFIRM MATERIAL TYPES LOCATION, AND ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
- ALL WATERLINES SHALL HAVE UNDERGROUND WARNING TAPE PLACED 12" ABOVE THE LINES IN THE TRENCH. NON-METALIC LINES SHALL HAVE METALLIC LINED TAPE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR AND COORDINATE THE RELOCATION OF ANY EXISTING UTILITIES DEEMED NECESSARY BY THE PROPOSED IMPROVEMENT.
- WHENEVER IT BECOMES NECESSARY TO TUNNEL UNDER EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL SUPPORT THOSE IMPROVEMENTS IN A MANNER APPROVED BY THE PROJECT ENGINEER OR THE CONTRACTOR SHALL SAWCUT, REMOVE AND REPLACE THOSE IMPROVEMENTS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- PRIOR TO PLACING OF UNDERGROUND UTILITIES, THE LOCATION OF ALL UNDERGROUND FACILITIES (ELECTRICAL, TELEPHONE, CABLE TV, GAS, ETC.) SHALL BE MARKED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES (BY POT-HOLING OR OTHER MEANS), CONTRACTORS SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) 800/227-2600 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO LOCATE EXISTING UTILITIES.
- CONTRACTOR SHALL OBTAIN ANY REQUIRED O.S.H.A. PERMITS PRIOR TO ANY EXCAVATIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. SHOULD CONDITIONS EXIST WHICH ARE CONTRARY TO THOSE SHOWN ON PLANS, THE ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK.
- ALL SEWER PIPES SHALL BE INSTALLED AT STRAIGHT GRADES BETWEEN INVERT ELEVATIONS INDICATED. IN NO CASE SHALL SEWERS BE INSTALLED AT SLOPES LESS THAN THE FOLLOWING:
 8" SEWER / S=0.0050
 6" SEWER / S=0.0080
 4" SEWER / S=0.0100
- ALL CHANGES IN HORIZONTAL ALIGNMENT OF SEWER PIPE SHALL BE ACCOMPLISHED BY USE OF MANUFACTURED FITTINGS AND ELBOWS, AND WHERE ADDITIONALLY NECESSARY, PIPE JOINT DEFLECTIONS WITHIN ALLOWABLE LIMITS PER THE PRODUCT SPECIFICATIONS.
- CLEAN OUTS SHALL BE INSTALLED ON ALL SEWER AND STORM DRAIN LINES IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. THE MINIMUM SPACING BETWEEN CLEAN OUTS SHALL BE IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE REGARDLESS IF SHOWN WITHIN THESE PLANS.
- ALL WET UTILITY TRENCHES, BEDDING AND BACKFILL SHALL CONFORM TO SECTION 306-1.2.1 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. SUBSTITUTION OF BEDDING MATERIAL SHALL BE APPROVED BY THE PROJECT CIVIL ENGINEER.
- THE CONTRACTOR SHALL PERFORM TESTING, FLUSHING AND DISINFECTING OF SYSTEMS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL PREPARE A COMPLETE SET OF AS-BUILT DRAWINGS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL PIPE SIZE REFERENCES ARE MINIMUM INSIDE DIAMETER SIZE. HORIZONTAL DIMENSIONS SHOWN ON THESE PLANS ARE TO CENTERLINE OF PIPES.
- NATURAL GAS SERVICE LINES MAY BE INSTALLED IN A COMMON TRENCH WITH WATERLINES IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- DRINKING FOUNTAIN AND IRRIGATION APPURTENANCES SHOWN HEREON ARE APPROXIMATE AND THE CONTRACTOR SHALL REFER TO THE ARCHITECTS AND LANDSCAPE ARCHITECTS PLANS FOR THE EXACT LOCATION.
- THE CONTRACTOR SHALL CONSTRUCT SEWER LATERALS FROM THE LOWEST POINT OF ELEVATION (THE POINT OF CONNECTION TO THE CITY SEWER SYSTEM).

ELECTRICAL NOTES

- ALL WORK TO MEET OR EXCEED CURRENTLY ADOPTED NATIONAL, STATE AND COUNTY ELECTRICAL CODES.
- ALL WORK TO BE DOCUMENTED BY INSTALLATION PHOTOS AND DIGITAL AS-BUILT DRAWINGS.
- ALL WORK TO BE INSPECTED & APPROVED BY REPRESENTATIVES OF CALIFORNIA STATE PARKS BEFORE BACKFILLING.
- ALL UNDERGROUND TRENCHWORK TO INCLUDE TRACE WIRE EXPOSED AT INTERIOR OF EACH TERMINATION SPACE.
- CONTRACTOR IS RESPONSIBLE FOR ALL APPLICATIONS, WORK AND COSTS REQUIRED BY UTILITY OR OTHER AGENCIES.
- ALL PREPARATORY WORK REQUIRED BY PG&E TO MEET OR EXCEED PG&E REGULATIONS / GUIDELINES.
- ALL CONDUITS FROM MANGEAR TO TRANSFORMERS MUST BE A MINIMUM 2 1/2" PVC SCHEDULE 80.
- ALL CONDUITS FROM 240V LOADCENTERS TO PEDESTALS MUST BE A MINIMUM OF 1 1/4" PVC SCHEDULE 80.
- CONTRACTOR SHALL COORDINATE PEDESTAL ANCHORS AND BOLLARDS DURING TRENCHING/CONCRETE PHASES.
- ALL CONDUCTORS TO BE CU, SIZED TO LIMIT TOTAL MANGEAR-PEDESTAL VOLTAGE LOSS TO LESS THAN 5%.
- EXISTING LIFT STATION TO REMAIN OPERATIONAL AT ALL TIMES DURING CONSTRUCTION.
- REPLACE EXISTING RESTROOM CONDUCTORS TO ELIMINATE SPLICES. EXTEND CONDUITS TO MANGEAR.



VICINITY MAP
NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	GTD	GRADE TO DRAIN
BLDG	BUILDING	IE	SEWER INVERT ELEVATION
BCR	BEGIN CURB RETURN	INV	STORM DRAIN INVERT ELEVATION
BVC	BEGIN VERTICAL CURVE	L/A	LANDSCAPE AREA
BW	BOTTOM OF WALL	NG	NATURAL GRADE
CB	CATCH BASIN	N.I.C.	NOT IN CONTRACT
C/L	CENTERLINE	P/A	PLANTER AREA
CMU	CONCRETE MASONRY UNIT	PCC	PORTLAND CEMENT CONCRETE
CONC	CONCRETE	P/L	PROPERTY LINE
ECR	END CURB RETURN	PE	PAD ELEVATION
EG	EXISTING GRADE	POC	POINT OF CONNECTION (UTILITY)
EP	EDGE OF PAVEMENT	PS	PARKING STRIPE
EVC	END VERTICAL CURVE	R/W	RIGHT OF WAY
FF	FINISHED FLOOR ELEVATION	SD	STORM DRAIN
FG	FINISHED GROUND ELEVATION	SG	SUB-GRADE ELEVATION
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	TC	TOP OF CURB
FLG	FLANGED	TF	TOP OF FOOTING
FS	FINISHED SURFACE ELEVATION	TG	TOP OF GRATE
GB	GRADE BREAK	TW	TOP OF WALL



Sheet Number	Sheet Title
C-1	TITLE SHEET
C-2	GRADING AND DRAINAGE PLAN
C-3	UTILITY PLAN
C-4	DETAIL SHEET

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.		X
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X	

Ashley & Vance ENGINEERING, INC.
 860 Walnut St., Suite C
 San Luis Obispo, CA 93401
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Engineer of Record:

Project Location:

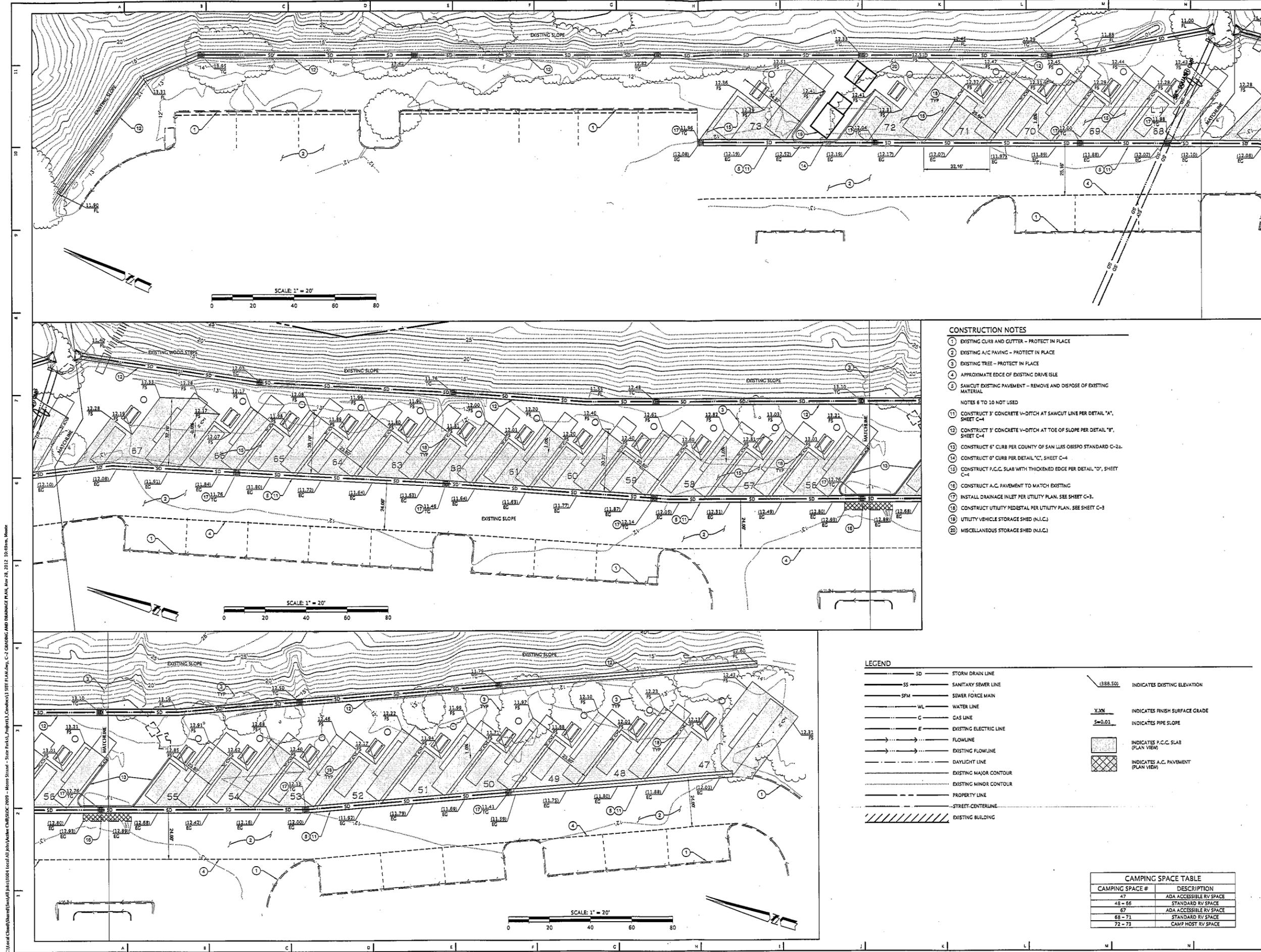
MORRO STRAND STATE PARK
 MORRO STRAND STATE PARK
 MORRO BAY, CA 93442
 APN: 065-211-001

Project Name:
STATE OF CALIFORNIA
 PARKS DEPARTMENT

Revisions:

Proj. Engr.: RDW
 Proj. Mngr.: RDW
 Date: NOV. 12 2012
 Scale:
 Permit No.:
 A&V Job No.: SLOC 2009

CIVIL TITLE SHEET
C-1



CONSTRUCTION NOTES

- 1 EXISTING CURB AND GUTTER - PROTECT IN PLACE
 - 2 EXISTING A/C PAVING - PROTECT IN PLACE
 - 3 EXISTING TREE - PROTECT IN PLACE
 - 4 APPROXIMATE EDGE OF EXISTING DRIVE ISLE
 - 5 SAWCUT EXISTING PAVEMENT - REMOVE AND DISPOSE OF EXISTING MATERIAL
- NOTES 6 TO 10 NOT USED
- 11 CONSTRUCT 3' CONCRETE V-DITCH AT SAWCUT LINE PER DETAIL "A", SHEET C-4
 - 12 CONSTRUCT 3' CONCRETE V-DITCH AT TOE OF SLOPE PER DETAIL "B", SHEET C-4
 - 13 CONSTRUCT 6" CURB PER COUNTY OF SAN LUIS OBISPO STANDARD C-2a
 - 14 CONSTRUCT 0' CURB PER DETAIL "C", SHEET C-4
 - 15 CONSTRUCT P.C.C. SLAB WITH THICKENED EDGE PER DETAIL "D", SHEET C-4
 - 16 CONSTRUCT A.C. PAVEMENT TO MATCH EXISTING
 - 17 INSTALL DRAINAGE INLET PER UTILITY PLAN. SEE SHEET C-3.
 - 18 CONSTRUCT UTILITY PEDESTAL PER UTILITY PLAN. SEE SHEET C-3
 - 19 UTILITY VEHICLE STORAGE SHED (N.I.C.)
 - 20 MISCELLANEOUS STORAGE SHED (N.I.C.)

LEGEND

- SD STORM DRAIN LINE
 - SS SANITARY SEWER LINE
 - SFM SEWER FORCE MAIN
 - WL WATER LINE
 - G GAS LINE
 - E EXISTING ELECTRIC LINE
 - Flowline FLOWLINE
 - Flowline EXISTING FLOWLINE
 - DAYLIGHT LINE DAYLIGHT LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPERTY LINE
 - STREET-CENTERLINE
 - EXISTING BUILDING
- (388.50) INDICATES EXISTING ELEVATION
 - X.M% INDICATES FINISH SURFACE GRADE
 - S=0.01 INDICATES PIPE SLOPE
 - [Pattern] INDICATES P.C.C. SLAB (PLAN VIEW)
 - [Pattern] INDICATES A.C. PAVEMENT (PLAN VIEW)

CAMPING SPACE TABLE	
CAMPING SPACE #	DESCRIPTION
47	ADA ACCESSIBLE RV SPACE
48 - 66	STANDARD RV SPACE
67	ADA ACCESSIBLE RV SPACE
68 - 71	STANDARD RV SPACE
72 - 73	CAMP HOST RV SPACE

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MORRO STRAND STATE PARK

Project Location:
MORRO STRAND STATE PARK
MORRO BAY, CA 93442
APN: 065-211-001

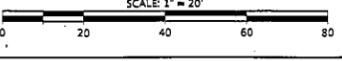
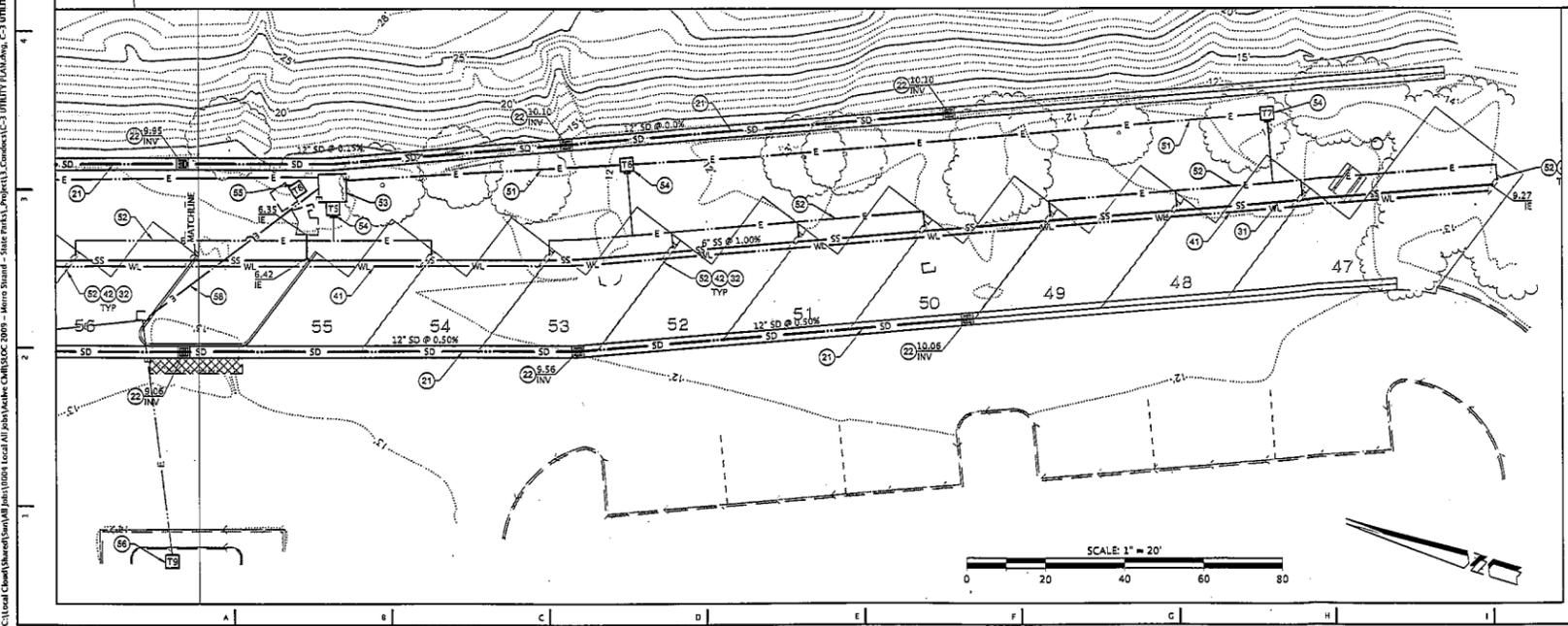
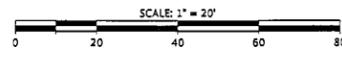
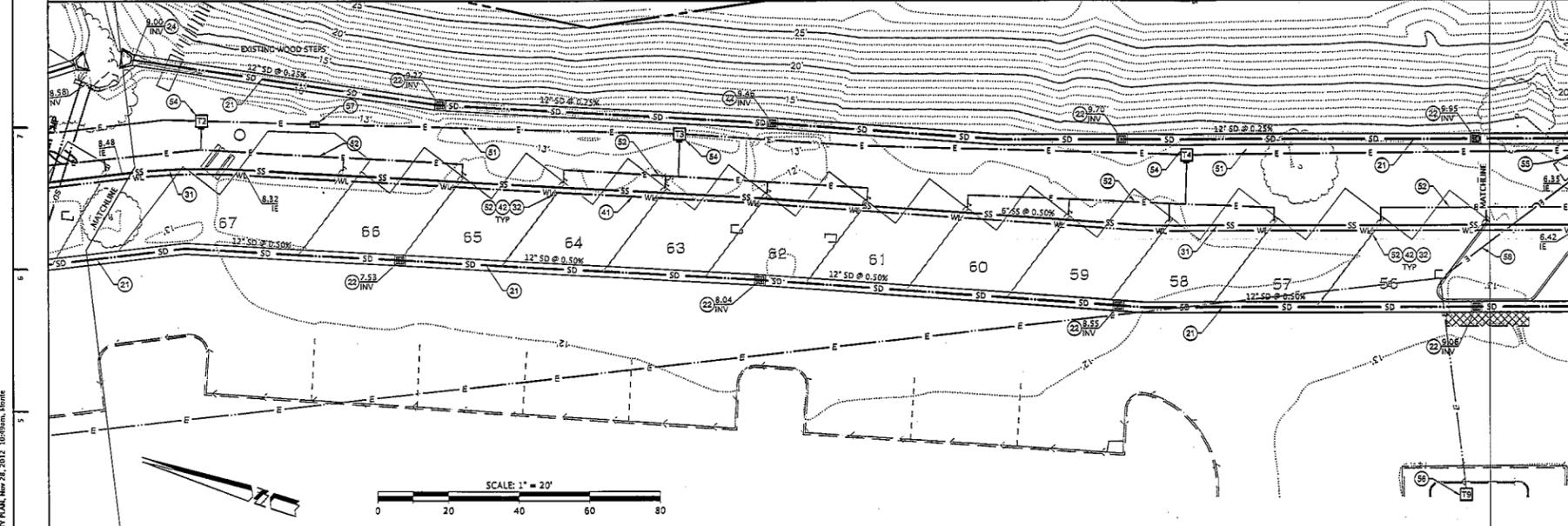
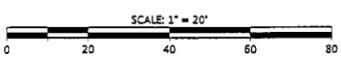
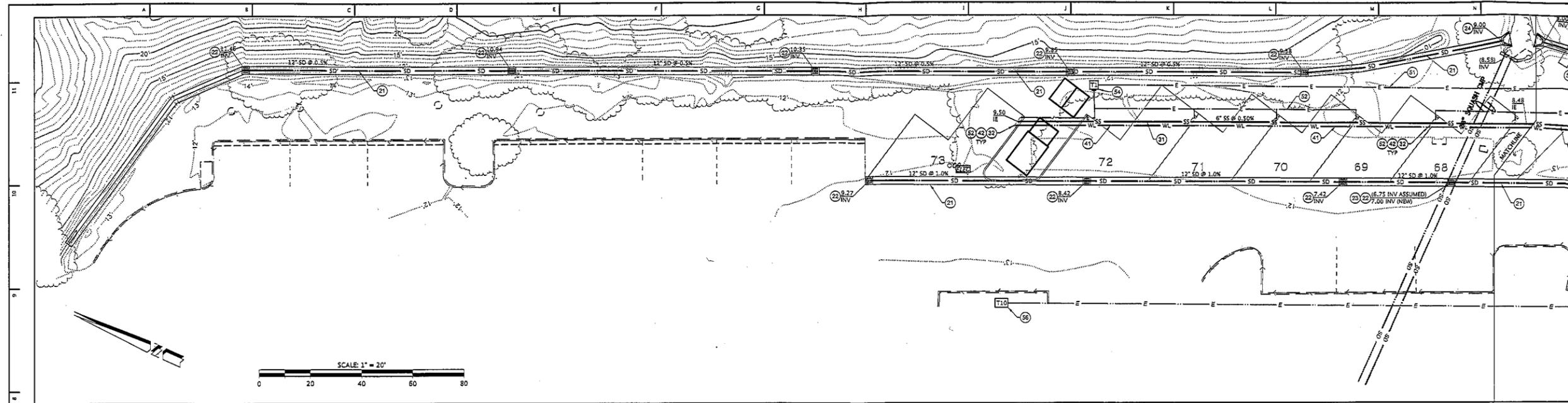
Project Name:
STATE OF CALIFORNIA
PARKS DEPARTMENT

Revisions:

Proj. Engr.: RDW | Proj. Mng.: RDW
Date: NOV. 12 2012 | Scale:
Permit No.:
A&V Job No.: SLOC 2009

CIVIL
GRADING AND
DRAINAGE PLAN

Exhibit 2
A-3-MRB-13-0203
Page 2 of 9



UTILITY CONSTRUCTION NOTES

- (21) FURNISH AND INSTALL 12" PVC PERFORATED STORM DRAIN PER DETAIL "A" OR "B", SHEET C-4
- (22) FURNISH AND INSTALL MID STATE CONCRETE 18" SQUARE CATCH BASIN (OR APPROVED EQUAL)
- (23) CONNECT STORM DRAIN TO EXISTING 36" SQUASHED CMP STORM DRAIN
- (24) INSTALL 12" FLARED END SECTION AT OUTLET OF 12" STORM DRAIN
- NOTES 24 TO 30 NOT USED
- (31) FURNISH AND INSTALL 6" SDR 35 PVC SANITARY SEWER LINE. SEE UTILITY TRENCH DETAIL "E", SHEET C-4
- (32) FURNISH AND INSTALL SEWER SERVICE TO CAMPSITE. SEE TYPICAL UTILITY HOOKUP, DETAIL "F", SHEET C-4.
- NOTES 33 TO 40 NOT USED
- (41) FURNISH AND INSTALL 4" CS90 PVC WATER LINE. SEE UTILITY TRENCH DETAIL "E", SHEET C-4.
- (42) FURNISH AND INSTALL WATER SERVICE TO CAMPSITE. SEE TYPICAL UTILITY HOOKUP, DETAIL "F", SHEET C-4.
- NOTES 43 TO 50 NOT USED
- (51) MAIN ELECTRICAL SERVICE FROM ELECTRICAL POINT OF CONNECTION TO LOCAL TRANSFORMERS. INSTALL 2.5" SCHEDULE 80 PVC ELECTRICAL CONDUIT. PROVIDE ONE CONDUIT PER TRANSFORMER.
- (52) FURNISH AND INSTALL 1.25" SCHEDULE 80 PVC ELECTRICAL CONDUIT FROM LOCAL TRANSFORMERS TO CAMPSITE ELECTRICAL CONNECTIONS. SEE TYPICAL UTILITY HOOKUP, DETAIL "F", SHEET C-4.
- (53) FURNISH AND INSTALL MAIN GEAR: 800A 480Y/277V 4W METER MAIN SWITCHBOARD PER SINGLE LINE DISTRIBUTION PLAN, THIS SHEET.
- (54) FURNISH AND INSTALL ELECTRICAL TRANSFORMER, EATON T20P11550CUESS PAD MOUNT (OR APPROVED EQUAL)
- (55) FURNISH AND INSTALL ELECTRICAL TRANSFORMER, EATON T20P11525CUESS PAD MOUNT (OR APPROVED EQUAL)
- (56) FURNISH AND INSTALL ELECTRICAL TRANSFORMER, EATON Q520N11525CU WALL MOUNT (OR APPROVED EQUAL)
- (57) FURNISH AND INSTALL OLDCASTLE PRECAST N30 UTILITY BOX (CHRISTY BOX) WITH R SERIES COMPOSITE LID AND H90 BOLT DOWN KIT (OR APPROVED EQUAL). EXTERIOR DIMENSIONS: 27.5" X 18".
- (58) PROVIDE TWO CONDUITS TO THE INTO EXISTING RESTROOM CONDUITS (MATCH EXISTING CONDUIT DIAMETER). ELIMINATE EXISTING CHRISTY BOX. REMOVE EXISTING CONDUCTORS AND PULL NEW ELECTRICAL SERVICE TO RESTROOM TRANSFORMERS

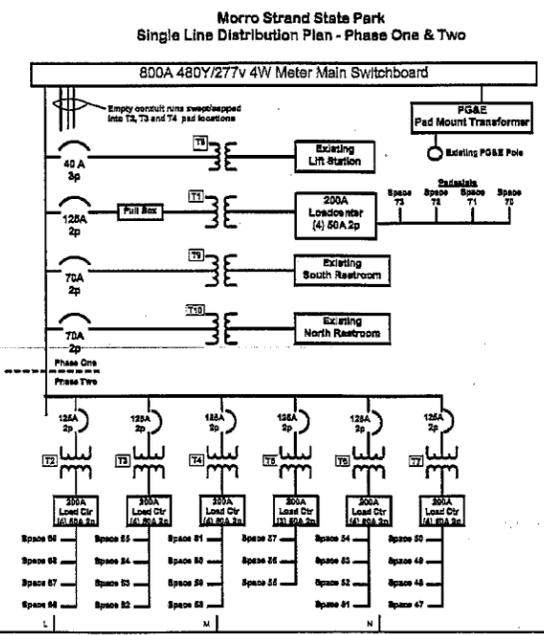
ELECTRICAL COMPONENTS

METER/MAIN SWITCHGEAR:
 EATON POWER-LINE C NEMA 3R, 800A CU DISTRIBUTION, 800A LHM MAIN BREAKER, UTILITY BYPASS, NONWALK-IN FLAT ROOF, 65 kVA INTERRUPT, PADLOCKABLE LOCK-OFF, SPACE FOR MINIMUM OF (6) 2P & (4) 3P FEEDER CIRCUIT BREAKERS.

LOADCENTERS:
 EATON 200A 240/120V 1PH 81/8-SPACE NEMA 3R 304 STAINLESS STEEL

TRANSFORMERS:
 T1 - T7: EATON T20P11550CUESS PAD MOUNT
 T8 - T10: EATON T20P11525CUESS PAD MOUNT
 EATON Q520N11525CU WALL MOUNT

FEDESTALS:
 MIDWEST ELECTRIC PRODUCTS PARKRANGER MODEL VVKJHAHW



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Engineer of Record:

NOT FOR CONSTRUCTION

MORRO STRAND STATE PARK

Project Location:
 MORRO STRAND STATE PARK
 MORRO BAY, CA 93442
 APN: 065-211-001

Plan Prepared For:
 STATE OF CALIFORNIA
 PARKS DEPARTMENT

Revisions:

Proj. Engr.: RDW	Proj. Mngr.: RDW
Date: NOV. 12 2012	Scale: 1" = 20'
Permit No.:	
A&V Job No.: SLOC 2009	

CIVIL
UTILITY PLAN

Exhibit 2
 A-3-MRB-13-0203
 Page 3 of 9

C:\land\check\sheet\plan\11\110081\110081.dwg - State Parks Project\110081.dwg - C:\UTILITY PLAN, Nov 28, 2012, 10:09am, Robert Windsor



Eriogonum parvifolium occurs on dune formations in the coastal area. It grows from 1-3 feet with similar spread. It is also known as Dune Buckwheat, Coast Buckwheat or Cliff Buckwheat.



Ericameria ericoides is a flowering shrub known as Mock Heather or California goldenbush. It is endemic to California where it grows in sand dunes and coastal hills. It grows from 1-3 feet with small yellow flowers.



Artemisia californica, known as California Sagebrush is an evergray shrub 2-3 feet tall. It likes full sun near the coast and requires little or no water once established. Good plant for starting back a difficult south facing coastal sage scrub site.



Morella or Myrica californica, known as Wax myrtle is an evergreen shrub or tree to 15 feet tall. It is native to the coast of California and grows in full sun. It is an excellent hedge or screen along the coast as it is very tolerant of w.



Heteromeles arbutifolia known as Toyon is an evergreen shrub or tree to 15 feet tall. It is native to the coast of California and grows in full sun. It is an excellent screen along the coast as it is drought tolerant.



LEGEND

- ERIOGONUM PARVIFOLIUM - COAST BUCKWHEAT 2-3'
- ERICAMERIA ERICOIDES - MOCK HEATHER 3-4'
- ARTEMISIA CALIFORNICA - CALIFORNIA SAGE 3-4'
- MORELLA CALIFORNICA - WAX MYRTLE 10-15'
- HETEROMELES ARBUTIFOLIA- TOYON 10-15'

OPTION #2

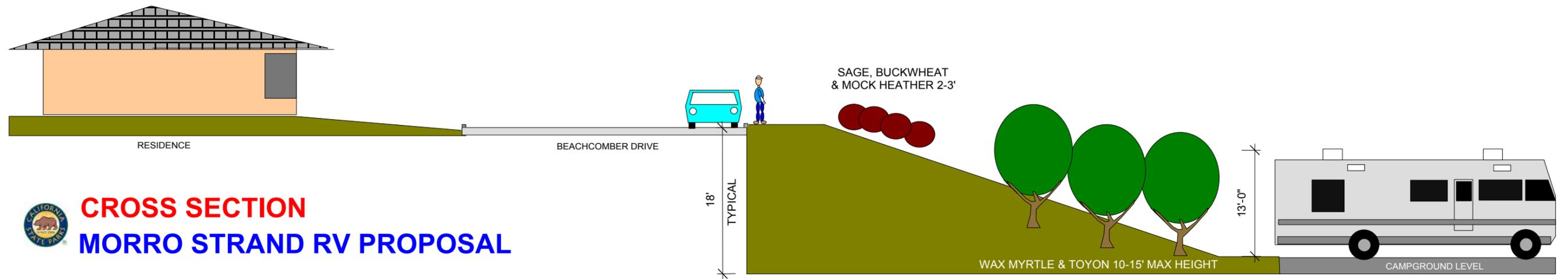
PROPOSED LANDSCAPE PLAN
MORRO STRAND RV PROPOSAL



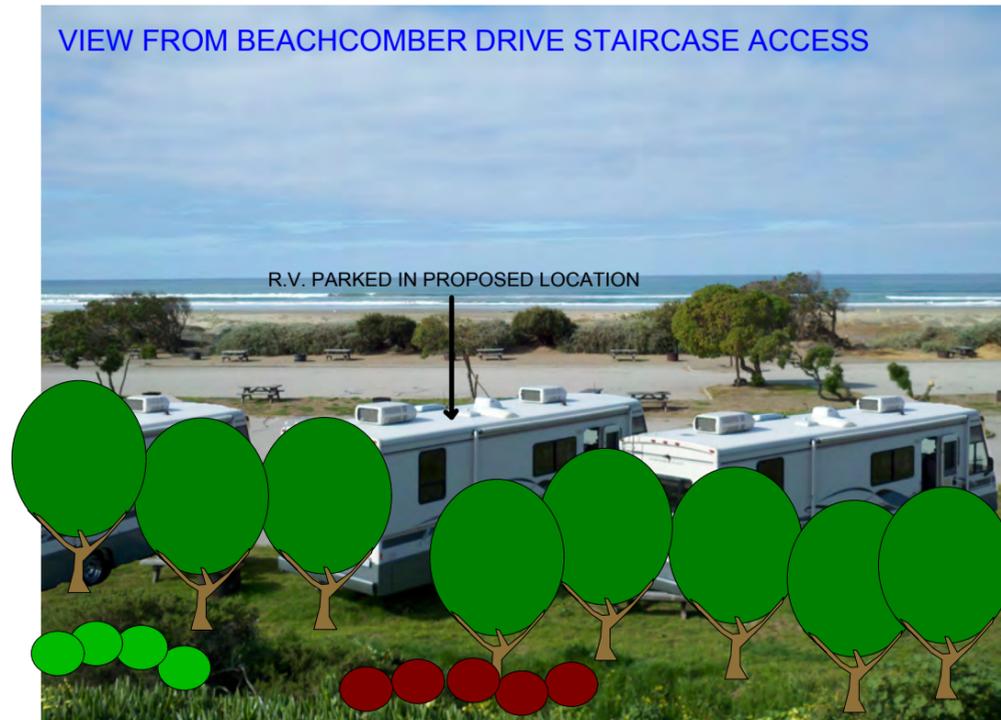
2 CAMP HOSTS
25 RV SITES



NORTH
A-3-MRB-13-0203
TC 4-4-13



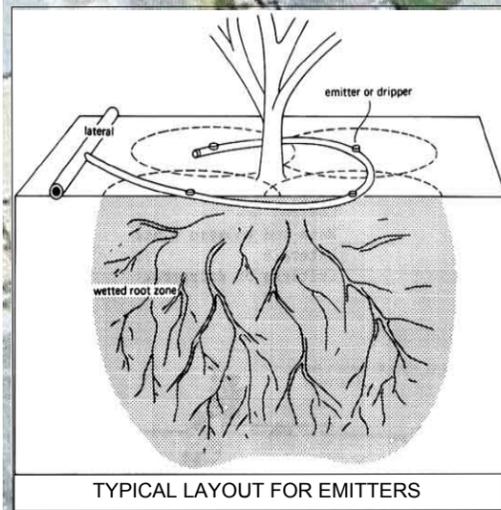
VIEW FROM BEACHCOMBER DRIVE STAIRCASE ACCESS



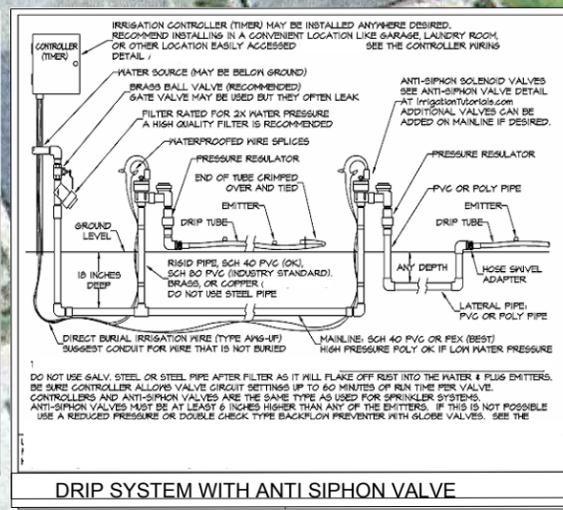
TYPICAL RESIDENCE VIEW



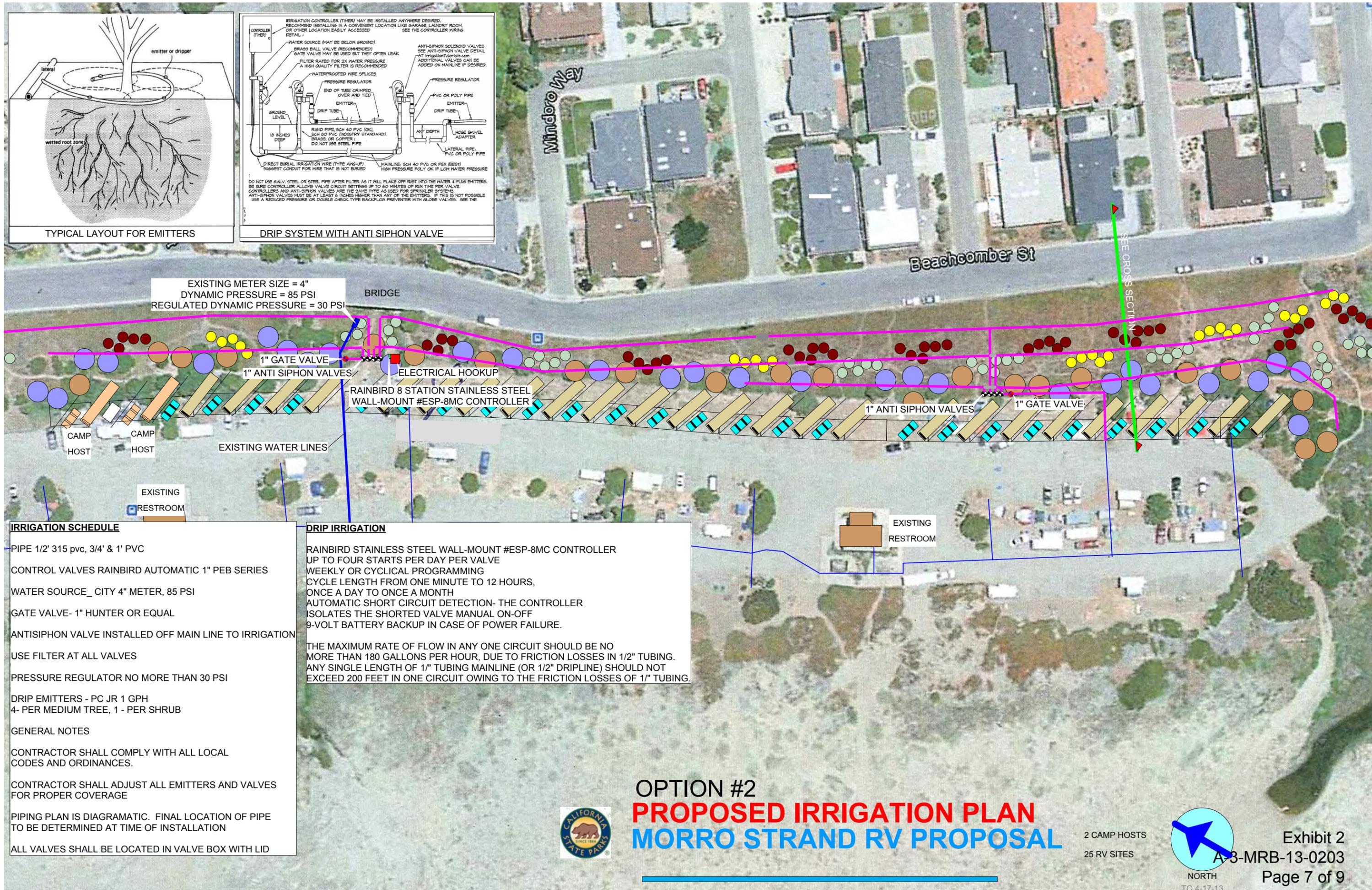
13' TYPICAL U.S. RV
MAXIMUM HEIGHT



TYPICAL LAYOUT FOR EMITTERS



DRIP SYSTEM WITH ANTI SIPHON VALVE



EXISTING METER SIZE = 4"
 DYNAMIC PRESSURE = 85 PSI
 REGULATED DYNAMIC PRESSURE = 30 PSI

BRIDGE

1" GATE VALVE
 1" ANTI SIPHON VALVES

ELECTRICAL HOOKUP
 RAINBIRD 8 STATION STAINLESS STEEL
 WALL-MOUNT #ESP-8MC CONTROLLER

1" ANTI SIPHON VALVES

1" GATE VALVE

EXISTING WATER LINES

CAMP HOST

EXISTING RESTROOM

EXISTING RESTROOM

IRRIGATION SCHEDULE

- PIPE 1/2" 315 pvc, 3/4" & 1" PVC
- CONTROL VALVES RAINBIRD AUTOMATIC 1" PEB SERIES
- WATER SOURCE_ CITY 4" METER, 85 PSI
- GATE VALVE- 1" HUNTER OR EQUAL
- ANTISIPHON VALVE INSTALLED OFF MAIN LINE TO IRRIGATION
- USE FILTER AT ALL VALVES
- PRESSURE REGULATOR NO MORE THAN 30 PSI

DRIP EMITTERS - PC JR 1 GPH
 4- PER MEDIUM TREE, 1 - PER SHRUB

GENERAL NOTES

- CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES.
- CONTRACTOR SHALL ADJUST ALL EMITTERS AND VALVES FOR PROPER COVERAGE
- PIPING PLAN IS DIAGRAMATIC. FINAL LOCATION OF PIPE TO BE DETERMINED AT TIME OF INSTALLATION
- ALL VALVES SHALL BE LOCATED IN VALVE BOX WITH LID

DRIP IRRIGATION

RAINBIRD STAINLESS STEEL WALL-MOUNT #ESP-8MC CONTROLLER
 UP TO FOUR STARTS PER DAY PER VALVE
 WEEKLY OR CYCLICAL PROGRAMMING
 CYCLE LENGTH FROM ONE MINUTE TO 12 HOURS,
 ONCE A DAY TO ONCE A MONTH
 AUTOMATIC SHORT CIRCUIT DETECTION- THE CONTROLLER ISOLATES THE SHORTED VALVE MANUAL ON-OFF
 9-VOLT BATTERY BACKUP IN CASE OF POWER FAILURE.

THE MAXIMUM RATE OF FLOW IN ANY ONE CIRCUIT SHOULD BE NO MORE THAN 180 GALLONS PER HOUR, DUE TO FRICTION LOSSES IN 1/2" TUBING. ANY SINGLE LENGTH OF 1" TUBING MAINLINE (OR 1/2" DRIPLINE) SHOULD NOT EXCEED 200 FEET IN ONE CIRCUIT OWING TO THE FRICTION LOSSES OF 1" TUBING.



OPTION #2
PROPOSED IRRIGATION PLAN
MORRO STRAND RV PROPOSAL

2 CAMP HOSTS
 25 RV SITES

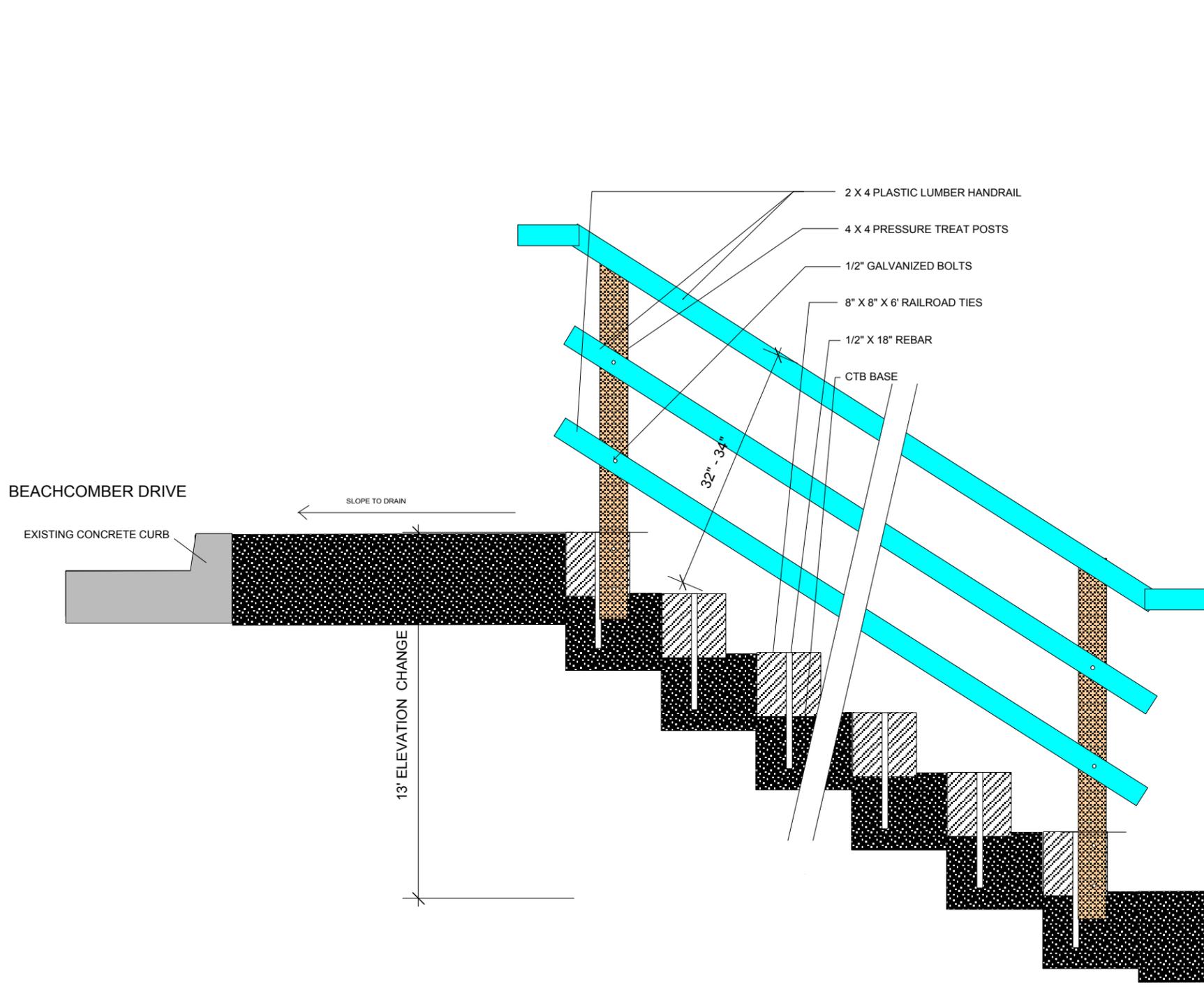




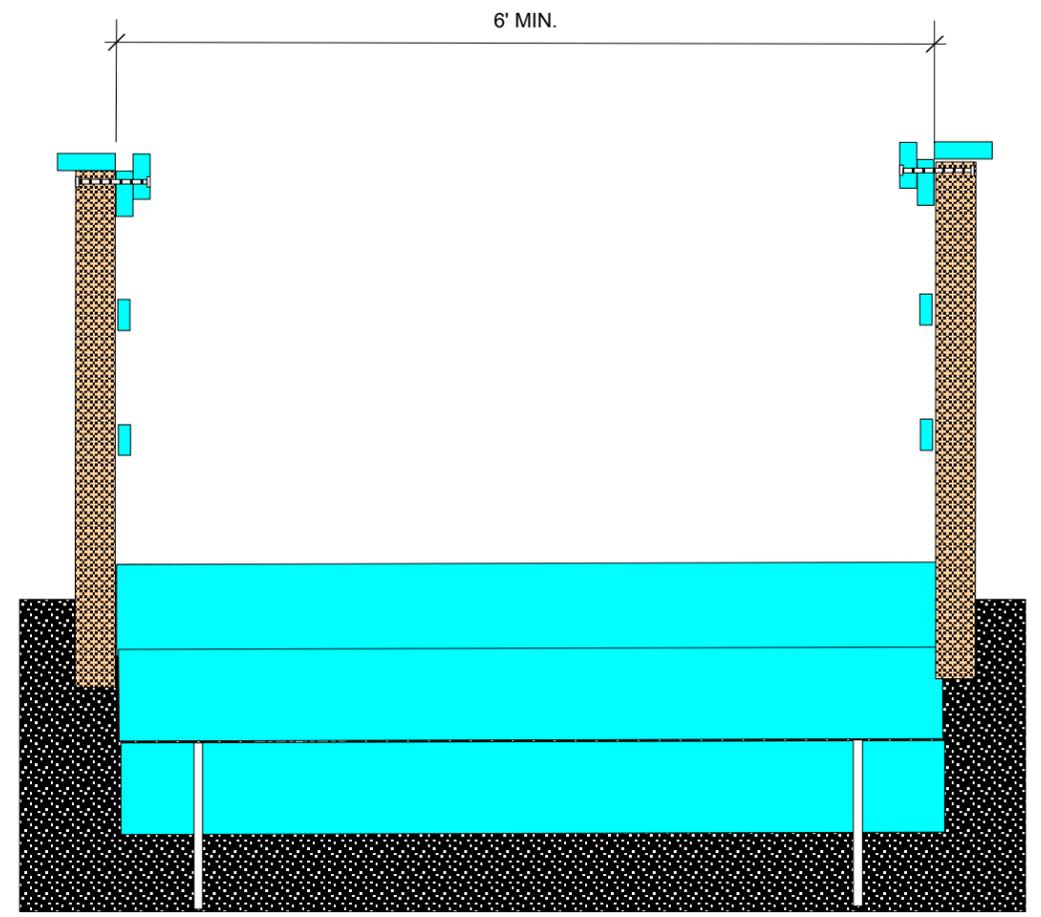
EXISTING MORRO STRAND STAIRWAY



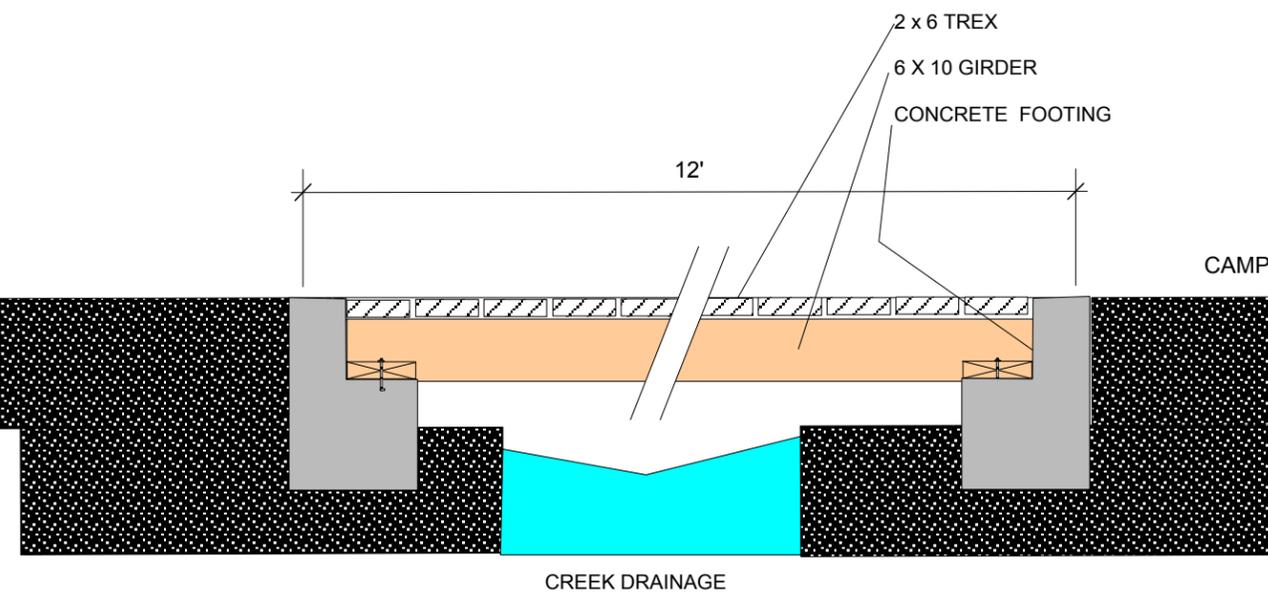
NORTH
TC 7-3-13



STAIR SECTION



STAIR ELEVATION



CREEK DRAINAGE



MORRO STRAND STAIRWAY REPLACEMENT

TC 7-3-13



City of Morro Bay

Morro Bay, CA 93442

(805) 772-6200

www.morro-bay.ca.us

April 25, 2013

California Coastal Commission
Central Coast Area Office
Attn: Daniel Robinson
725 Front Street, Suite 300
Santa Cruz, CA 95060

FINAL LOCAL ACTION NOTICE
REFERENCE # 3-MRB-B-0211
APPEAL PERIOD 5/2-5/15/13

RECEIVED

MAY 01 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RE: Notice of Final Action on Coastal Development Permit No. CP0-390

Dear Mr. Robinson,

The City of Morro Bay City Council has taken final action on the Coastal Development Permit No. CP0-390 for the project located at Morro Strand State Park Campground. At the April 23, 2013 City Council meeting, the Council adopted Resolution 25-13 which adopted findings to deny the appeal filed by Mr. Harold Wiebenga and uphold the appeal filed by Mr. Walter Auerbach and deny CP0-390.

Please find enclosed the Notice of Final Action. If you have any questions or comments, please contact me at (805) 772-6577.

Sincerely,

Cindy Jacinth
Associate Planner

Copies to: Harold Wiebenga/ Cathy Novak
Walter Auerbach
Doug Barker, State Parks Department

FINANCE
595 Harbor Street

ADMINISTRATION
595 Harbor Street

FIRE DEPT.
715 Harbor Street

PUBLIC SERVICES
955 Shasta Avenue

HARBOR DEPT.
1275 Embarcadero Road

CITY ATTORNEY
595 Harbor Street

POLICE DEPT.
870 Morro Bay Boulevard

RECREATION & PARKS
1001 Kennedy

NOTICE OF FINAL ACTION ON COASTAL DEVELOPMENT PERMIT

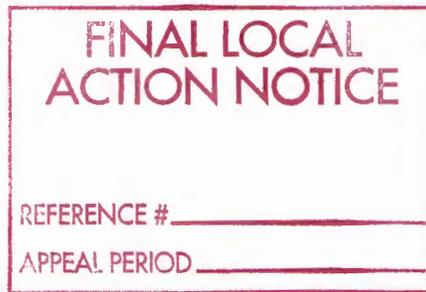
CITY OF MORRO BAY

Public Services Department

Date of Notice: April 24, 2013

NOTICE SENT TO (VIA CERTIFIED MAIL):

California Coastal Commission-Central Coast District Office



Please note the following Final City of Morro Bay Action on a Coastal Permit, Coastal Permit Amendment, or Coastal Permit extension application (all local appeals have been exhausted for this matter):

Project Information

Application number: CP0-390
 Project Applicant: **California State Parks**
 Applicant's Representative: Doug Barker, J.D., District Services Manager, San Luis Obispo Coast District, 750 Hearst Castle Road, San Simeon, CA 93452
 Project location: Morro Strand State Park Campground
 Project description: The project proposal requests Coastal Development Permit #CP0-390 approval to allow the upgrade of 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue.

Final Action Information

Final Local Action: Denied without Prejudice

Final Action Body: Zoning Administrator Planning Commission City Council

Final Action Date: April 23, 2013

Required Materials Supporting the Final Action	Enclosed	Previously Sent (date)
Staff Report	X	
Findings	X (see attached Resolution 25-13)	
Conditions		
Site Plans	X	
Elevations		

Additional Materials Supporting the Final Action	Enclosed	Previously Sent (date)
CEQA Document(s)	X	
Geotechnical Report (s)		
Biotic Report(s)		
Other CEQA Findings of Fact	See staff report	

Coastal Commission Appeal Information

This Final Action is:

NOT APPEALABLE to the California Coastal Commission (site is outside of the Coastal Commission Appeal Jurisdiction). The Final City of Morro Bay Action is now effective.

APPEALABLE to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission. The Coastal Commission's 10-working day appeal period begins the first working day after the Coastal Commission receives adequate notice of this Final Action. The Final Action is not effective until after the Coastal Commission's appeal period has expired and no appeal has been filed. Any such appeal must be made in writing directly to the California Coastal Commission Central Coast District Office at 725 Front Street, Suite 300, Santa Cruz, Ca 95060-4508, 415-427-4863; there is no fee for such an appeal. Should you have any questions regarding the Coastal Commission appeal period or process, please contact the Santa Cruz Office at the above address or phone.

Copies of this notice have also been sent via first-class mail to:

- The applicant
- Interested parties who arranged for mailing of the notice.

RESOLUTION NO. 25-13

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
ADOPTING FINDINGS TO UPHOLD THE APPEAL
AND OVERTURN THE PLANNING COMMISSION'S
APPROVAL OF COASTAL DEVELOPMENT PERMIT #CP0-390
MORRO STRAND CAMPGROUND IMPROVEMENTS PROJECT**

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

WHEREAS, the Planning Commission of the City of Morro Bay held a public hearing in the Veterans Memorial Building located at 209 Surf Street, Morro Bay, California, on March 6, 2013 and did grant a Coastal Development Permit for the upgrade of 25 existing campsites plus the two camp host sites at Morro Strand State Park Campground to include recreational vehicle utility hook-ups in order to modernize services as well as increase visitation and revenue; and

WHEREAS, the Morro Bay City Council held a public hearing in the Veterans Memorial Building located at 209 Surf Street, Morro Bay, California, on April 9, 2013 for the purpose of considering two appeals (Auerbach and Wiebenga) of Coastal Development Permit #CP0-390; and

WHEREAS, the applicant (State of California) was required to apply for a Coastal Development Permit because the project is located in the coastal zone, specifically within the Coastal Commission's appeals jurisdiction; and

WHEREAS, the applicant is not required to apply for a building permit or a use permit because the State Parks project is under the jurisdiction of the State as a superior agency, and not within the City's jurisdiction; and

WHEREAS, the City of Morro Bay's Local Coastal Plan and General Plan set forth goals for preserving and improving the natural and built environment of the City, protecting the health of its residents and visitors, and fostering its economy; and

WHEREAS, the Local Coastal Plan and General Plan directs the City to enforce and implement the goals and policies of the Local Coastal Plan and General Plan; and

WHEREAS, pursuant to the California Environmental Quality Act the project is categorically exempt pursuant to Section 15301, Class 1. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alter of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project as described above involves minor alterations to the existing campground through the upgrade of 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue. The upgrade of the campsites at this campground will not result in an intensification of use; and

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

WHEREAS, on March 27, 2012 the City Council did adopt Resolution No. 15-12 to take immediate steps to keep Morro Strand State Beach campground open; and

WHEREAS, Resolution No. 15-12 stated that permanent closure of Morro Strand State Beach Campground will create considerable harm for the City of Morro Bay that relies on tourism from state parks for their community's livelihood and community identity; and

WHEREAS, Resolution No. 15-12 also stated that the continued operation of the Morro Strand State Beach Campground is in the public's interest, as it provides access to the ocean, and opportunities for interaction with nature; and

WHEREAS, Resolution No. 15-12 further stated that during the City Council's Annual Goal Setting Workshop, the Council declared keeping the Morro Strand State Beach Campground open their number one goal; and

WHEREAS, Resolution No. 15-12 resolved to direct the City Manager to take all necessary steps and legal means available to make absolutely certain that the Morro Strand State Beach Campground remains open, including, but not limited to, authorizing the City Manager to negotiate an Agreement with the State of California for operation of the Morro Strand State Beach Campground, and also authorizes the City Manager to execute any further documentation in order to carry out the intent of this Resolution.

WHEREAS, at the Morro Bay City Council on April 9, 2013 considered the appeals of Coastal Development Permit #CP0-390, the Council determined that there were concerns and issues raised in regard to compliance with various Local Coastal Plan policies and requested the applicant to continue the matter to address their concerns; and

WHEREAS, at the hearing on the appeals, the applicant declined to request a continuance and instead requested that the City of Morro Bay uphold the appeal and deny the project instead of continuing the appeal to a future date.

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

Section 1. Findings. Based upon all the evidence, the City Council makes the following findings of denial for Coastal Development Permit #CP0-390:

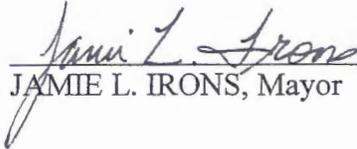
- A. That the project is an allowable use in its zoning district, however it has been found to be not in compliance with the Local Coastal Plan in terms of view protection, public access, and parking (as it relates to access) based on the information contained within the appeals filed by Walter R. Auerbach on March 13, 2013. Specifically Section 30251 Scenic and visual qualities, LCP Policy 12.01; 12.02; 12.03; Section 30212.5 Public facilities; distribution and Section 30211 Development not to interfere with access; LCP 1.01;

- B. The project is not in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and it was found that the campground has insufficient parking thereby impeding public access to the beach. Specifically Section 30212.5 Public facilities; distribution and Section 30211 Development not to interfere with access. LCP 1.01; LCP 1.05; LCP 1.07
- C. The appeal filed by Harold Wiebenga on March 11, 2013 did not contain specific criteria consistent with the Local Coastal Plan to find reason for denial.

Section 2. Council Decision. Based on the above findings, the City Council of Morro Bay does hereby uphold the appeal filed by Walter R. Auerbach on March 13, 2013, deny the appeal filed by Harold Wiebenga on March 11, 2013; and deny Coastal Development Permit #CP0-390 without prejudice. The City Council in upholding the appeal requests the applicant to work with the City to develop a phased proposal with performance standards.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 23rd day of April, 2013 on the following vote:

AYES: Irons, N. Johnson, Leage
NOES: Smukler —
ABSENT: C. Johnson (recused)



JAMIE L. IRONS, Mayor

ATTEST:



JAMIE BOUCHER, City Clerk

CITY OF MORRO BAY
NOTICE OF EXEMPTION

TO: San Luis Obispo Co. Clerk
County Government Center
San Luis Obispo CA 93401

FROM: City of Morro Bay
Public Services Department
955 Shasta Avenue
Morro Bay, CA 93442

 Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

Project Title: Morro Strand State Park Campground

Project Location - Specific: Morro Strand State Park Campground, 065-211-001

Project Location - City: MORRO BAY County: SAN LUIS OBISPO

Description
of Project:

Coastal Development permit (CP0-390) to upgrade 25 existing campsites plus the two camp host sites at Morro Strand State Park Campground to include full utility recreational vehicle hook-ups in order to modernize services.

Name of Public Agency Approving the Project: CITY OF MORRO BAY

Name of Person or Agency Carrying Out Project: California State Parks and Recreation, Attn: Doug Barker,
750 Hearst Castle Road, San Simeon, CA 93452

Exempt Status: (Check One)

Reasons why project is exempt: _____

 Ministerial (Sec. 21080(b)(1); 15268);

Categorical Exemption:
Type and Section Number: Class 1

 Declared Emergency (Sec. 21080(b)(3); 15269(a)

 Declared Emergency (Sec. 21080(b)(3); 15269(a)

Statutory Exemption Code No. _____

Lead Agency: City of Morro Bay

Contact Person: Cindy Jacinth Telephone: 805-772-6577

Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Certification:

I hereby certify that the public agency has made the above finding and that the project is categorically exempt from CEQA.

Signature: Cindy Jacinth

Title: Assistant Planner

Date: March 7, 2013



AGENDA NO: A-7

MEETING DATE: April 23, 2013

Staff Report

TO: Honorable Mayor and City Council **DATE:** April 18, 2013

FROM: Rob Livick, PE/PLS – Public Services Director/City Engineer
Kathleen Wold, Planning Manager

SUBJECT: Resolution 25-13 Adopting Findings to Uphold the Appeal and Overturn the Planning Commission's Approval of Coastal Development Permit (#CP0-390), Morro Strand Campground Improvements Project

RECOMMENDATION:

Staff recommends that the City Council approve Resolution No. 25-13 adopting findings to uphold the appeal and overturn the Planning Commission's approval of Coastal Development Permit (#CP0-390)

DISCUSSION:

At the April 9, 2013 City Council meeting the Council heard two appeals filed on the Planning Commission's conditional approval of Coastal Development Permit (#CP0-390), the Morro Strand Campground Improvement Project.

After taking public testimony, the decision of the Council was to uphold the appeal filed by Walter R. Auerbach on March 13, 2013, deny the appeal filed by Harold Wiebenga on March 11, 2013; and deny the project (#CP0-390). The Auerbach appeal specifically stated that the project should be denied based on the project's noncompliance with the City of Morro Bay's Local Coastal Plan. It was noted that the specific areas of noncompliance were view protection, public access, and parking. In their April 9, 2013 action, Council requested that the applicant (State Parks) work with the City to develop a phased project proposal with performance standards.

Since the appeal did specifically state the findings for denial, and the Council did not directly state the findings for the record, staff is bringing back findings for the Council's consideration and action.

Prepared By: RL

Dept Review: RL

City Manager Review: _____

City Attorney Review: _____

RESOLUTION NO. 25-13

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
ADOPTING FINDINGS TO UPHOLD THE APPEAL
AND OVERTURN THE PLANNING COMMISSION'S
APPROVAL OF COASTAL DEVELOPMENT PERMIT #CP0-390
MORRO STRAND CAMPGROUND IMPROVEMENTS PROJECT**

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

WHEREAS, the Planning Commission of the City of Morro Bay held a public hearing in the Veterans Memorial Building located at 209 Surf Street, Morro Bay, California, on March 6, 2013 and did grant a Coastal Development Permit for the upgrade of 25 existing campsites plus the two camp host sites at Morro Strand State Park Campground to include recreational vehicle utility hook-ups in order to modernize services as well as increase visitation and revenue; and

WHEREAS, the Morro Bay City Council held a public hearing in the Veterans Memorial Building located at 209 Surf Street, Morro Bay, California, on April 9, 2013 for the purpose of considering two appeals (Auerbach and Wiebenga) of Coastal Development Permit #CP0-390; and

WHEREAS, the applicant (State of California) was required to apply for a Coastal Development Permit because the project is located in the coastal zone, specifically within the Coastal Commission's appeals jurisdiction; and

WHEREAS, the applicant is not required to apply for a building permit or a use permit because the State Parks project is under the jurisdiction of the State as a superior agency, and not within the City's jurisdiction; and

WHEREAS, the City of Morro Bay's Local Coastal Plan and General Plan set forth goals for preserving and improving the natural and built environment of the City, protecting the health of its residents and visitors, and fostering its economy; and

WHEREAS, the Local Coastal Plan and General Plan directs the City to enforce and implement the goals and policies of the Local Coastal Plan and General Plan; and

WHEREAS, pursuant to the California Environmental Quality Act the project is categorically exempt pursuant to Section 15301, Class 1. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alter of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project as described above involves minor alterations to the existing campground through the upgrade of 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue. The upgrade of the campsites at this campground will not result in an intensification of use; and

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

WHEREAS, on March 27, 2012 the City Council did adopt Resolution No. 15-12 to take immediate steps to keep Morro Strand State Beach campground open; and

WHEREAS, Resolution No. 15-12 stated that permanent closure of Morro Strand State Beach Campground will create considerable harm for the City of Morro Bay that relies on tourism from state parks for their community's livelihood and community identity; and

WHEREAS, Resolution No. 15-12 also stated that the continued operation of the Morro Strand State Beach Campground is in the public's interest, as it provides access to the ocean, and opportunities for interaction with nature; and

WHEREAS, Resolution No. 15-12 further stated that during the City Council's Annual Goal Setting Workshop, the Council declared keeping the Morro Strand State Beach Campground open their number one goal; and

WHEREAS, Resolution No. 15-12 resolved to direct the City Manager to take all necessary steps and legal means available to make absolutely certain that the Morro Strand State Beach Campground remains open, including, but not limited to, authorizing the City Manager to negotiate an Agreement with the State of California for operation of the Morro Strand State Beach Campground, and also authorizes the City Manager to execute any further documentation in order to carry out the intent of this Resolution.

WHEREAS, at the Morro Bay City Council on April 9, 2013 considered the appeals of Coastal Development Permit #CP0-390, the Council determined that there were concerns and issues raised in regard to compliance with various Local Coastal Plan policies and requested the applicant to continue the matter to address their concerns; and

WHEREAS, at the hearing on the appeals, the applicant declined to request a continuance and instead requested that the City of Morro Bay uphold the appeal and deny the project instead of continuing the appeal to a future date.

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

Section 1. Findings. Based upon all the evidence, the City Council makes the following findings of denial for Coastal Development Permit #CP0-390:

- A. That the project is an allowable use in its zoning district, however it has been found to be not in compliance with the Local Coastal Plan in terms of view protection, public access, and parking (as it relates to access) based on the information contained within the appeals filed by Walter R. Auerbach on March 13, 2013. Specifically Section 30251 Scenic and visual qualities, LCP Policy 12.01; 12.02; 12.03; Section 30212.5 Public facilities; distribution and Section 30211 Development not to interfere with access; LCP 1.01;

- B. The project is not in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and it was found that the campground has insufficient parking thereby impeding public access to the beach. Specifically Section 30212.5 Public facilities; distribution and Section 30211 Development not to interfere with access. LCP 1.01; LCP 1.05; LCP 1.07
- C. The appeal filed by Harold Wiebenga on March 11, 2013 did not contain specific criteria consistent with the Local Coastal Plan to find reason for denial.

Section 2. Council Decision. Based on the above findings, the City Council of Morro Bay does hereby uphold the appeal filed by Walter R. Auerbach on March 13, 2013, deny the appeal filed by Harold Wiebenga on March 11, 2013; and deny Coastal Development Permit #CP0-390 without prejudice. The City Council in upholding the appeal requests the applicant to work with the City to develop a phased proposal with performance standards.

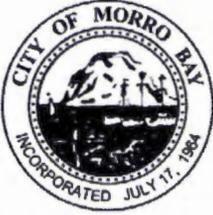
PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 23rd day of April, 2013 on the following vote:

AYES:
NOES:
ABSENT:

JAMIE L. IRONS, Mayor

ATTEST:

JAMIE BOUCHER, City Clerk



AGENDA NO: B-1

MEETING DATE: April 9, 2013

Staff Report

TO: Honorable Mayor and City Council **DATE:** April 4, 2013
FROM: Cindy Jacinth, Associate Planner
SUBJECT: Appeals of Coastal Development Permit (#CP0-390) to allow the upgrade of existing campsites located at Morro Strand State Park Campground

RECOMMENDATION:

Staff recommends the City Council deny the appeals and uphold the Planning Commission's approval of Coastal Development Permit #CP0-390 subject to the Findings included as Attachment "A" and the Conditions of Approval as included as Attachment "B."

FISCAL IMPACT:

The appeals were filed on a Coastal Development Permit within the appeals jurisdiction and as such there is no fee associated with these appeals, therefore fees associated with the appeals will be absorbed by the City. The costs associated with processing these appeals are the noticing fees and staff's time writing the report, preparing notices, and attending the City Council meeting.

SUMMARY:

At their March 6, 2013 meeting, the Planning Commission granted a Coastal Development Permit for the upgrade of 25 existing campsites plus the two camp host sites at Morro Strand State Park Campground to include recreational vehicle utility hook-ups in order to modernize services as well as increase visitation and revenue. The applicant was required to apply for a Coastal Development Permit because the project is located in the coastal zone, specifically within the Coastal Commission's appeals jurisdiction. The applicant is not required to apply for a building permit or a use permit because the State Parks project is under the jurisdiction of the State as a superior agency, and not within the City's jurisdiction.

During the ten day appeal period, two appeals were filed. On March 11, 2013 an appeal was filed by Mr. Harold Wiebenga and on March 13, 2013 an appeal was filed by Mr. Walter Auerbach. Both appeals are requesting the Planning Commission's approval be repealed. Mr. Wiebenga's appeal requests that the City Council close the park and restore it back to its natural habitat. Mr. Auerbach's appeal requests that the City Council deny the project, or approve it with additional conditions.

Prepared by: CJ Dept. Review: KW/JB

City Manager Review: _____

City Attorney's Review: _____

BACKGROUND:

At its regular meeting on March 6, 2013 the Planning Commission conditionally approved the request for Coastal Development Permit #CP0-390 to allow the upgrade of 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue. The campground has been used for camping since the early 1980s and has had few improvements. The original site was constructed as a day use parking lot.

DISCUSSION:

The following section states each of the appellant's grounds for the appeal with a statement formulated by staff that examines the validity and comprehensiveness of each ground for appeal. The appellants' comments are in plain text with quotation marks and staff responses are italicized.

Appeal One:

Appellant Harold Wiebenga bases an appeal of the project on the following grounds:

1. "Due to the fact that the Park is violating all major California laws. Air Pollution, Ground Pollution, Noise Pollution, and Handicap Access."
There is insufficient evidence to claim the Park campground is "violating all major California laws." The staff report for the March 6, 2013 Planning Commission meeting contains specific information describing the Applicant's proposal is an update of existing campground sites. No evidence exists of air, ground or noise pollution. The County Air Pollution Control District does allow recreational burning under Rule 501.C.1.f. The proposed project does not expand the campground but rather upgrades existing campsites and therefore did not trigger a requirement for air, ground, or noise pollution studies.

The issue of California law governing handicap access falls under the jurisdiction of the State of California Parks Department. State Parks, the applicant, as a superior government agency, is only required to obtain Coastal Development Permit approval pursuant to the California Coastal Act.
2. "Besides the fact it's located in a residential neighborhood."
The Morro Strand State Park Campground is adjacent to a residential neighborhood and adjacent to residential zoning. The zoning for the campground is OA-2/PD, (Open Area district in a Planned development overlay) which allows for campground use.
3. "This Park does not benefit Morro Bay residents. It just costs them money, water, sewer, policing and their views."
Although the campground does not pay transient occupancy taxes to the City, indirect benefit exists for local businesses owned by residents whom may have increased business sales as a result of out of town visitors who stay at the Park campground similar to visitors at other types of lodging. The Park campsites

and day use parking lot are available as a benefit to both Morro Bay residents and non-residents alike. Also, Council Resolution 15-12 (attached as Exhibit G) stated that "the permanent closure of Morro Strand State Beach Campground [would] cause an annual reduction of over 2.5 million dollars worth of economic activity in Morro Bay..." The Resolution further states that "whereas, the City Council has determined that it would benefit the City, the residents and businesses of the City if the Morro Strand State Beach Campground remains open and accessible to the public..."

Morro Bay residents do not pay additional water and sewer fees as a result of the Park campground. The Park campground is metered for water service and pays its own water and sewer.

Policing of the Park campground is under the jurisdiction of State Parks. According to Police Chief Amy Christey, in the past two years, there were seven documented calls for service at the Morro Strand Park. Two appear to be self-initiated foot patrols, one for an injured sea otter pup, another for a dying seal, and three calls assisting the rangers with officer safety type calls.

Regarding the issue of views, the State Parks project as described in the staff report for the March 6, 2013 Planning Commission meeting includes the removal of diseased myoporum trees with the goal of improving the viewshed. Although the City does not protect private views, public views are a protected resource consistent with the City's Local Coastal Plan. The project was found to be in compliance with the Local Coastal Plan. Also, the State Park project to upgrade existing campsites and increase amenities seeks to increase visitation which is also consistent with the Coastal Act.

Mr. Wiebenga requests that the Council close the Park and restore it back to its natural habitat. Although the Morro Strand State Park Campground is within City limits, the Park is owned by the State and as a superior government agency, the City has no jurisdiction to close the Park campground. Additionally, keeping the campground open was the number one goal of City Council as determined at their March 6 and 7, 2012 Goal Setting Workshop. Resolution 15-12 (Exhibit G) was passed by City Council on March 27, 2012 "direct[ing] the City Manager to take all necessary steps and legal means available to make absolutely certain the Morro Strand State Park Campground remains open..." Staff has concluded that submitted grounds for an appeal of the project's approval are insufficient based on the above analysis. The project submittal was sufficient to make the necessary findings for approval including that the project is consistent with the City's General Plan, Local Coastal Plan and the Municipal Code.

Appeal Two:

Appellant Walter Auerbach bases an appeal of the project on the following grounds:

1. "Project as approved is not in compliance with Local Coastal Plan in terms of view protection, public access, and parking (as it relates to access). See attached

letters presented to the Morro Bay Planning Commission.”

Mr. Auerbach’s March 6, 2013 letter requested a condition of approval be added that “The slope below Beachcomber Drive and above the proposed sites shall be landscaped with vegetation that shields the view of the RV sites from Beachcomber Drive and adjacent residences without blocking views of the coast from Beachcomber Drive.”

View Protection: *The State Parks project as described in the staff report for the March 6, 2013 Planning Commission meeting includes the removal of diseased myoporum trees with the goal of improving the viewshed. Although the City does not protect private views, public views are a protected resource consistent with the City’s Local Coastal Plan. The project was found to be in compliance with the Local Coastal Plan. Also, the State Park project to upgrade the campsites and increase amenities seeks to increase visitation which is also consistent with the Coastal Act.*

The Planning Commission addressed the issue of view protection during the discussion of the diseased myoporum trees proposed to be removed and added a condition which both protects public views but also aims to shields the view of RV campers from Beachcomber. Planning Commission Condition #1 is “Applicant shall submit a landscape plan to the approval of the Public Services Director, a simulation plan which illustrates the mature height of the vegetation, and provide a description of the maintenance of the vegetation.”

Public Access: Mr. Auerbach’s March 6, 2013 letter requested a condition of approval be added that “Pedestrian access to the beach from Beachcomber Drive shall be improved and signed at the south end of Beachcomber Drive (near Java Street) and at the north end (near Trinidad or Tahiti Street) by way of a stairway or improved pathway with signage. This improvement will disperse day use access to the beach and mitigate the access barrier by the RV campsites.”

Although the Planning Commission did not add a condition regarding new signage or additional beach access points, the State Parks’ project does not decrease access and existing pathways to access the beach will remain. Staff reviewed existing access options to research the standard threshold of what is considered a walkable distance, which is considered to be quarter mile. There are three existing access points all within a quarter mile or less of the homes adjacent to the Park campground. 1. From the north at Yerba Buena there is access from the paved road. 2. A staircase at Orcas and Beachcomber allows pedestrians beach access from Beachcomber Drive through the open campground to the beach. 3. At the south end, there is an existing pedestrian trail at Hatteras and Beachcomber which is two blocks south of Java, the location where the Appellant request to add access. The area along Java is within environmentally sensitivity habitat (ESH). Staff would not agree that adding access in ESH area would be consistent with the General Plan and Local Coastal Plan. Adding access would also require a different environmental document in order to issue a Coastal Development Permit.

Parking: Mr. Auerbach's March 6, 2013 letter requested a condition of approval be added that "Extra-vehicle parking shall be designated for the reconfigured campsites at a rate of one extra vehicle space per 3 RV sites. The designated sites shall be in close proximity to the RV sites." And "Applicant shall develop fees and parking policies that encourage all campers to utilize extra-vehicle sites rather than parking extra vehicles along Beachcomber Drive overnight." Mr. Auerbach further states "Alternatively, I would support designation of Beachcomber Drive as a 'No Overnight Parking' street, or even eliminate parking entirely if appropriate public parking for the beach can be developed elsewhere (in the campground area, for instance)."

At the March 6, 2013 Planning Commission meeting, the issue of parking impacts along Beachcomber was addressed and noted that Beachcomber Drive is a public street with 72-hour parking privilege to the public. Parking violations along City streets are an enforcement issue of the Police Department, not State Parks. The Applicant's proposed project did not trigger an increase for parking requirement. Existing State Parks regulations allow for two vehicles per campsite and the Park campground currently has both a day-use parking lot and overflow area.

Mr. Auerbach requests that the Council deny the project or approve it with additional conditions. Staff has concluded that the submitted grounds for an appeal of the project's approval are inadequate to repeal the Planning Commission motion to approve the project based on the above staff analysis. The project submittal was sufficient to make the necessary findings for approval including that the project is consistent with the City's General Plan, Local Coastal Plan and the Municipal Code.

CONCLUSION:

The project as proposed is consistent with the General Plan, Local Coastal Plan, and Municipal Code for development standards. Staff recommends that the City Council deny the appeals and uphold Planning Commission's motion on March 6, 2013 to issue Coastal Development Permit #CP0-390 for the upgrade of 25 existing campsites plus the two camp host sites at Morro Strand State Park Campground to include recreational vehicle utility hook-ups. The applicant will be required to uphold the conditions of approval (Exhibit B) found in Attachment "B".

Exhibits:

- Exhibit A – Findings for approval
- Exhibit B – Conditions of Approval for Coastal Development Permit #CP0-390 as revised by Planning Commission on March 6, 2013
- Exhibit C – Appeal filed by Mr. Harold Wiebenga on March 11, 2013
- Exhibit D – Appeal filed by Mr. Walter Auerbach on March 13, 2013
- Exhibit E – Planning Commission staff report, findings and conditions of approval
- Exhibit F – Planning Commission minutes from March 6, 2013
- Exhibit G – City Council Resolution 15-12 dated March 27, 2012

EXHIBIT A

FINDINGS

SITE: MORRO STRAND STATE PARK CAMPGROUND

PROJECT DESCRIPTION: Coastal Development Permit for the upgrade of 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant to Section 15301, Class 1. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alter of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project as described above involves minor alterations to the existing campground through the upgrade of 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue. The upgrade of the campsites at this campground will not result in an intensification of use.

COASTAL DEVELOPMENT PERMIT FINDINGS

- A. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay based on the analysis contained within the staff report.
- B. The project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and it was found that the campsite upgrades proposed are contained within the original footprint of the project area and therefore will not impact access to the beach or other recreational endeavors.

EXHIBIT B

CONDITIONS OF APPROVAL

As Revised by the Planning Commission at the March 6, 2013 Public Meeting

SITE: MORRO STRAND STATE PARK CAMPGROUND

PROJECT DESCRIPTION: The Morro Strand State Parks Campground is seeking to upgrade 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated February 26, 2013, for the project depicted on plans dated January 23, 2013 on file with the Public Services Department. Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Public Services Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined not to be minor by the Director 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, City of Morro Bay, 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 Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
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 that 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 and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Public Services Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.
8. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

FIRE DEPARTMENT CONDITIONS

1. Fire safety during construction, alteration, and demolition of the project shall be in accordance with 2010 California Fire Code, Chapter 14.
2. Timing of Installation. When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. (CFC 501.4)
3. Premises Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street fronting the property. (CFC 505.1) Provide space numbers.
4. Fire Access Roads. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and vertical clearance of not less than 13 feet 6 inches. (CFC 503.2.1)
5. Fire Protection Water Supplies-Hydrants and Water Mains. An approved water supply capable of supplying the required fire flow for fire protection shall be

provided to the premises upon which facilities, buildings or portions of buildings are constructed. (CFC 507)

- a. Private fire service mains shall be installed in accordance with NFPA 24. (CFC 507.2.1)
 - b. Fire hydrant systems requirements shall be determined and comply with 2010 California Fire Code, Appendix C. (CFC 507.5)
6. General Means of Egress. The requirements specified in Sections 1003 through 1013 shall apply to all three elements of the means of egress system, in addition to those specific requirements for exit access, the exit and the exit discharge. (CFC 1003)
 7. Occupant Load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be determined. Where occupants from accessory areas egress through a primary space, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from the accessory area. (CFC 1004.1)

PLANNING CONDITIONS

1. Applicant shall contact the Planning Division of the Public Services Department for a final inspection upon completion of the project.

PLANNING COMMISSION CONDITIONS

1. Applicant shall submit a landscape plan to the approval of the Public Services Director, a simulation plan which illustrates the mature height of the vegetation, and provide a description of the maintenance of the vegetation.

EXHIBIT C



CITY OF MORRO BAY
PUBLIC SERVICES DEPARTMENT
APPEAL FORM

RECEIVED
City of Morro Bay
MAR 11 2013
Administration

APPEAL FROM THE DECISION OR ACTION OF (GOVERNING BODY OR CITY OFFICER):	
Planning Commission	
APPEAL OF SPECIFIC DECISION OR ACTION: <u>Appealing the Approval</u>	
PERMIT TYPE BEING APPEALED (IE. COASTAL PERMIT, USE PERMIT, TENTATIVE SUBDIVISION):	
# <u>CPD-390</u>	
DATE DECISION OR ACTION RENDERED: <u>March 4 2013 (3/6/13) + 3/18/13</u>	
APPELLANT (PLEASE PRINT): <u>Harold Wiebenga</u>	
SIGNATURE: <u>[Signature]</u> cell <u>559 904 3917</u>	
ADDRESS: <u>120 Panay St Morro Bay Ca 93442</u>	TELEPHONE NUMBER: <u>805 772 7328</u>

GROUNDS FOR THE APPEAL (ATTACH SHEETS AS NECESSARY): Do to the fact that the Park is Violating all major California laws. Air Pollution, Ground Pollution, Noise Pollution, and Handy Cap Acces. Besides the fact its located in a Residential Neighborhood. This Park does not benefit Morro Bay Residents. It just costs them Money, Water, Sewer, Policing and their Veivs. (No Air or Ground Pollution test have been done)

REQUESTED RELIEF OR ACTION: Park needs to be Closed and Restored back to its natural habitat

FOR OFFICE USE ONLY	
DATE APPEAL FILED:	ACCEPTED BY:
APPEAL BODY:	
DATE OF APPEAL HEARING:	

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EXHIBIT D

Walter R. Auerbach
PO Box 7571
Tahoe City, CA. 96145

March 13, 2013

TO: Morro Bay City Council

**RE: APPEAL OF PLANNING COMMISSION DETERMINATION
CP0-390 CALIF. STATE PARKS/ MORRO STRAND CAMPGROUND**

Dear Council members:

Attached is my signed appeal form and supporting materials for the above-referenced coastal permit.

Ever since a few of the homeowners on Beachcomber Drive reacted negatively to their proposal, representatives from State Parks have been discussing their project directly with us. It was and still is our hope that some agreement can come from these discussions regarding mitigation of impacts resulting from their project. If that happens, it will be reported to the City Council during the appeal.

However, there are other issues at play here that we feel require a broader discussion. What is the impact of this campground on public recreation and access in this area? How does the campground use influence other planning efforts in Morro Bay such as the Bicycle Trail Master Plan? These are but two questions that we feel deserve answers, and both were largely ignored by the Planning Commission.

I have other concerns regarding this facility that are probably the purview of State Parks, but deserve some air time with the Council because the park is in the City limits. In my opinion, what they are doing is not consistent with the State Parks General Plan for this park. I believe they are taking a poorly designed campground and making it substantially worse, rather than correcting the deficiencies to make the campground more attractive and more productive. The General Plan talks about all kinds of improvements that they are not making with this project. I believe that State Parks pursuit of additional revenue is causing them to ignore what makes the coast a special place to begin with.

I hope we can have a reasonable discussion about all of this at the appeal hearing. Thanks for your consideration.

Sincerely,

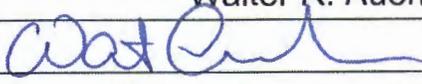


Walter R. Auerbach
3200 Beachcomber Drive

EXHIBIT D



CITY OF MORRO BAY PUBLIC SERVICES DEPARTMENT *APPEAL FORM*

<i>APPEAL FROM THE DECISION OR ACTION OF (GOVERNING BODY OR CITY OFFICER):</i>	
Planning Commission	
<i>APPEAL OF SPECIFIC DECISION OR ACTION:</i>	
Approval of CP 0-390	
<i>PERMIT TYPE BEING APPEALED (IE. COASTAL PERMIT, USE PERMIT, TENTATIVE SUBDIVISION):</i>	
Coastal Development Permit	
<i>DATE DECISION OR ACTION RENDERED:</i> March 6, 2013	
<i>APPELLANT (PLEASE PRINT):</i> Walter R. Auerbach	
<i>SIGNATURE:</i> 	
<i>ADDRESS:</i> PO Box 7571, Tahoe City, CA. 96145	<i>TELEPHONE NUMBER:</i> 530-448-1231

<i>GROUNDS FOR THE APPEAL (ATTACH SHEETS AS NECESSARY):</i>
Project as approved is not in compliance with Local Coastal Plan in terms of view protection, public access, and parking (as it relates to access). See attached letters presented to the Morro Bay Planning Commission.

<i>REQUESTED RELIEF OR ACTION:</i>
Deny the project, or approve it with additional conditions.

<i>FOR OFFICE USE ONLY</i>	
<i>DATE APPEAL FILED:</i>	<i>ACCEPTED BY:</i>
<i>APPEAL BODY:</i>	
<i>DATE OF APPEAL HEARING:</i>	

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EXHIBIT D

February 28, 2013

To: Morro Bay Planning Commission

Re: Application from State Parks for Improvements to Morro Strand Campground

We would like to introduce some observations and comments about the State Parks proposal to improve/expand the Morro Strand State Beach Campground. In general, we support modest, environmentally and people-sensitive improvements to the park and campground. We also support public access to coastal resources, and some of our comments and thoughts result from what we perceive as a conflict between unfettered public access and paid campground uses that State Parks may be perpetuating by this proposal.

We had a brief opportunity to look at the contents of the file at the Planning Department, and spoke briefly with the applicant about a couple of our concerns. We appreciate the willingness of both Cindy Jacinth and Doug Barker to discuss these concerns in person.

The proposed site improvements are closer to our properties than any other adjoining properties along Beachcomber Drive. We (as well as many others along Beachcomber Drive) operate very popular vacation rentals that bring hundreds of people to Morro Bay each year, along with their vacation spending and occupancy taxes. We also enjoy our homes as residents as much as possible, so we are very aware of the campground and the effect it has on our properties and businesses. In short, we believe the project as proposed could have significant impacts on both, and urge the City to consider our comments in their deliberations. Our specific comments are listed below:

Change/Increase in Use: The application seems to represent this project as a simple conversion of existing campsites to the same number of larger campsites. While the map of existing camping "sites" shows that, these sites are not really used as individual sites at all. They are 10-foot by 20-foot paved parking stalls, which are rarely if ever full. In fact, the campground as a whole is rarely if ever full, and more regularly it seems to be virtually empty. We question whether the overall business model for this site is realistic, given how it is used and managed currently. We would ask that State Parks provide more revenue and user information on this and their other nearby facilities that demonstrates there is a current shortage of larger camp sites or revenue in general that requires immediate attention, and any alternative ways to address those shortfalls. For instance, today with apparently few changes they could allow larger vehicles to park parallel to the slope, entirely within the paved areas. If such a test reveals that these sites are in demand to the point where they are running out of availability, then it would seem appropriate to increase the number of larger campsites. Further, rather than expanding the facilities now for a select few users who are able to purchase very large and expensive rigs, why not consider the entire site in a master plan that looks to make improvements to facilities and address existing deficiencies across the board? State Parks must be aware that there are quite a few negative comments about this campground because it is "camping in a parking lot" and not a quality experience other than its proximity to the beach. As you know, the site was a day use area long before it was a campground. We don't know what the decision process was in the conversion to a campground, but maybe that decision should be reconsidered as well. A comprehensive master plan would allow the

EXHIBIT D

February 28, 2013

Page 2

public to weigh in more thoroughly, and ensure these concerns as well as others listed here are vetted completely before such an investment of public funds is made.

Parking: State Parks does not currently provide sufficient space for public and overflow parking for the uses this campground and beach support, and that lack of parking impedes public access and enjoyment of Beachcomber Drive. Beachcomber Drive is a hugely popular street for pedestrians, dog walkers, bicycles and sightseers. Daily, winter and summer, there is an endless stream of non-motorized uses including many disabled users in wheelchairs, walkers, recumbent bikes and other personal mobility devices. These users come from all over the Beach Tract and the opposite side of Highway 1 because of the views, and the level and accessible roadway. We support and encourage expansion of these public uses, and support future bicycle improvements that are planned in the City's Bicycle Master Plan.

Public parking is necessary to this popular beach, but the State provides just a few spots at the entrance. This leaves everyone else to park along the road, climb down the slope, and walk through the campground to reach the beach, creating erosion and water quality issues. The layout of the proposed campsites creates a wall of large vehicles which will make that prospect even more difficult. The result will be more people parking along the street adjacent to our homes and businesses, where the only stairway exists leading down the slope to the campground.

The handout given to campers by State Parks staff encourages campers with additional vehicles to park them along Beachcomber Drive. While it is a city street and parking is allowed, campers use that opportunity to save money and park for extended periods of time on the street. Savvy campers may roll their vehicle to a new spot a few feet away before the 72-hour parking limit is up. In any case, a State Parks policy of encouraging offsite parking is inconsistent with their stated desire to increase revenue. Further, providing only one parking spot for a separate vehicle for each large campsite is insufficient, and longer-term campers will have even less willingness to pay extra vehicle fees. This will force even more vehicles onto Beachcomber Drive.

We believe that the use of Beachcomber Drive as an overflow parking lot for the campground will increase, as will the concentration and frequency of parking directly in front of our homes and businesses. City Code requires that onsite parking be provided in conjunction with any other commercial business. We have to provide it for our vacation rental, and we discourage our guests from parking on the street. We believe that State Parks should be required to provide sufficient parking for all public uses (day use and paid campground) in conjunction with expansion of the camping facilities, and stop encouraging campers to park offsite. This will improve access by the public to the State Beach, reduce conflicts between day users and campers, and improve access to the views and safety of Beachcomber Drive for the thousands of public users who enjoy it free of charge as a spectacular coastal promenade.

Lighting: The application seems to include a reference to new lighting associated with these campsites. We could not find any locations or details of lighting on the plans in the file. We would ask the Planning Commission to not approve any new lighting sources west of Beachcomber Drive. New lighting in that area would be inconsistent with the overall public enjoyment of coastal views.

EXHIBIT D

February 28, 2013

Page 3

Further, the existing lighting on the restroom buildings is not shielded, and casts a glare directly into the windows of all the homes on Beachcomber. This is noticeable and distinct from the intersection lights on the street. We would ask that State Parks be required to shield all existing lighting in the campground, consistent with best practices in other areas.

Noise/Odors: The proposed campsites are directly in front of our properties. Each of these large vehicles has a generator, and all of them will be running at about the same time for cooking, TV watching, etc. We would like the City to request more information on possible noise and odor impacts, and how those will be mitigated.

Visual: Separate from the lighting, we are concerned about the layout and visual impact of the proposed sites. The application suggests that there will be no impact, or any impacts will be mitigated by some tree removal and removal of a pole. This doesn't seem sufficient to us. The sheer number of the large RV sites seems inconsistent with enjoyment of a coastal view. What the walkers along the Beachcomber promenade will see is the top side of 25 or more diesel pushers, stacked up like a mobile home park. We ask that the Planning Commission consider additional ways to shield this view from the public who currently enjoy the view from Beachcomber Drive at no charge. Further, these vehicles are very large and very tall, and our opinion is that they will project above the top of bank view line from the residences along Beachcomber. We would like to see State Parks develop cross sections and alternative mitigation showing how that will be shielded from view.

Other: We often witness campers flying tall flags or kites in the parking lot below us. The public is prohibited from flying kites on the beach as it is a habitat for the Snowy Plover, so we don't understand why campers who pay to be there are allowed to fly flags or kites at all. This should be corrected in any proposed improvement to the site.

We hope that our comments are considered in the spirit intended; that of working as partners in this neighborhood to ensure that everyone's use and enjoyment of the coast is valued and protected.

Thanks for your consideration.

Sincerely,

Wally Auerbach and Cindy Gustafson, 3200 Beachcomber Drive

Fred and Candi Wickman, 3198 Beachcomber Drive

C: Doug Barker, via email to dbarker@hearstcastle.com

EXHIBIT D

March 6, 2013

Morro Bay Planning Commission

Additional Comments Regarding State Parks/Morro Strand Campground

Over two years ago, State Parks enlisted the public in a very collaborative fashion to help prevent the closure of Morro Strand and other parks due to State budget cuts. We and scores of others supported State Parks financially and through other means, knowing that closure of parks like Morro Strand meant potentially big changes to our neighborhoods and our enjoyment of the coast.

Once the threat of closure was gone, State Parks disengaged from the public, and now have resurfaced with a project at Morro Strand that has had no public input or collaboration prior to its unveiling. We know this is not generally representative of how State Parks values the relationship with their neighbors in the Beach Tract. The public, including the neighborhood of the Beach Tract, deserve the opportunity to weigh in on the future of Morro Strand.

*I would request that the Morro Bay Planning Commission take no action on the project other than to request that State Parks go back to the drawing board, engage the public including their neighbors in the Beach Tract and public agency partners, in a **collaborative** process with the goal of making Morro Strand Campground and State Beach, AND Beachcomber Drive the quality recreational facility and experience it deserves to be.*

Anticipating that my highest hope may be beyond the City's comfort level to accommodate now, and considering our prior comments regarding the impact of the current proposal on our homes, businesses and the public's enjoyment of Beachcomber Drive, I would ask that if the Planning Commission elects to approve the project today, the following conditions of approval be added:

- 1) The slope below Beachcomber Drive and above the proposed sites shall be landscaped with vegetation that shields the view of the RV sites from Beachcomber Drive and adjacent residences without blocking views of the coast from Beachcomber Drive.
- 2) Applicant shall install shields over existing lighting at the existing restrooms to further mitigate view shed impacts, such that no direct light sources are visible from adjoining properties.
- 3) Pedestrian access to the beach from Beachcomber Drive shall be improved and signed at the south end of Beachcomber Drive (near Java Street) and at the north end (near Trinidad or Tahiti Street) by way of a stairway or improved pathway with signage. This improvement will disperse day use access to the beach and mitigate the access barrier created by the RV campsites.

EXHIBIT D

- 4) Extra-vehicle parking shall be designated for the reconfigured campsites at a rate of one extra vehicle space per 3 RV sites. The designated sites shall be in close proximity to the RV sites.
- 5) Applicant shall develop fees and parking policies that encourage all campers to utilize extra-vehicle sites rather than parking extra vehicles along Beachcomber Drive overnight.

Alternatively, I would support designation of Beachcomber Drive as a "No Overnight Parking" street, or even eliminate parking entirely if appropriate public parking for the beach can be developed elsewhere (in the campground area, for instance).

Beachcomber Drive is a very special location, unique, and important to the City in so many ways. Please consider these comments in your deliberations.

Wally Auerbach
3200 Beachcomber Drive

EXHIBIT E



AGENDA NO: B-6

MEETING DATE: March 6, 2013

Staff Report

TO: Planning Commissioners **DATE:** February 28, 2013
FROM: Cindy Jacinth, Assistant Planner
SUBJECT: Coastal Development Permit (#CP0-390) to allow the upgrade of existing campsites located at Morro Strand State Park Campground

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit "A";
- B. Approve Coastal Development Permit (#CP0-390) subject to the Conditions included as Exhibit "B" and the site development plans dated January 23, 2013.

APPLICANT/AGENT: California State Parks

LEGAL DESCRIPTION/APN: Morro Strand State Park Campground / 065-211-001

PROJECT DESCRIPTION: The Applicant is seeking Coastal Development permit approval to upgrade 25 existing campsites plus the two camp host sites at Morro Strand State Park Campground to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue.

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	OA-2/PD, open space	South	OA-1/PD, open space
East:	R-1/S.2A, moderate density	West:	OA-1/PD, open space

EXHIBIT E

Site Characteristics	
Site Area	168,000 square feet
Existing Use	State Parks campground site
Terrain	Flat /Graded adjacent to cut slope
Vegetation/Wildlife	Previously disturbed site
Archaeological Resources	Property not within 300 feet of archaeological resource.
Access	Trinidad Street and Yerba Buena

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Open Space/ Recreation
Base Zone District	OA-2
Zoning Overlay District	PD
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Located within the Appeals Jurisdiction

BACKGROUND:

The Morro Strand State Parks Campground is seeking to upgrade 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue. The campground has been used for camping since the early 1980s and has had few improvements. The original site was constructed as a day use parking lot.

The campground currently consists of 85 campsites which include sites 1-81, plus sites A-D and 2 camp hosts. The campsites measure 12 feet by 24 feet in length. Currently campsites 1-81 are 24 feet or less in length and campsites A-D are 30-40 feet. The campground currently limits camp reservations to trailers less than 24 feet with tent camping allowed at the campsites along the west side of the campground.

PROJECT SPECIFICS

Under State Parks' proposal, campsites 47-71 plus the two camp host sites (number 72 and 73) along the eastern border of the campground would be angled to increase to 30-40 feet. The existing campsites 1-46, 74-81 and sites A-D would remain at their existing size and configuration.

Picnic tables and BBQ pits will be added as well as surface improvements to accommodate full utility hook-ups for the recreational vehicles. The project will include improvements to drainage and existing viewshed from adjacent residences. The improved viewshed will be due to replacement of diseased myoporum trees; utilities will be undergrounded and a PG&E drop pole

EXHIBIT E

removed. The recreational vehicle hook-ups will be sites against the cut slope and out of the viewshed. The campsites are currently located in parallel spaces to one another. The improvement project will involve angling the campsites to increase the length and therefore accommodate recreational vehicles increasing the campsite from 24 feet or less to between 30 to 40 feet.

The campground consists of an existing site of disturbed, paved, flat campsite loops adjacent to a cut slope and a beach fore-dune complex. Existing drainage is poor and will be corrected by the installation of drainage inlets to increase permeability with less run-off. The existing structures on site include two public restrooms and two existing sheds.

Environmental Determination

Pursuant to the California Environmental Quality Act, the project is categorically exempt pursuant to Section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alter of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project as described above involves minor alterations to the existing campground through the upgrade of 25 existing campsites plus the 2 camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue. The upgrade of the campsites at this campground will not result in an intensification of use.

The project was reviewed for proximity to cultural and archaeological resources. A biological assessment was submitted by the Applicant on February 26, 2013 which disclosed that no impacts to sensitive species or habitat will occur as a result of this proposed project. The proposed project is entirely within the footprint of the existing campground which is a graded and previously disturbed site. The archaeological review conducted was determined to be outside the threshold distance and therefore the project was found to be eligible for a Notice of Exemption from CEQA.

General Plan

The General Plan designation for this area is Open Space/Recreation. The campground is addressed in the Land Use, Open Space and Conservation Element which details plans and policies for the preservation of open space to protect natural resources and to provide spaces for outdoor recreation. The Open Space Element states the important planning area of the North Morro Strand State Beach, formerly known as Atascadero State Beach and "recommends facilities improvement at Atascadero State Beach and provision of overflow RV spaces..." The proposed upgrade of 25 existing campsites plus two camp host sites at North Morro Strand campground is consistent with and meets the policy objectives of the General Plan.

Zoning Ordinance

The OA-2 (Open Space/Recreation) zone district provides for public and private open space areas including those which can be used for recreational functions not involving significant structures. Although a campground is a conditionally permitted use under the OA-2 district, as a superior government agency, the applicant, State Parks Department is only required to obtain Coastal Development Permit approval pursuant to the Coastal Act.

EXHIBIT E

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on February 22, 2013 and all property owners of record within 300 feet of the subject site and occupants within 100 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION: The Morro Strand State Park Campground project to upgrade 25 existing campsites plus the two camp host sites as proposed is consistent with the General Plan, Local Coastal Plan, and Municipal Code for development standards. The Open Space Element of the General Plan aims to increase recreational opportunities and recommends facilities improvement at Morro Strand State Beach, formerly known as Atascadero State Beach. No additional campsites will be added with this proposal, nor is the footprint increased, as the existing campsites will be angled in order to accommodate recreational vehicles and therefore increase visitation and revenue year-round. Amenities will be added including picnic tables and BBQs as well as full utility hookups provided for recreational vehicles. Additionally, the viewshed along Beachcomber and area drainage will be improved as a result of this project with no impacts to sensitive species or habitat to occur as a result of the project. Therefore staff recommends Planning Commission approval of the Coastal Development Permit.

Exhibits:

- Exhibit A – Findings
- Exhibit B – Conditions of Approval
- Exhibit C – Plans / Reductions
- Exhibit D – Proposed and Existing Campground Layout
- Exhibit E – Camp Host site layout
- Exhibit F – Aerial image of Proposed Layout
- Exhibit G – Site Photographs
- Exhibit H – Biological Report dated February 26, 2013
- Exhibit I – Correspondence received February 28, 2013

EXHIBIT E

EXHIBIT A

FINDINGS

SITE: MORRO STRAND STATE PARK CAMPGROUND

PROJECT DESCRIPTION: The Morro Strand State Parks Campground is seeking to upgrade 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15301, Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alter of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project as described above involves minor alterations to the existing campground through the upgrade of 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue. The upgrade of the campsites at this campground will not result in an intensification of use.

COASTAL DEVELOPMENT PERMIT FINDINGS

- A. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay based on the analysis contained within the staff report.
- B. The project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and it was found that the campsite upgrades proposed are contained within the original footprint of the project area and therefore will not impact access to the beach or other recreational endeavors.

EXHIBIT E

EXHIBIT B

CONDITIONS OF APPROVAL

SITE: MORRO STRAND STATE PARK CAMPGROUND

PROJECT DESCRIPTION: The Morro Strand State Parks Campground is seeking to upgrade 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated February 26, 2013, for the project depicted on plans dated January 23, 2013 on file with the Public Services Department. Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Public Services Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined not to be minor by the Director 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, City of Morro Bay, 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 Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
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 that City is under no obligation to defend any legal

EXHIBIT E

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 and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Public Services Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.
8. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

FIRE DEPARTMENT CONDITIONS

1. Fire safety during construction, alteration, and demolition of the project shall be in accordance with 2010 California Fire Code, Chapter 14.
2. Timing of Installation. When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. (CFC 501.4)
3. Premises Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street fronting the property. (CFC 505.1) Provide space numbers
4. Fire Access Roads. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and vertical clearance of not less than 13 feet 6 inches. (CFC 503.2.1)
5. Fire Protection Water Supplies-Hydrants and Water Mains. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the premises upon which facilities, buildings or portions of buildings are constructed. (CFC 507)

EXHIBIT E

- a. Private fire service mains shall be installed in accordance with NFPA 24. (CFC 507.2.1)
 - b. Fire hydrant systems requirements shall be determined and comply with 2010 California Fire Code, Appendix C. (CFC 507.5)
6. General Means of Egress. The requirements specified in Sections 1003 through 1013 shall apply to all three elements of the means of egress system, in addition to those specific requirements for exit access, the exit and the exit discharge. (CFC 1003)
 7. Occupant Load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be determined. Where occupants from accessory areas egress through a primary space, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from the accessory area. (CFC 1004.1)

PLANNING CONDITIONS

1. Applicant shall contact the Planning Division of the Public Services Department for a final inspection upon completion of the project.

EXHIBIT E

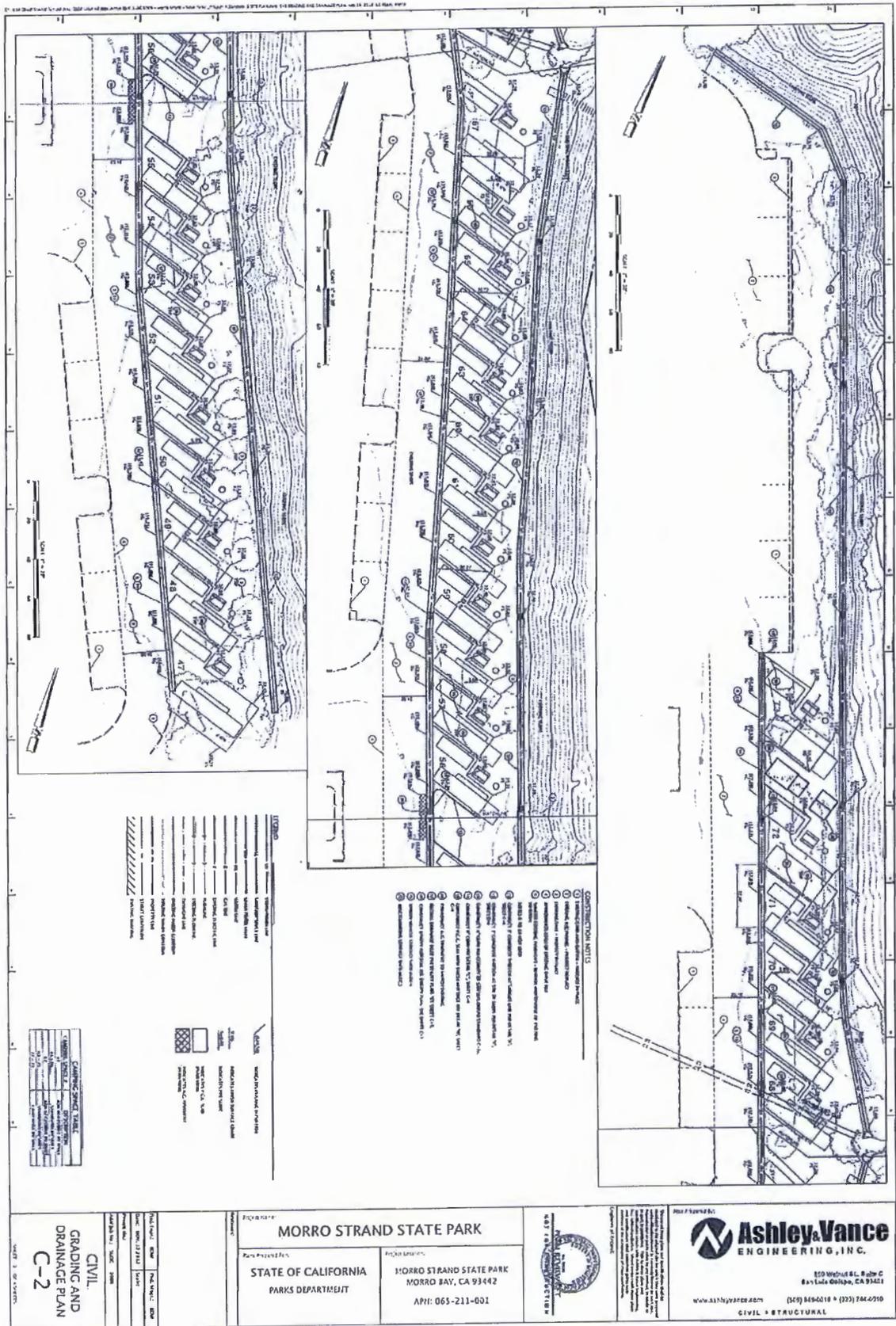


EXHIBIT E

Exhibit D

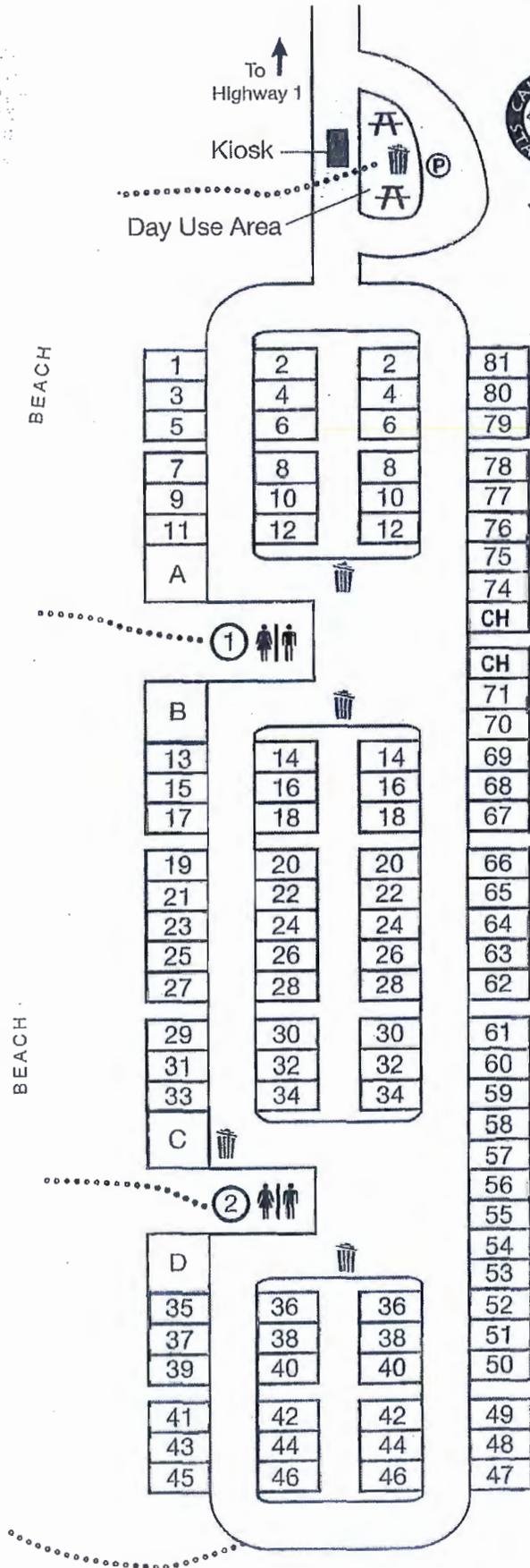


Morro Strand Campground

Your space # _____

Proposed Layout

Pacific Ocean



Legend

- Restrooms
 - Camp Host
 - Picnic Area
 - Parking
 - Trail
 - Trash Cans
- 1 - 46 & Campsites
74 - 81 24ft or less
- 47 - 71 Campsites
& A-D 30ft-40ft

For Emergencies
Dial **9-1-1.**

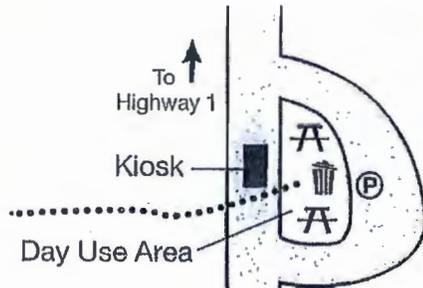
©2012 California State Parks

EXHIBIT E

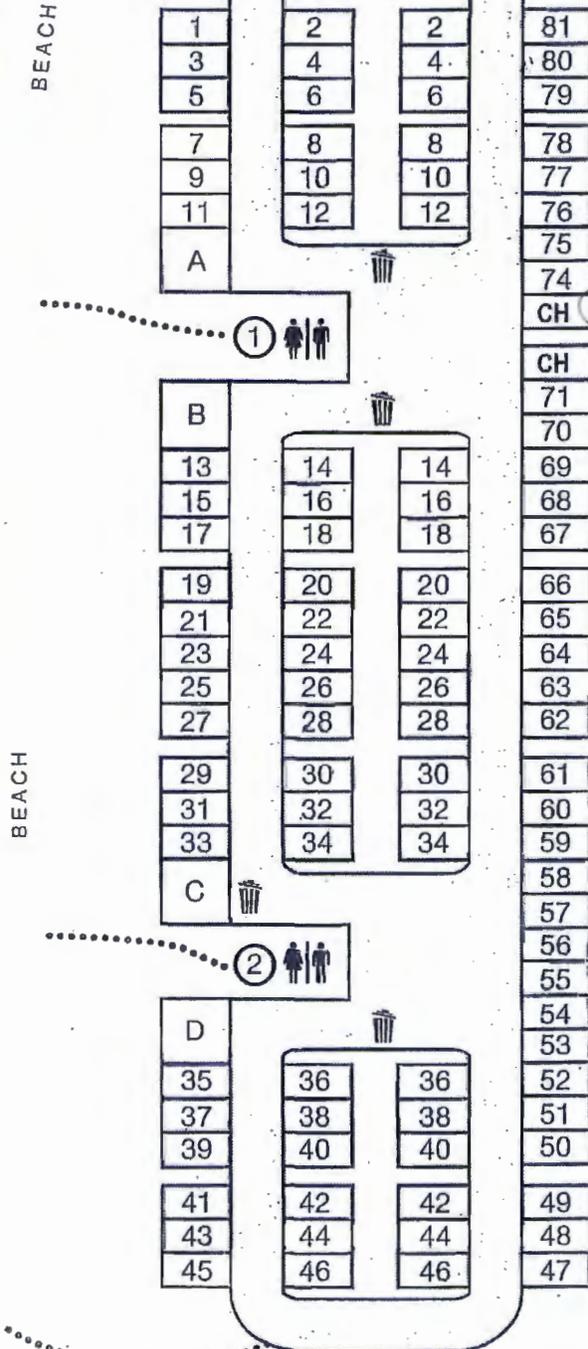


Morro Strand Campground

Your space # _____



Existing Layout



Legend

- Restrooms
- Camp Host
- Picnic Area
- Parking
- Trail
- Trash Cans
- 1-81 Campsites 24ft or less
- A-D Campsites 30ft-40ft

**For Emergencies
Dial 9-1-1.**

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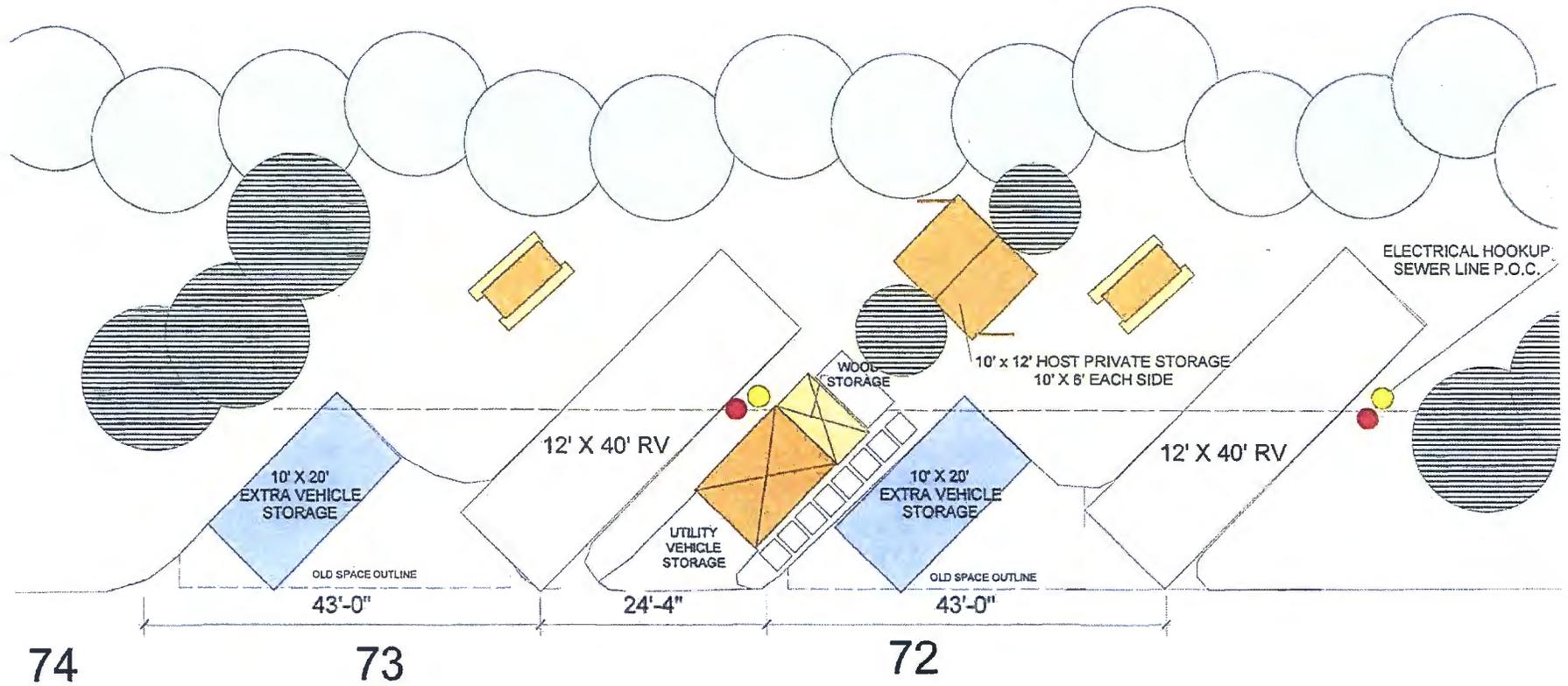


EXHIBIT E



PROPOSED CAMP HOST PROJECT
MORRO STRAND STATE PARK



NORTH



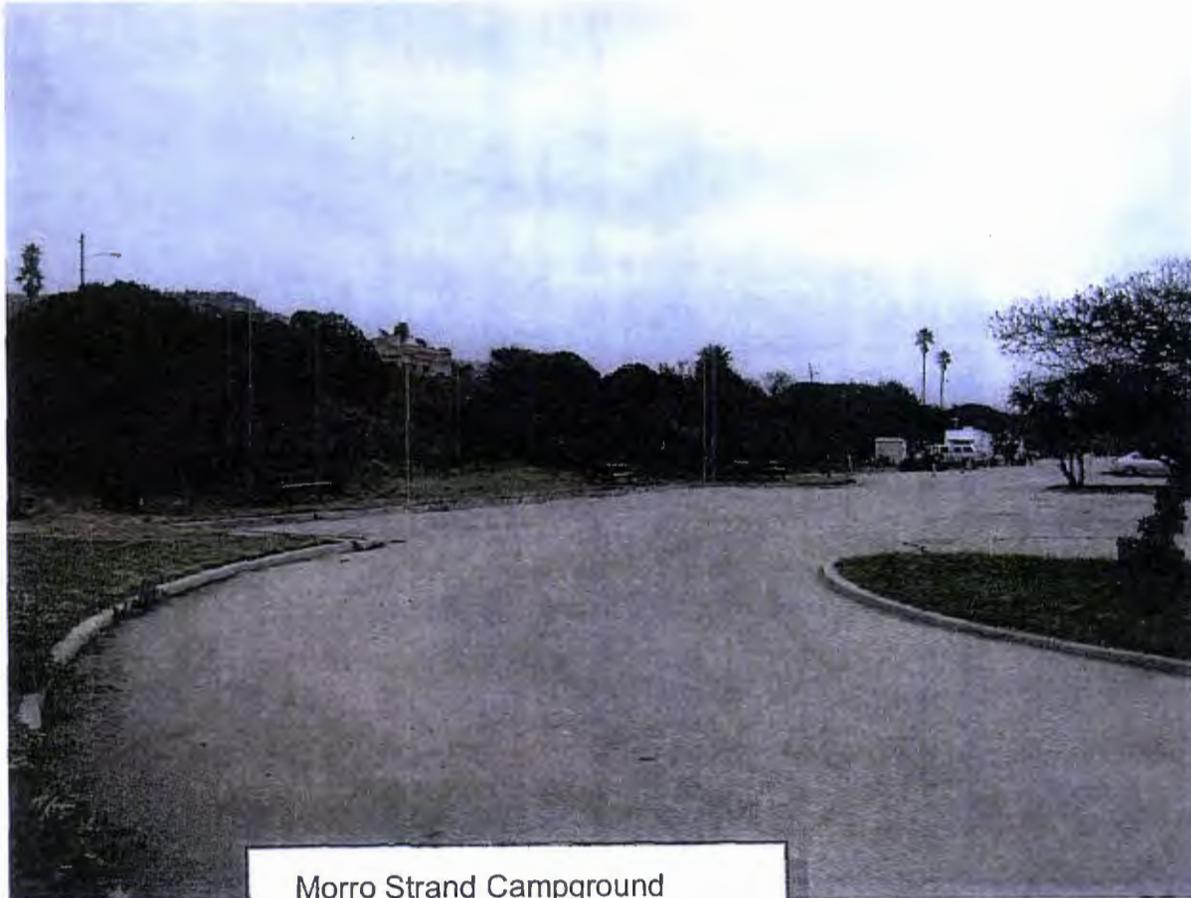
2 CAMP HOSTS
28 RV SITES

MORRO STRAND RV PROPOSAL





Morro Strand Campground
North View showing cut slope
below Beachcomber St



Morro Strand Campground
South view from main entrance.
Note RV site below grade & out
of viewshed from residence
above.

EXHIBIT E



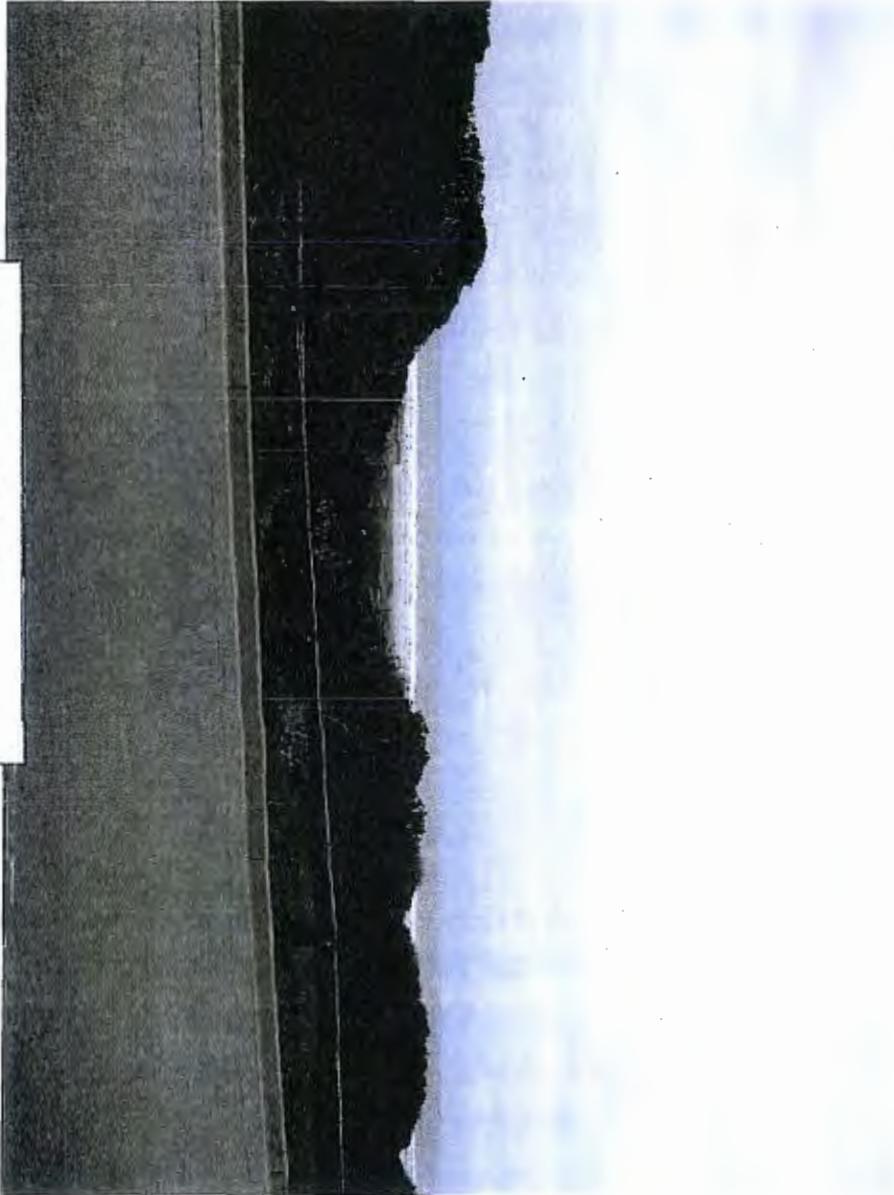
Morro Strand Campground
South View of campsite sites

EXHIBIT E

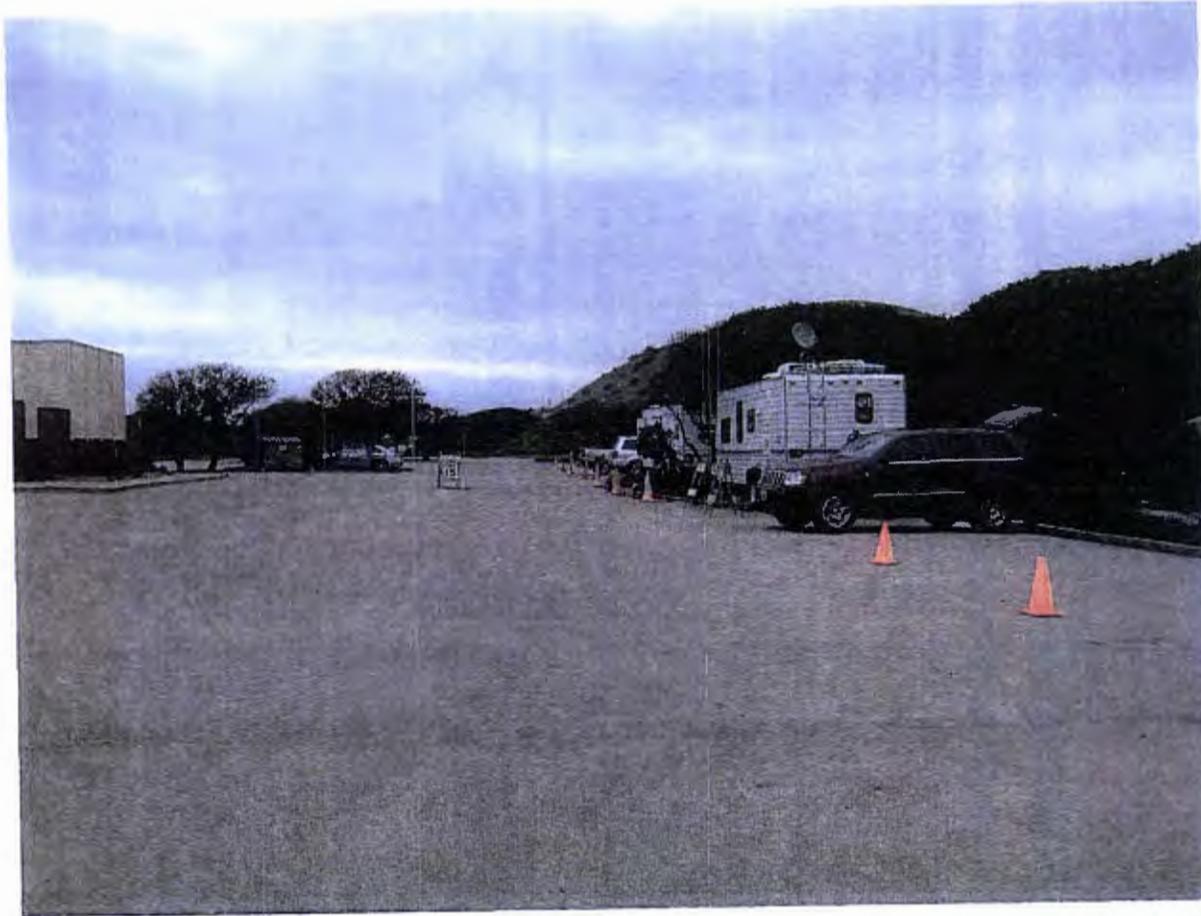


Morro Strand Campground
West view from Beachcomber st
Note diseased Myoporum and
viewshed impacts from trees

EXHIBIT E



Morro Strand State Beach
West view from east side of
Beachcomber St. Note viewshed
impact from trees.



Morro Strand Campground
North view showing camphost
sites. Note RV height below
grade & out of viewshed from
residences above.

EXHIBIT E

Exhibit H



State of California • Natural Resources Agency

Edmund G. Brown Jr., Governor

DEPARTMENT OF PARKS AND RECREATION

Major General Anthony L. Jackson, USMC (Ret), Director

San Luis Obispo Coast District
750 Hearst Castle Road
San Simeon, CA 93452
(805) 927-2065 telephone
(805) 927-2031 fax

February 26, 2013

Kathleen Wold
Senior Planner
Public Services Department
City of Morro Bay
955 Shasta Avenue
Morro Bay, CA 93442

Subject: Biological Description for Morro Strand Coastal Development Permit application CP0-390

Dear Ms. Wold:

Although Morro Strand State Beach (Strand) is predominately characterized by coastal dune, strand, and dune wetland habitats, the campground at the Strand contains little, if any, of these sensitive habitats. The proposed campsite conversion located on the easterly side of the Beach campground will occur entirely on the existing footprint of the current campsites. The sites have been used for camping since the early 1980's and have had few improvements. The original site was constructed as a day use parking lot.

Very little vegetation occupies the area proposed for campsite realignment. The extant plant community would be classified as ruderal consisting of introduced plant species. Common species include iceplant (*Carpobrotus edulis*), buckhorn plantain (*Plantago coronopus*), myoporum (*Myoporum laetum*), sour grass (*Oxalis pes-caprae*), kikuyu grass (*Pennisetum clandestinum*), and radish (*Raphanus sativus*). One highly invasive plant occurs on site, spiny threecornerjack (*Emex spinosa*), currently being monitored and controlled by state park resource staff. The existing drainage ditch at the toe of slope has been manually cleared on an annual basis to facilitate drainage and sustains limited cover by introduced plant species.

Myoporum and Monterey cypress (*Cupressus macrocarpa*) are the only tree species located in the campground. Recent weather patterns have promoted a significant increase in myoporum thrips that have deleteriously affected the health of the species in the park (Plant "die back" has occurred on the nearby Cal Trans Right-of-Way as well.). The project proposes to replace some of the myoporum that may be removed with native tree/shrub species such as arroyo willow (*Salix lasiolepis*) that naturally occurs in the dune system.

EXHIBIT E

Kathleen Wold
Page 2
February 26, 2013

As the proposed project does not expand the footprint of the existing camping area, the project will not have any impact to sensitive species or habitat. The project will not disturb coastal dune or strand habitat, located to the west of the campground, or the riparian habitat located southerly of the campground. Adjoining Alva Paul Creek, known habitat for the federally listed California red-legged frog (*Rana draytonii*), will not be affected by the project. As the project footprint is limited to the easterly (inland) side of the campground, the proposed project will not impact the coastal dune community. Concomitantly, the project will not affect nesting habitat for the federally listed Western snowy plover (*Charadrius nivosus nivosus*). Currently, the dune system is fenced off separating westerly side of the campground from sensitive habitat. Access corridors are established and signed, and Western snowy plover habitat is fenced and monitored during the nesting season. As part of the Department's Natural Resource Program, these sensitive habitats have been restored and are being managed by ongoing state park natural resource projects.

As stated above, no impacts to sensitive species or habitat will occur as a result of this proposed project. Thank you for the opportunity to address any extant biological issues. Please do not hesitate to contact me if you have any questions.

Sincerely,



Vincent Cicero
Senior Environmental Scientist

cc: Cindy Jacinth, Assistant Planner, City of Morro Bay
Nick Franco, District Superintendent

EXHIBIT E

Exhibit I

RECEIVED

FEB 28 2013

City of Morro Bay
Public Services Department

February 28, 2013

To: Morro Bay Planning Commission

Re: Application from State Parks for Improvements to Morro Strand Campground

We would like to introduce some observations and comments about the State Parks proposal to improve/expand the Morro Strand State Beach Campground. In general, we support modest, environmentally and people-sensitive improvements to the park and campground. We also support public access to coastal resources, and some of our comments and thoughts result from what we perceive as a conflict between unfettered public access and paid campground uses that State Parks may be perpetuating by this proposal.

We had a brief opportunity to look at the contents of the file at the Planning Department, and spoke briefly with the applicant about a couple of our concerns. We appreciate the willingness of both Cindy Jacinth and Doug Barker to discuss these concerns in person.

The proposed site improvements are closer to our properties than any other adjoining properties along Beachcomber Drive. We (as well as many others along Beachcomber Drive) operate very popular vacation rentals that bring hundreds of people to Morro Bay each year, along with their vacation spending and occupancy taxes. We also enjoy our homes as residents as much as possible, so we are very aware of the campground and the effect it has on our properties and businesses. In short, we believe the project as proposed could have significant impacts on both, and urge the City to consider our comments in their deliberations. Our specific comments are listed below:

Change/Increase in Use: The application seems to represent this project as a simple conversion of existing campsites to the same number of larger campsites. While the map of existing camping "sites" shows that, these sites are not really used as individual sites at all. They are 10-foot by 20-foot paved parking stalls, which are rarely if ever full. In fact, the campground as a whole is rarely if ever full, and more regularly it seems to be virtually empty. We question whether the overall business model for this site is realistic, given how it is used and managed currently. We would ask that State Parks provide more revenue and user information on this and their other nearby facilities that demonstrates there is a current shortage of larger camp sites or revenue in general that requires immediate attention, and any alternative ways to address those shortfalls. For instance, today with apparently few changes they could allow larger vehicles to park parallel to the slope, entirely within the paved areas. If such a test reveals that these sites are in demand to the point where they are running out of availability, then it would seem appropriate to increase the number of larger campsites. Further, rather than expanding the facilities now for a select few users who are able to purchase very large and expensive rigs, why not consider the entire site in a master plan that looks to make improvements to facilities and address existing deficiencies across the board? State Parks must be aware that there are quite a few negative comments about this campground because it is "camping in a parking lot" and not a quality experience other than its proximity to the beach. As you know, the site was a day use area long before it was a campground. We don't know what the decision process was in the conversion to a campground, but maybe that decision should be reconsidered as well. A comprehensive master plan would allow the

EXHIBIT E

February 28, 2013

Page 2

public to weigh in more thoroughly, and ensure these concerns as well as others listed here are vetted completely before such an investment of public funds is made.

Parking: State Parks does not currently provide sufficient space for public and overflow parking for the uses this campground and beach support, and that lack of parking impedes public access and enjoyment of Beachcomber Drive. Beachcomber Drive is a hugely popular street for pedestrians, dog walkers, bicycles and sightseers. Daily, winter and summer, there is an endless stream of non-motorized uses including many disabled users in wheelchairs, walkers, recumbent bikes and other personal mobility devices. These users come from all over the Beach Tract and the opposite side of Highway 1 because of the views, and the level and accessible roadway. We support and encourage expansion of these public uses, and support future bicycle improvements that are planned in the City's Bicycle Master Plan.

Public parking is necessary to this popular beach, but the State provides just a few spots at the entrance. This leaves everyone else to park along the road, climb down the slope, and walk through the campground to reach the beach, creating erosion and water quality issues. The layout of the proposed campsites creates a wall of large vehicles which will make that prospect even more difficult. The result will be more people parking along the street adjacent to our homes and businesses, where the only stairway exists leading down the slope to the campground.

The handout given to campers by State Parks staff encourages campers with additional vehicles to park them along Beachcomber Drive. While it is a city street and parking is allowed, campers use that opportunity to save money and park for extended periods of time on the street. Savvy campers may roll their vehicle to a new spot a few feet away before the 72-hour parking limit is up. In any case, a State Parks policy of encouraging offsite parking is inconsistent with their stated desire to increase revenue. Further, providing only one parking spot for a separate vehicle for each large campsite is insufficient, and longer-term campers will have even less willingness to pay extra vehicle fees. This will force even more vehicles onto Beachcomber Drive.

We believe that the use of Beachcomber Drive as an overflow parking lot for the campground will increase, as will the concentration and frequency of parking directly in front of our homes and businesses. City Code requires that onsite parking be provided in conjunction with any other commercial business. We have to provide it for our vacation rental, and we discourage our guests from parking on the street. We believe that State Parks should be required to provide sufficient parking for all public uses (day use and paid campground) in conjunction with expansion of the camping facilities, and stop encouraging campers to park offsite. This will improve access by the public to the State Beach, reduce conflicts between day users and campers, and improve access to the views and safety of Beachcomber Drive for the thousands of public users who enjoy it free of charge as a spectacular coastal promenade.

Lighting: The application seems to include a reference to new lighting associated with these campsites. We could not find any locations or details of lighting on the plans in the file. We would ask the Planning Commission to not approve any new lighting sources west of Beachcomber Drive. New lighting in that area would be inconsistent with the overall public enjoyment of coastal views.

EXHIBIT E

February 28, 2013

Page 3

Further, the existing lighting on the restroom buildings is not shielded, and casts a glare directly into the windows of all the homes on Beachcomber. This is noticeable and distinct from the intersection lights on the street. We would ask that State Parks be required to shield all existing lighting in the campground, consistent with best practices in other areas.

Noise/Odors: The proposed campsites are directly in front of our properties. Each of these large vehicles has a generator, and all of them will be running at about the same time for cooking, TV watching, etc. We would like the City to request more information on possible noise and odor impacts, and how those will be mitigated.

Visual: Separate from the lighting, we are concerned about the layout and visual impact of the proposed sites. The application suggests that there will be no impact, or any impacts will be mitigated by some tree removal and removal of a pole. This doesn't seem sufficient to us. The sheer number of the large RV sites seems inconsistent with enjoyment of a coastal view. What the walkers along the Beachcomber promenade will see is the top side of 25 or more diesel pushers, stacked up like a mobile home park. We ask that the Planning Commission consider additional ways to shield this view from the public who currently enjoy the view from Beachcomber Drive at no charge. Further, these vehicles are very large and very tall, and our opinion is that they will project above the top of bank view line from the residences along Beachcomber. We would like to see State Parks develop cross sections and alternative mitigation showing how that will be shielded from view.

Other: We often witness campers flying tall flags or kites in the parking lot below us. The public is prohibited from flying kites on the beach as it is a habitat for the Snowy Plover, so we don't understand why campers who pay to be there are allowed to fly flags or kites at all. This should be corrected in any proposed improvement to the site.

We hope that our comments are considered in the spirit intended; that of working as partners in this neighborhood to ensure that everyone's use and enjoyment of the coast is valued and protected.

Thanks for your consideration.

Sincerely,

Wally Auerbach and Cindy Gustafson, 3200 Beachcomber Drive

Fred and Candi Wickman, 3198 Beachcomber Drive

C: Doug Barker, via email to dbarker@hearstcastle.com

EXHIBIT F

AGENDA ITEM: A-1

DATE: April 3, 2013

ACTION: APPROVED

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 6, 2013
VETERANS MEMORIAL HALL – 6:00 P.M.

Chairperson Grantham called the meeting to order at 6:00 p.m.

PRESENT:	Rick Grantham	Chairperson
	John Solu	Vice-Chairperson
	(via teleconference Haiku, HI)	
	John Fennacy	Commissioner
	Michael Lucas	Commissioner
	Robert Tefft	Commissioner
STAFF:	Rob Livick	Public Services Director
	Kathleen Wold	Planning Manager
	Cindy Jacinth	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period and hearing none, closed Public Comment period.

PRESENTATIONS – None.

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR

A-1 Approval of minutes from Planning Commission meeting of February 6, 2013
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Fennacy moved to approve the Consent Calendar.

Commissioner Tefft seconded and the motion passed unanimously. (5-0).

EXHIBIT F

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION REGULAR MEETING – MARCH 6, 2013

Commissioner Lucas made a correction to the minutes. He asked that his comment on page 6 be changed from “future development *would* negatively impact” to “*could* negatively impact.”

Commissioners Fennacy and Tefft approved the correction.

B. PUBLIC HEARINGS

B-1 *Continued from February 6, 2013 meeting*

Case No.: Coastal Development Permit #CP0-382

Site Location: *nearest address* 2990 Alder

Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.

CEQA Determination: Categorically exempt, Class 3

Staff Recommendation: Continue item to April 3, 2013.

Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577

B-2 *Continued from February 6, 2013 meeting*

Case No.: Coastal Development Permit #CP0-383

Site Location: *nearest address* 499 Little Morro Creek Road

Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.

CEQA Determination: Categorically exempt, Class 3

Staff Recommendation: Continue item to April 3, 2013.

Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577

B-3 *Continued from February 6, 2013 meeting*

Case No.: Coastal Development Permit #CP0-384

Site Location: *nearest address* 781 Quintana. This location is located in the Coastal Commission Appeals Jurisdiction.

Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.

CEQA Determination: Categorically exempt, Class 3

Staff Recommendation: Continue item to April 3, 2013.

Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577

B-4 *Continued from February 6, 2013 meeting*

Case No.: Coastal Development Permit #CP0-385

Site Location: *nearest address* 255 Driftwood

Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.

CEQA Determination: Categorically exempt, Class 3

Staff Recommendation: Continue item to April 3, 2013.

Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577

B-5 *Continued from February 6, 2013 meeting*

Case No.: Coastal Development Permit #CP0-388

Site Location: *nearest address* 300 Kings

EXHIBIT F

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION REGULAR MEETING – MARCH 6, 2013

Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.

CEQA Determination: Categorically exempt, Class 3

Staff Recommendation: Continue item to April 3, 2013.

Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577

Chairperson Grantham opened Public Comment period and hearing none, closed Public Comment period.

MOTION: Chairperson Grantham moved to continue Items B-1 through B-5 to the April 3, 2013 Planning Commission meeting.

The motion was seconded by Commissioner Lucas. Livick conducted a roll call vote and the motion passed unanimously. (5-0).

B-6 **Case No.:** Coastal Development Permit #CP0-390

Site Location: Morro Strand Campground, 065-211-001

Proposal: Request to upgrade 25 existing campsites to include recreational vehicle hookups in order to modernize services as well as increase visitation and revenue.

CEQA Determination: Categorically exempt, Class 1

Staff Recommendation: Conditionally approve.

Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577

Jacinth presented the staff report.

Commissioner Fennacy asked staff if there are any provisions to renovate or improve the restrooms at the campground. Jacinth stated that is not part of this proposal.

Livick clarified the applicant is only requesting a Coastal Development Permit. The project is brought forward by a state agency, and since the state is a superior agency, the City does not have authority over the building permit or use permit. As such, Livick requested that Standard Condition 8 regarding the approval of building plans be stricken from the motion.

Nick Franco, Applicant, stated the goal of this project is to increase visitation and revenue so the park is safer from the threat of park closures and budget cuts in the future. He stated the proposal is not a camp rehabilitation project, as funds are not available for this purpose. He addressed the following issues:

- Parking – Franco stated he is open to proposals for addressing parking issues on Beachcomber Drive.
- Viewsheds – Regarding slope and vegetation, Franco stated he was willing to accept conditions pertaining to height in order to address these issues.
- Access – The State will be working to resolve this issue but it is not part of the current proposal.

EXHIBIT F

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION REGULAR MEETING – MARCH 6, 2013

- Noise – Franco noted there are currently restrictions on allowable hours of operation for generators. He stated the proposal to provide full utility hook-ups will eliminate the need for generators, and this will mitigate the noise issue.

Chairperson Grantham opened Public Comment period.

Fred Wickman, resident of Morro Bay, asked for clarification regarding how often the campground is at full capacity. He spoke about the following issues:

- Visual – He would like the City to apply conditions to the project with respect to vegetation. He suggested adding screening vegetation between campsites.
- Parking – Parking is an issue for residents, as campground users are parking on Beachcomber Drive instead of in the designated parking lot. Wickman suggested converting some of the campsites to parking and lowering the parking fees at the park.
- Access – He would like public access improved leading to the beach by adding access to both the north and south ends of the campground.

Mark Starbol, resident of Morro Bay, expressed concern that the State is spending money unnecessarily. He stated the previous upgrades made to the campground are sufficient.

Lara Pick, resident of Morro Bay, stated she would like clarification regarding parking regulations along Beachcomber Drive. She expressed concern that RVs parked there block her view.

Steve Seamus, resident of Morro Bay, asked the Applicant how many State parks are located adjacent to residential areas. He expressed concern that the upgrades would not provide enough of a buffer between the campground and the adjacent residential area. He also stated parking is an issue and the City should work to better enforce the vehicle height limit along Beachcomber Drive.

Keith Taylor, resident of Morro Bay, expressed concern that the vegetation at the campground has exceeded the allowable height.

Barry Branin, resident of Morro Bay, stated the 25 upgraded sites are the equivalent of adding 25 new homes and therefore suggested the City collect impact fees from campground users in order to offset some of the infrastructure costs in the City.

Harold Wiebenga, resident of Morro Bay, stated he would like the park closed. He stated the smell coming from the campfires is a nuisance and he would like it to be “smokeless.”

Chairperson Grantham closed Public Comment period.

Commissioner Solu asked staff if the proposed project would increase the number of campsites at the park. Jacinth clarified the number of campsites would stay the same, but the sites would be upgraded to accommodate larger vehicles and provide full RV hookups. The purpose of the upgrade is to increase the amenities and recreational opportunities for campers and to make it a

EXHIBIT F

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION REGULAR MEETING – MARCH 6, 2013

more desirable campground. Solu asked if the campground had any original landscaping conditions that are not currently being met. Jacinth stated the campsite has existed since the 1980s and City records do not show information regarding the original conditions. City records also show that the campground was originally a day use parking lot.

Chairperson Grantham asked staff if the City would benefit financially from the proposed upgrades. Livick stated the City does not receive revenue or transient occupancy taxes from this campground, however, he also noted it is the City Council's goal to keep the campground open.

Chairperson Grantham asked staff if RV parking is allowed on Beachcomber Drive. Livick clarified RVs are prohibited from parking on Beachcomber as well as on other streets in the beach tract.

Chairperson Grantham asked the Applicant if the hook-up fee is the same at all of the state parks. Franco stated the State has established a fee schedule which specifies a range of fees for the entire State park systems, but the fees at Morro Strand Campground are the same as those at Morro Bay State Park.

Commissioner Tefft asked about the level of occupancy of the campground during the summer. Franco stated it varies but the park is usually full in the springtime and summer.

Commissioner Tefft asked if the proposal would increase revenue for the City. Franco stated there are two ways in which it would increase revenue: 1) hook-up campsites cost more than standard campsites; and 2) the improved campsites would increase visitation in the off season.

Commissioner Tefft asked about the restroom that is currently closed. Brook Guteras, Applicant's representative, clarified the back restroom is closed for seasonal closures when there is low occupancy and will re-open when demand increases.

Commissioner Tefft asked about the potential red legged frog habitat at the campground. Vince Cicero, Applicant's senior environmental scientist, provided a detailed environmental description of the campground. He stated surveys have been conducted and the only places in the City where red legged frogs are occurring is in Alva Paul Creek and at the wetlands just west of the Cloisters development.

Commissioner Solu asked about parking regulations at the park. Franco stated the existing parking regulations are standard for California State Parks, which allow for two vehicles per campsite. Franco stated not all park users bring multiple vehicles at a time.

Commissioner Lucas asked Franco if he expected park users to stay longer with the proposed hook-up availability. Franco stated it is likely that visitors will take advantage of the hook-ups in the off-season. Lucas discussed with Franco the proposed amenities for RV users.

Commissioner Lucas asked Franco if regulations vary based on location. Franco stated the State does have the authority to set different rules and regulations for occupancy.

EXHIBIT F

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION REGULAR MEETING – MARCH 6, 2013

Commissioner Lucas asked if Morro Strand has a dump station. Franco clarified park users currently use the dump station at Morro Bay State Park, but the upgrade will include sewer hook-ups at each campsite. There would also be electric and water hook-ups.

Chairperson Grantham asked about vegetation at the campground. Franco stated the State would like to replace the existing trees with low-lying vegetation that requires less maintenance.

Commissioner Tefft asked if the existing restrooms are ADA compliant. Franco explained the State has a plan to eventually upgrade all restrooms to make them ADA compliant.

Commissioner Lucas noted the visual simulation appears to illustrate the southernmost campsite to be in the vegetation area, and asked if the proposal seeks to increase the footprint of the park. Tom Kidder, the State Park District Maintenance Chief, explained the simulation is not to scale and is only intended to provide a representation of the project.

Chairperson Grantham asked how noise is currently regulated at the campground with regard to generators. Franco explained generators are allowed between the hours of 10:00 am and 8:00 pm.

Commissioner Solu stated he would support this project if height restrictions and landscape issues are addressed.

Commissioner Fennacy expressed support for the project.

Commissioner Lucas stated he is not inclined to support the project unless conditions are imposed addressing landscaping and parking. He stated he would like parking restrictions with better signage or he would like to reduce parking from the 72 hour limit to an 8 hour limit in order to be more compatible with the surrounding neighborhood.

Commissioner Tefft expressed support for the project, stating this is consistent with the Coastal Act but questioned whether an exemption applies. Tefft also stated the sanitary facilities need to be upgraded.

Livick clarified for the Commission RV parking on Beachcomber and other streets in the City is a Police Department enforcement issue and not something controlled by the State.

Commissioner Tefft and Livick discussed the right-of-way along Beachcomber. Livick confirmed the screening for the campground would have to be done by the State, and not the City.

Livick stated views are a subject of the Local Coastal Plan, and landscaping could be added as a condition.

Commissioner Solu and Chairperson Grantham expressed support for the project.

EXHIBIT F

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION REGULAR MEETING – MARCH 6, 2013

MOTION: Commissioner Fennacy moved to conditionally approve and adopt the Findings included as Exhibit “A” to approve the Coastal Development Permit #CP0-390, subject to the Conditions included as Exhibit “B” and the site development plans dated January 3, 2013 with the deletion of Standard Condition #8.

The motion was seconded by Chairperson Grantham.

Commissioner Solu asked staff if language could be added to the motion regarding addressing landscaping issues. Wold suggested the Commission could address landscaping concerns by adding a condition that states the following:

1. Applicant shall submit a landscape plan to the approval of the Public Services Director, a simulation plan which illustrates the mature height of the vegetation, and provide a description of the maintenance of the vegetation.

Commissioners and staff discussed the various ways the landscaping concerns could be addressed.

AMENDED MOTION: Commissioner Lucas moved to include the condition as a condition to the original motion.

The amended motion was accepted by Commissioner Fennacy. Livick conducted a roll call vote and the motion passed (4-0-1), with Commissioner Lucas abstaining.

UNFINISHED BUSINESS

- C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
Upcoming Projects: SoCal Gas Advance Meter Project

Wold and Livick reviewed the Work Program with Commissioners.

NEW BUSINESS

- D-1 Discussion on Central Coast Greenhouse Gas Emission Reduction Plan
Recommendation: Review draft Greenhouse Gas Emission Reduction Plan and provide comments and direction to staff as necessary.

Wold reviewed the Plan with Commissioners.

Chairperson Grantham stated he had difficulty deciphering which actions are mandatory and which are voluntary.

Commissioner Lucas asked staff for clarification regarding what the Commission’s role is in reviewing the Plan. Wold stated the Commission should decide if the voluntary measures are sufficient to allow the City to meet its greenhouse gas reduction target. She stated Resolution No. 56-08 is intended to encourage the City to take leadership action on this issue.

EXHIBIT F

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION REGULAR MEETING – MARCH 6, 2013

Commissioner Lucas and staff discussed the Selected Strategies from the *Summary of Measures* section of the Plan.

Chairperson Grantham asked staff how many of the Five Milestones outlined in Exhibit “B” have been met. Wold explained the first two have been met and the City is currently working on the third, to develop a Climate Action Plan.

Commissioner Tefft expressed concern that the City is not achieving its goal of reducing GHG emissions by 15 percent because of the disconnect between property owners’ and tenants’ incentives to pursue GHG reduction measures. He suggested adopting an energy conservation ordinance that would apply to commercial properties.

Commissioner Fennacy stated he would not support the mandated provisions at this time, but stated he would support the voluntary measures.

Commissioner Lucas and Wold discussed the scope of the Plan. Wold stated the Commissioners may choose to continue the item in order to examine the document in greater detail.

MOTION: Commissioner Lucas moved to continue Item D-1 to the April 3, 2013 Planning Commission meeting.

The motion was seconded by Commissioner Tefft. Livick conducted a roll call vote and the motion passed unanimously. (5-0).

DECLARATION OF FUTURE AGENDA ITEMS

Livick reviewed some of the policies of the Brown Act with Commissioners.

ADJOURNMENT

The meeting adjourned at 8:05 pm to the next regularly scheduled Planning Commission meeting at the Veteran’s Hall, 209 Surf Street, on Wednesday, April 3, 2013 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary

EXHIBIT G

RESOLUTION NO. 15-12

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORRO BAY, CALIFORNIA TO TAKE IMMEDIATE STEPS TO KEEP MORRO STRAND STATE BEACH CAMPGROUND OPEN

THE CITY COUNCIL City of Morro Bay, California

WHEREAS, the California State Park system includes 278 state parks, beaches, historic parks, recreation areas, and other park units; and

WHEREAS, annually over 77 million visitors take advantage of the myriad low-cost opportunities for recreation, education, fitness and other outdoor pursuits in state parks; and

WHEREAS, many of the state's most unique natural, cultural, and historic resources and artifacts are contained in the state park system; and

WHEREAS, the City of Morro Bay relies on state parks for bringing California's history to life for schoolchildren, allowing families and friends to enjoy recreation and solace in nature, and protecting irreplaceable resources for future generations; and

WHEREAS, California's economy is dependent on travel and tourism revenues, a large portion of which are derived from visitation to the state's unmatched state park system; and

WHEREAS, California's state parks generate over \$4 billion in economic activity across the state while offering affordable vacation destinations for visitors and families; and

WHEREAS, State Parks are an important economic engine to the City of Morro Bay, the County of San Luis Obispo and California in general, and studies have shown that every dollar invested in the state park system returns more, largely in the form of economic activity in our area; and

WHEREAS, seventy state parks have been identified for closure as a direct result of the budget cuts proposed in Fiscal Year 2011-12 by Gov. Jerry Brown and adopted by the Legislature; and

WHEREAS, one of the seventy state parks identified for closure is the Morro Strand State Beach Campground located within the City of Morro Bay and is a unique, historic, culturally important and iconic state park and is an irreplaceable resource for our residents, visitors, and students alike; and

EXHIBIT G

WHEREAS, permanent closure of Morro Strand State Beach Campground will deny Californians access to lands and resources that belong to all of the state's residents; and

WHEREAS, permanent closure of Morro Strand State Beach Campground will create considerable harm for the City of Morro Bay that relies on tourism from state parks for their community's livelihood and community identity; and

WHEREAS, permanent closure of Morro Strand State Beach Campground will reduce revenues for local businesses and will result in overall losses in local fees and taxes, thereby eroding financial savings envisioned by the closure; and

WHEREAS, permanent closure of Morro Strand State Beach Campground will undermine Morro Bay's travel and tourism industry and impact hotels, locally-owned bed and breakfast establishments, restaurants, retail shops, tour operations and many more businesses that rely on parks for visitation and economic activity; and

WHEREAS, the permanent closure of Morro Strand State Beach Campground will cause an annual reduction of over 2.5 million dollars worth of economic activity in Morro Bay and diminish our day trip appeal for regional historic tourism, while at the same time requiring additional police resources to monitor safety around the area; and

WHEREAS, the City Council has determined that it would benefit the City, the residents and businesses of the City if the Morro Strand State Beach Campground remains open and accessible to the public; and

WHEREAS, the City Council finds that the continued operation of the Morro Strand State Beach Campground is in the public's interest, as it provides access to the ocean, and opportunities for interaction with nature; and

WHEREAS, on February 14, 2012 the City Council met and considered the permanent closure of Morro Strand State Beach Campground and all Councilmembers were in total support of keeping the park open; and

WHEREAS, on March 6 and 7 2012, during the City Council's Annual Goal Setting Workshop, the Council declared keeping the Morro Strand State Beach Campground open their number one goal; and

WHEREAS, pursuant to the provisions of Section 5080.30 et seq., of the California Public Resources Code, the State can enter into an operating agreement with a City for the operation of lands under its jurisdiction; and

WHEREAS, the City of Morro Bay and the State of California have already entered into, and currently have, an operating agreement of the Morro Bay State Park Marina pursuant to the provisions of Section 5080.30 et seq., of the California Public Resources Code; and

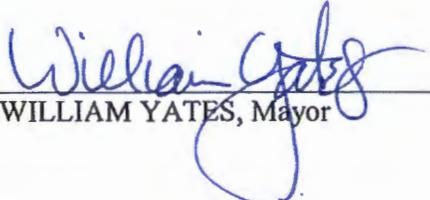
EXHIBIT G

WHEREAS, the City of Morro Bay desires to make certain that Morro Strand State Beach Campground remains open by taking all necessary steps and legal means available, including negotiating an agreement for the City of Morro Bay to provide for recreational development, operation, control, and maintenance of the Morro Strand State Beach Campground located within Morro Bay.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay, California, that the City hereby directs the City Manager to take all necessary steps and legal means available to make absolutely certain that the Morro Strand State Beach Campground remains open, including, but not limited to, authorizing the City Manager to negotiate an Agreement with the State of California for operation of the Morro Strand State Beach Campground, and also authorizes the City Manager to execute any further documentation in order to carry out the intent of this Resolution.

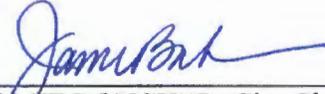
PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 27th day of March, 2012 on the following vote:

AYES: Borchard, Johnson, Leage, Smukler, and Yates
NOES: None
ABSENT: None

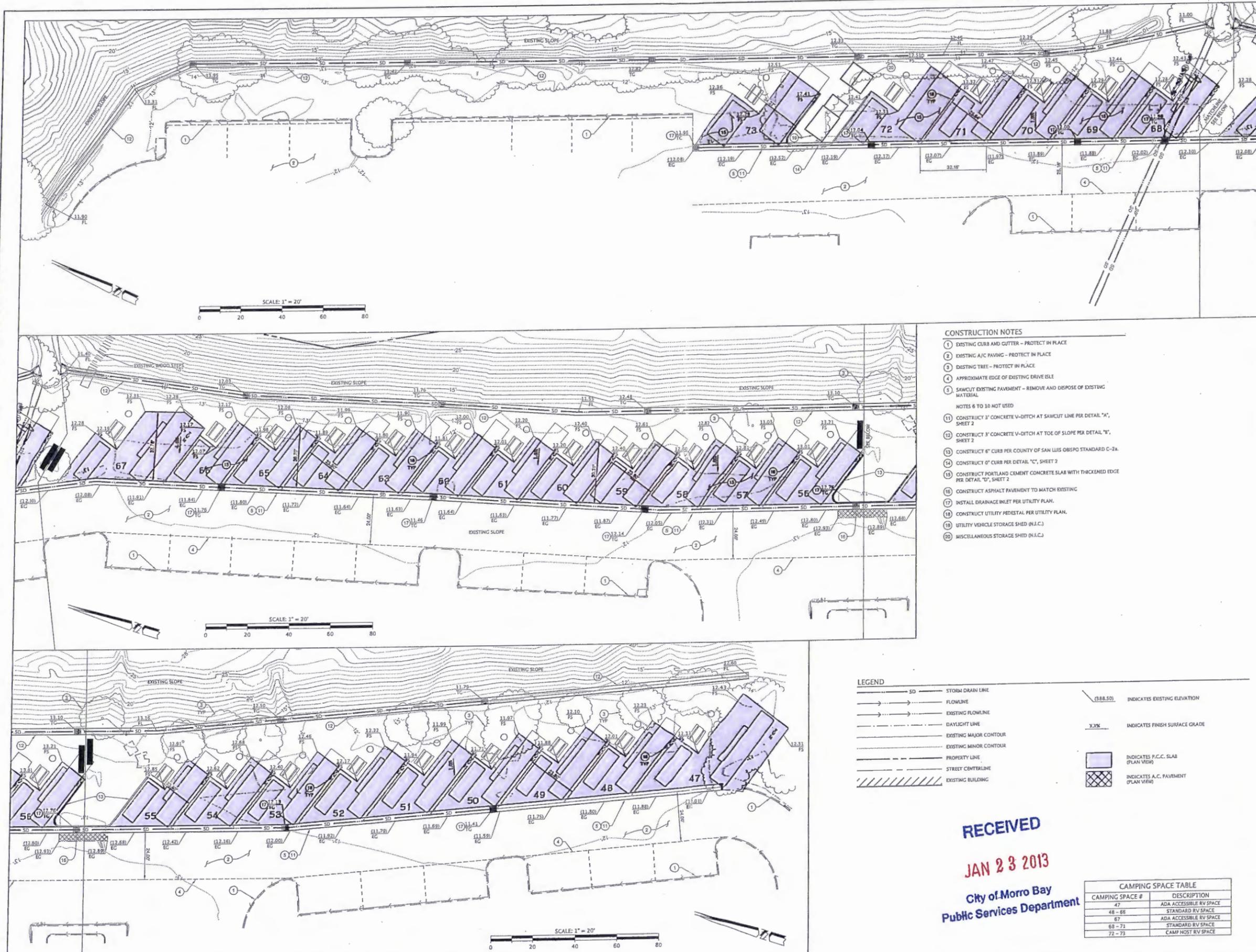


WILLIAM YATES, Mayor

ATTEST:



JAMIE BOUCHER, City Clerk



- CONSTRUCTION NOTES**
- 1 EXISTING CURB AND GUTTER - PROTECT IN PLACE
 - 2 EXISTING A/C PAVING - PROTECT IN PLACE
 - 3 EXISTING TREE - PROTECT IN PLACE
 - 4 APPROXIMATE EDGE OF EXISTING DRIVE ISLE
 - 5 SAWCUT EXISTING PAVEMENT - REMOVE AND DISPOSE OF EXISTING MATERIAL
- NOTES 6 TO 10 NOT USED
- 11 CONSTRUCT 3" CONCRETE V-DITCH AT SAWCUT LINE PER DETAIL "A", SHEET 2
 - 12 CONSTRUCT 3" CONCRETE V-DITCH AT TOE OF SLOPE PER DETAIL "B", SHEET 2
 - 13 CONSTRUCT 6" CURB PER COUNTY OF SAN LUIS OBISPO STANDARD C-24
 - 14 CONSTRUCT 6" CURB PER DETAIL "C", SHEET 2
 - 15 CONSTRUCT PORTLAND CEMENT CONCRETE SLAB WITH THICKENED EDGE PER DETAIL "D", SHEET 2
 - 16 CONSTRUCT ASPHALT PAVEMENT TO MATCH EXISTING
 - 17 INSTALL DRAINAGE INLET PER UTILITY PLAN.
 - 18 CONSTRUCT UTILITY PEDESTAL PER UTILITY PLAN.
 - 19 UTILITY VEHICLE STORAGE SHED (N.I.C.)
 - 20 MISCELLANEOUS STORAGE SHED (N.I.C.)

- LEGEND**
- SD STORM DRAIN LINE
 - FLOWLINE
 - EXISTING FLOWLINE
 - DAYLIGHT LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPERTY LINE
 - STREET CENTERLINE
 - EXISTING BUILDING
 - INDICATES EXISTING ELEVATION
 - INDICATES FINISH SURFACE GRADE
 - INDICATES P.C.C. SLAB (PLAN VIEW)
 - INDICATES A.C. PAVEMENT (PLAN VIEW)

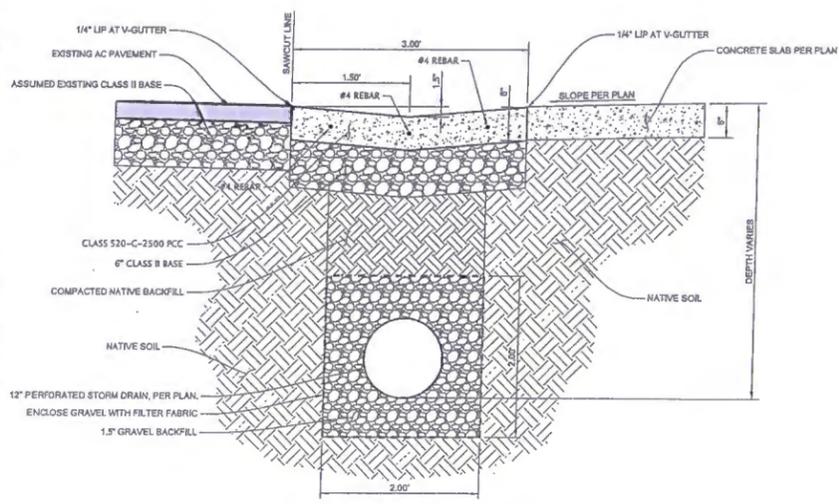
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 City of Morro Bay
 Public Services Department

CAMPING SPACE TABLE	
CAMPING SPACE #	DESCRIPTION
47	ADA ACCESSIBLE RV SPACE
48 - 66	STANDARD RV SPACE
67	ADA ACCESSIBLE RV SPACE
68 - 71	STANDARD RV SPACE
72 - 73	CAMP HOST RV SPACE

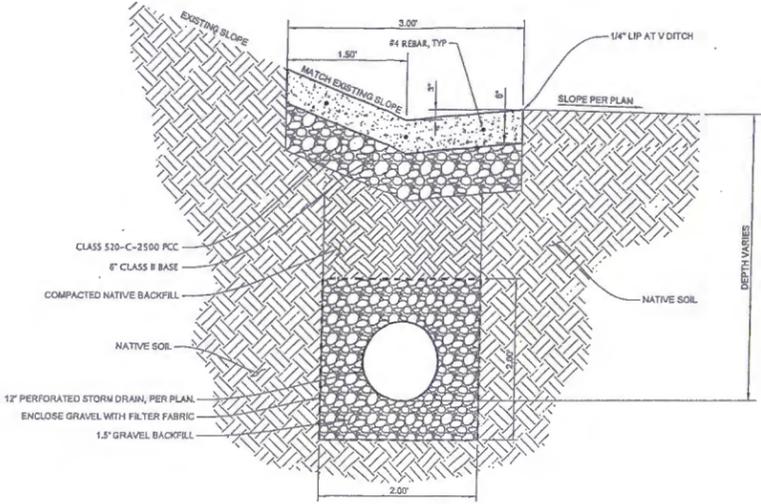
Ashley & Vance
 ENGINEERING, INC.
 880 Walnut St., Suite C
 San Luis Obispo, CA 93401
 www.ashleyvance.com (805) 545-0010 • (323) 744-0010
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MORRO STRAND STATE PARK
 RV CAMPSITE CONVERSION
 SITE PLAN

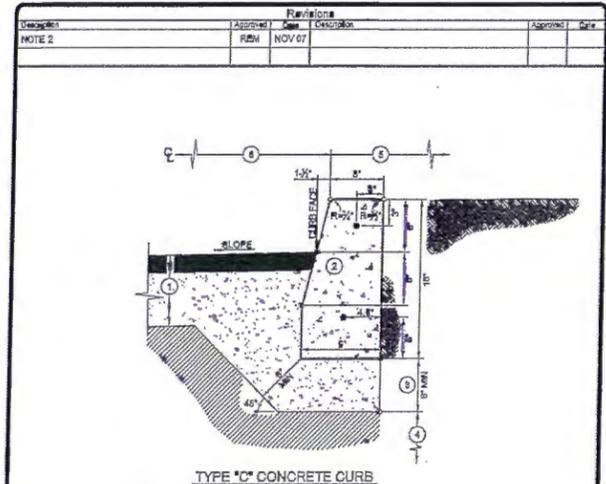




11 DETAIL "A": CONCRETE V GUTTER AT SAWCUT LINE SCALE: NTS

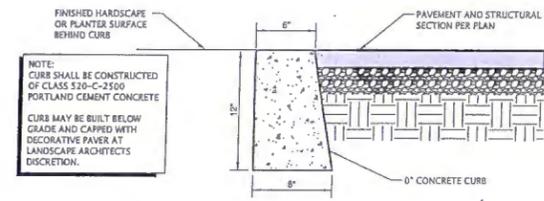


12 DETAIL "B": CONCRETE V GUTTER AT SLOPE SCALE: NTS



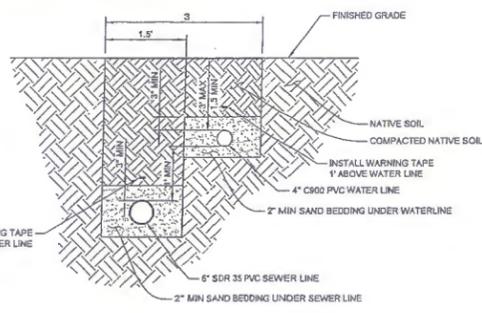
- NOTE:
- ROADWAY STRUCTURAL SECTION PER PLAN OR AS EXISTING.
 - CONCRETE CURB SHALL CONFORM TO STATE STANDARD 90-1.01, 850 LBS CEMENTITIOUS MATERIAL PER CUBIC YARD (2400 LBS) EXTENDED CURB SHALL CONFORM TO STATE STANDARD 73-1.01, CONCRETE CURBING SHALL BE BY PROMETHEUS CURBING COMPOUND METHOD USING WHITE PROMETHEUS TYPE.
 - 8" MINIMUM CLASS II AGGREGATE BASE TO 80% RELATIVE COMPACTION OR MATCH BASE THICKNESS REQUIREMENT FOR NEW OR EXISTING ROAD SECTION, WHICHEVER IS GREATER.
 - 12" MINIMUM SUBGRADE TO 80% RELATIVE COMPACTION.
 - SUBGRADE AND AGGREGATE BASE COMPACTION REQUIREMENTS SHALL EXTEND TO THE BACK OF CURB OR TO THE BACK OF ATTACHED SIDEWALK (WHICHEVER IS GREATER).
 - PAVEMENT WIDTH MEASURED FROM ROAD CENTERLINE TO THIS POINT.
 - 12" X 18" LONG GRADED SMOOTH DOWELS (4) SHALL BE CONSTRUCTED AT ALL EXPANSION JOINTS PER STANDARD DRAWING C-1.
 - EXPANSION JOINTS SHALL BE CONSTRUCTED AT 30-FOOT MAXIMUM INTERVALS, AT ENDS OF ALL CURB RETURNS, AND EACH SIDE OF DRIVEWAY DEPRESSIONS. THE INTERVALS BETWEEN EXPANSION JOINTS SHALL VARY TO ALLOW MATCHING OF JOINTS ADJACENT EXISTING IMPROVEMENTS WHEN APPLICABLE PER STANDARD DRAWING C-1.
 - WEAR/SUB PLANE JOINTS SHALL BE CONSTRUCTED AT 10-FOOT MAXIMUM INTERVALS PER STANDARD DRAWING C-1. THE INTERVAL BETWEEN EXPANSION JOINTS SHALL VARY TO ALLOW MATCHING OF JOINTS ADJACENT EXISTING IMPROVEMENTS WHEN APPLICABLE.
 - UTILITY HOODS SHALL BE LOCATED WITHIN THE TOP OF CURB.

DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
TYPE "C" CONCRETE CURB
 Scale: NTS Adopted: 2011
 Drawing No: C-2a
 Sheet No: 1 of 1

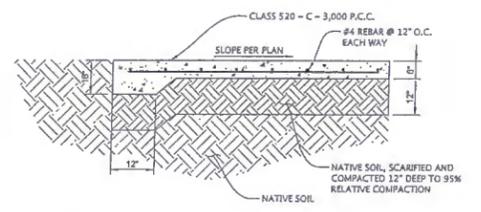


13 DETAIL "C": 0" CONCRETE CURB SCALE: NTS

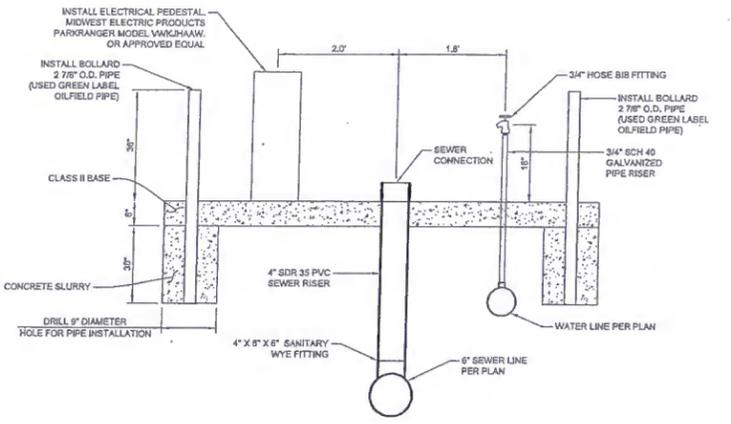
NOTE:
 DEPTH OF WATERLINE INSTALLATION IS PREFERRED TO BE 2.5' OF COVER, MINIMUM COVER OF 1.5' IS ACCEPTABLE, IF NECESSARY TO MAINTAIN 1' MINIMUM ELEVATION DIFFERENCE ABOVE SEWER.



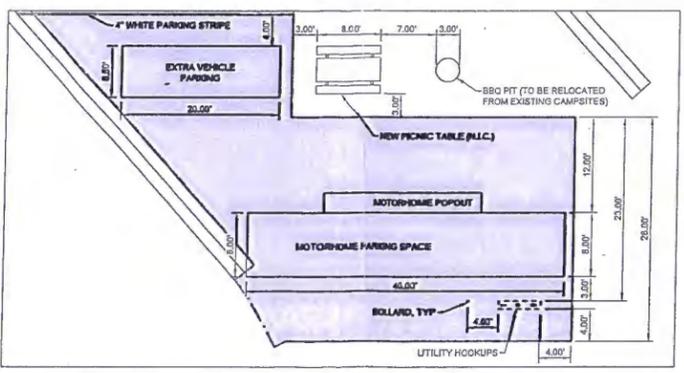
14 DETAIL "E": UTILITY TRENCH DETAIL SCALE: NTS



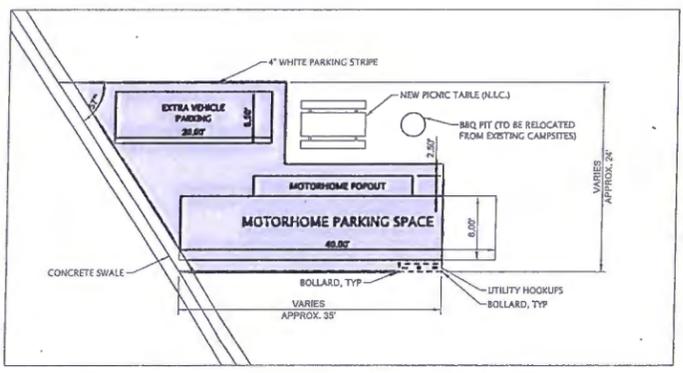
15 DETAIL "D": CONCRETE SLAB WITH THICKENED EDGE SCALE: NTS



16 DETAIL "F": TYPICAL UTILITY HOOKUP SCALE: NTS



17 DETAIL "G": TYPICAL ACCESSIBLE RECREATIONAL VEHICLE CAMP SPACE DIMENSIONS SCALE: 1" = 10'



18 DETAIL "H": TYPICAL RECREATIONAL VEHICLE CAMP SPACE DIMENSIONS SCALE: 1" = 10'

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 Public Services Department

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MORRO STRAND STATE PARK
 RV CAMPSITE CONVERSION
 DETAIL SHEET

Project Name:



CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
 725 FRONT STREET, SUITE 300
 SANTA CRUZ, CA 95060-4508
 VOICE (831) 427-4863 FAX (831) 427-4877

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: California State Parks

Mailing Address: 750 Hearst Castle Rd

City: San Simeon

Zip Code: 93452

Phone: (805)927-2065

RECEIVED

APR 28 2013

CALIFORNIA
 COASTAL COMMISSION
 CENTRAL COAST AREA

SECTION II. Decision Being Appealed

1. Name of local/port government:

City of Morro Bay

2. Brief description of development being appealed:

Public Works Project at Morro Strand Campground - Upgrade 27 existing campsites to include full RV hook-ups in order to increase visitation and revenue and prevent closure of the campground. Install a drainage system, electrical and sewage connections, modify the parking configuration to accommodate longer RV's, remove non-native myoporum trees to enhance viewshed and replace with California native dune shrubs. Repair existing stairway to improve beach access.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

Morro Strand Campground, at the intersection of Yerba Buena St. and Beachcomber Dr. in the city limits of Morro Bay.

4. Description of decision being appealed (check one.):

- Approval; no special conditions
- Approval with special conditions:
- Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO:

A-3-MRB-13-0203

DATE FILED:

May 2, 2013

DISTRICT:

Central Coast

Exhibit 4

A-3-MRB-13-0203

Page 1 of 54

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: April 9, 2013

7. Local government's file number (if any): CPO-390

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Nicholas Franco, District Superintendent
California State Parks
San Luis Obispo Coast District
750 Hearst Castle Rd.
San Simeon, CA 93452

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Harold Wienenga

120 Panay St.
Morro Bay, CA 93442

(2) Walter Auerbach

P.O. Box 7571
Tahoe City, CA 96145

(3) Cathy Novak Consulting

P.O. Box 296
Morro Bay, CA 93442

(4) City of Morro Bay

Cindy Jacinth, Associate Planner
955 Shasta Ave
Morro Bay, CA 93442

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

PUBLIC WORKS PROJECT:

This development project at Morro Strand Campground is a public works project as defined by California Public Contract Code §1101 & §7103, and California Business & Professions Code §7026 because it involves the construction, alteration, repair and improvement of a public facility, road, or parking facility, and is state owned real property in which the public has an interest.

PROCEDURAL HISTORY:

This is an appeal of a Coastal Development Permit #CPO-390 that was approved by the Morro Bay Planning Commission, and subsequently appealed to and denied by the Morro Bay City Council. Two appeals were filed which sought to: 1) deny the permit and close the park, and 2) deny the permit or approve it with additional conditions. The Morro Bay City Council did not approve the project with additional conditions as requested by appellant #2. The issues raised on appeal were consistency with the general plan, consistency with the LCP, and additional conditions/project enhancements such as landscaping requirements, provision of additional parking, reconstruction of the existing restrooms, development of a master plan, shielding light fixtures, and provision of additional beach access.

PROJECT FUNDING:

Limited funding from 2 sources, the State Parks Revenue Generation program and the Volunteer Enhancement program provided a modest source of funds totalling \$900,000 that were earmarked for a limited scope of project targeting improvements to RV sites and camp host sites, which would meet the criteria for generating additional revenue and remove Morro Strand Campground from the list of 70 parks to be closed. The Volunteer Enhancement Program funding source requires that permits be obtained and contracts executed prior to the end of the fiscal year end on June 30, 2013.

VIEWSHED AND LANDSCAPING:

The Morro Bay Planning Commission found that the project is consistent with the City's General Plan, Local Coastal Plan, and Municipal Code. In particular, with respect to viewshed impacts, the Planning Commission conditioned approval on provision of a landscape plan, (attached) which was submitted to the City. State Parks has agreed to remove the diseased myoporum trees to improve public views, and replace the trees with lower profile native dune shrubs and low growing trees, in order to screen the tops of the RV's from the public street view, while preserving the views of the beach. State Parks has agreed

to restrict the height and configuration of RVs to 13 feet single level rigs with no second level pop-up tents or flags. The RV hook up sites are sited against the cut slope below Beachcomber Street so that only the tops of the RVs are visible, without plant screening and they will be completely out of the viewshed when low lying vegetation is planted. Due to the siting of RV's against the cut slope below Beachcomber St coupled with the landscaping screening plan, the project has no impact on views of the beach or ocean from Beachcomber St and is consistent with the LCP Visual Resources Policy VR-2. The campground is not visible from Scenic Highway 1.

RESTROOMS:

City residents requested the City Council to condition the project on reconstruction of the 2 existing restroom facilities, which would cost an additional \$2,000,000. While there is no funding presently available to rebuild the restrooms, they are slated for replacement in approximately 4 years under the Tucker ADA settlement decree. It is State Parks' position that the age and condition of the existing restrooms are unrelated to the RV hook-up project as RV campers will take advantage of their hookups for restroom use. There is no nexus between the restrooms and this project, and there are no funds available to reconstruct the restrooms at the present time.

SMOKE:

One resident has complained about campfire smoke and asks for closure of the campground. Another resident has requested installation of gas fire pits. There is no nexus between this project and campfire smoke as this project, if approved with conditions will reduce the overall number of campsites.

ACCESS:

Some residents have requested construction of additional stairways outside the footprint of the campground connecting Beachcomber Street and the beach, but there is no nexus between this RV hook-up project and beach access from locations outside the campground. However, State Parks is amenable to repairing and improving the existing staircase from Beachcomber Street to the campground and improving the underpass trail that passes under Beachcomber Street to the campground.

LIGHT SOURCES:

Appellant #2 has complained about light sources from the campground. This project proposes installing low wattage (7 watt directional night lights) on the RV hook-up pedestals at a maximum height of 3 feet above ground. These low wattage directional lights will not be visible from outside the campground. The existing restroom exterior lights use low wattage (25 watt compact fluorescent) light bulbs and there is no nexus between this project and the existing restroom lights.

EROSION:

One resident has complained about alleged ground movement or slumping of the cut bank at the entrance to the campground. No erosion or slumping has been noted by State Parks staff and the area in question is outside the RV hook-up project area. Therefore there is no nexus between this alleged condition and the subject project.

PARKING:

Some Beachcomber Street residents have complained about members of the public parking on Beachcomber Street in front of their houses, but State Parks has no jurisdiction to restrict parking on the City streets. However, because the number of RV's present at any given time does impact the number of total vehicles and number of parking spaces available in the campground, State Parks is amenable to a condition to add 6 new parking spaces on the interior of the campground by removing one campsite and converting it to day-use visitor or campground visitor parking.

GENERAL PLAN CONSISTENCY:

Appellant #2 has stated that the project is inconsistent with State Parks General Plan, stating that "the campground was intended to remain largely as-is" citing page 58 of the General Plan. Page 58 of the General Plan states that "Land use in the existing campground shall remain as is." Because this project proposes no changes in land use, and simply modifies 27 existing RV sites to include RV hook-ups, there is no change in land use and the project is in fact consistent with the General Plan. While not all of the recommendations in the General Plan have been implemented yet (such as restroom reconstruction), the uses and existing operation of the campground are consistent with the General Plan. There are no existing or proposed facilities or features or operations in the campground that are inconsistent with the General Plan.

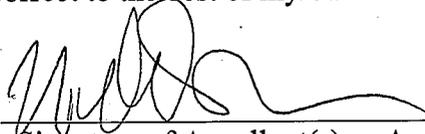
RELIEF REQUESTED:

State Parks is requesting that the approval of the project by the Planning Commission be upheld on appeal, with the additional conditions that State Parks has agreed to as stipulated above.

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.



Signature of Appellant(s) or Authorized Agent

Date: April 19, 2013

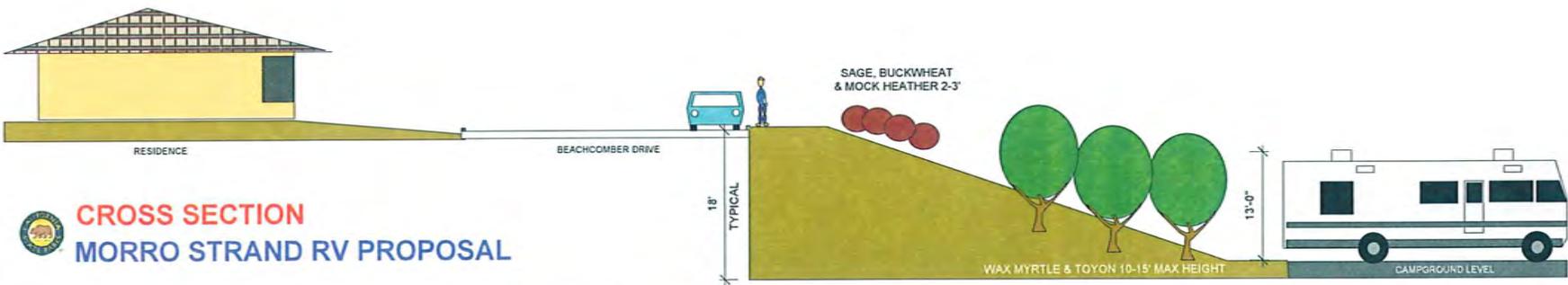
Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby authorize N/A
to act as my/our representative and to bind me/us in all matters concerning this appeal.

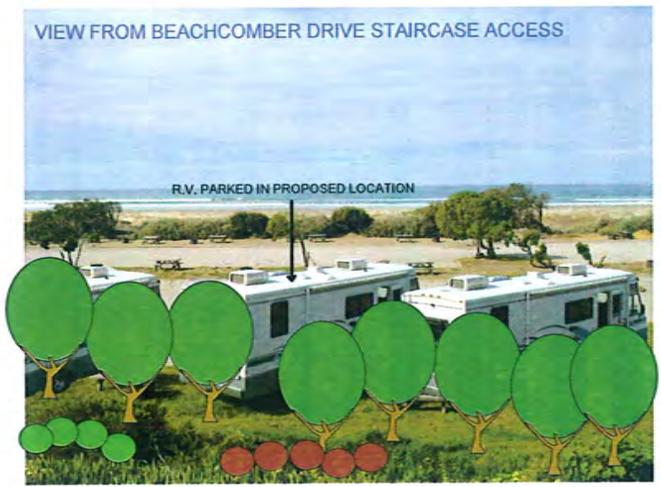
Signature of Appellant(s)

Date: _____

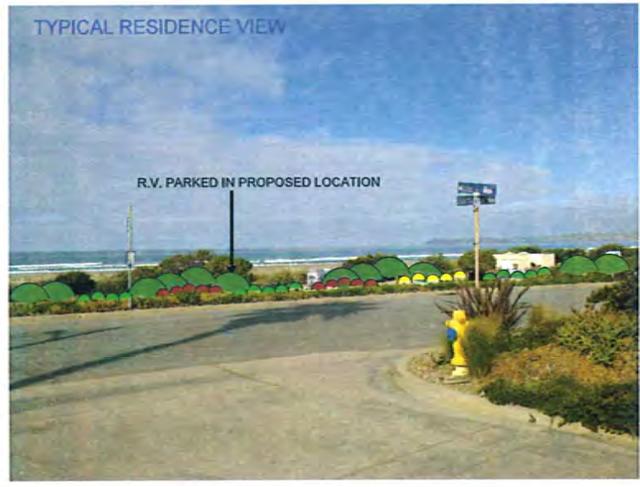


CROSS SECTION
MORRO STRAND RV PROPOSAL

VIEW FROM BEACHCOMBER DRIVE STAIRCASE ACCESS



TYPICAL RESIDENCE VIEW



13' TYPICAL U.S. RV
 MAXIMUM HEIGHT



Eriogonum parvifolium occurs on dune formations in the coastal area. It grows from 1-3 feet with similar spread. It is also known as Dune Buckwheat, Coast Buckwheat or Cliff Buckwheat.



Ericameria ericoides is a flowering shrub known as Mock Heather or California goldenbush. It is endemic to California where it grows in sand dunes and coastal hills. It grows from 1-3 feet with small yellow flowers.



Artemisia californica, known as California Sagebrush is an evergray shrub 2-3 feet tall. It likes full sun near the coast and requires little or no water once established. Good plant for starting back a difficult south facing coastal sage scrub site.



Morella or *Myrica californica*, known as Wax myrtle is an evergreen shrub or tree to 15 feet tall. It is native to the coast of California and grows in full sun. It is an excellent hedge or screen along the coast as it is very tolerant of w.



Heteromeles arbutifolia known as Toyon is an evergreen shrub or tree to 15 feet tall. It is native to the coast of California and grows in full sun. It is an excellent screen along the coast as it is drought tolerant.



LEGEND

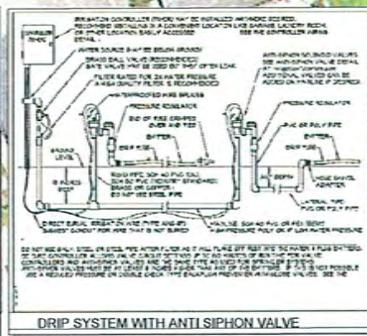
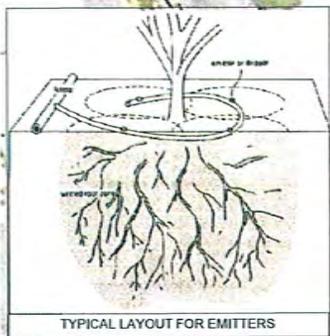
- ERIOGONUM PARVIFOLIUM - COAST BUCKWHEAT 2-3'
- ERICAMERIA ERICOIDES - MOCK HEATHER 3-4'
- ARTEMISIA CALIFORNICA - CALIFORNIA SAGE 3-4'
- MORELLA CALIFORNICA - WAX MYRTLE 10-15'
- HETEROMELES ARBUTIFOLIA - TOYON 10-15'

OPTION #2
PROPOSED LANDSCAPE PLAN
MORRO STRAND RV PROPOSAL



2 CAMP HOSTS
 25 RV SITES





IRRIGATION SCHEDULE

PIPE 1/2" 315 pvc, 3/4" & 1" PVC

CONTROL VALVES RAINBIRD AUTOMATIC 1" PEB SERIES

WATER SOURCE_ CITY 4" METER, 85 PSI

GATE VALVE- 1" HUNTER OR EQUAL

ANTISIPHON VALVE INSTALLED OFF MAIN LINE TO IRRIGATION

USE FILTER AT ALL VALVES

PRESSURE REGULATOR NO MORE THAN 30 PSI

DRIP EMITTERS - PC JR 1 GPH
4- PER MEDIUM TREE, 1 - PER SHRUB

GENERAL NOTES

CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES.

CONTRACTOR SHALL ADJUST ALL EMITTERS AND VALVES FOR PROPER COVERAGE

PIPING PLAN IS DIAGRAMATIC. FINAL LOCATION OF PIPE TO BE DETERMINED AT TIME OF INSTALLATION

ALL VALVES SHALL BE LOCATED IN VALVE BOX WITH LID

DRIP IRRIGATION

RAINBIRD STAINLESS STEEL WALL-MOUNT #ESP-8MC CONTROLLER UP TO FOUR STARTS PER DAY PER VALVE WEEKLY OR CYCLICAL PROGRAMMING CYCLE LENGTH FROM ONE MINUTE TO 12 HOURS, ONCE A DAY TO ONCE A MONTH

AUTOMATIC SHORT CIRCUIT DETECTION- THE CONTROLLER ISOLATES THE SHORTED VALVE MANUAL ON-OFF 9-VOLT BATTERY BACKUP IN CASE OF POWER FAILURE.

THE MAXIMUM RATE OF FLOW IN ANY ONE CIRCUIT SHOULD BE NO MORE THAN 180 GALLONS PER HOUR, DUE TO FRICTION LOSSES IN 1/2" TUBING. ANY SINGLE LENGTH OF 1" TUBING MAINLINE (OR 1/2" DRIPLINE) SHOULD NOT EXCEED 200 FEET IN ONE CIRCUIT OWING TO THE FRICTION LOSSES OF 1" TUBING.

OPTION #2
PROPOSED IRRIGATION PLAN
MORRO STRAND RV PROPOSAL



2 CAMP HOSTS
25 RV SITES





City of Morro Bay

Morro Bay, CA 93442

(805) 772-6200

www.morro-bay.ca.us

CC COPY

April 10, 2013

California Coastal Commission
Central Coast Area Office
Attn: Daniel Robinson
725 Front Street, Suite 300
Santa Cruz, CA 95060

RE: Notice of Final Action on Coastal Development Permit No. CP0-390

Dear Mr. Robinson,

The City of Morro Bay City Council has taken final action on the Coastal Development Permit No. CP0-390 for the project located at Morro Strand State Park Campground. At the April 9, 2013 City Council meeting, the Council moved to uphold the appeal and deny CP0-390 based on the findings in Appellant Walter Auerbach's appeal which state the project is not in compliance with the City's State certified-Local Coastal Plan in terms of view protection, public access, and parking (as it relates to access).

Please find enclosed the Notice of Final Action. If you have any questions or comments, please contact me at (805) 772-6577.

Sincerely,

Cindy Jacinth
Associate Planner

Copies to: Harold Wiebenga/ Cathy Novak
Walter Auerbach

Doug Barker, State Parks Department

FINANCE
595 Harbor Street

ADMINISTRATION
595 Harbor Street

FIRE DEPT.
715 Harbor Street

PUBLIC SERVICES
955 Shasta Avenue

HARBOR DEPT.
1275 Embarcadero Road

CITY ATTORNEY
595 Harbor Street

POLICE DEPT.
870 Morro Bay Boulevard

RECREATION & PARKS
1001 Kennedy Way

Exhibit 4

A-3-MRB-13-0203

Page 10 of 54

NOTICE OF FINAL ACTION ON COASTAL DEVELOPMENT PERMIT

CITY OF MORRO BAY

Public Services Department

Date of Notice: April 10, 2013

NOTICE SENT TO (VIA CERTIFIED MAIL):

California Coastal Commission-Central Coast District Office

Please note the following Final City of Morro Bay Action on a Coastal Permit, Coastal Permit Amendment, or Coastal Permit extension application (all local appeals have been exhausted for this matter):

Project Information

Application number: CP0-390
 Project Applicant: California State Parks
 Applicant's Representative: Doug Barker, J.D., District Services Manager, San Luis Obispo Coast District, 750 Hearst Castle Road, San Simeon, CA 93452
 Project location: Morro Strand State Park Campground
 Project description: The project proposal requests Coastal Development Permit #CP0-390 approval to allow the upgrade of 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue.

Final Action Information

Final Local Action: Denied without Prejudice

Final Action Body: Zoning Administrator Planning Commission City Council

Final Action Date: April 9, 2013

Required Materials Supporting the Final Action	Enclosed	Previously Sent (date)
Staff Report	X	
Findings	X (also see attached appeal)	
Conditions	X	
Site Plans	X	
Elevations		

Additional Materials Supporting the Final Action	Enclosed	Previously Sent (date)
CEQA Document(s)	X	
Geotechnical Report (s)		
Biotic Report(s)		
Other CEQA Findings of Fact	See staff report	

Coastal Commission Appeal Information

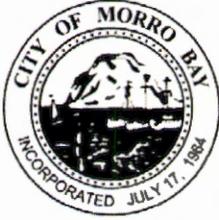
This Final Action is:

NOT APPEALABLE to the California Coastal Commission (site is outside of the Coastal Commission Appeal Jurisdiction). The Final City of Morro Bay Action is now effective.

APPEALABLE to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission. The Coastal Commission's 10-working day appeal period begins the first working day after the Coastal Commission receives adequate notice of this Final Action. The Final Action is not effective until after the Coastal Commission's appeal period has expired and no appeal has been filed. Any such appeal must be made in writing directly to the California Coastal Commission Central Coast District Office at 725 Front Street, Suite 300, Santa Cruz, Ca 95060-4508, 415-427-4863; there is no fee for such an appeal. Should you have any questions regarding the Coastal Commission appeal period or process, please contact the Santa Cruz Office at the above address or phone.

Copies of this notice have also been sent via first-class mail to:

- The applicant
- Interested parties who arranged for mailing of the notice.



AGENDA NO: B-1

MEETING DATE: April 9, 2013

Staff Report

TO: Honorable Mayor and City Council

DATE: April 4, 2013

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Appeals of Coastal Development Permit (#CP0-390) to allow the upgrade of existing campsites located at Morro Strand State Park Campground

RECOMMENDATION:

Staff recommends the City Council deny the appeals and uphold the Planning Commission’s approval of Coastal Development Permit #CP0-390 subject to the Findings included as Attachment “A” and the Conditions of Approval as included as Attachment “B.”

FISCAL IMPACT:

The appeals were filed on a Coastal Development Permit within the appeals jurisdiction and as such there is no fee associated with these appeals, therefore fees associated with the appeals will be absorbed by the City. The costs associated with processing these appeals are the noticing fees and staff’s time writing the report, preparing notices, and attending the City Council meeting.

SUMMARY:

At their March 6, 2013 meeting, the Planning Commission granted a Coastal Development Permit for the upgrade of 25 existing campsites plus the two camp host sites at Morro Strand State Park Campground to include recreational vehicle utility hook-ups in order to modernize services as well as increase visitation and revenue. The applicant was required to apply for a Coastal Development Permit because the project is located in the coastal zone, specifically within the Coastal Commission’s appeals jurisdiction. The applicant is not required to apply for a building permit or a use permit because the State Parks project is under the jurisdiction of the State as a superior agency, and not within the City’s jurisdiction.

During the ten day appeal period, two appeals were filed. On March 11, 2013 an appeal was filed by Mr. Harold Wiebenga and on March 13, 2013 an appeal was filed by Mr. Walter Auerbach. Both appeals are requesting the Planning Commission’s approval be repealed. Mr. Wiebenga’s appeal requests that the City Council close the park and restore it back to its natural habitat. Mr. Auerbach’s appeal requests that the City Council deny the project, or approve it with additional conditions.

Prepared by: <u>CJ</u>	Dept. Review: <u>KW/JB</u>
City Manager Review: _____	
City Attorney’s Review: _____	

BACKGROUND:

At its regular meeting on March 6, 2013 the Planning Commission conditionally approved the request for Coastal Development Permit #CP0-390 to allow the upgrade of 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue. The campground has been used for camping since the early 1980s and has had few improvements. The original site was constructed as a day use parking lot.

DISCUSSION:

The following section states each of the appellant's grounds for the appeal with a statement formulated by staff that examines the validity and comprehensiveness of each ground for appeal. The appellants' comments are in plain text with quotation marks and staff responses are italicized.

Appeal One:

Appellant Harold Wiebenga bases an appeal of the project on the following grounds:

1. "Due to the fact that the Park is violating all major California laws. Air Pollution, Ground Pollution, Noise Pollution, and Handicap Access."
There is insufficient evidence to claim the Park campground is "violating all major California laws." The staff report for the March 6, 2013 Planning Commission meeting contains specific information describing the Applicant's proposal is an update of existing campground sites. No evidence exists of air, ground or noise pollution. The County Air Pollution Control District does allow recreational burning under Rule 501.C.1.f. The proposed project does not expand the campground but rather upgrades existing campsites and therefore did not trigger a requirement for air, ground, or noise pollution studies.

The issue of California law governing handicap access falls under the jurisdiction of the State of California Parks Department. State Parks, the applicant, as a superior government agency, is only required to obtain Coastal Development Permit approval pursuant to the California Coastal Act.
2. "Besides the fact it's located in a residential neighborhood."
The Morro Strand State Park Campground is adjacent to a residential neighborhood and adjacent to residential zoning. The zoning for the campground is OA-2/PD, (Open Area district in a Planned development overlay) which allows for campground use.
3. "This Park does not benefit Morro Bay residents. It just costs them money, water, sewer, policing and their views."
Although the campground does not pay transient occupancy taxes to the City, indirect benefit exists for local businesses owned by residents whom may have increased business sales as a result of out of town visitors who stay at the Park campground similar to visitors at other types of lodging. The Park campsites

and day use parking lot are available as a benefit to both Morro Bay residents and non-residents alike. Also, Council Resolution 15-12 (attached as Exhibit G) stated that "the permanent closure of Morro Strand State Beach Campground [would] cause an annual reduction of over 2.5 million dollars worth of economic activity in Morro Bay..." The Resolution further states that "whereas, the City Council has determined that it would benefit the City, the residents and businesses of the City if the Morro Strand State Beach Campground remains open and accessible to the public..."

Morro Bay residents do not pay additional water and sewer fees as a result of the Park campground. The Park campground is metered for water service and pays its own water and sewer.

Policing of the Park campground is under the jurisdiction of State Parks. According to Police Chief Amy Christey, in the past two years, there were seven documented calls for service at the Morro Strand Park. Two appear to be self-initiated foot patrols, one for an injured sea otter pup, another for a dying seal, and three calls assisting the rangers with officer safety type calls.

Regarding the issue of views, the State Parks project as described in the staff report for the March 6, 2013 Planning Commission meeting includes the removal of diseased myoporum trees with the goal of improving the viewshed. Although the City does not protect private views, public views are a protected resource consistent with the City's Local Coastal Plan. The project was found to be in compliance with the Local Coastal Plan. Also, the State Park project to upgrade existing campsites and increase amenities seeks to increase visitation which is also consistent with the Coastal Act.

Mr. Wiebenga requests that the Council close the Park and restore it back to its natural habitat. Although the Morro Strand State Park Campground is within City limits, the Park is owned by the State and as a superior government agency, the City has no jurisdiction to close the Park campground. Additionally, keeping the campground open was the number one goal of City Council as determined at their March 6 and 7, 2012 Goal Setting Workshop. Resolution 15-12 (Exhibit G) was passed by City Council on March 27, 2012 "direct[ing] the City Manager to take all necessary steps and legal means available to make absolutely certain the Morro Strand State Park Campground remains open..." Staff has concluded that submitted grounds for an appeal of the project's approval are insufficient based on the above analysis. The project submittal was sufficient to make the necessary findings for approval including that the project is consistent with the City's General Plan, Local Coastal Plan and the Municipal Code.

Appeal Two:

Appellant Walter Auerbach bases an appeal of the project on the following grounds:

1. "Project as approved is not in compliance with Local Coastal Plan in terms of view protection, public access, and parking (as it relates to access). See attached

letters presented to the Morro Bay Planning Commission.”

Mr. Auerbach’s March 6, 2013 letter requested a condition of approval be added that “The slope below Beachcomber Drive and above the proposed sites shall be landscaped with vegetation that shields the view of the RV sites from Beachcomber Drive and adjacent residences without blocking views of the coast from Beachcomber Drive.”

View Protection: *The State Parks project as described in the staff report for the March 6, 2013 Planning Commission meeting includes the removal of diseased myoporum trees with the goal of improving the viewshed. Although the City does not protect private views, public views are a protected resource consistent with the City’s Local Coastal Plan. The project was found to be in compliance with the Local Coastal Plan. Also, the State Park project to upgrade the campsites and increase amenities seeks to increase visitation which is also consistent with the Coastal Act.*

The Planning Commission addressed the issue of view protection during the discussion of the diseased myoporum trees proposed to be removed and added a condition which both protects public views but also aims to shield the view of RV campers from Beachcomber. Planning Commission Condition #1 is “Applicant shall submit a landscape plan to the approval of the Public Services Director, a simulation plan which illustrates the mature height of the vegetation, and provide a description of the maintenance of the vegetation.”

Public Access: Mr. Auerbach’s March 6, 2013 letter requested a condition of approval be added that “Pedestrian access to the beach from Beachcomber Drive shall be improved and signed at the south end of Beachcomber Drive (near Java Street) and at the north end (near Trinidad or Tahiti Street) by way of a stairway or improved pathway with signage. This improvement will disperse day use access to the beach and mitigate the access barrier by the RV campsites.”

Although the Planning Commission did not add a condition regarding new signage or additional beach access points, the State Parks’ project does not decrease access and existing pathways to access the beach will remain. Staff reviewed existing access options to research the standard threshold of what is considered a walkable distance, which is considered to be quarter mile. There are three existing access points all within a quarter mile or less of the homes adjacent to the Park campground. 1. From the north at Yerba Buena there is access from the paved road. 2. A staircase at Orcas and Beachcomber allows pedestrians beach access from Beachcomber Drive through the open campground to the beach. 3. At the south end, there is an existing pedestrian trail at Hatteras and Beachcomber which is two blocks south of Java, the location where the Appellant request to add access. The area along Java is within environmentally sensitivity habitat (ESH). Staff would not agree that adding access in ESH area would be consistent with the General Plan and Local Coastal Plan. Adding access would also require a different environmental document in order to issue a Coastal Development Permit.

Parking: Mr. Auerbach's March 6, 2013 letter requested a condition of approval be added that "Extra-vehicle parking shall be designated for the reconfigured campsites at a rate of one extra vehicle space per 3 RV sites. The designated sites shall be in close proximity to the RV sites." And "Applicant shall develop fees and parking policies that encourage all campers to utilize extra-vehicle sites rather than parking extra vehicles along Beachcomber Drive overnight." Mr. Auerbach further states "Alternatively, I would support designation of Beachcomber Drive as a 'No Overnight Parking' street, or even eliminate parking entirely if appropriate public parking for the beach can be developed elsewhere (in the campground area, for instance)."

At the March 6, 2013 Planning Commission meeting, the issue of parking impacts along Beachcomber was addressed and noted that Beachcomber Drive is a public street with 72-hour parking privilege to the public. Parking violations along City streets are an enforcement issue of the Police Department, not State Parks. The Applicant's proposed project did not trigger an increase for parking requirement. Existing State Parks regulations allow for two vehicles per campsite and the Park campground currently has both a day-use parking lot and overflow area.

Mr. Auerbach requests that the Council deny the project or approve it with additional conditions. Staff has concluded that the submitted grounds for an appeal of the project's approval are inadequate to repeal the Planning Commission motion to approve the project based on the above staff analysis. The project submittal was sufficient to make the necessary findings for approval including that the project is consistent with the City's General Plan, Local Coastal Plan and the Municipal Code.

CONCLUSION:

The project as proposed is consistent with the General Plan, Local Coastal Plan, and Municipal Code for development standards. Staff recommends that the City Council deny the appeals and uphold Planning Commission's motion on March 6, 2013 to issue Coastal Development Permit #CP0-390 for the upgrade of 25 existing campsites plus the two camp host sites at Morro Strand State Park Campground to include recreational vehicle utility hook-ups. The applicant will be required to uphold the conditions of approval (Exhibit B) found in Attachment "B".

Exhibits:

- Exhibit A – Findings for approval
- Exhibit B – Conditions of Approval for Coastal Development Permit #CP0-390 as revised by Planning Commission on March 6, 2013
- Exhibit C – Appeal filed by Mr. Harold Wiebenga on March 11, 2013
- Exhibit D – Appeal filed by Mr. Walter Auerbach on March 13, 2013
- Exhibit E – Planning Commission staff report, findings and conditions of approval
- Exhibit F – Planning Commission minutes from March 6, 2013
- Exhibit G – City Council Resolution 15-12 dated March 27, 2012

EXHIBIT A

FINDINGS

SITE: MORRO STRAND STATE PARK CAMPGROUND

PROJECT DESCRIPTION: Coastal Development Permit for the upgrade of 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant to Section 15301, Class 1. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alter of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project as described above involves minor alterations to the existing campground through the upgrade of 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue. The upgrade of the campsites at this campground will not result in an intensification of use.

COASTAL DEVELOPMENT PERMIT FINDINGS

- A. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay based on the analysis contained within the staff report.
- B. The project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and it was found that the campsite upgrades proposed are contained within the original footprint of the project area and therefore will not impact access to the beach or other recreational endeavors.

EXHIBIT B

CONDITIONS OF APPROVAL

As Revised by the Planning Commission at the March 6, 2013 Public Meeting

SITE: MORRO STRAND STATE PARK CAMPGROUND

PROJECT DESCRIPTION: The Morro Strand State Parks Campground is seeking to upgrade 25 existing campsites plus the two camp host sites to include recreational vehicle hook-ups in order to modernize services as well as increase visitation and revenue.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated February 26, 2013, for the project depicted on plans dated January 23, 2013 on file with the Public Services Department. Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Public Services Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined not to be minor by the Director 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, City of Morro Bay, 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 Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
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 that 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 and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Public Services Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.
8. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

FIRE DEPARTMENT CONDITIONS

1. Fire safety during construction, alteration, and demolition of the project shall be in accordance with 2010 California Fire Code, Chapter 14.
2. Timing of Installation. When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. (CFC 501.4)
3. Premises Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street fronting the property. (CFC 505.1) Provide space numbers.
4. Fire Access Roads. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and vertical clearance of not less than 13 feet 6 inches. (CFC 503.2.1)
5. Fire Protection Water Supplies-Hydrants and Water Mains. An approved water supply capable of supplying the required fire flow for fire protection shall be



City of Morro Bay

Morro Bay, CA 93442

(805) 772-6200

www.morro-bay.ca.us

March 7, 2013

Doug Barker, J.D.
District Services Manager
San Luis Obispo Coast District
750 Hearst Castle Road
San Simeon, CA 93452

RE: #CP0-390, Morro Strand State Parks Campground

Dear Mr. Barker:

At the March 6, 2013 City of Morro Bay Planning Commission meeting, your request for a Coastal Development Permit was approved to upgrade Morro Strand State Park Campground by upgrading 25 existing campsites plus the 2 camp host sites. The vote was 4-0 with one abstention.

The Morro Bay Municipal Code provides for an appeal of the action by the Planning Commission. This approval has a ten day appeal period before the permit can be issued. The appeal period will end on March 20, 2013. If an appeal is filed, your item will be heard by the City Council.

Because this project is located in the Coastal Appeals Jurisdictions, the City Council decision may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603.

As part of the approved project, the Planning Commission adopted findings which included that this project qualifies for a CEQA exemption under Section 15301, Class 1 for existing facilities. Please also find enclosed the Notice of Exemption for your project. The City of Morro Bay no longer files notices of exemptions. You may file the Notice of Exemption with the County

FINANCE
595 Harbor Street

ADMINISTRATION
595 Harbor Street

FIRE DEPT.
715 Harbor Street

PUBLIC SERVICES
955 Shasta Avenue

HARBOR DEPT.
1275 Embarcadero Road

CITY ATTORNEY
595 Harbor Street

POLICE DEPT.
870 Morro Bay Boulevard

RECREATION & PARKS
1001 Kennedy Way

Exhibit 4
A3-MRB-13-0203

Clerk's office located in the County Government Building in San Luis Obispo. The filing fee is \$50.00.

Section 15062 (d) of The California Environmental Quality Act (CEQA) provides:

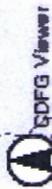
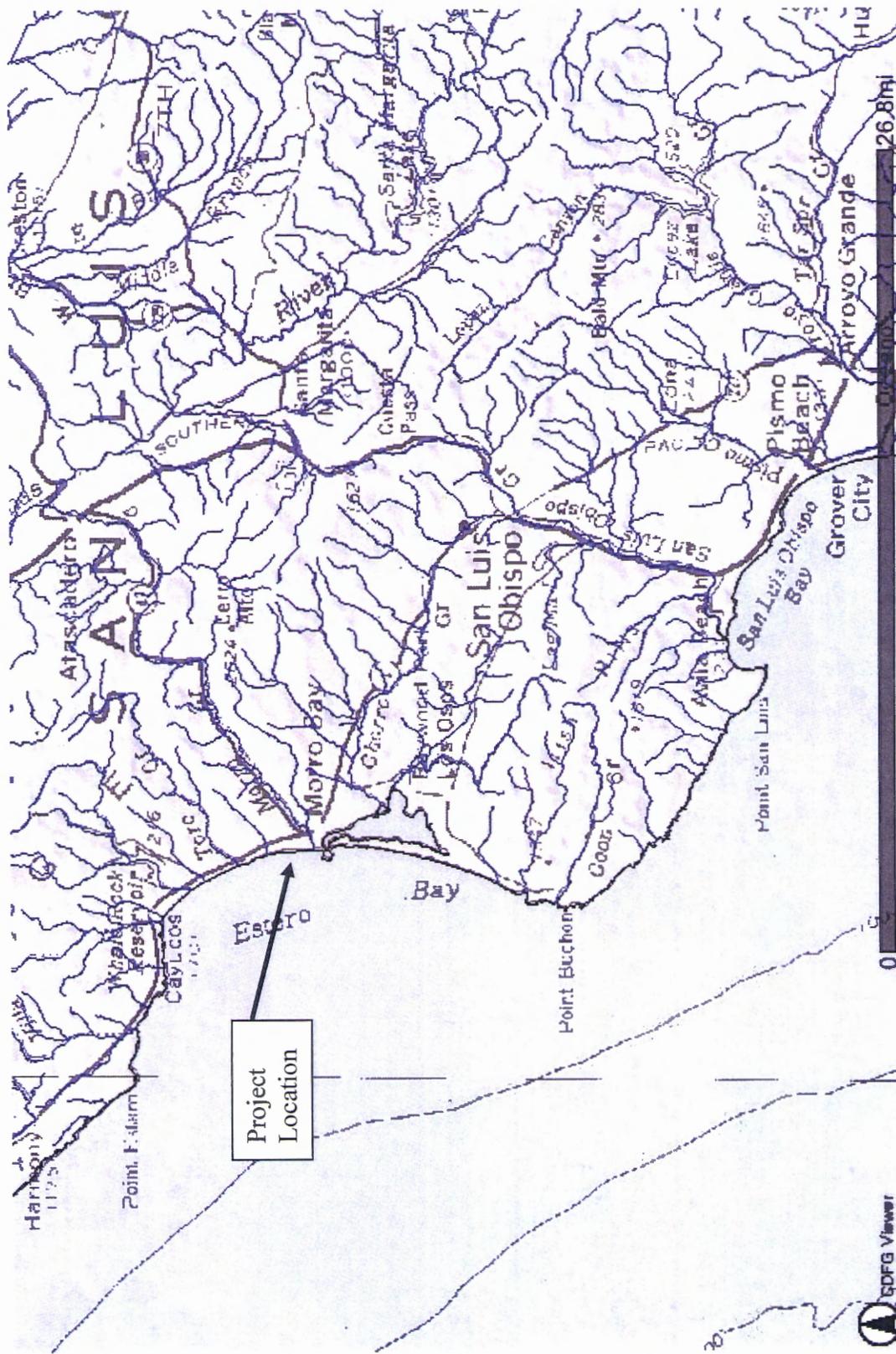
"The filing of a Notice of Exemption and the posting on the list of notices start a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. If a Notice of Exemption is not filed, a 180 day statute of limitations will apply."

Please contact the Planning Division of the Public Services Department if you have any questions.

Sincerely,

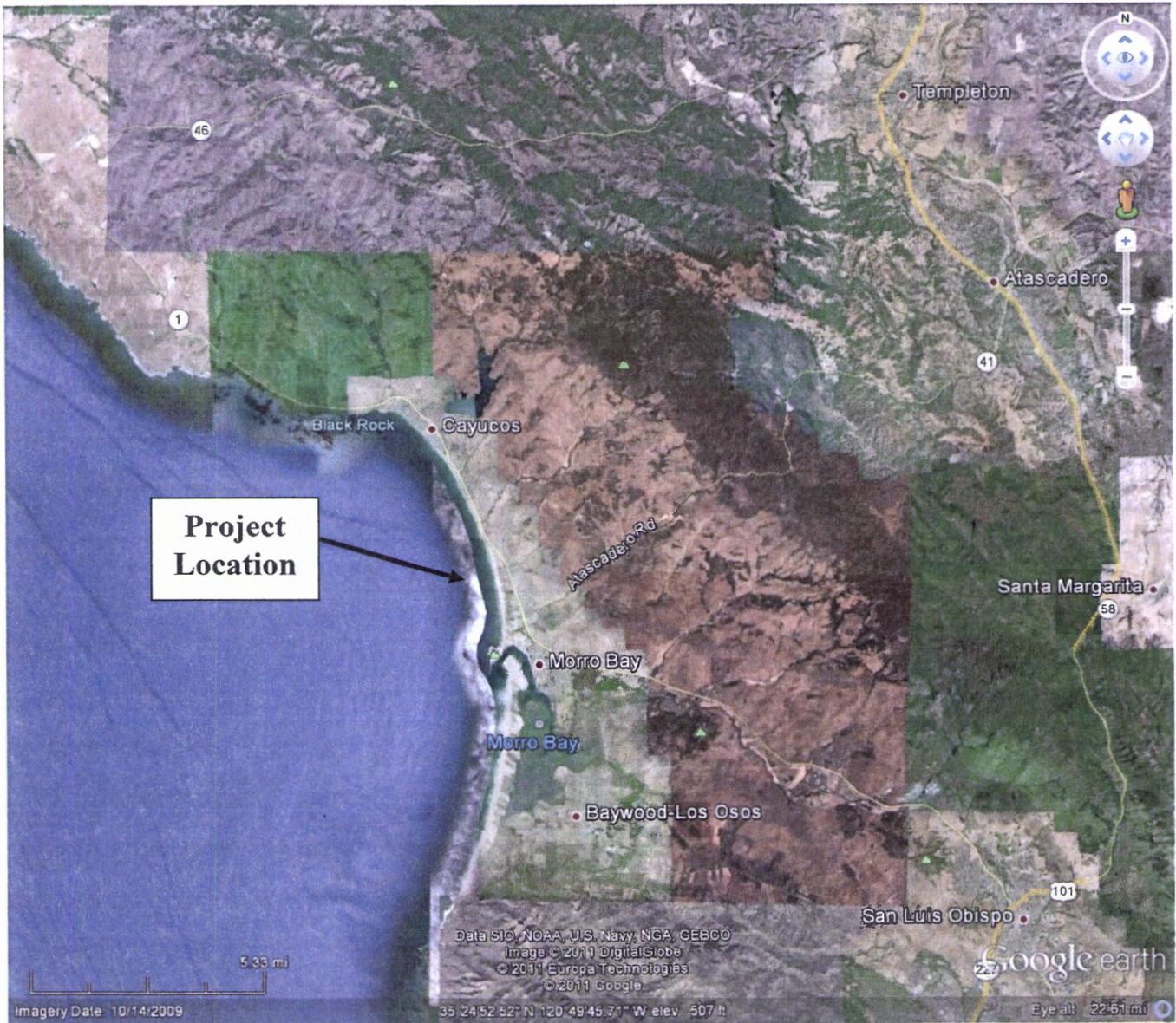


Cindy Jacinth
Assistant Planner

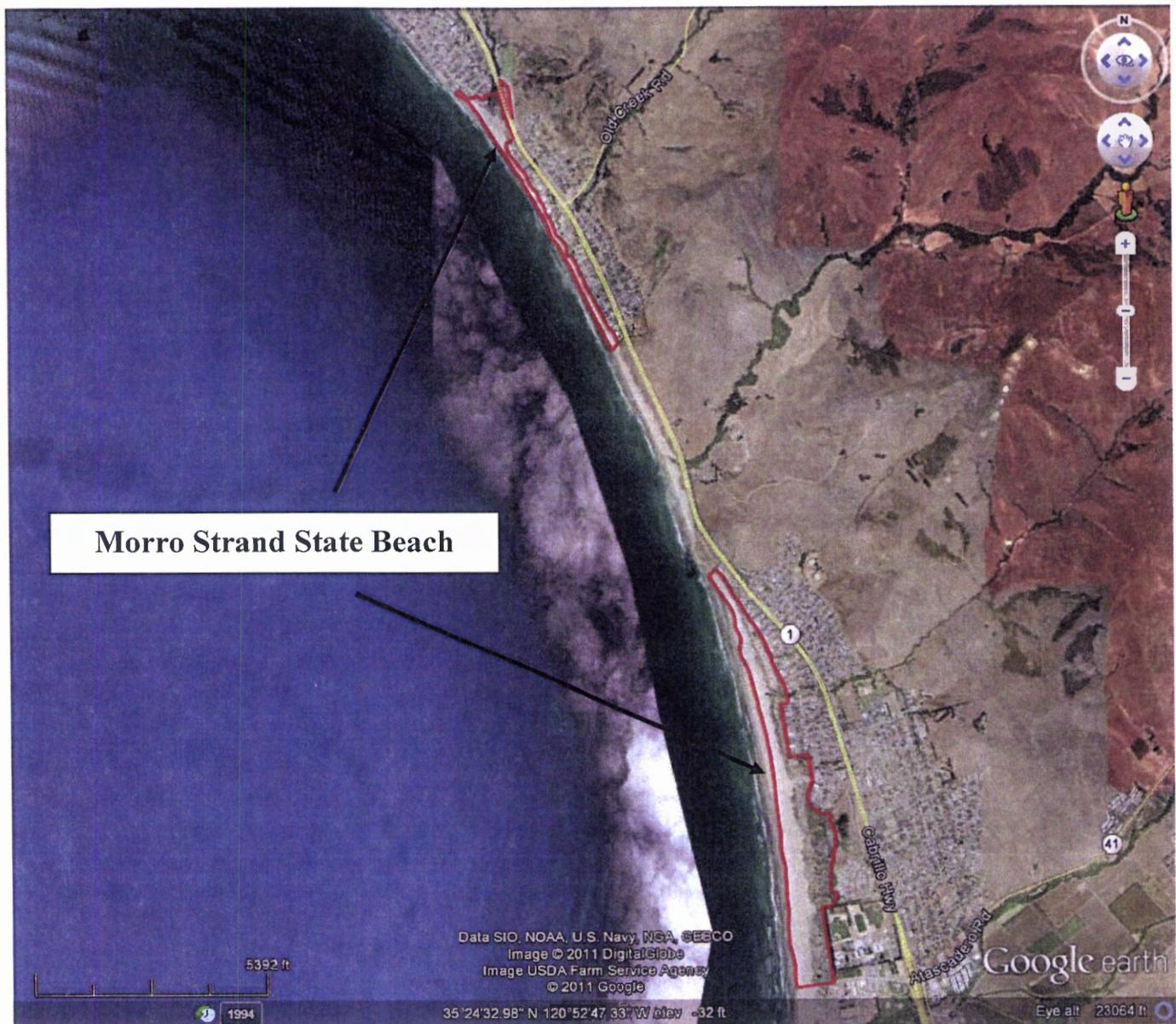


Location Map

Location Map – Coastal Dune Restoration at Morro Stand State Beach



Site Map – Red outlines Morro Strand State Beach where coastal dune restoration will occur.





Morro Bay

Morro Strand State
Beach Campground

Morro Strand State Beach

CITY OF MORRO BAY
PUBLIC SERVICES DEPARTMENT
955 SHASTA AVENUE ♦ MORRO BAY, CA 93442 ♦ 805.772.6261

APPLICATION

- TEMPORARY USE PERMIT
- SPECIAL USE PERMIT
- COASTAL DEVELOPMENT PERMIT
- CONDITIONAL USE PERMIT
- MINOR USE PERMIT

CASE NO.

BUILDING PERMIT:

Project address: MORRO STRAND CAMPGROUND, MORRO BAY, CA 93442

Existing use: CAMPGROUND

Existing sq. ft. 168,000 SQ. FT.

Lot 1 Block 211 Tract 21

APN. 065-211-001

Project description: UPGRADE 25 EXISTING CAMPSITES TO INCLUDE RECREATIONAL VEHICLE HOOK-UPS IN ORDER TO MODERNIZE SERVICES AND INCREASE VISITATION AND REVENUE.

Applicant: CALIFORNIA STATE PARKS

Day phone: (805) 927-2065

Address: 750 HEARST CASTLE RD.

City: SAN SIMEON, CA

Zip code: 93452

Agent (if any): N/A

Business phone:

Address:

City:

Zip code:

Property owner: STATE OF CALIFORNIA

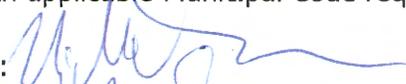
Day phone: (805) 927-2065

Address: 750 HEARST CASTLE RD.

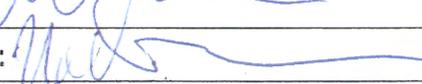
City: SAN SIMEON, CA

Zip code: 93452

Acceptance of this application does not imply approval/authorization of this request. I realize that this application may be denied or that conditions may be attached to this request to assure compliance with applicable Municipal Code requirements.

Applicant's signature: 

Date: 1/8/13

Property owner's signature: 

Date: 1/8/13

APPLICATION SUBMITTAL REQUIREMENTS - SEE PAGE TWO

Exhibit 4

A-3-MRB-13-0203

Page 27 of 54

SUBMITTAL REQUIREMENTS: (Applicant must provide information indicated below or on the attached checklist before this application can be accepted.)

I. Number of plans for Administrative permits:

- ◆ Five full sized sets of plans and one 8½" x 11" reduced set that includes the following :
- ◆ Site Plan reflecting
 - ✓ Topography – 2 foot contour intervals
 - ✓ drainage
 - ✓ location and use of structures on adjoining properties

II. Number of plans for Use Permits:

- ◆ Seven full sized sets of plans, one 8½" x 11" reduced set, that include the following :
- ◆ Site Plan reflecting
 - ✓ Topography – 2 foot contour intervals
 - ✓ drainage
 - ✓ location and use of structures on adjoining properties

III. All permit plans should include the following information:

- ◆ Elevations: Dimensioned & indicating the height of all structures from the natural & the finished grade.
- ◆ Floor Plans: Dimensioned
- ◆ Area Map with Radius Circle and Address Mailing Labels for:
 - Administrative Coastal Permits:
 - ✓ Property Owners within 100' of site
 - ✓ Residents within 100' of site
 - Regular Coastal Permits:
 - ✓ Property Owners within 300' of site
 - ✓ Residents within 100' of site
 - Conditional Use Permits and Minor Use Permits
 - ✓ Property owners within 300' of site
- ◆ Environmental Information Form

THIS SECTION FOR DEPARTMENT USE ONLY

List of additional charges:	Conditional Use Permit:
	Minor Use Permit:
Receipt No.:	Coastal Development Permit:
Date:	Environmental fees:
	Other charges:
	Total:

CITY OF MORRO BAY
 PUBLIC SERVICES DEPARTMENT
 595 HARBOR STREET ♦ MORRO BAY, CA 93442 ♦ 805.772.6261

LEGAL NOTICING REQUIREMENTS
 LABELS FOR APPLICATION SUBMITTALS

When applying for a *Coastal Development Permit, Conditional Use Permit, Minor Use Permit, Special Use Permit, Variance, Tentative Tract or Parcel Map*, noticing to property owners and occupants within a defined radius of the site edges is required as indicated below:

SUBMIT MAILING LABELS REQUIRED FOR THE PUBLIC NOTICE:	PROPERTY OWNERS	OCCUPANTS of STRUCTURES
<input checked="" type="checkbox"/> COASTAL DEVELOPMENT PERMIT		
<input type="checkbox"/> ADMINISTRATIVE	within 100 feet	within 100 feet
<input checked="" type="checkbox"/> REGULAR	within 300 feet	within 100 feet
<input type="checkbox"/> CONDITIONAL USE PERMIT	within 300 feet	
<input type="checkbox"/> MINOR USE PERMIT	within 300 feet	
<input type="checkbox"/> SPECIAL USE PERMIT	within 300 feet	
<input type="checkbox"/> VARIANCE	within 300 feet	
<input type="checkbox"/> TENTATIVE MAP (Combined with CDP/CUP)	within 300 feet	within 100 feet
<input type="checkbox"/> PARCEL MAP (Combined with CDP/CUP)	within 300 feet	within 100 feet
<input type="checkbox"/> TRACT MAP (Combined with CDP/CUP)	within 300 feet	within 100 feet
<input type="checkbox"/> VESTING MAP (Combined with CDP/CUP)	within 300 feet	within 100 feet
<input type="checkbox"/> OTHER		

Your application packet will indicate the type of permit you are applying for. If you are unsure, please contact the Planning Division to clarify type application and notification requirements necessary for your project.

A **radius map(s)** and **labels** will need to be obtained from **SLOCO Data & Printing**; a fee will be required. Contact Charmane Mitchell at SLOCO Data & Printing by phone, e-mail or in person at:

1635 Ste A, W. Grand Ave., Grover Beach, CA 93433

(805) 481-5990

charmane@slocodata.com

You will need to indicate the size of the radius required (100' or 300') and they will need at least two of the following items to produce your labels and radius map:

- Property Owner's Name
- APN Number
- Address
- Street Name
- Legal Description

✓	INCLUDED IN SUBMITTAL:
	Adhesive Mailing Labels
	Photocopy of Labels
	Property Owners
	Occupants
	Radius Map(s) with Radius Circle drawn & properties to be noticed highlighted
	Legal Notice Attestment, signed
	Other:

CONSENT OF LANDOWNER FORM

Consent for what activity? Business License or type of permit: COASTAL DEVELOPMENT PERMIT

Site location: MORRO STRAND CAMPGROUND

Property owner: STATE OF CALIFORNIA Day phone: 927-2065

Address: 750 HEARST CASTLE RD.

City: SAN SIMEON, CA Zip code: 93452

Person authorized to act as Agent/Applicant:

NICHOLAS FRANCO

Applicant/Agent: DISTRICT SUPERINTENDENT Day phone: 927-2065

Address: 750 HEARST CASTLE RD.

City: SAN SIMEON, CA Zip code: 93452

I/We, the undersigned owner(s) of record of the fee interest in the above noted land for which an application for a permit, business license or other City entitlement is being requested, do certify that:

- I. Business Licenses: I am aware of the Home Occupation Permit being requested and the applicant has my/our full consent to operate the home occupation at this location; **OR THAT**
- II. Building Permits, Land Use Permits: Such application may be filed and processed with my/our full consent. The applicant is authorized to act as our agent in all contacts with the City in connection with this matter. I/We hereby grant the City of Morro Bay or any of its authorized agents the right to enter upon the land described herein at any time during normal business hours for the purposes of site inspection in advance of City action on the Land Use Permits; inspection of any construction, grading or other development activities following any land use permit approval or evaluation of the satisfactory completion of development authorized through land use permit approval, including continuing compliance with any conditions of approval.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.



Property owner signature

1/8/13

Date

LEGAL NOTICE ATTESTMENT
(Submit with Application and Mailing Labels)

Application case no. _____

Site location: MORRO STRAND CAMPGROUND

Applicant: NICHOLAS FRANCO, DISTRICT SUPERINTENDENT, S.L.O. COAST DISTRICT

Address: 750 HEARST CASTLE RD.

Phone: 927-2065

City: SAN SIMEON, CA

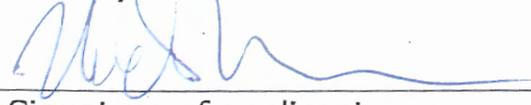
Zip code: 93452

The attached mailing labels represent the complete list of the property owners and/or occupants of the property within the required Noticing Area from the project site:

Required noticing area (please check all that apply):

- Administrative Coastal Permits
 - Notice to property owners within 100' of the building site; and
 - Notice to occupants of the structures within 100' of the building site.
- Regular Coastal Permits
 - Notice to property owners within 300' of the building site; and
 - Notice to occupants of the structures within 100' of the building site.
- Conditional Use Permits and Variances
 - Notice to property owners within 300' of the building site.

I certify the above information and attached labels to be true and correct:



Signature of applicant

1/9/13

Date

ENVIRONMENTAL INFORMATION FORM

Date filed: _____

GENERAL INFORMATION:

1. Name and address of developer or project sponsor: NICHOLAS FRANCO, DISTRICT SUPERINTENDENT
CALIFORNIA STATE PARKS, 750 HEARST CASTLE RD., SAN SIMEON, CA 93452

2. Address of project: MORRO STRAND CAMPGROUND
MORRO BAY, CA 93442

3. APN: 065-211-001

4. Name, address, and phone # of contact person: NICHOLAS FRANCO, DISTRICT SUPERINTENDENT
CALIFORNIA STATE PARKS, 750 HEARST CASTLE RD., SAN SIMEON, CA 93452

5. Application number: _____

6. List and describe any other related permits and other public approvals required for this project including those required by the City, Regional, State, and Federal agencies:
COASTAL DEVELOPMENT PERMIT, STATE PARKS A.D.A REVIEW, CEQA
(STATE PARKS WILL FILE CEQA DOCS).

7. Proposed use of site: CAMPGROUND WITH R.V. HOOK-UPS

PROJECT DESCRIPTION:

8. Site size: APPROXIMATELY 4 ACRES

9. Square footage: 168,000 SQ. FT.

10. Number of floors of construction: N/A

11. Amount of off-street parking provided: 25 SPACES (1 TRUCK + 1 TRAILER PER SITE)

12. Proposed scheduling: SPRING 2013

13. Associated projects (if any): N/A

14. Anticipated incremental development (if any): N/A

15. If residential, include the number of units: N/A

16. If commercial, indicate the type and whether neighborhood, city or regional oriented, square footage of sales area, and loading facilities:

N/A

17. If industrial, indicate the type, estimated employment per shift, and loading facilities:

N/A

18. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits derived from the project:

MAJOR FUNCTION IS TO OPERATE CAMPGROUND WITH 25 R.V. HOOKUPS. EMPLOYMENT INCLUDES 1 MAINTENANCE WORKER + 1 ENVIRONMENTAL SCIENTIST + 1 PARK AID PER SHIFT. 2 CAMPHOSTS OCCUPY THE CAMPGROUND SEASONALLY. COMMUNITY BENEFITS WILL INCLUDE IMPROVED VIEWSHED DUE TO TREE REPLACEMENT + UNDERGROUND UTILITIES.

19. If the project involves a variance, conditional use permit, or zoning application state this and explain why:

N/A

ARE THE FOLLOWING ITEMS APPLICABLE TO THE PROJECT OR ITS EFFECTS? PLEASE PROVIDE AN EXPLANATION FOR ANY ITEMS CHECKED "YES" (ATTACH ADDITIONAL SHEETS AS NECESSARY):

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 20. Change in existing features of any bays, tidelands, beaches, hills, or substantial alteration of ground contours? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. Change in scenic views, vistas from existing residential areas, public lands, or roads? <u>IMPROVED VIEWSHED DUE TO REPLACEMENT OF DISEASED MYOPORUM TREES; UTILITIES WILL BE UNDERGROUNDED + P.G.E DROP POLE REMOVED.</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22. Change in pattern, scale, or character of project's general area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Significant amounts of solid waste or litter? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Change in dust, ash, smoke, fumes, or odors in the vicinity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Change in ocean, bay, lake, stream, ground water quality or quantity, or alteration of existing drainage patterns? <u>IMPROVED DRAINAGE SYSTEM WILL RESULT IN MORE LOCALIZED PERCOLATION + LESS RUN-OFF.</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 26. Substantial change in existing noise or vibration levels in the vicinity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Is the site on filled land or on a 10% or greater slope? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Use of disposal or potentially hazardous materials such as toxic substances, flammables, or explosives? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Substantial change in demand for municipal services (police, fire, water, sewer, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

30. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)?
31. Relationship to a larger project or series?

ENVIRONMENTAL SETTING:

32. Describe the project as it exists before the project and include any information on topography, soil stability, plants, animals, and any cultural/historical/scenic aspects. Describe any existing structures on the site and its use. Please attach photographs of the site (snapshots or Polaroid photos will be accepted):

THE EXISTING SITE CONSISTS OF DISTURBED, PAVED, FLAT CAMPSITE LOOPS
ADJACENT TO A CUT SLOPE AND A BEACH FORE-DUNE COMPLEX. EXISTING
DRAINAGE IS POOR AND WILL BE CORRECTED. EXISTING STRUCTURES
INCLUDE 2 PUBLIC RESTROOM + SHOWER BUILDINGS + 2 SHEDS. THERE
ARE NO KNOWN CULTURAL RESOURCES PRESENT. THE ADJACENT BEACH
+ FORE DUNES ARE HABITAT FOR WESTERN SNOWY PLOVER.

33. Describe the surrounding properties and include information on plants, animals, and any cultural/historical/scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, duplex, etc.), and scale of development. Attach photos of the vicinity.

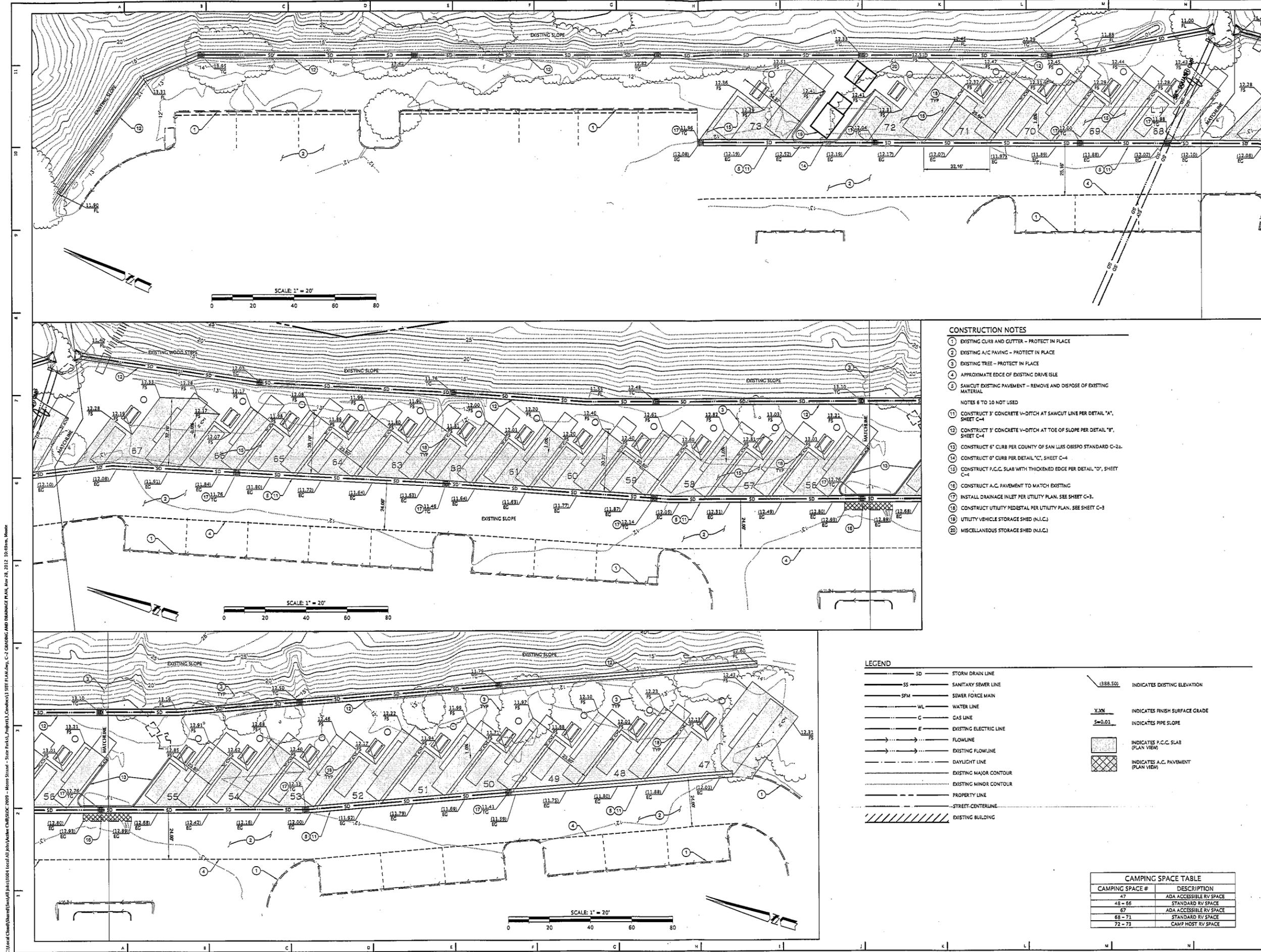
THE SURROUNDING PROPERTIES ARE RESTRICTED TO SINGLE
FAMILY RESIDENTIAL. THE PROJECT WILL IMPROVE VIEWSHED
FROM ADJACENT RESIDENCES. R.Y. HOOK-UPS ARE SITED
AGAINST THE CUT SLOPE AND OUT OF THE VIEWSHED. REPLACEMENT
OF MYOPORUM TREES + UNDERGROUNDING OF UTILITIES + REMOVAL
OF THE P.G. + E DROP-POLE WILL ENHANCE THE VIEWSHED.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability; and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

1/9/13
 Date


 Signature
 For: _____



CONSTRUCTION NOTES

- 1 EXISTING CURB AND GUTTER - PROTECT IN PLACE
 - 2 EXISTING A/C PAVING - PROTECT IN PLACE
 - 3 EXISTING TREE - PROTECT IN PLACE
 - 4 APPROXIMATE EDGE OF EXISTING DRIVE ISLE
 - 5 SAWCUT EXISTING PAVEMENT - REMOVE AND DISPOSE OF EXISTING MATERIAL
- NOTES 6 TO 10 NOT USED
- 11 CONSTRUCT 3' CONCRETE V-DITCH AT SAWCUT LINE PER DETAIL "A", SHEET C-4
 - 12 CONSTRUCT 3' CONCRETE V-DITCH AT TOE OF SLOPE PER DETAIL "B", SHEET C-4
 - 13 CONSTRUCT 6" CURB PER COUNTY OF SAN LUIS OBISPO STANDARD C-2A
 - 14 CONSTRUCT 0' CURB PER DETAIL "C", SHEET C-4
 - 15 CONSTRUCT P.C.C. SLAB WITH THICKENED EDGE PER DETAIL "D", SHEET C-4
 - 16 CONSTRUCT A.C. PAVEMENT TO MATCH EXISTING
 - 17 INSTALL DRAINAGE INLET PER UTILITY PLAN. SEE SHEET C-3.
 - 18 CONSTRUCT UTILITY PEDESTAL PER UTILITY PLAN. SEE SHEET C-3
 - 19 UTILITY VEHICLE STORAGE SHED (N.I.C.)
 - 20 MISCELLANEOUS STORAGE SHED (N.I.C.)

LEGEND

- SD STORM DRAIN LINE
 - SS SANITARY SEWER LINE
 - SFM SEWER FORCE MAIN
 - WL WATER LINE
 - G GAS LINE
 - E EXISTING ELECTRIC LINE
 - Flowline
 - EXISTING FLOWLINE
 - DAYLIGHT LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPERTY LINE
 - STREET CENTERLINE
 - EXISTING BUILDING
- (388.50) INDICATES EXISTING ELEVATION
 - X.M% INDICATES FINISH SURFACE GRADE
 - S=0.01 INDICATES PIPE SLOPE
 - [Pattern] INDICATES P.C.C. SLAB (PLAN VIEW)
 - [Pattern] INDICATES A.C. PAVEMENT (PLAN VIEW)

CAMPING SPACE TABLE	
CAMPING SPACE #	DESCRIPTION
47	ADA ACCESSIBLE RV SPACE
48 - 66	STANDARD RV SPACE
67	ADA ACCESSIBLE RV SPACE
68 - 71	STANDARD RV SPACE
72 - 73	CAMP HOST RV SPACE

Ashley & Vance
ENGINEERING, INC.

860 Walnut St., Suite C
San Luis Obispo, CA 93401

www.ashleyvance.com (805) 545-0010 • (323) 744-0010
CIVIL • STRUCTURAL

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with Ashley & Vance Engineering, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



MORRO STRAND STATE PARK

Project Location:
MORRO STRAND STATE PARK
MORRO BAY, CA 93442

Project Name:
STATE OF CALIFORNIA
PARKS DEPARTMENT

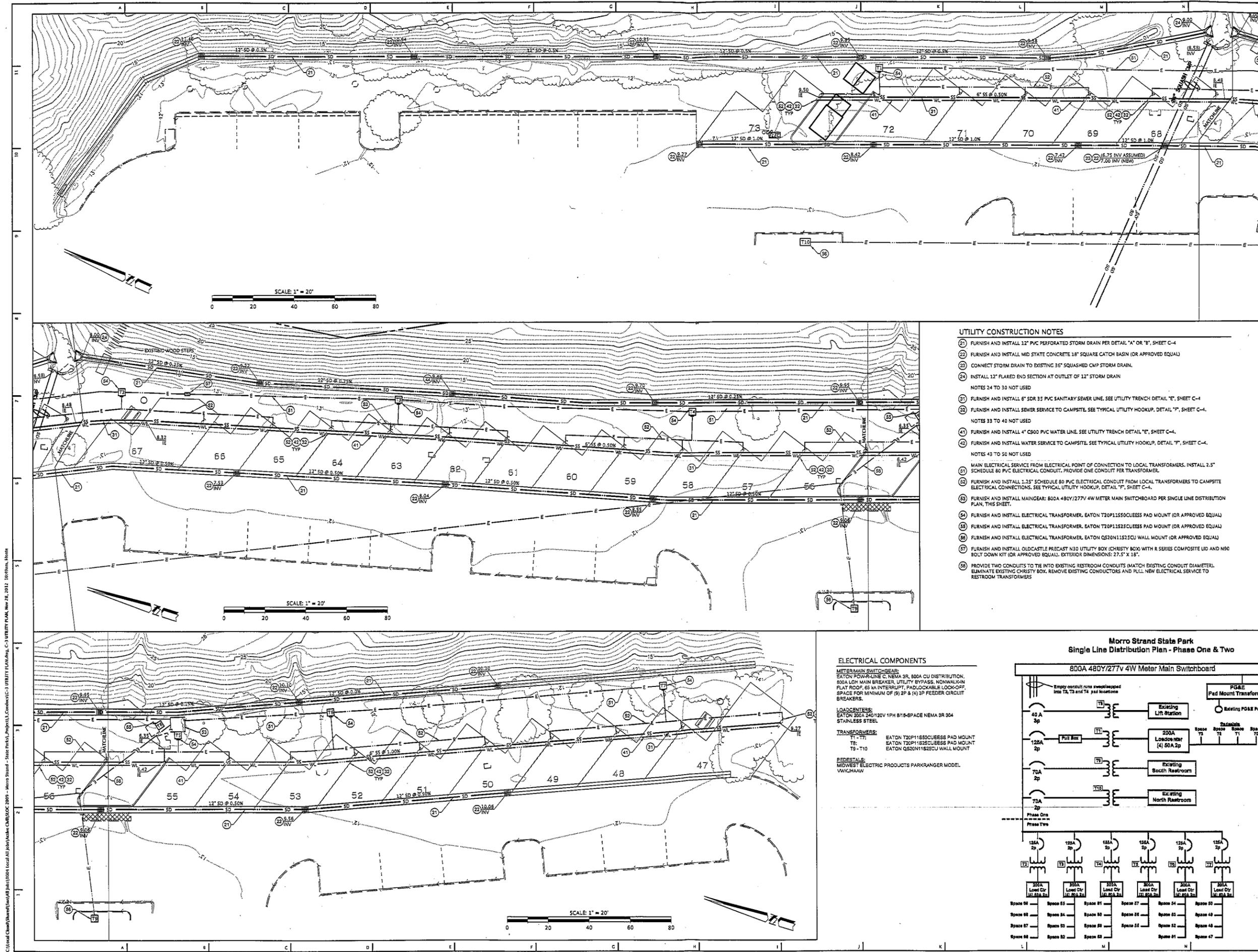
APN: 065-211-001

Revisions:

Proj. Engr.: RDW | Proj. Mng.: RDW
Date: NOV. 12 2012 | Scale:
Permit No.:
A&V Job No.: SLOC 2009

CIVIL GRADING AND DRAINAGE PLAN

Exhibit 4
A-3-MRB-13-0203
Page 37 of 54



UTILITY CONSTRUCTION NOTES

- (21) FURNISH AND INSTALL 12" PVC PERFORATED STORM DRAIN PER DETAIL "A" OR "B", SHEET C-4
- (22) FURNISH AND INSTALL MID STATE CONCRETE 18" SQUARE CATCH BASIN (OR APPROVED EQUAL)
- (23) CONNECT STORM DRAIN TO EXISTING 36" SQUASHED CMP STORM DRAIN
- (24) INSTALL 12" FLARED END SECTION AT OUTLET OF 12" STORM DRAIN
- NOTES 24 TO 30 NOT USED
- (31) FURNISH AND INSTALL 6" SDR 35 PVC SANITARY SEWER LINE. SEE UTILITY TRENCH DETAIL "E", SHEET C-4
- (32) FURNISH AND INSTALL SEWER SERVICE TO CAMPSITE. SEE TYPICAL UTILITY HOOKUP, DETAIL "F", SHEET C-4.
- NOTES 33 TO 40 NOT USED
- (41) FURNISH AND INSTALL 4" CS90 PVC WATER LINE. SEE UTILITY TRENCH DETAIL "E", SHEET C-4.
- (42) FURNISH AND INSTALL WATER SERVICE TO CAMPSITE. SEE TYPICAL UTILITY HOOKUP, DETAIL "F", SHEET C-4.
- NOTES 43 TO 50 NOT USED
- (51) MAIN ELECTRICAL SERVICE FROM ELECTRICAL POINT OF CONNECTION TO LOCAL TRANSFORMERS. INSTALL 2.5" SCHEDULE 80 PVC ELECTRICAL CONDUIT. PROVIDE ONE CONDUIT PER TRANSFORMER.
- (52) FURNISH AND INSTALL 1.25" SCHEDULE 80 PVC ELECTRICAL CONDUIT FROM LOCAL TRANSFORMERS TO CAMPSITE ELECTRICAL CONNECTIONS. SEE TYPICAL UTILITY HOOKUP, DETAIL "F", SHEET C-4.
- (53) FURNISH AND INSTALL MAIN GEAR: 800A 480Y/277V 4W METER MAIN SWITCHBOARD PER SINGLE LINE DISTRIBUTION PLAN, THIS SHEET.
- (54) FURNISH AND INSTALL ELECTRICAL TRANSFORMER, EATON T20P11550CUESS PAD MOUNT (OR APPROVED EQUAL)
- (55) FURNISH AND INSTALL ELECTRICAL TRANSFORMER, EATON T20P11525CUESS PAD MOUNT (OR APPROVED EQUAL)
- (56) FURNISH AND INSTALL ELECTRICAL TRANSFORMER, EATON Q520N11525CU WALL MOUNT (OR APPROVED EQUAL)
- (57) FURNISH AND INSTALL OLDCASTLE PRECAST N30 UTILITY BOX (CHRISTY BOX) WITH R SERIES COMPOSITE LID AND H90 BOLT DOWN KIT (OR APPROVED EQUAL). EXTERIOR DIMENSIONS: 27.5" X 18".
- (58) PROVIDE TWO CONDUITS TO THE INTO EXISTING RESTROOM CONDUITS (MATCH EXISTING CONDUIT DIAMETER). ELIMINATE EXISTING CHRISTY BOX. REMOVE EXISTING CONDUCTORS AND PULL NEW ELECTRICAL SERVICE TO RESTROOM TRANSFORMERS

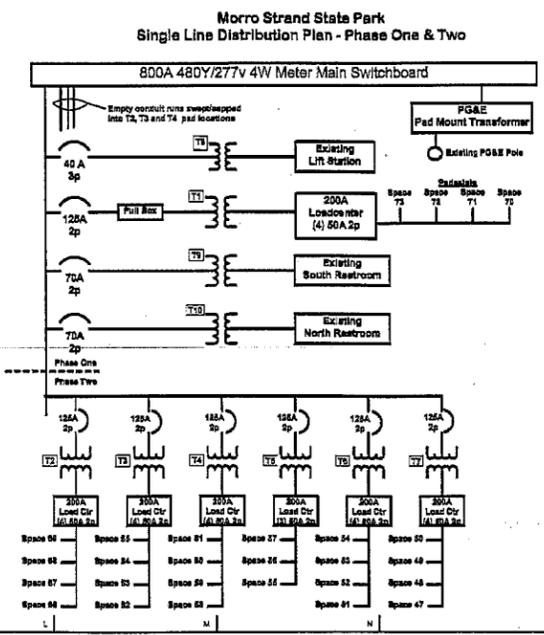
ELECTRICAL COMPONENTS

METER/MAIN SWITCHGEAR:
 EATON POWER-LINE C, NEMA 3R, 800A CU DISTRIBUTION, 800A LHM MAIN BREAKER, UTILITY BYPASS, NONWALK-IN FLAT ROOF, 65 kVA INTERRUPT, PADLOCKABLE LOCK-OFF, SPACE FOR MINIMUM OF (3) 2P & (4) 3P FEEDER CIRCUIT BREAKERS.

LOADCENTERS:
 EATON 200A 240/120V 1PH 81/8-SPACE NEMA 3R 304 STAINLESS STEEL

TRANSFORMERS:
 T1 - T7: EATON T20P11550CUESS PAD MOUNT
 T8 - T10: EATON T20P11525CUESS PAD MOUNT
 EATON Q520N11525CU WALL MOUNT

FEDESTALS:
 MIDWEST ELECTRIC PRODUCTS PARKRANGER MODEL VVKJHAHW



Plan Prepared By:

Ashley & Vance
 ENGINEERING, INC.
 860 Walnut St., Suite C
 San Luis Obispo, CA 93401
 www.ashleyvance.com (805) 546-0010 • (323) 744-0010
 CIVIL • STRUCTURAL

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with Ashley & Vance Engineering, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

Engineer of Record:



MORRO STRAND STATE PARK
 MORRO STRAND STATE PARK
 MORRO BAY, CA 93442
 Project Location:
 APN: 065-211-001

STATE OF CALIFORNIA
 PARKS DEPARTMENT

Project Name:
MORRO STRAND STATE PARK
 Single Line Distribution Plan - Phase One & Two

Revisions:

Proj. Engr.: RDW Proj. Mng.: RDW
 Date: NOV. 12 2012 Scale: 1" = 20'
 Permit No.:
 A&V Job No.: SLOC 2009

CIVIL
UTILITY PLAN
 Exhibit 4
 A-3-MRB-13-0203
 Page 38 of 54

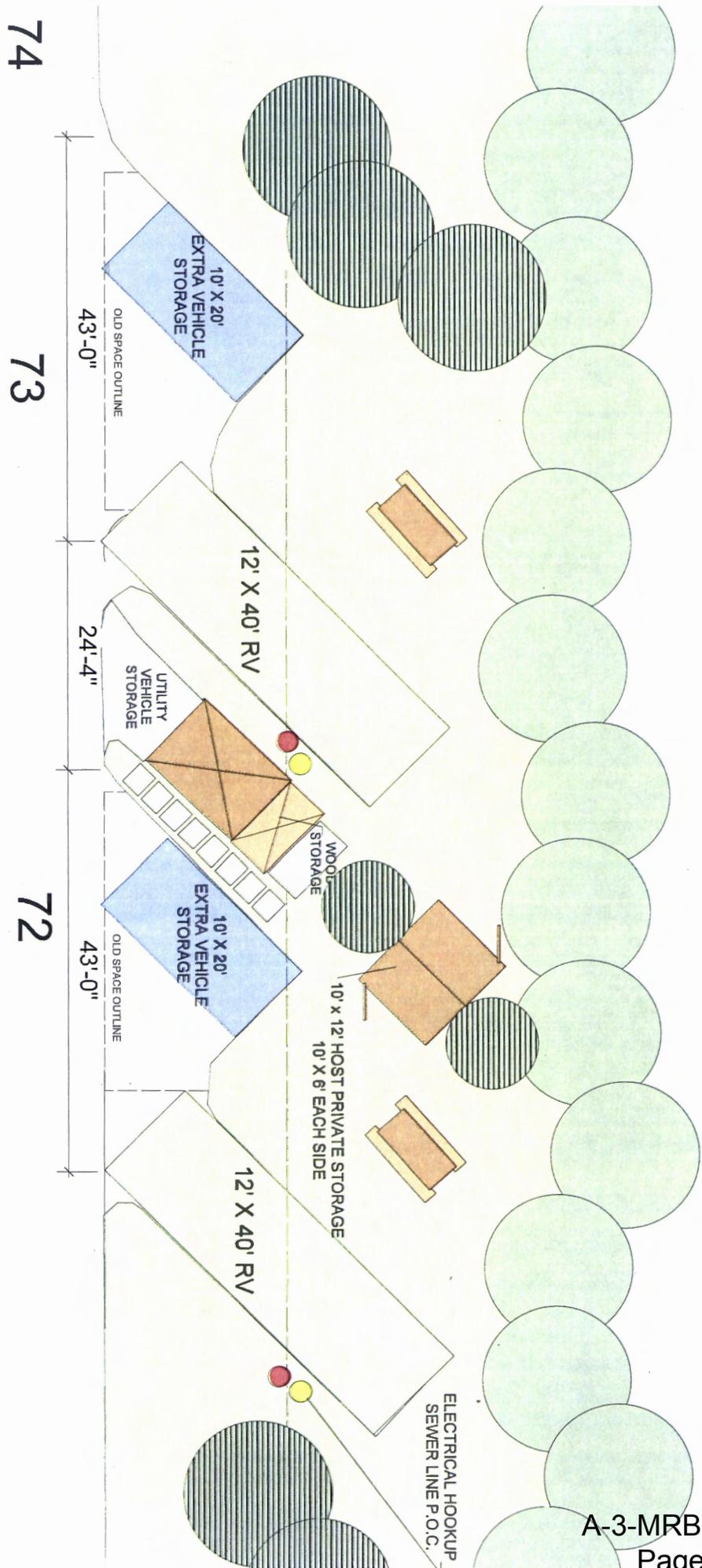
C:\land\check\sheet\plan\11\110081\110081.dwg - State Parks Project\110081.dwg - C:\UTILITY PLAN, Nov 28, 2012, 10:09am, Robert



CAMP HOST
MORRO STRAND



PROPOSED CAMP HOST PROJECT
MORRO STRAND STATE PARK



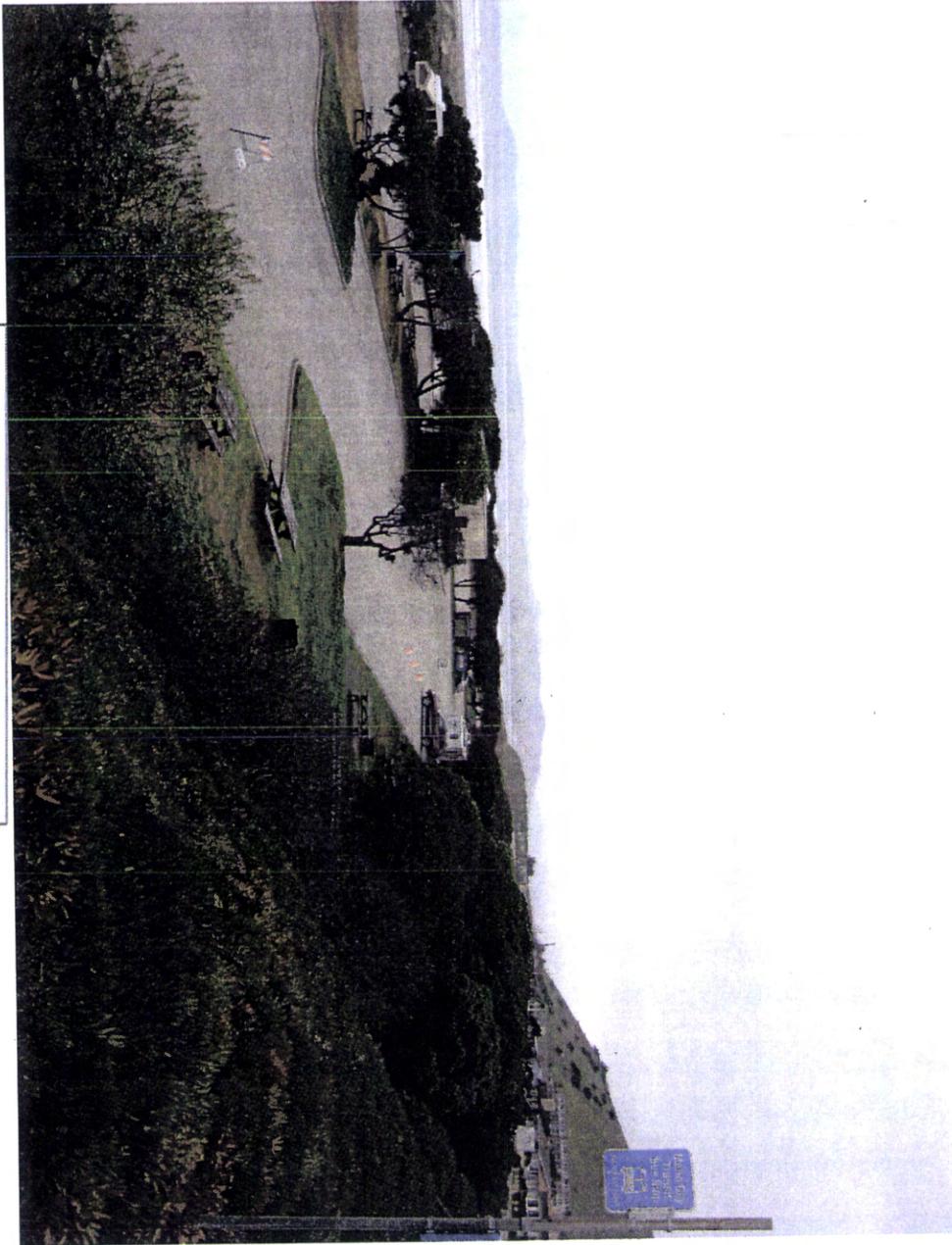




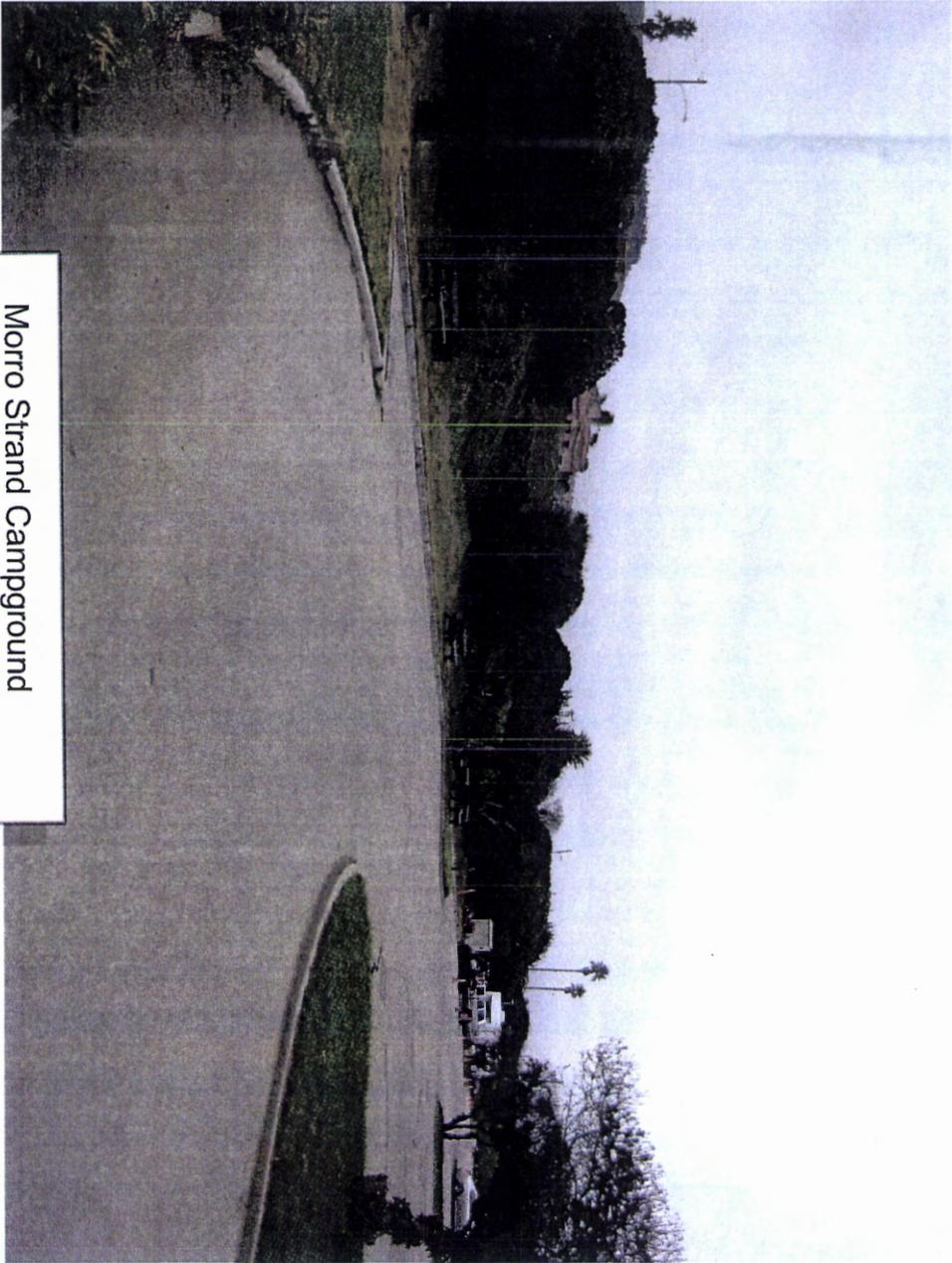
Morro Strand Campground
North View showing cut slope
below Beachcomber St



Morro Strand Campground
South view from main entrance.
Note RV site below grade & out
of viewshed from residence
above.



Morro Strand Campground
North View showing cut slope
below Beachcomber St

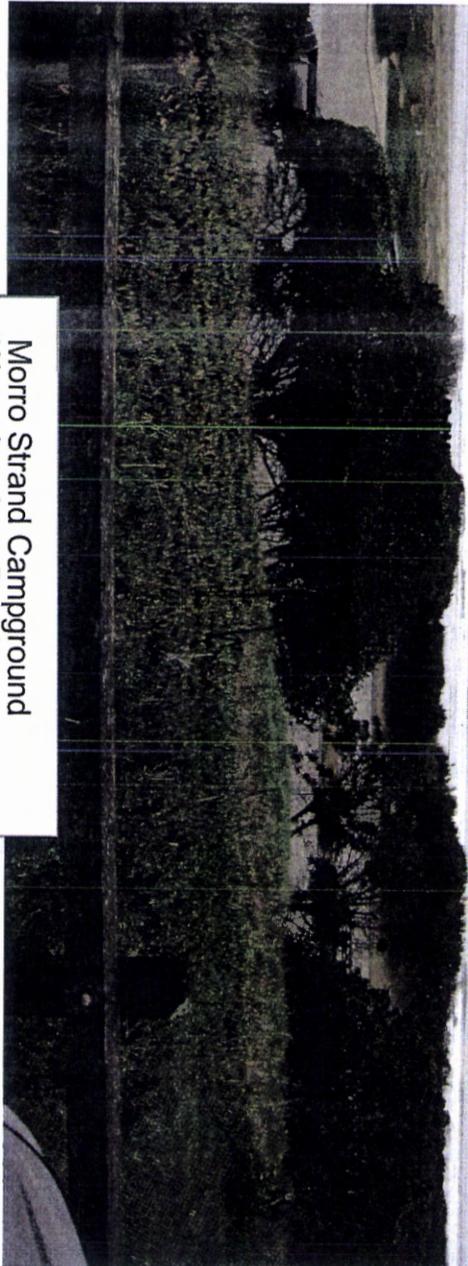


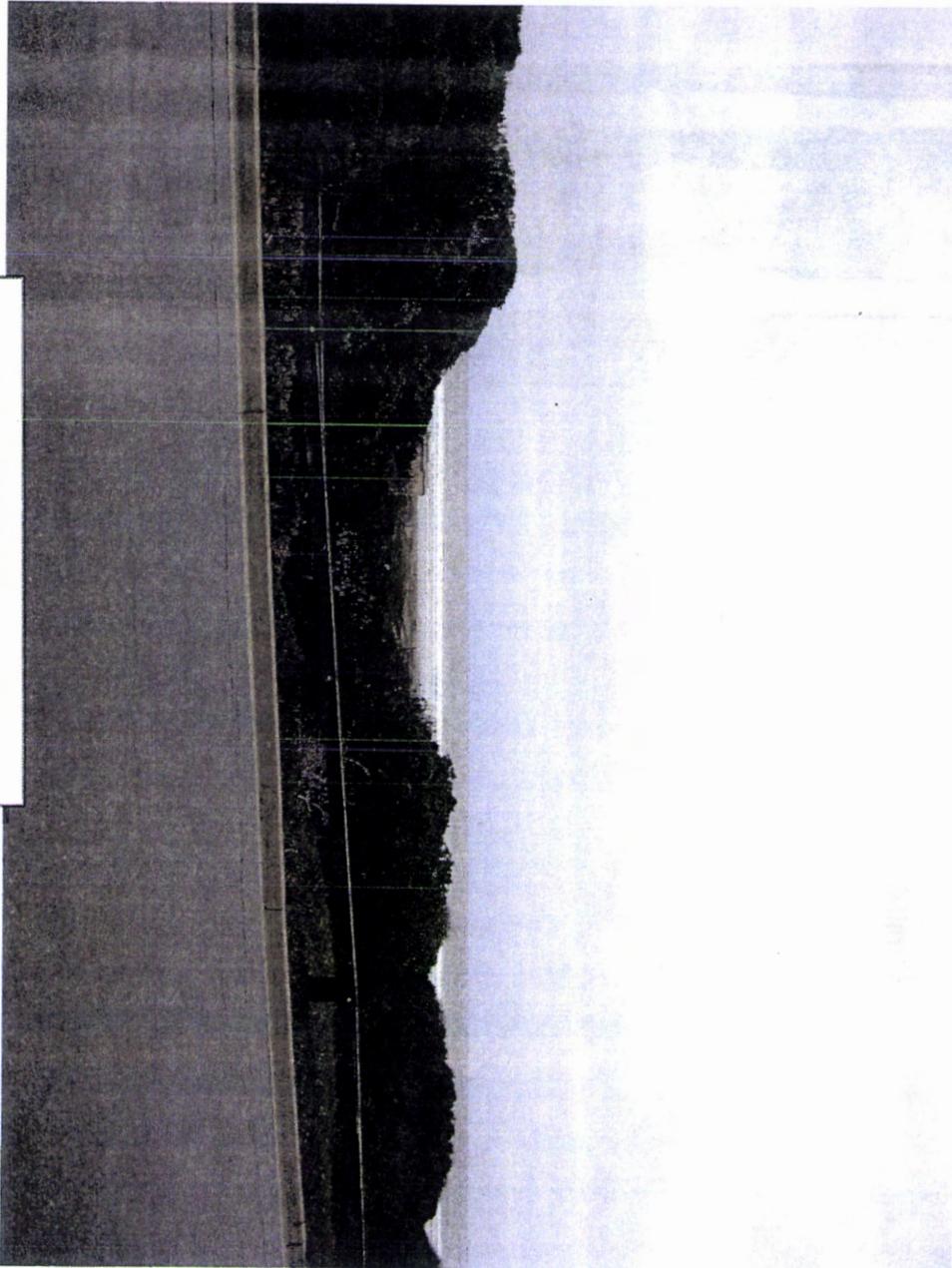
Morro Strand Campground
South view from main entrance.
Note RV site below grade & out
of viewshed from residence
above.



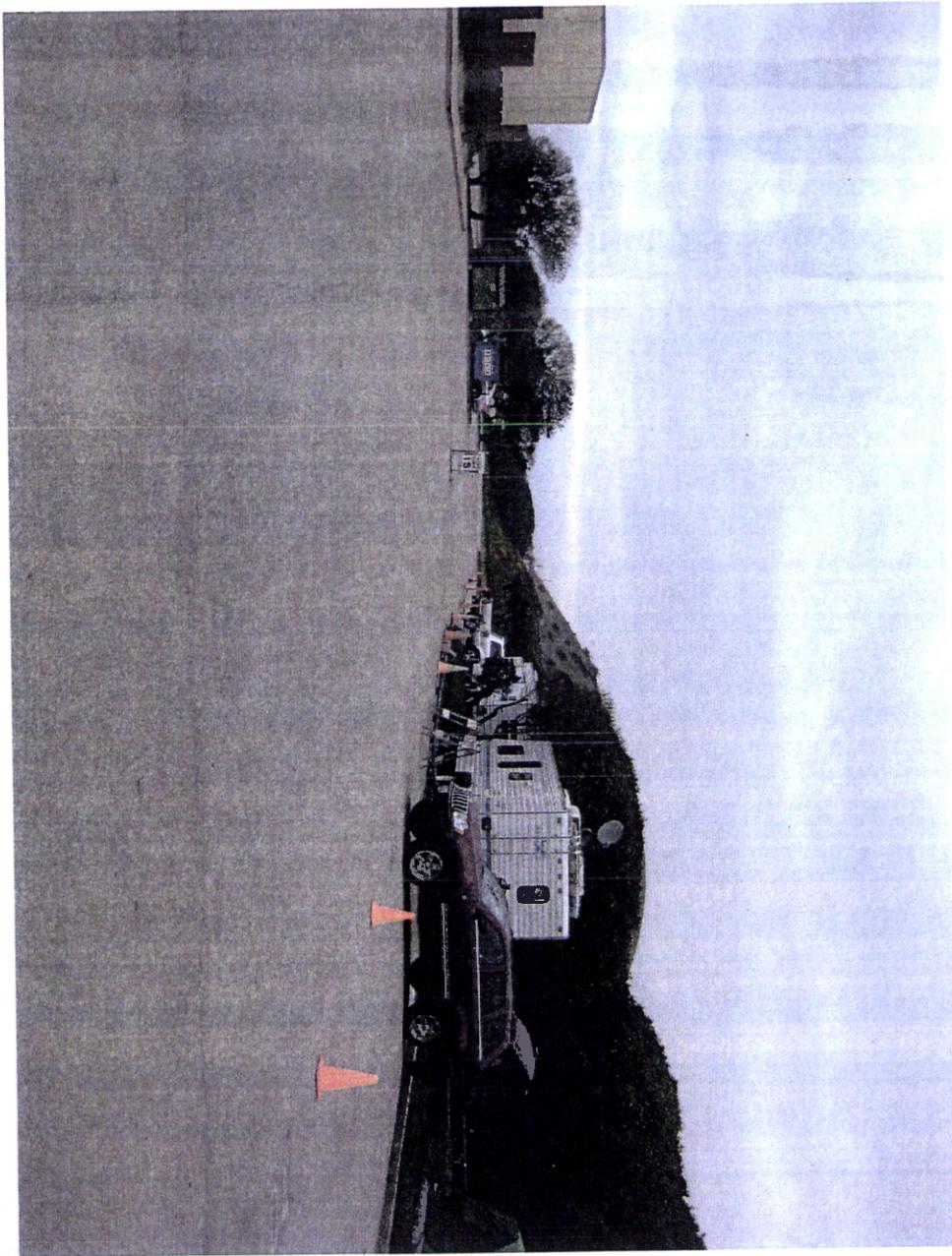
Morro Strand Campground
South View of campsite sites

Morro Strand Campground
West view from Beachcomber st
Note diseased Myoporum and
viewshed impacts from trees



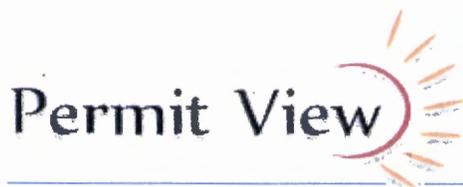


Morro Strand State Beach
West view from east side of
Beachcomber St. Note viewshed
impact from trees.



Morro Strand Campground
North view showing campsite
sites. Note RV height below
grade & out of viewshed from
residences above.

[[Log On](#)]



[Home](#)

[Inspection](#)

[Pay Fees](#)

[Permits](#)

[About](#)

County of San Luis Obispo, Department of Planning and Building

Parcel - 065-211-001

- Property
- Lot Info
- Hazards
- Zoning
- History

Active

Status: Active

Address: 00000 DRIFTWOOD ST
MOBA

Tax Rate Area: 006-002

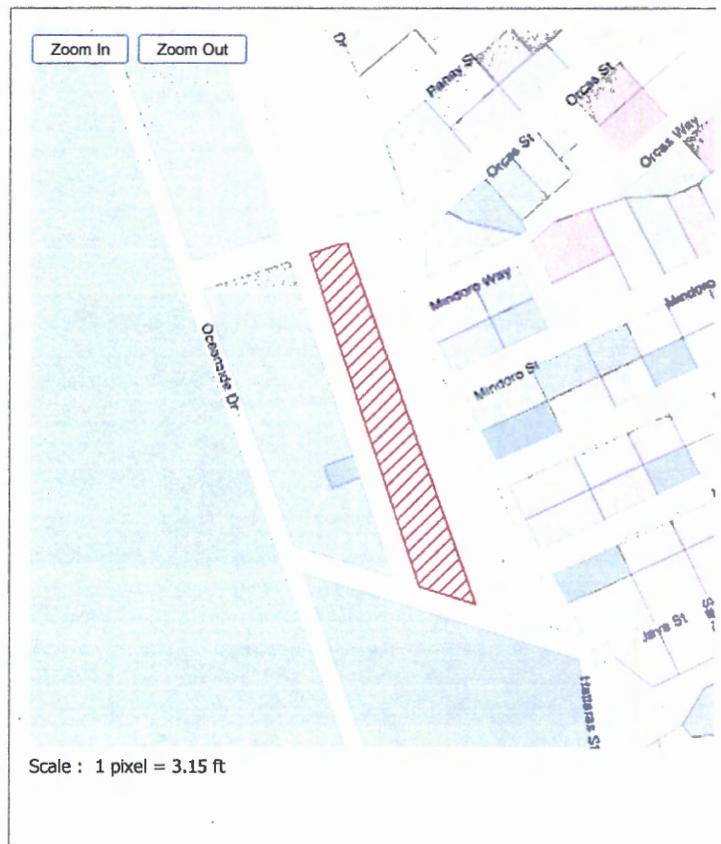
Tax Codes: 935

Districts: MORRO BAY CITY
SAN LUIS COASTAL
UNIFIED SCHOOL
SAN LUIS OBISPO JT
(27,40) COMM.
COLLEGE
CAYUCOS-MORRO
CEMETERY

Community and
Planning Area: Morro Bay
Estero

Assessor Usage
Codes: GOVERNMENT
(Primary)

Emergency Response
Zone(s) (minutes to
respond): 15 - 20



[Assessor Parcel Map](#) | [Assessment Information](#) | [GIS Information](#)

[Search For Another Parcel](#)



2013-01-02
ABOUT SSL CERTIFICATES

Property Information Search Results

One matching record was found for APN 065-211-001.

<u>Assessment Number</u>	<u>Owner Name</u>	<u>Community</u>	<u>Structure Type</u>	
065211001	State Of California (935)		Land	<u>Select</u>

Disclaimer:

The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to ensure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The San Luis Obispo County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.



Morro Strand Campground

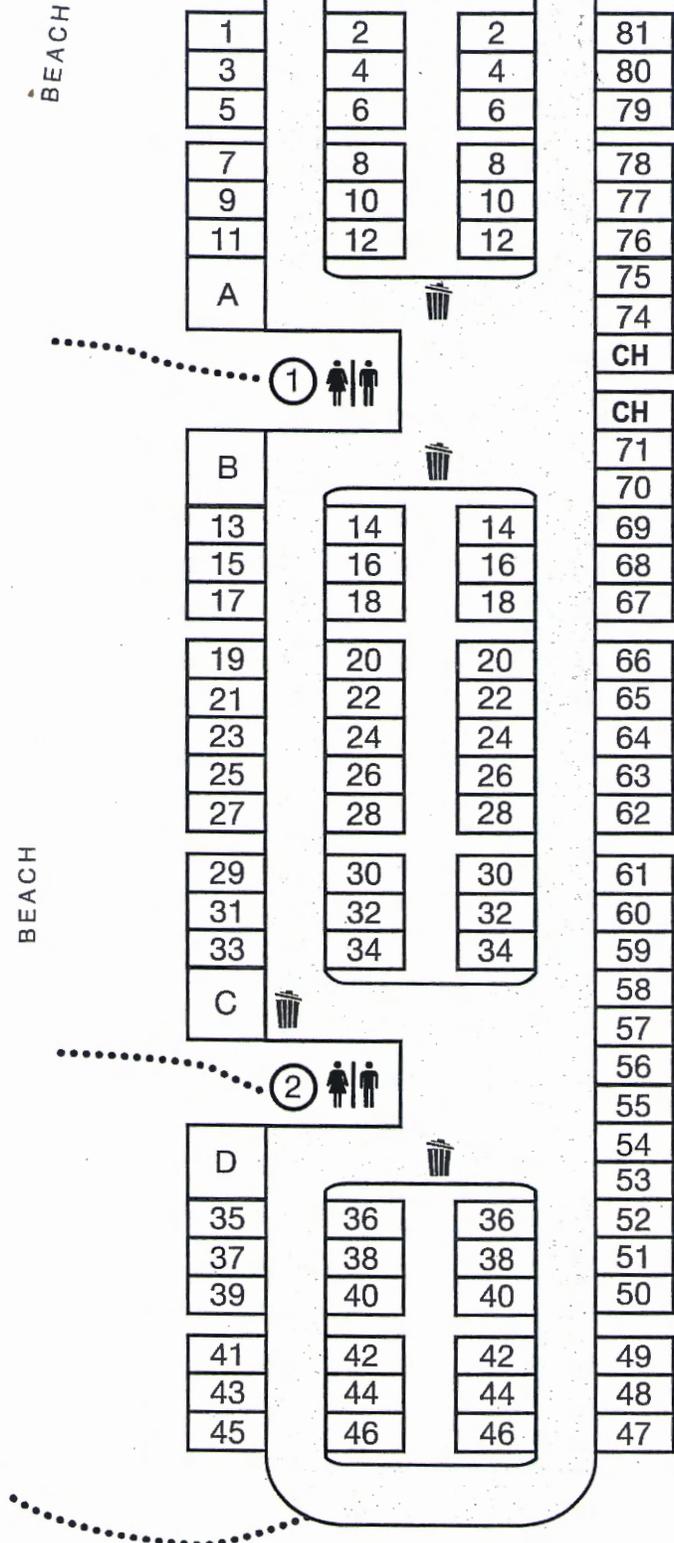
Your space # _____

To ↑
Highway 1

Kiosk

Day Use Area

Existing Layout



Legend

- Restrooms
- Camp Host
- Picnic Area
- Parking
- Trail
- Trash Cans
- 1-81 Campsites 24ft or less
- A-D Campsites 30ft-40ft

Pacific Ocean

For Emergencies
Dial 9-1-1.

©2012 California State Parks Exhibit 4

A-3-MRB-13-0203

Page 53 of 54



Morro Strand Campground

Your space # _____

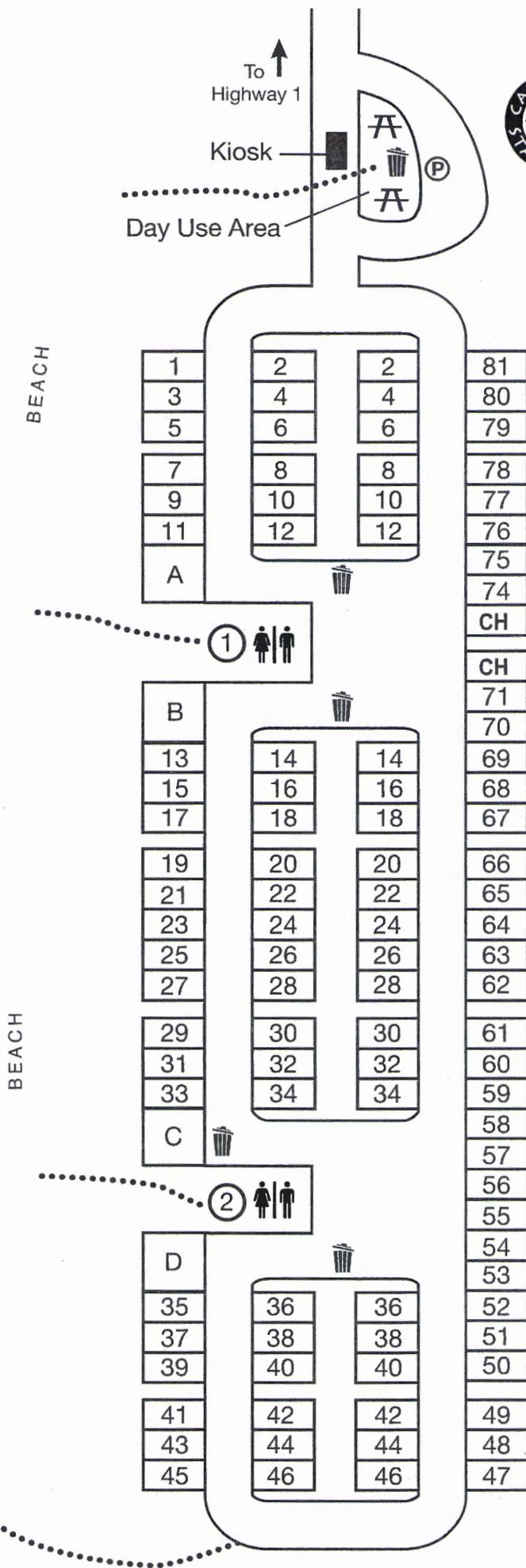
To ↑
Highway 1

Kiosk

Day Use Area

Proposed Layout

BEACH



Pacific Ocean

BEACH



Legend

- Restrooms
- Camp Host
- Picnic Area
- Parking
- Trail
- Trash Cans
- 1 - 46 Campsites 24ft or less
- 47 - 71 Campsites 30ft-40ft & A-D

Project Area

For Emergencies
Dial **9-1-1.**

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A-3-MRB-13-0203

Page 54 of 54

Applicable LCP Policies and Zoning Standards

Visual Resource Policies

LUP 12.01. *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic and coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated on Figure 31, shall be subordinate to the character of its setting.*

LUP 12.02. *Permitted development shall be sited and designed to protect views to and along the coast and designated scenic areas and shall be visually compatible with the surrounding areas...*

LUP 12.03. *Development between State Highway One and the Ocean in Planning Areas 1, 2, and 5 shall provide view corridors as defined in Policy 12.02B and by Figure 32 so as not to significantly block views of travelers on the Highway. New development shall be subordinate to the character of its setting and shall be visually compatible with the surrounding areas.*

LUP 12.06. *New development in areas designated on Figure 31 as having visual significance shall include as appropriate the following:*

- a. Height/bulk relationships compatible with the character of surrounding areas or compatible with neighborhoods or special communities which, because of their unique characteristics, are popular visitor destination points for recreation uses.*
- b. Designation of land for parks and open space in new developments which because of their location are popular visitor destination points for recreation uses.*
- c. View easements or corridors designed to protect views to and along the ocean and scenic and coastal areas.*

IP Section 17.48.190 – Protection of visual resources and compatible designs. *New development shall protect and, where feasible, enhance the visual quality of the surrounding area. New development may be permitted only if the siting and design meet the following standards:*

- A. Protection of public views: significant public views to and along the coast are protected.*
- B. Natural landform protection: alterations to natural landforms are minimized.*
- C. Compatibility: the development is visually compatible with the character of the surrounding area and any design themes adopted for the area by the City.*
- D. Visual quality: restores and enhances visual quality in visually degraded areas.*

E. Scenic area standards: *in highly scenic areas, as depicted in the Morro Bay coastal land use plan/coastal element, the following additional standards shall also apply*

- 1. Character: the proposed development shall be subordinate in character to its surroundings.*
- 2. Height/bulk: the height/bulk relationships in the development shall be compatible with the surrounding area.*
- 3. Parks or open space: parks or open space shall be designated and incorporated into new developments.*
- 4. View corridors: view corridors shall be incorporated into the development to protect significant public views to and along the shoreline and other scenic areas.*
- 5. Landscaping: landscaping shall be provided to restore and enhance visually degraded areas using native, if feasible, and drought-resistant plant and tree species.*
- 6. Preservation and enhancement: preservation and enhancement of views of the ocean, bay, sandspit, and Morro Rock.*

Public Access and Recreation Policies

Section 30210. *In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

Section 30211. *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Section 30213. *Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. ...*

Section 30220. *Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.*

Section 30221. *Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*

30240(b). *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

LUP Policy 1.01. *For new developments adjacent to the bayfront or ocean, public access from the nearest public roadway to the shoreline and along the coast shall be provided except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate public access exists nearby, or (3) agriculture would be adversely affected. For new development on properties adjacent to the mean high tide line, lateral easement dedications shall be from the mean high-tideline to the first line of vegetation.*

LUP Policy 1.05. *Parking shall be provided in conjunction with new or improved vertical accessways whenever feasible and consistent with site constraints to ensure use of the accessway. The number of spaces shall be determined by the Planning Commission or Community Development Department and shall be based upon need, carrying capacity of the public recreation area to which access is provided and environmental constraints and safety conditions.*

LUP Policy 1.07. *Consistent with Coastal Act Section 30211, development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization. Such access shall be protected through permit conditions on permitted development, including easement dedications or continued accessway maintenance by a private or public association. Existing identified trails or other access points shall not be required to remain open, provided that they are consolidated or relocated to provide public access on the same site and provides the same or comparable access benefits as existed before closure and meets all other applicable access and recreation policies of the LUP.*

LUP Policy 2.01. *Lower-cost visitor and recreation facilities for persons and families of low or moderate income shall be protected, encouraged, and where feasible, provided. Developments providing public recreation opportunities are preferred.*

IP Section 17.48.280. *For new development (defined by the Coastal Act) adjacent to the bayfront or ocean, open and unobstructed public access shall be provided from the nearest public roadway to the shoreline and along the coast as required herein...*

Water Quality and ESHA

LUP Policy 11.02. *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall maintain the habitats' functional capacity.*

LUP Policy 11.17. *The biological productivity of the City's environmentally sensitive habitat areas shall be maintained and, where, feasible, restored through maintenance*

and enhancement of the quantity and quality of Morro and Chorro groundwater basins and through prevention of interference with surface water flow. Stream flows and adequate to maintain riparian and fisheries habitat shall be protected.

LUP Policy 11.19. ...*New development adjacent to wetlands shall not result in adverse impacts due to additional sediment, runoff, noise, and other disturbances.*

EXHIBIT E

Exhibit D



Morro Strand Campground

Your space # _____

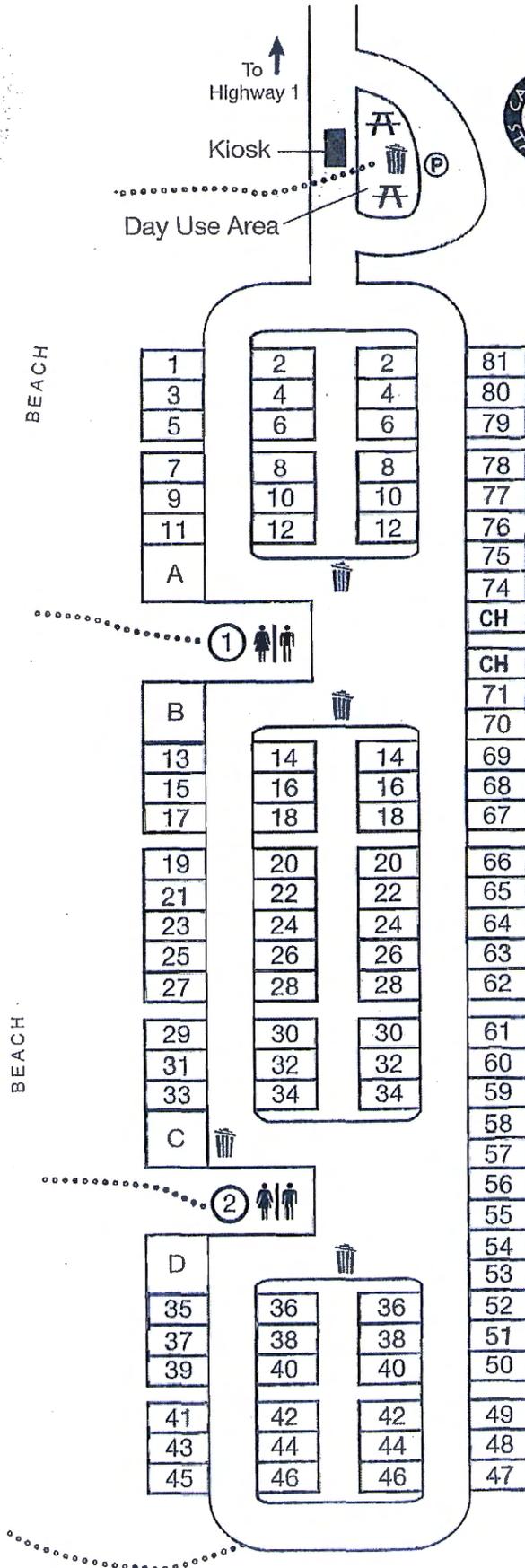
Proposed Layout



Legend

- Restrooms
- Camp Host
- Picnic Area
- Parking
- Trail
- Trash Cans
- 1 - 46 & Campsites 24ft or less
- 47 - 71 Campsites 30ft-40ft & A-D

Pacific Ocean



For Emergencies
Dial **9-1-1.**

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MORRO STRAND RV PROPOSAL

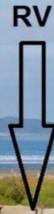
2 CAMP HOSTS
25 RV SITES



0 150 300

Campsite location from east side of Beachcomber Dr. from just south of Mindoro Way.

Project site:
Morro Strand State Park Campground



Beachcomber Drive

Campsite location at the end of Mindoro Way (at Beachcomber Dr.).

Project site:
Morro Strand State Park Campground

RV



Beachcomber Drive



Campsite location from east side of Beachcomber Dr. at Luzon St.



Project site:
Morro Strand State Park Campground



Beachcomber Drive

Campsite location from east side of Beachcomber Dr. overlooking camp host sites (at Panay St.).

Project site:
Morro Strand State Park Campground

Non-native Myoporum trees to be removed



Beachcomber Drive



Campsite location looking south toward Morro Bay.

Morro Strand State Park Campground

Project Site

Beachcomber Drive



VIEW FROM BEACHCOMBER DRIVE



CURB DETAIL



VIEW FROM CAMPGROUND



HANDRAIL DETAIL



VIEW FROM CAMPGROUND



VIEW FROM BEACHCOMBER DRIVE



BRIDGE SIDE VIEW



BEACHCOMBER BRIDGE



EXISTING PHOTOS
MORRO STRAND STAIRWAY

TC 7-3-13

OR

RECEIVED

JUN 24 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Memorandum

Date June 18, 2013
To Madeline Cavalieri & Daniel Robinson, Coastal Commission, N. Central Coast District
From Nick Franco & Doug Barker, Department of Parks and Recreation
Subject Morro Strand Campground RV Hook-ups Revised Project Description / Scope of Work

Madeline and Daniel, thank you for the teleconference on May 16, 2013 regarding the Morro Strand Campground RV Hook-up project. Per your request, we are providing a revised project description to incorporate agreement reached thus far with consultant Cathy Novak on behalf of the Beachcomber tract residents. To recap, this project does not add new RV sites, but merely converts existing non-hook-up RV sites to hook-up sites and changes the parking configuration from parallel parking to slant parking, while lengthening the sites to up to 40 feet.

1) Landscaping and Viewshed

Work will remove diseased non-native myoporum trees and gradually over a two to three year period, replace them with California natives, including toyon, wax myrtle, as well as native coastal shrubs including dune buckwheat, mock heather, and California sagebrush. State Parks has agreed to perform this restoration work in a phased approach, replacing diseased myoporum over time, so as to not leave the landscape with small immature plants at the beginning of the project. The height of the replacement trees and shrubs shall not exceed 15 feet at maturity and the location of the trees below the cut slope will not block residents views of the beach and ocean, while simultaneously screening the RV's and parking areas from their residential views. At the conclusion of the project, up to 20 toyon trees with mature heights of 10 feet to 15 feet will be planted along the bottom 20 to 30 feet of the RV sites. Up to 30 wax myrtles, with mature heights of 10 feet to 15 feet will be planted in approximately the same area at the bottom of the RV sites. Up to 50 coast buckwheat shrubs with mature height of 3 feet will be planted mid-slope, below Beachcomber Street. Up to 30 California sage shrubs with maximum height of 3 feet will be planted mid-slope, parallel to Beachcomber Street. Up to 50 mock heather shrubs with mature height of 4 feet will be planted mid-slope, parallel to Beachcomber Street. A drip irrigation system will be installed and for the first year or two, the shrubs and trees will be hand watered periodically until established. Please refer to attached landscape and irrigation plans for specific details and plant specifications.

2) RV Height Restriction

State Parks has agreed to a height restriction on RV's of 12 feet and 6 inches and will prohibit any double decker or pop-up RV's that exceed 12 feet and six inches in height. This will ensure that RV's parked in the campground will not block residential views of the beach or ocean.

3) Pedestrian Access

Existing formal access to Morro Strand Campground from the Beachcomber tract is via a wooden staircase approximately midway along Beachcomber. An informal underpass also exists for residents entering at campground level from Orcas Street. There are several informal volunteer trails that cross the cut slope from various points along Beachcomber Street. State Parks has agreed to repair and/or

Exhibit 8

A-3-MRB-13-0203

replace the existing staircase and formalize the underpass trail from Orcas Street. In addition, the trail at the bottom of the staircase will be re-routed so that it leads pedestrians between and away from the RV campsites. Work will remove existing staircase railings, treads, risers, and posts and replace them with new materials that are designed to meet current codes. Decomposed granite or road base will be imported and placed within pressure treated landscape edging to contain the trail tread at the bottom of the stair case and along the under pass trail to Orcas Street. State Parks feels that installation of additional stairway access points is outside the scope of this RV hook-up project, and that there is no essential nexus between the project and installation of additional access points.

4) Parking

In addition to the RV trailer, up to two additional vehicles are permitted per RV site. Because there is a direct nexus between the number of RV sites and the number of pulling and trailered vehicles, State Parks has agreed to add six parking spaces in the center of the campground for campers. In addition, State Parks has agreed to lower the day-use parking fee to \$5 from \$10.

5) Light Sources

Some residents have complained that the 25 watt compact fluorescent light bulbs on the 2 existing restrooms are contributing to light pollution and affecting residential views approximately 250 feet away. State Parks has agreed to re-orient or shield the restroom lights so that they do not shine in the direction of nearby residences.

6) Flagpole

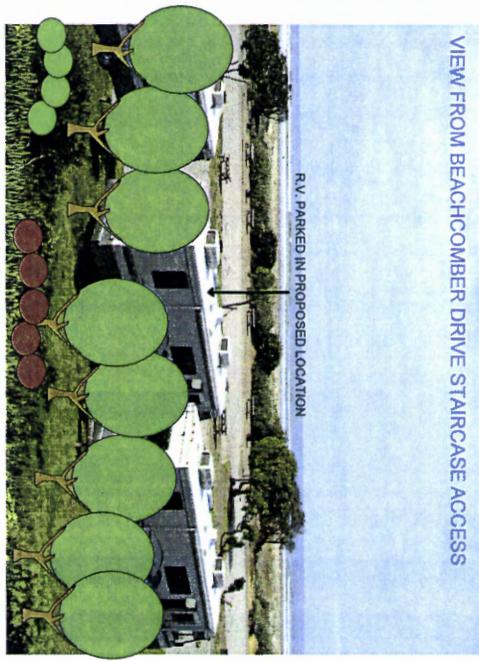
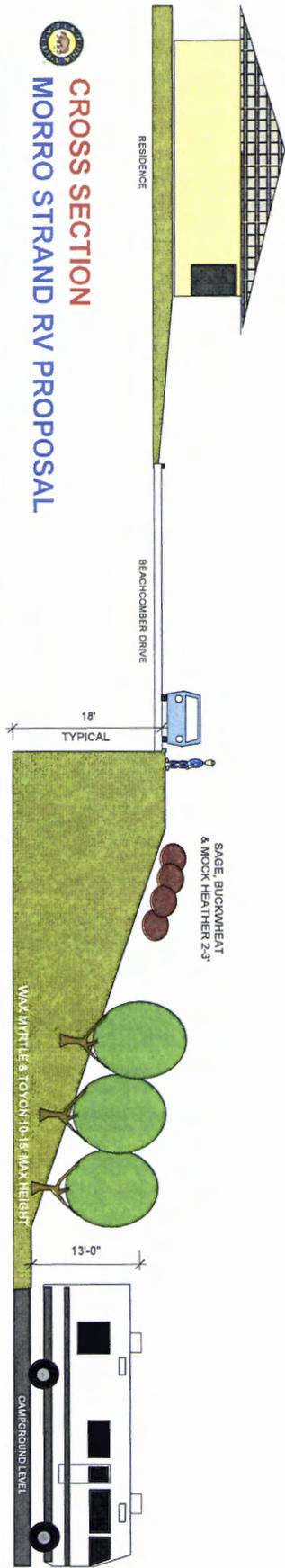
A resident complained that the flagpole near the campground entrance fell down and was not replaced. It has since been replaced.

7) Restrooms

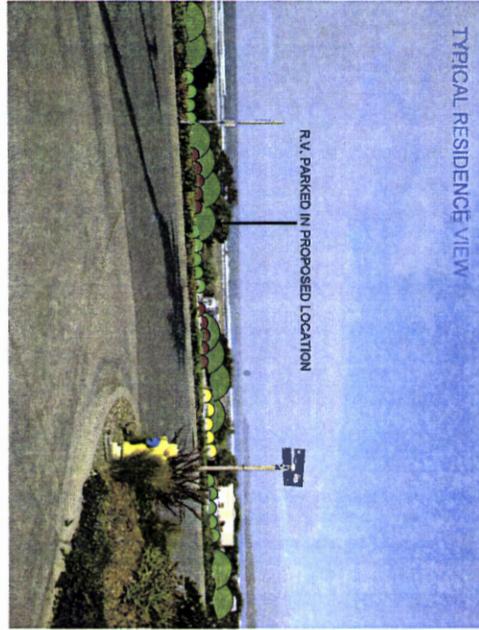
Residents have requested that the 2 existing restrooms be upgraded to provide ADA access and include shower stalls, as part of this RV hook-up project. Because the RV hook-up project will provide water and drain hookups for each RV, there is no essential nexus between this project and upgrading the restrooms. However, under a separate settlement decree in *Tucker v California*, the Morro Strand Campground restrooms are slated for replacement and full ADA accessibility in approximately four to five years.

Due to the delays in approving this project at the City level, this project has already lost approximately \$228,000 in funding from the volunteer enhancement program, due to our inability to encumber funds prior to the end of this fiscal year 12-13. We respectfully request an expedited review and hearing so that additional funding is not put in jeopardy. Thank you for taking the time to discuss this project with us. Please let us know if we can provide any additional information.

CROSS SECTION
MORRO STRAND RV PROPOSAL



VIEW FROM BEACHCOMBER DRIVE STAIRCASE ACCESS



TYPICAL RESIDENCE VIEW

13' TYPICAL U.S. RV
 MAXIMUM HEIGHT



Eriogonum parvifolium occurs on dune formations in the coastal area. It grows from 1-3 feet with similar spread. It is also known as Dune Buckwheat, Coast Buckwheat or Cliff Buckwheat.



Ericameria ericoides is a flowering shrub known as Mock Heather or California goldenbush. It is endemic to California where it grows in sand dunes and coastal hills. It grows from 1-3 feet with small yellow flowers.



Artemisia californica, known as California Sagebrush is an evergreen shrub 2-3 feet tall. It likes full sun and requires little or no water once established. It is a good plant for starting back a difficult south facing coastal sage scrub site.



Morelia or Myrica californica, known as Wax myrtle is an evergreen shrub or tree to 15 feet tall. It is native to the coast of California and grows in full sun. It is an excellent hedge or screen along the coast as it is very tolerant of W.



Heteromeles arbutifolia, known as Toyon is an evergreen shrub or tree to 15 feet tall. It is native to the coast of California and grows in full sun. It is an excellent screen along the coast as it is drought tolerant.



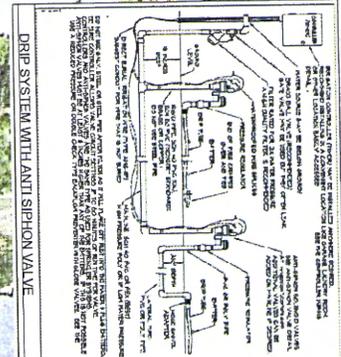
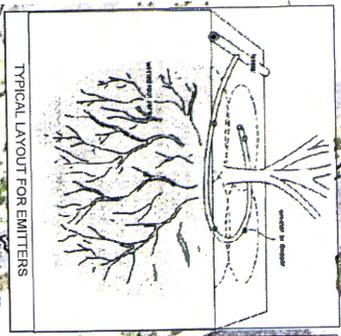
- LEGEND**
- ERIOGONUM PARVIFOLIUM - COAST BUCKWHEAT 2-3'
 - ERICAMERIA ERICOIDES - MOCK HEATHER 3-4'
 - ARTEMISIA CALIFORNICA - CALIFORNIA SAGE 3-4'
 - MORELIA CALIFORNICA - WAX MYRTLE 10-15'
 - HETEROMELES ARBUTIFOLIA - TOYON 10-15'

OPTION #2
PROPOSED LANDSCAPE PLAN
MORRO STRAND RV PROPOSAL



2 CAMP HOSTS
26 RV SITES





IRRIGATION SCHEDULE

PIPE 1/2" 315 PVC, 3/4" & 1" PVC

CONTROL VALVES RAINBIRD AUTOMATIC 1" PEBB SERIES

WATER SOURCE CITY 4" METER 85 PSI

GATE VALVE 1" HUNTER OR EQUAL

ANTI-SIPHON VALVE INSTALLED OFF MAIN LINE TO IRRIGATION

USE FILTER AT ALL VALVES

PRESSURE REGULATOR NO MORE THAN 30 PSI

DRIP EMITTERS - PG JR 1 GPH
4-PER MEDIUM TREE, 1-PER SHRUB

GENERAL NOTES

CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES.

CONTRACTOR SHALL ADJUST ALL EMITTERS AND VALVES FOR PROPER COVERAGE

PIPING PLAN IS DIAGRAMATIC. FINAL LOCATION OF PIPE TO BE DETERMINED AT TIME OF INSTALLATION

ALL VALVES SHALL BE LOCATED IN VALVE BOX WITH LID

DRIP IRRIGATION

RAINBIRD STAINLESS STEEL WALL-MOUNT #ESP-8MC CONTROLLER

UP TO FOUR STARTS PER DAY PER VALVE

WEEKLY OR CYCLOICAL PROGRAMMING

CYCLE LENGTH FROM ONE MINUTE TO 12 HOURS.

ONCE A DAY TO ONCE A MONTH

AUTOMATIC SHORT CIRCUIT DETECTION. THE CONTROLLER ISOLATES THE SHORTED VALVE MANUALLY. ON/OFF 9-VOLT BATTERY BACKUP IN CASE OF POWER FAILURE.

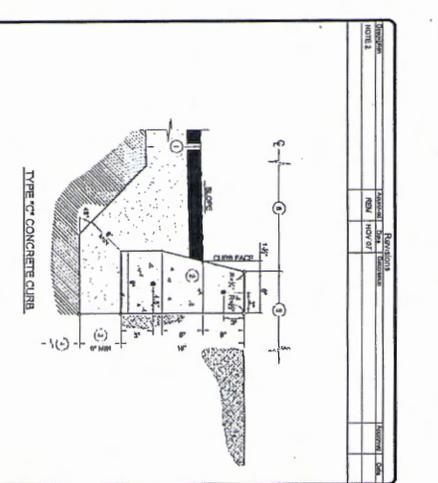
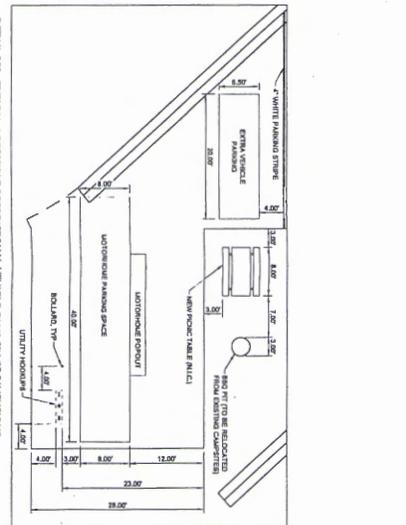
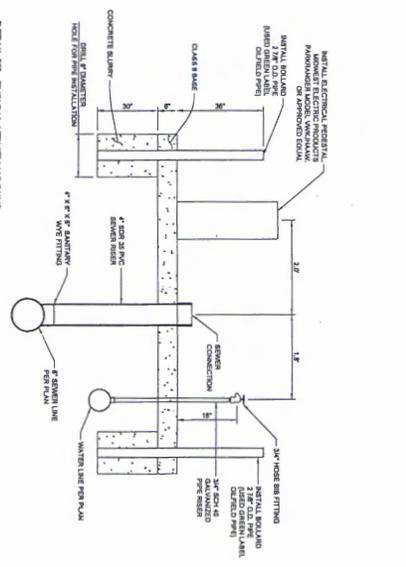
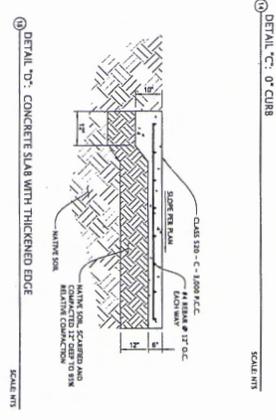
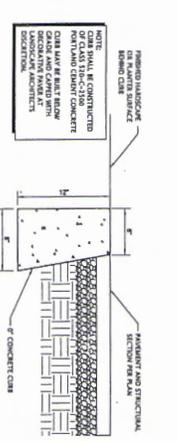
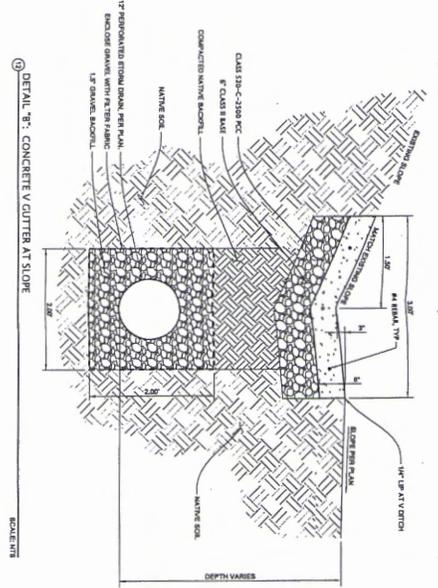
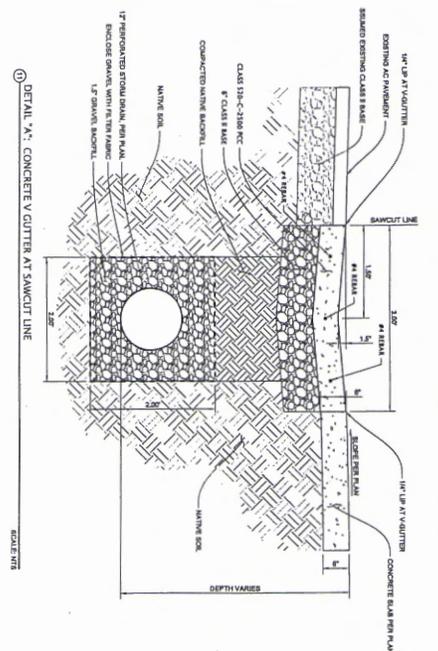
THE MAXIMUM RATE OF FLOW IN ANY ONE CIRCUIT SHOULD BE NO MORE THAN 100 GALLONS PER HOUR. DUE TO FRICTION LOSSES IN 1/2" TUBING, AN INGLE LENGTH OF 1/4" TUBING MAINLINE (OR 1/2" DRIP LINES) SHOULD NOT EXCEED 200 FEET IN ONE CIRCUIT OWING TO THE FRICTION LOSSES OF 1/2" TUBING.



**OPTION #2
PROPOSED IRRIGATION PLAN
MORRO STRAND RV PROPOSAL**

2 CAMP HOSTS
25 RV SITES





DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

TYPE "C" CONCRETE CURB

DATE: 11/13/2011

PROJECT: MORRO STRAND STATE PARK

SCALE: 1" = 4"

REVISIONS:

NO. 1: 11/13/2011

NO. 2: 11/13/2011

NO. 3: 11/13/2011

NO. 4: 11/13/2011

NO. 5: 11/13/2011

NO. 6: 11/13/2011

NO. 7: 11/13/2011

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NO. 99: 11/13/2011

NO. 100: 11/13/2011

Exhibit 8

Ashley Vance

ENGINEERING, INC.

Page 9 of 48

880 Walnut St., Suite C

San Luis Obispo, CA 93401

Project Name: MORRO STRAND STATE PARK

Project Location: MORRO STRAND STATE PARK, MORRO BAY, CA 93442

Scale: 1" = 4"

Sheet: 4 of 4 sheets

Project Name: MORRO STRAND STATE PARK

Project Location: MORRO STRAND STATE PARK, MORRO BAY, CA 93442

Scale: 1" = 4"

Sheet: 4 of 4 sheets

Project Name: MORRO STRAND STATE PARK

Project Location: MORRO STRAND STATE PARK, MORRO BAY, CA 93442

Scale: 1" = 4"

Sheet: 4 of 4 sheets

CALIFORNIA COASTAL COMMISSION

VOICE (415) 904-5200
FAX (415) 904-5400
TDD (415) 597-5885



Waiver of the 49 Day Rule for an Appeal of a Local Government's Final Action on a Coastal Development Permit

Local Government Application Number: CPO-390

Coastal Commission Appeal Number: A-3-MRB-13-0203

Applicant Name: CALIFORNIA STATE PARKS, NICHOLAS FRANCO

Appeal Filing Date: MAY 2, 2013

I, the applicant or authorized representative hereby waive my or the Applicant's right to a hearing within 49 days after the application or appeal has been filed with the Coastal Commission. Public Resources Code Sections 30621, 30625 (a). I request that the referenced application be scheduled:

- for consideration at the next possible Southern California Commission meeting. *July 10 Ventura*
- for consideration at the next possible Northern California Commission meeting.

I understand that the application may need to be scheduled without regard to the Southern/Northern California preference.

- for consideration after staff and I have had additional time to discuss the project.

THIS FORM SHALL NOT BE MODIFIED IN ANY MANNER

5/13/13
Date


Signature of applicant or authorized agent

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
 725 FRONT STREET, SUITE 300
 SANTA CRUZ, CA 95060-4508
 VOICE (831) 427-4863 FAX (831) 427-4877

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: California State Parks

Mailing Address: 750 Hearst Castle Rd

City: San Simeon

Zip Code: 93452

Phone: (805)927-2065

SECTION II. Decision Being Appealed

1. Name of local/port government:

City of Morro Bay

2. Brief description of development being appealed:

Public Works Project at Morro Strand Campground - Upgrade 27 existing campsites to include full RV hook-ups in order to increase visitation and revenue and prevent closure of the campground. Install a drainage system, electrical and sewage connections, modify the parking configuration to accommodate longer RV's, remove non-native myoporum trees to enhance viewshed and replace with California native dune shrubs. Repair existing stairway to improve beach access.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

Morro Strand Campground, at the intersection of Yerba Buena St. and Beachcomber Dr. in the city limits of Morro Bay.

4. Description of decision being appealed (check one.):

- Approval; no special conditions
- Approval with special conditions:
- Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: _____

DATE FILED: _____

DISTRICT: _____

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: April 9, 2013

7. Local government's file number (if any): CPO-390

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Nicholas Franco, District Superintendent
California State Parks
San Luis Obispo Coast District
750 Hearst Castle Rd.
San Simeon, CA 93452

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Harold Wienenga
120 Panay St.
Morro Bay, CA 93442

(2) Walter Auerbach
P.O. Box 7571
Tahoe City, CA 96145

(3) Cathy Novak Consulting
P.O. Box 296
Morro Bay, CA 93442

(4) City of Morro Bay
Cindy Jacinth, Associate Planner
955 Shasta Ave
Morro Bay, CA 93442

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

PUBLIC WORKS PROJECT:

This development project at Morro Strand Campground is a public works project as defined by California Public Contract Code §1101 & §7103, and California Business & Professions Code §7026 because it involves the construction, alteration, repair and improvement of a public facility, road, or parking facility, and is state owned real property in which the public has an interest.

PROCEDURAL HISTORY:

This is an appeal of a Coastal Development Permit #CPO-390 that was approved by the Morro Bay Planning Commission, and subsequently appealed to and denied by the Morro Bay City Council. Two appeals were filed which sought to: 1) deny the permit and close the park, and 2) deny the permit or approve it with additional conditions. The Morro Bay City Council did not approve the project with additional conditions as requested by appellant #2. The issues raised on appeal were consistency with the general plan, consistency with the LCP, and additional conditions/project enhancements such as landscaping requirements, provision of additional parking, reconstruction of the existing restrooms, development of a master plan, shielding light fixtures, and provision of additional beach access.

PROJECT FUNDING:

Limited funding from 2 sources, the State Parks Revenue Generation program and the Volunteer Enhancement program provided a modest source of funds totalling \$900,000 that were earmarked for a limited scope of project targeting improvements to RV sites and camp host sites, which would meet the criteria for generating additional revenue and remove Morro Strand Campground from the list of 70 parks to be closed. The Volunteer Enhancement Program funding source requires that permits be obtained and contracts executed prior to the end of the fiscal year end on June 30, 2013.

VIEWSHED AND LANDSCAPING:

The Morro Bay Planning Commission found that the project is consistent with the City's General Plan, Local Coastal Plan, and Municipal Code. In particular, with respect to viewshed impacts, the Planning Commission conditioned approval on provision of a landscape plan, (attached) which was submitted to the City. State Parks has agreed to remove the diseased myoporum trees to improve public views, and replace the trees with lower profile native dune shrubs and low growing trees, in order to screen the tops of the RV's from the public street view, while preserving the views of the beach. State Parks has agreed

to restrict the height and configuration of RVs to 13 feet single level rigs with no second level pop-up tents or flags. The RV hook up sites are sited against the cut slope below Beachcomber Street so that only the tops of the RVs are visible, without plant screening and they will be completely out of the viewshed when low lying vegetation is planted. Due to the siting of RV's against the cut slope below Beachcomber St coupled with the landscaping screening plan, the project has no impact on views of the beach or ocean from Beachcomber St and is consistent with the LCP Visual Resources Policy VR-2. The campground is not visible from Scenic Highway 1.

RESTROOMS:

City residents requested the City Council to condition the project on reconstruction of the 2 existing restroom facilities, which would cost an additional \$2,000,000. While there is no funding presently available to rebuild the restrooms, they are slated for replacement in approximately 4 years under the Tucker ADA settlement decree. It is State Parks' position that the age and condition of the existing restrooms are unrelated to the RV hook-up project as RV campers will take advantage of their hookups for restroom use. There is no nexus between the restrooms and this project, and there are no funds available to reconstruct the restrooms at the present time.

SMOKE:

One resident has complained about campfire smoke and asks for closure of the campground. Another resident has requested installation of gas fire pits. There is no nexus between this project and campfire smoke as this project, if approved with conditions will reduce the overall number of campsites.

ACCESS:

Some residents have requested construction of additional stairways outside the footprint of the campground connecting Beachcomber Street and the beach, but there is no nexus between this RV hook-up project and beach access from locations outside the campground. However, State Parks is amenable to repairing and improving the existing staircase from Beachcomber Street to the campground and improving the underpass trail that passes under Beachcomber Street to the campground.

LIGHT SOURCES:

Appellant #2 has complained about light sources from the campground. This project proposes installing low wattage (7 watt directional night lights) on the RV hook-up pedestals at a maximum height of 3 feet above ground. These low wattage directional lights will not be visible from outside the campground. The existing restroom exterior lights use low wattage (25 watt compact fluorescent) light bulbs and there is no nexus between this project and the existing restroom lights.

EROSION:

One resident has complained about alleged ground movement or slumping of the cut bank at the entrance to the campground. No erosion or slumping has been noted by State Parks staff and the area in question is outside the RV hook-up project area. Therefore there is no nexus between this alleged condition and the subject project.

PARKING:

Some Beachcomber Street residents have complained about members of the public parking on Beachcomber Street in front of their houses, but State Parks has no jurisdiction to restrict parking on the City streets. However, because the number of RV's present at any given time does impact the number of total vehicles and number of parking spaces available in the campground, State Parks is amenable to a condition to add 6 new parking spaces on the interior of the campground by removing one campsite and converting it to day-use visitor or campground visitor parking.

GENERAL PLAN CONSISTENCY:

Appellant #2 has stated that the project is inconsistent with State Parks General Plan, stating that "the campground was intended to remain largely as-is" citing page 58 of the General Plan. Page 58 of the General Plan states that "Land use in the existing campground shall remain as is." Because this project proposes no changes in land use, and simply modifies 27 existing RV sites to include RV hook-ups, there is no change in land use and the project is in fact consistent with the General Plan. While not all of the recommendations in the General Plan have been implemented yet (such as restroom reconstruction), the uses and existing operation of the campground are consistent with the General Plan. There are no existing or proposed facilities or features or operations in the campground that are inconsistent with the General Plan.

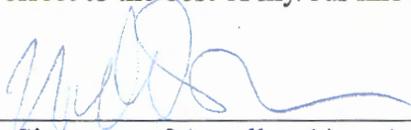
RELIEF REQUESTED:

State Parks is requesting that the approval of the project by the Planning Commission be upheld on appeal, with the additional conditions that State Parks has agreed to as stipulated above.

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.



Signature of Appellant(s) or Authorized Agent

Date: April 19, 2013

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby authorize N/A
to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date: _____

April 30, 2013

Mr. Nick Franco
District Superintendent
San Luis Coast District
750 Hearst Castle Road
San Simeon, CA 93452

Dear Nick,

On behalf of several neighbors near the Morro Strand Park, I would like to thank you for taking time to meet and hear their concerns. As a follow up to our meeting I promised that I would get back in touch with you after I had the opportunity to meet with them and discuss the options.

The neighbors got together on April 23 and reached a consensus on several items. Below is the list of topics and actions that the neighbors are respectfully requesting that State Parks incorporate into the Morro Strand Campground project.

1. RV hook ups: The neighbors recognize the value with the installation of hook ups and that it can reduce both noise and air pollution by not having to run generators so, they are in support of this item.
2. Overnight Parking: There is a need for additional parking to accommodate both overnight and day use guests. In order to provide sufficient parking the following is requested, 1) remove the overnight parking restriction at the day use parking area for campground overflow vehicles, 2) provide two additional parking areas inside and at each end of the campground. Additionally to encourage overnight guests to park within the campground area, the parking fee should be nominal such as \$5. Fees in excess of that amount are certainly a deterrent so many campers will park in the adjoining neighborhoods for free and that is what we are trying to avoid. Other incentives such as electronic payment equipment will make it more likely that campers will pay overflow vehicle fees rather than park outside the campground in the neighborhood.
3. RV height: In order to protect the view shed along Beachcomber for everyone, there should be an RV height restriction. The requested height is not to exceed 12' 6".
4. RV sites & space sizes: The neighbors recognize that a project is being proposed to increase campground use and provide an additional revenue

GOVERNMENTAL & COMMUNITY RELATIONS · PLANNING

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NOVAKCONSULTING@CHARTER.NET

source. Based upon experience living near this park, the neighbors feel that the overall amenities and presentation of the park will draw more campers to the site rather than trying to maximize the number of RV spaces. In this case it is really about enhancing quality versus quantity since this park is subject to unpleasant weather, lack of amenities and other things that many campers look for. To that end, the neighbors would be supportive of the State Parks desire to have spaces that can accommodate larger RV's at the toe of the bluff area however, the overall number of spaces in this area should be reduced to one half the number proposed. With a redesign of this particular area a number of things can be accomplished. 1) a wider width can provide sufficient space for the RV and a car, 2) there will be additional room to add landscaping between sites which would provide more privacy between spaces and better overall aesthetics, 3) the wider widths would be more in keeping with the spaces offered at Morro Bay State Park, 4) this will allow for a mixture of smaller to larger RV's spaces thus providing a good range of uses available and, 5) additional space between camp sites will reduce the deterrence to pedestrians who access the beach through the campground from Beachcomber.

5. Landscaping: Installation of lower profile native shrubs and low growing trees as proposed and removal of the diseased myoporums will be asset to all. The concern that has been raised is in regards to removing all the myoporums at the same time and planting small, new vegetation thus, leaving the area relatively bare while the new vegetation grows. Complete removal will also take away any type of screening of the campground. It has been suggested that landscape plan could be prepared such that phasing the new plantings in over time will allow the new vegetation to grow and be able to provide better screening until the plant materials have reached maturity. Lastly, the neighbors would like to see a better depiction of the landscaping plan through a photo simulation or equivalent to have a complete understanding of the proposed plan.
6. Campfire rings: It is understandable for tent campers to have the campfire rings available for their use however; this is not a necessity for the RV campers. There has been an on-going problem with heavy smoke and foul odors from the campfires. The situation is exacerbated in the summer due to the numbers of campfires and the foggy and still weather patterns holding the smoke in the neighboring area. To alleviate some of this, there are a couple of things that can be done. First eliminating the campfire rings at all the RV spaces adjacent to the toe bluff would help. Second, stricter regulations that govern the type of wood used (needs to

be a dry and seasoned wood) and also preventing other materials such as plastic bottles would diminish the foul odors.

7. Restrooms: As mentioned above park amenities are important to the campers and those parks which offer more services are usually more frequented than others. In the case of Morro Strand Campground, providing inadequate restroom facilities and showers will be a disincentive to visitors and is counterintuitive to the mission of increasing the occupancy. The neighbors understand that the Consent Decree requires the State Parks to commence construction by July 1, 2018 and completion by June 30, 2020 for this level park. However waiting 4 ½ to 6 ½ years for both of the restroom improvements would be more harmful than helpful. So the neighbors are requesting that at least one restroom be upgraded with the proposed project and the other to stay on the same timeline as State parks has identified. The restroom upgrade should include coin operated showers which will also provide a revenue source for construction and maintenance of the facility.
8. Lighting: The restroom lights currently don't appear to have shielding or cut off style fixtures so, the neighbors would like to have the fixtures either replaced or modified to direct the light downward and prevent offsite glare.
9. Pedestrian access: The Morro Strand Park General Plan identifies additional pedestrian access points from Beachcomber down to the park and beach. Providing these new access ways will provide, preserve and protect public opportunities for ocean-beach-oriented recreation and reduce environmental damage caused by pedestrians creating their own trails down the bluff. The construction of the identified access ways should be included in the overall plan as well as the potential timing for completion.
10. Coastal erosion: This Park is subject to coastal bluff erosion and this should be taken into consideration with regard to redevelopment of the facilities. There has been a noticeable difference in the bluff area by neighbors that have lived in this area for many years. Furthermore, it appears that the proposed plan will include cutting into the bank to create the larger spaces however, the plan does not show any retaining of the bank in this area. It would be appropriate to include bank stabilization in the area of the proposed RV spaces and also to evaluate the remaining bluff area for erosion and future stabilization if warranted.

Again we appreciate the opportunity to have an open dialogue with you to discuss the neighborhood concerns and seek remedies to all concerned. Please

let me know if you have any questions and would like to set up another meeting to discuss the items in this letter. We will look forward to hearing from you.

Regards,



Cathy Novak



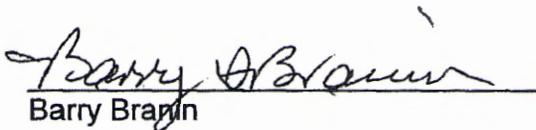
Harold & Mary Jane Wiebenga

Wally Auerbach

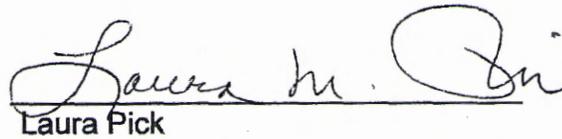
Fred & Candi Wickman



Steve & Kathy Semas



Barry Branin



Laura Pick

John & Sally Oliveira

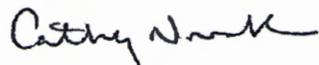


Keith Taylor


Jon & Sue Olson

let me know if you have any questions and would like to set up another meeting to discuss the items in this letter. We will look forward to hearing from you.

Regards,



Cathy Novak

Harold & Mary Jane Wiebenga



Candi Wickman
Fred & Candi Wickman



Wally Auerbach

Steve & Kathy Semas

Barry Branin

Laura Pick

John & Sally Oliveira

Keith Taylor

Memorandum

Date : July 17, 2013
To : Daniel Robinson, Coastal Commission, North Central Coast District
From : Doug Barker, Department of Parks & Recreation, San Luis Obispo Coast District DB
Subject : Morro Strand Campground RV Hook-ups. Requests for Additional Information.

Daniel, this memo summarizes our various e-mail responses to your requests for additional information. With summer vacation schedules and the limitations of e-mail, we thought it best to include all of our responses in one memo.

- 1) Question: Would the 6 new spaces created be for overnight campers or day use, or both (day use during the day and campers at night)? If they are for campers as extra parking (to minimize parking on Beachcomber St) would there still be 11 day use parking spaces? Would all of these spaces (11 + 6 (potentially) be reduced to 5\$?).

Answer: The 6 new parking spaces will be for campers only. The existing 11 day use spaces will remain for day use. State Parks is amenable to lowering the fee from \$10 to \$5 for all of the 17 spaces, including day use and camping parking.

- 2) Question: Is it correct that one campsite will be removed to create these 6 spaces? Do you know which number campsite that would be?

Answer: Yes it is correct that one tent camping site (#14) will be converted to 6 overflow camping vehicles (3 parking spaces on each side of the camping island).

- 3) Question: Could you give me a rundown on the number of spaces that are proposed at 40 feet and the number that are proposed at 35 or 30 (or all those less than 40), and where they are specifically located? Was there a potential to go to a max of 35 ft, and was this not pursued because the residents were not concerned about the length issue?

Answer: Of the 25 total guest RV hook up sites and the 2 camp host RV hook up sites approximately 20 of them will be 40 feet long. Approximately 5 of them will be 35 feet long (all of the 35 footers will be at the far south end of the site where the riparian willows are located. We are proposing approximately 5 shorter sites to avoid impacts to the willows, riparian habitat and to avoid disturbing or cutting into the slope at the far south end.

- 4) Question: Was there a reasoning for NOT reducing the number of spaces in the affected area, as the residents had inquired about? Was it financial, impractical for some reason, biological? Is SP amenable to this?

Answer: There are several reasons. It is financially unfeasible to limit the number of paying hook up sites to below 25 and still generate sufficient revenue to qualify for revenue generating funds or grants. As we have already lost \$223,000 in volunteer enhancement funds for the camp host sites, we are not amenable to further reductions in hook up sites, in losing more revenue, or jeopardizing additional funding sources. Also, the loss of 5 existing sites would limit recreational opportunities for visitors and negatively impact beach access. We are already losing one campsite to create additional parking and do not think it wise to lose another 5 sites.

- 5) Question: Are there more specifics about the phased landscaping in terms of timing? i.e. What gets planted when? We have an understanding of where, but when is a little more unclear.

Answer: The phased myoporum tree removal and native planting will occur over a 3-year period. In year one, only diseased myoporum and those that are mid-bank or higher and impact resident's views of the beach or ocean will be removed and replaced. This is at the resident's request. In year two, the low growing native shrubs listed in the plan will be planted. In year three, the remaining myoporums and other non-natives will be replaced with the native trees and shrubs listed in the plan.

- 6) Question: Was there a reason to NOT engage in an education program for guests regarding campfire/bbq pits and wood types, as the residents had inquired about? Is SP amenable to this?

Answer: In our recent memo to you we inadvertently omitted our prior agreement to engage in camp fire etiquette and outreach. We are committed to this outreach and have developed flyers and wood bundle inserts/notices (attached) which will be provided to all campers. However, we believe there is no essential nexus between this issue and the project as the campfire rings for the RV's already exist, their numbers will not increase, and campfires are not impacted by the project. Campfires are an intrinsic part of the camping and beach going experience and have been present at this state park since 1966.

- 7) Question: In terms of re-orienting the lights on the bathroom, do you mean shining them down to the ground? We typically require lighting to be shined down, as I believe the new lights at the RV hookups are to be.

Answer: The existing bathroom lights will be re-oriented downward and also shielded from the east where the residences are located. We believe there is no essential nexus between this issue and the project, because the restrooms and the lights already exist and are not impacted by the project.

- 8) Could you provide at least basic plan sheets (for now) for the proposed midway Staircase upgrades (and how it is to be rerouted "between and away" from the RV campsites) and Orca Street underpass repair and/or replace upgrade? A basic map/image clearly identifying these two access ways would be great as well!

Answer: Attached are some basic staircase site plan sheets, staircase details, and photos from above Beachcomber Dr and below from the campground. While we would like to complete all items listed in the plans, we do not have funding to complete all of them. We will commit, as part of this CDP application to completing the trail and railings at the bottom of the staircase, in order to guide staircase users through the project site, and away from RV sites. Beyond this component, we will complete the other items in the staircase plans as funds become available. We view the condition of the existing staircase as a repair and maintenance project.

RECEIVED

JUL 22 2013

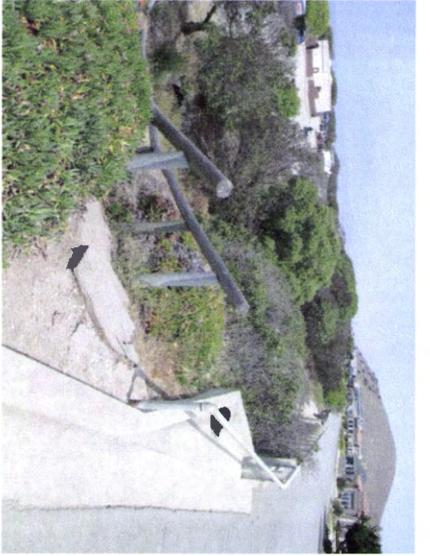
Exhibit 8
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA
A-3-MRB-13-0203
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- 9) Question: You have indicated that SP has no evidence that coastal erosion of the bluff (in the RV affected area) is occurring. Could you explain that a bit more? Have you conducted a study or analysis/evaluation lately? If not, are there plans to evaluate them at a certain point in the future? !

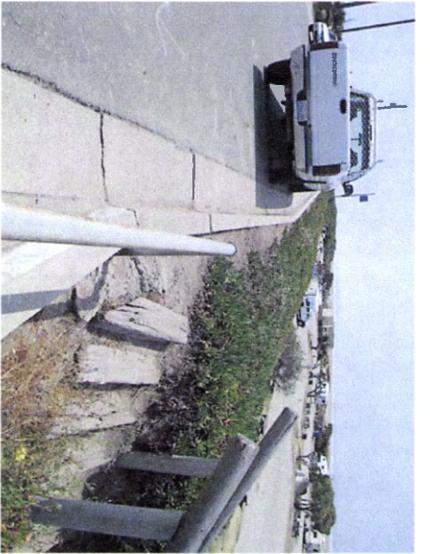
Answer: We took this opportunity [hint!] to evaluate the coastal erosion issue which was stated by residents to be occurring at the PG&E utility pole, purportedly evidenced by a slack guy wire. Attached are some photos of the utility pole and guy wire. SP's Landscape Architect and District Maintenance Chief inspected the area of concern above the park entrance/day use parking area, which is 300 feet from the north end of the project site. There appears to be some sinking of the outer edge of Beachcomber Dr and some soil loss at the top of the slope. Due to the extensive ground squirrel activity adjacent to the road and power pole, the most likely causes of this subsidence are ground squirrel burrowing and rain erosion. There is no evidence of earth movement or burrowing at the base of the slope which appears to be very stable, therefore slide activity or bluff retreat are highly unlikely. In addition the anchor for the guy wire attached to the power pole has rusted through and is no longer doing its job resulting in the slack guy wire. The pole itself appears to be sound and therefore is not an immediate safety concern but the guy wire does need to be addressed promptly. SP's District Maintenance Chief will contact PG&E. Additionally, SP will notify the City of Morro Bay about the voids underneath Beachcomber Dr and we will jointly discuss a comprehensive solution to this issue. Because this problem is approximately 300 feet north of the project site and is unrelated to the RV Utility hookups project, it fails the essential nexus test. Nevertheless, we appreciate the residents bringing this matter to our, PG&E's, and the City's attention.

Thank you for your review of this CDP appeal. Please feel free to contact us if any additional information is required. We look forward to the Commission's August hearing in Santa Cruz.

cc: Nick Franco, District Superintendent



VIEW FROM BEACHCOMBER DRIVE



CURB DETAIL



VIEW FROM CAMPGROUND



HANDRAIL DETAIL



VIEW FROM CAMPGROUND



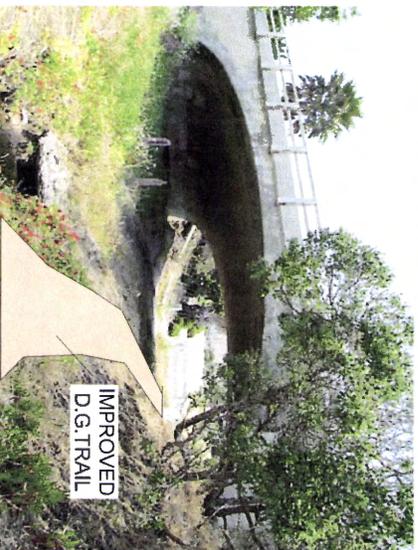
VIEW FROM BEACHCOMBER DRIVE



BRIDGE SIDE VIEW



BEACHCOMBER BRIDGE



IMPROVED
D.G. TRAIL



EXISTING PHOTOS
MORRO STRAND STAIRWAY



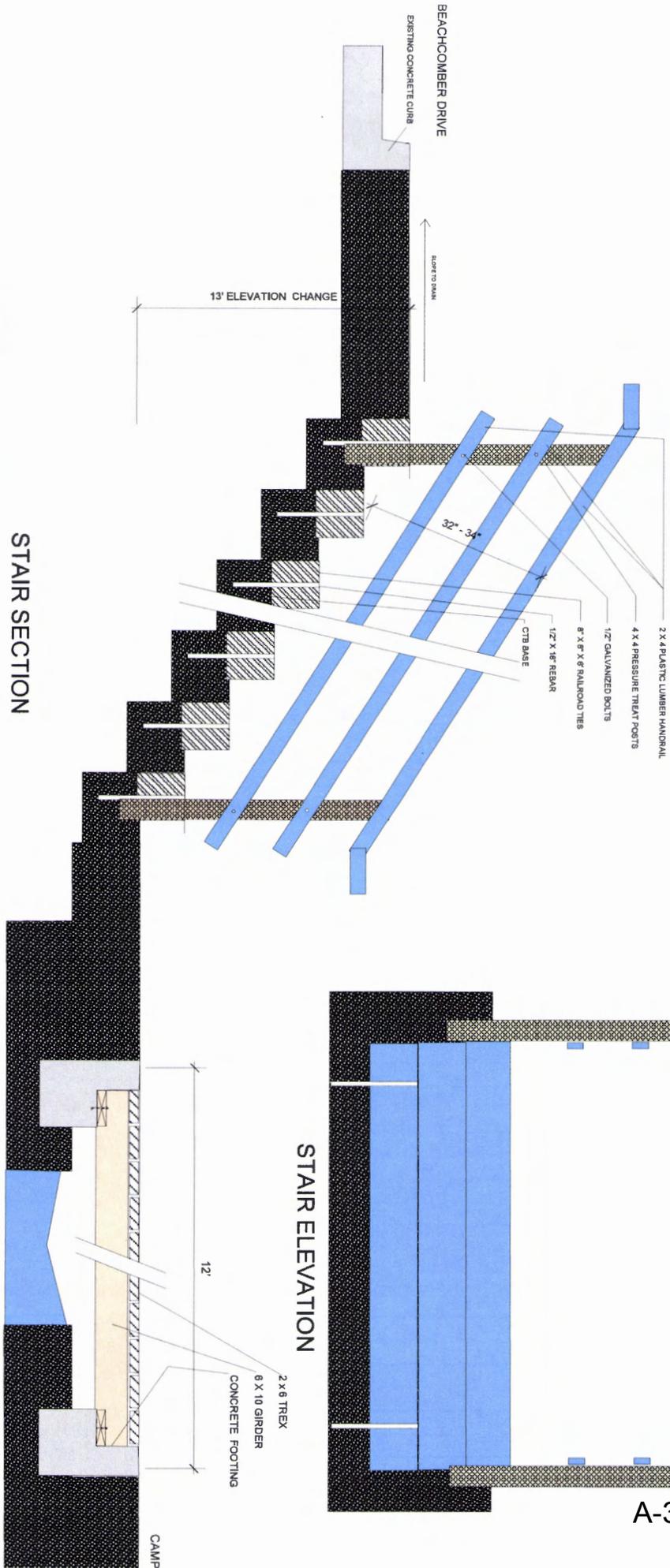
EXISTING MORRO STRAND STAIRWAY

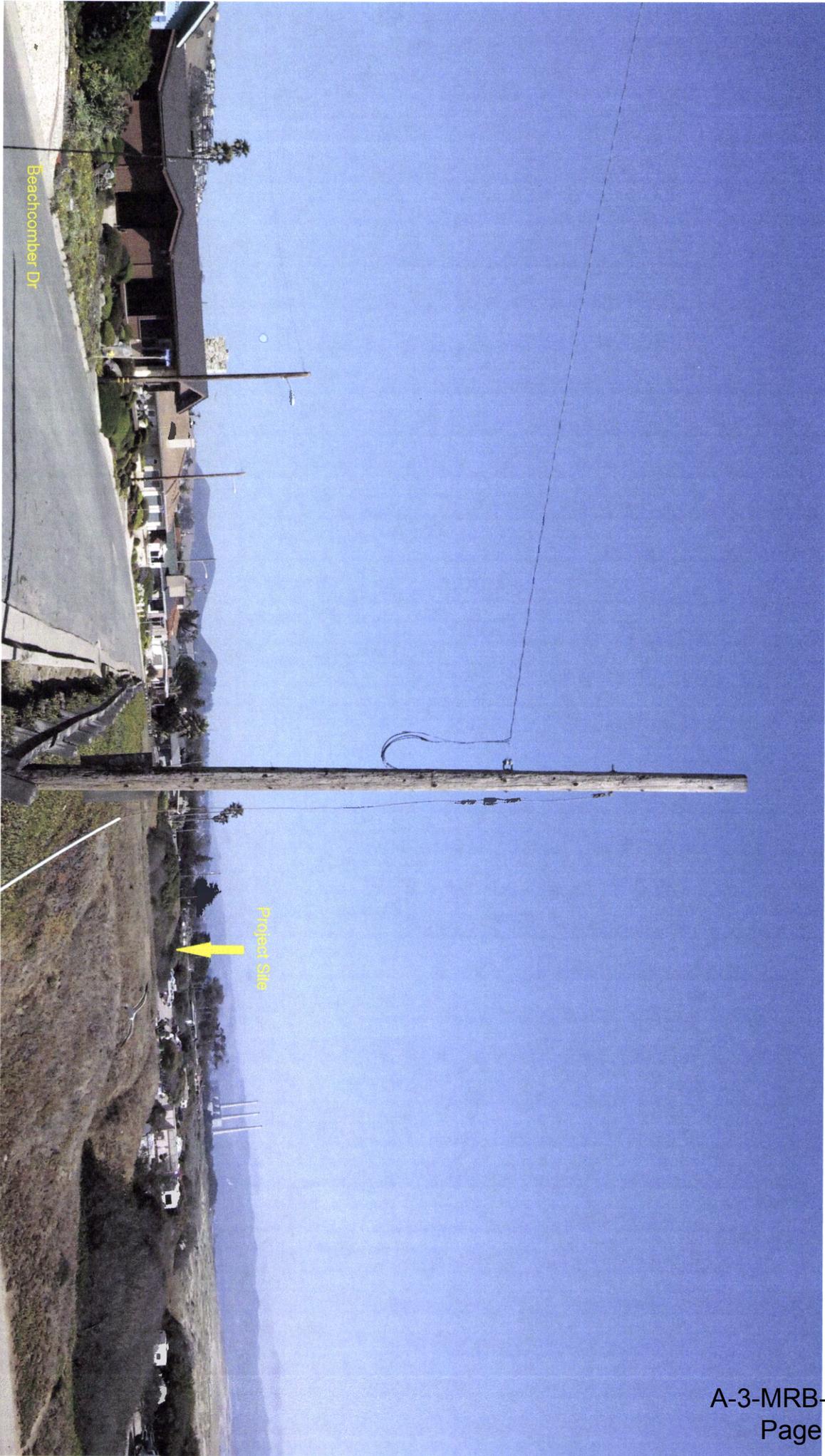




MORRO STRAND STAIRWAY REPLACEMENT

STAIR SECTION

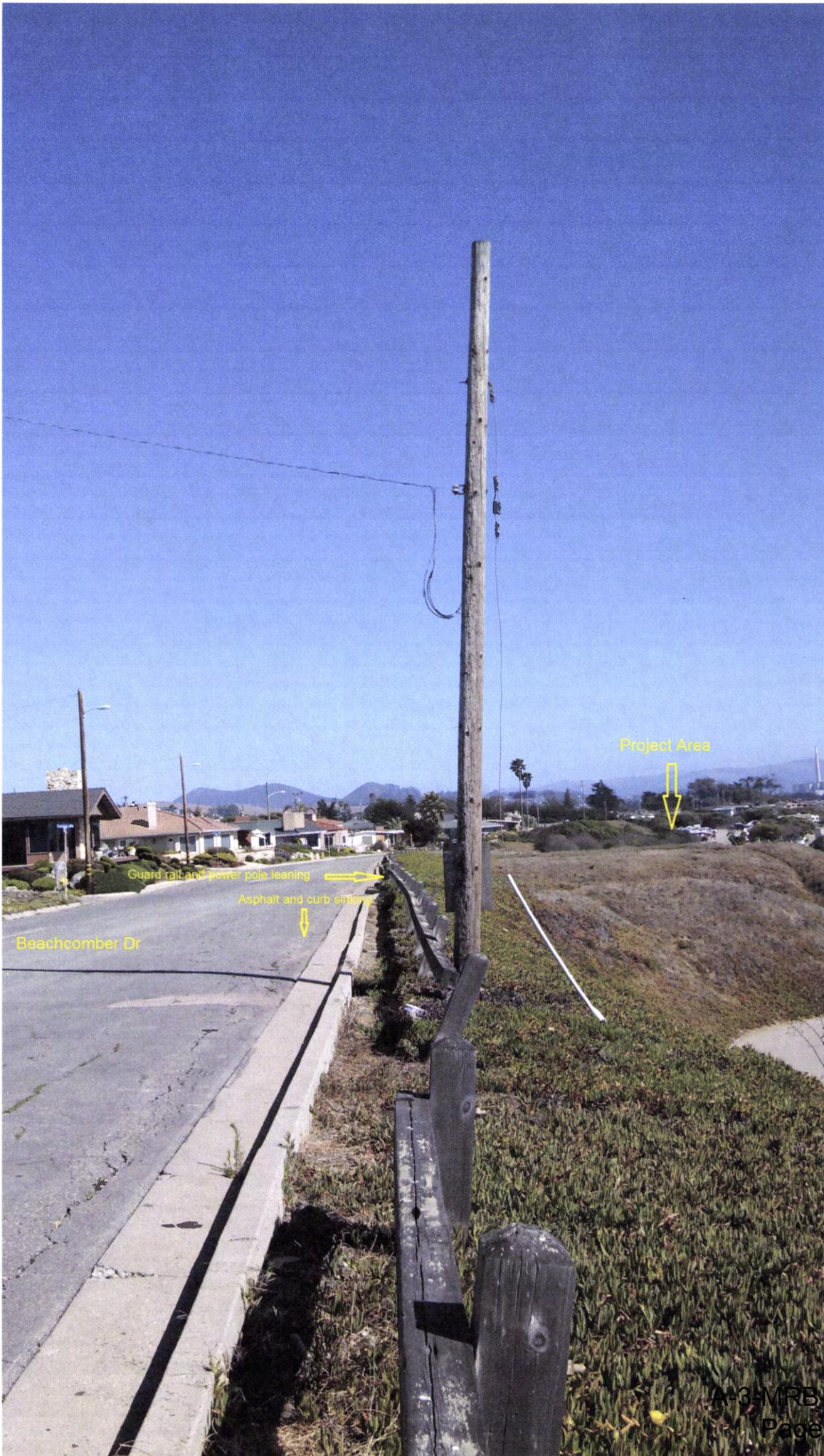






Park entrance and Day Use Parking

Beachcomber Dr and Power Pole



Truck parked on Beachcomber Drive above the most northern portion of RV hookup project. Power pole and erosion issue is 300 ft. to the north of this location.



Asphalt not sinking and guardrail not leaning. Erosion not taking place in project area.

Power Pole Anchor rusted through



Campfire Etiquette



Follow these clean burning tips to protect yourself and fellow campers from the harmful effects of wood smoke!

Don't smoke your neighbors out. Smoke from campfires is a common source of outdoor air pollution. Be careful not to build your campfire too close to your neighbors or homes nearby. Not everyone appreciates a campfire – especially those with allergies or health issues.

Before you strike the match, make sure that campfires are in fact allowed on your site.

Keep your campfire small.

Burn only "seasoned" and dry firewood.

Don't Burn: garbage, plastics, Styrofoam, rubber, waste solvent, paint, oil, treated wood, particle board, plywood, driftwood, coal and charcoal, and colored or glossy paper. They can produce noxious, corrosive smoke and fumes which may be toxic to your family and pets.

Once you are done with the fire, ensure it is put out completely. A smoldering pile of ash may disrupt the sleep of many in your vicinity. You may not be very popular in the morning!



Air Pollution Control District
San Luis Obispo County

For more information and tips, visit us at
SLOCleanAir.org or call 805.781.5912

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-Once you are done with there^{fi}, ensure it is put out completely. A smoldering pile of ash may disrupt the sleep of many in your vicinity. You may not be very popular in the morning!

Follow these clean burning tips to protect yourself and fellow campers from the harmful effects of wood smoke!

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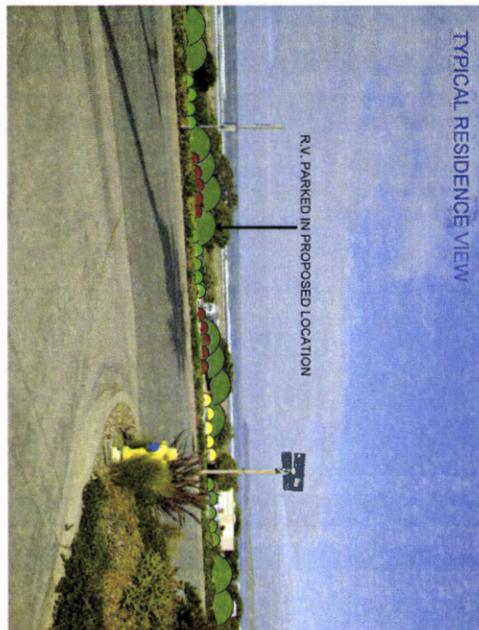
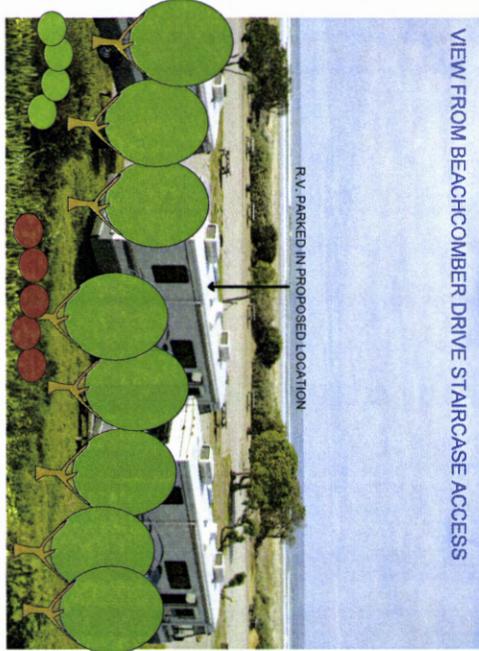
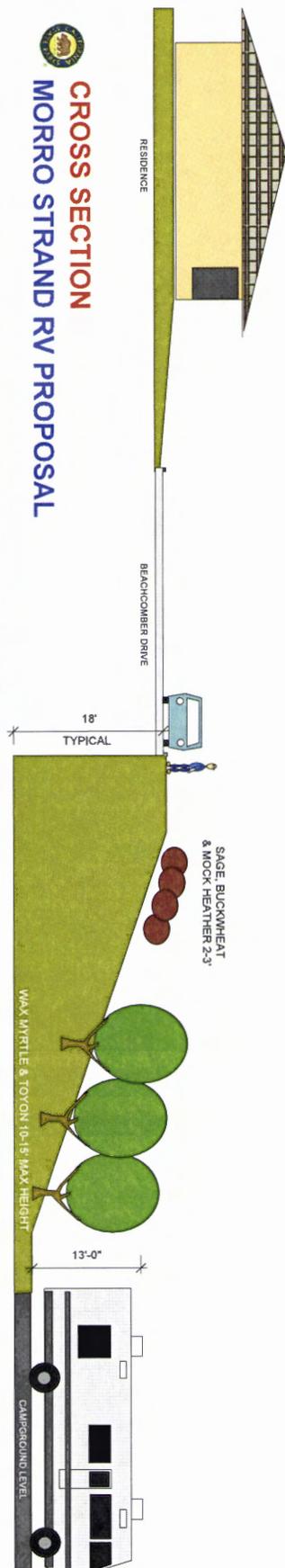
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CROSS SECTION
MORRO STRAND RV PROPOSAL



13' TYPICAL U.S. RV
MAXIMUM HEIGHT



Eriogonum parvifolium occurs on dune formations in the coastal area. It grows from 1-3 feet with similar spread. It is also known as Dune Buckwheat, Coast Buckwheat or Cliff Buckwheat.



Ericameria ericoides is a flowering shrub known as Mock Heather or California goldenbush. It is endemic to California where it grows in sand dunes and coastal hills. It grows from 1-3 feet with small yellow flowers.



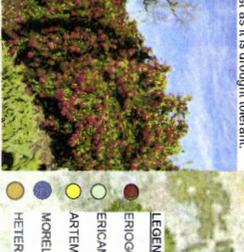
Artemisia californica, known as California Sagebrush is an evergreen shrub 2-3 feet tall. It likes full sun near the coast and requires little or no water once established. Good plant for starting back a difficult south facing coastal sage scrub site.



Morula or *Myrica californica*, known as Wax myrtle is an evergreen shrub or tree up to 15 feet tall. It is native to the coast of California and grows in full sun. It is an excellent hedge or screen along the coast as it is very tolerant of w.



Heteromeles arbutifolia, known as Toyon, is an evergreen shrub or tree to 15 feet tall. It is native to the coast of California and grows in full sun. It is an excellent screen along the coast as it is drought tolerant.



OPTION #2
PROPOSED LANDSCAPE PLAN
MORRO STRAND RV PROPOSAL



- LEGEND**
- ERIOGONUM PARVIFOLIUM - COAST BUCKWHEAT 2-3'
 - ERICAMERIA ERICOIDES - MOCK HEATHER 3-4'
 - ARTEMISIA CALIFORNICA - CALIFORNIA SAGE 3-4'
 - MORELLA CALIFORNICA - WAX MYRTLE 10-15'
 - HETEROMELES ARBUTIFOLIA - TOYON 10-15'

2 CAMP HOSTS
 26 RV SITES

July 3, 2013

Mr. Nick Franco
District Superintendent
San Luis Coast District
750 Hearst Castle Road
San Simeon, CA 93452

Dear Nick,

This letter is to follow up after the meeting with you, State Parks and City staff. I had another meeting with the neighbors on June 17 and we discussed responses you provided at the meeting.

I am leaving the original format from my letter and including your responses in red with the most recent comments from the neighbors in blue text, where applicable, so that it will be easy to follow our progression.

1. RV hook ups: The neighbors recognize the value with the installation of hook ups and that it can reduce both noise and air pollution by not having to run generators so, they are in support of this item.
 - a. Response: Good.
 - b. Neighbor Response: No further action on this item.
2. Overnight Parking: There is a need for additional parking to accommodate both overnight and day use guests. In order to provide sufficient parking the following is requested, 1) remove the overnight parking restriction at the day use parking area for campground overflow vehicles, Response: A concern was raised whether the Coastal Commission would find this acceptable or not due to the potential of losing day use parking spaces. State Parks is willing to add additional overnight parking (see second comment in this section and also item 4 below) and monitor the results. If a problem still occurs, then State Parks is willing to look further into changing the day use area. Neighbor Response: Understand that there are limitations on areas for additional day use parking within the campground. They would still like to pursue other options that will work towards additional parking for both overnight and day use beyond what has been identified to date. 2) provide two additional parking areas inside and at each end of the campground. Response: State Parks is willing to take the one internal campsite and convert it to parking which will add six parking spaces. Neighbor

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NOVAKCONSULTING@CHARTER.NET

Exhibit 8

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Response: Agree to take one internal campsite space for parking so, no further action. Additionally to encourage overnight guests to park within the campground area, the parking fee should be nominal such as \$5.

State Parks will reduce the parking fee to \$5. Neighbor Response: Agree so, no further action other than they request that this parking fee be implemented now. Fees in excess of that amount are certainly a deterrent so many campers will park in the adjoining neighborhoods for free and that is what we are trying to avoid. State Parks will work with the City regarding signage for no RV's parking on Beachcomber and enforcement.

Neighbor Response: The problem with the parking on Beachcomber is not entirely the day use cars but rather the RV's that park there. There is a need for signage on Beachcomber limiting the height of the vehicles that can park along the street. Signage limiting the vehicle height can be done now and does not need to be included within this project. The neighbors are respectfully requesting that the City take action quickly to solve this problem with at least six signs or a painted curb. To prevent visual obstructions, the signs should be low and in character with the existing wood fence. State Parks has agreed to work with the City however; they do not see any evidence for this right now. In addition, State Parks should commit to assisting the City with the enforcement of this limitation. Other incentives such as electronic payment equipment will make it more likely that campers will pay overflow vehicle fees rather than park outside the campground in the neighborhood. Response: The cost of providing an electronic payment system is too much, estimated around \$15,000 for the unit. Because of the weather conditions at the Park, the maintenance will be too costly. Neighbor Response: Agree so, no further action.

3. RV height: In order to protect the view shed along Beachcomber for everyone, there should be an RV height restriction. The requested height is not to exceed 12' 6". Response: The City said the legal highway limit is 12 feet so; the State Park is willing to set a height limit. The 12' 6" is a good number so that is what they will be looking at. They will not measure RV's but understand that you are looking to stop the double decker style RV's. Neighbor Response: Agree and request that a small height limit bar be installed at the kiosk to indicate the height for RV's entering the park. No further action.
4. RV sites & space sizes: The neighbors recognize that a project is being proposed to increase campground use and provide an additional revenue source. Based upon experience living near this park, the neighbors feel that the overall amenities and presentation of the park will draw more campers to the site rather than trying to maximize the number of RV

spaces. In this case it is really about enhancing quality versus quantity since this park is subject to unpleasant weather, lack of amenities and other things that many campers look for. To that end, the neighbors would be supportive of the State Parks desire to have spaces that can accommodate larger RV's at the toe of the bluff area however, the overall number of spaces in this area should be reduced to one half the number proposed. With a redesign of this particular area a number of things can be accomplished. 1) a wider width can provide sufficient space for the RV and a car, 2) there will be additional room to add landscaping between sites which would provide more privacy between spaces and better overall aesthetics, 3) the wider widths would be more in keeping with the spaces offered at Morro Bay State Park, 4) this will allow for a mixture of smaller to larger RV's spaces thus providing a good range of uses available and, 5) additional space between camp sites will reduce the deterrence to pedestrians who access the beach through the campground from Beachcomber. Response: State Parks is not supportive of reducing the number of spaces because they need them for the revenue stream. This idea will generate less revenue and not more like they need. If in the future the entire campground is rehabbed, then they can look at adding the landscape strips and doing other work. State Parks said that the clientele that visits this park is not looking for the same type of park as the Morro Bay State Park. The folks just want to be near the beach. The Carpinteria State Park has camp sites are extremely close together and it is full a good portion of the year. State Parks is willing to set an RV length of 30' to address an original issue regarding the size of spaces and the use by large RV's that are diesel powered, which are of major concern, versus gas powered RV's. State Parks would like to keep the 40' spaces as proposed so that there will be additional area to park a car that is with the RV. Neighbor Response: The neighbors are willing to support a total of 20 RV spaces. As mentioned originally there are a number of issues with the total number of spaces are discussed below.

- a. The redesign ideas remain as originally presented which include landscape buffers between the RV units. It is imperative that a redesign of this entire space be done so that the pedestrian connections point which lead folks down the bluff and through the park are statically located and do not interfere with the RV units. The important concept here is providing a larger area for each unit which can potentially accommodate a car and also opens up the park to a more friendly atmosphere and will be more in character with the area.

- b. The total number of spaces does not equate to larger revenue stream in the end. State Parks is fixed on the idea that the quantity of spaces for the park will generate more revenue rather than seeking quality of the spaces and park amenities that could bring a higher occupancy rate on an annual basis. The neighbors are requesting that an evaluation be done with respect to added amenities that will likely bring more visitors to the park throughout the course of the year rather than a few months with high numbers because of the additions proposed in the project.
 - c. The comparison to Carpentaria State Park layout is not valid in this case. The Morro Strand Park is located across Beachcomber from a residential neighborhood as compared to Carpentaria which is located next to the highway. The general overall character of this neighborhood will be impacted significantly with this project however, it appears that State Parks is focused on benefit it will generate for the users and is not considering the impacts to the community members.
 - d. The neighbors enjoy watching the young families playing with their children in the park and catering to large RV's will potentially displace the lower income persons from utilizing the park. Less expensive spaces that can be used by tents and small units should be a priority to keep the State Parks mission for accessibility and high quality outdoor recreation opportunities.
 - e. The neighbors are very concerned about the character of the existing park and the surrounding neighborhood. Large scale changes to this park will undoubtedly change the ambience of this area for which numerous folks enjoy outside the folks who live in this area. The neighbors feel that a reduction in the number of spaces along with the other items that everyone is in agreement to can make a viable project for State Parks but truly fits the community's character given the location of this particular park versus the proposed project which does not.
5. Landscaping: Installation of lower profile native shrubs and low growing trees as proposed and removal of the diseased myoporums will be asset to all. The concern that has been raised is in regards to removing all the myoporums at the same time and planting small, new vegetation thus, leaving the area relatively bare while the new vegetation grows. Complete removal will also take away any type of screening of the campground. It has been suggested that landscape plan could be prepared such that phasing the new plantings in over time will allow the new vegetation to

grow and be able to provide better screening until the plant materials have reached maturity. Response: State Parks is willing to do the new planting first and allow growth time before the myoporums are cut down. They are amenable to the phased approach if necessary based on the new planting in advance. Neighbor Response: The neighbors agree with the phased approach and would like to see a timeframe for when all the landscaping will be installed. Lastly, the neighbors would like to see a better depiction of the landscaping plan through a photo simulation or equivalent to have a complete understanding of the proposed plan. Response: State Parks has another diagram that they have prepared and submitted to the Coastal Commission along with the appeal. State Parks does not want to spend additional monies producing color photo simulations because the limited amount of funding for the project. They want to keep the money for the project instead. Neighbor Response: Instead of spending money on additional photo simulations, the neighbors would like some general trimming on the myoprums so that the plant material is not more than two to three feet above the street elevation. They have long requested this maintenance and providing this now will help the neighbors see a commitment from State Parks for the future plans.

6. Campfire rings: It is understandable for tent campers to have the campfire rings available for their use however; this is not a necessity for the RV campers. There has been an on-going problem with heavy smoke and foul odors from the campfires. The situation is exacerbated in the summer due to the numbers of campfires and the foggy and still weather patterns holding the smoke in the neighboring area. To alleviate some of this, there are a couple of things that can be done. First eliminating the campfire rings at all the RV spaces adjacent to the toe bluff would help. Response: State Parks is not supportive of eliminating the campfire rings around the RV spaces. They say this is all a part of the camping experience and they need to continue to offer this. Neighbor Response: The neighbors continue to have strong objections regarding the pollution coming from these campfires. There are several cities in California that are recognizing this issue and have or are currently working on banning campfires especially in the residential neighborhoods. State Parks should step forward and ban the campfires like the Cities in this county have banned smoking from public places to protect the general public health and welfare. Second, stricter regulations that govern the type of wood used (needs to be a dry and seasoned wood) and also preventing other materials such as plastic bottles would diminish the foul odors. Response: State Parks has been researching and talking with the APCD regarding

the campfire etiquette program that the APCD has available on the web site. State Parks will be starting an education campaign about burning dry, seasoned wood and other materials that are not appropriate. They will start this program with the next couple of weeks. They will have posters along with other handout sheets that will be sold with the wood at the park. Neighbor Response: Has this program been started? How is the program going?

7. Restrooms: As mentioned above park amenities are important to the campers and those parks which offer more services are usually more frequented than others. In the case of Morro Strand Campground, providing inadequate restroom facilities and showers will be a disincentive to visitors and is counterintuitive to the mission of increasing the occupancy. The neighbors understand that the Consent Decree requires the State Parks to commence construction by July 1, 2018 and completion by June 30, 2020 for this level park. However waiting 4 ½ to 6 ½ years for both of the restroom improvements would be more harmful than helpful. So the neighbors are requesting that at least one restroom be upgraded with the proposed project and the other to stay on the same timeline as State parks has identified. Response: State Parks does not have the funding for doing the restroom now. The Accessibility Dept. is in charge of upgrading the restrooms throughout the entire state. From time to time there are other projects that are not quite ready to go so, other ADA restroom projects at the other parks are looked at and moved up the timing list. These projects are considered when there is local district support which Nick indicated he is supportive of and will write a letter to that effect. Since this is consent decree money to renovate the restrooms, the courts are in charge of approvals and timing of the work. In addition, the plaintiff must agree to the State Parks proposals for the location and timing of the work. Any work outside of this procedure must be done with local district money so therefore, there isn't enough money in the budget to do this work from the local district level. Neighbor Response: The neighbors feel that the campers who visit this park should have facilities that are not substandard to other parks that are like this one. There should be at least one ADA restroom installed now to bring this facility to current codes. Waiting for five to ten years will impact the revenue stream for this park as indicated in this letter previously. He also indicated that we is willing to paint the existing restroom now to help but, doesn't consider this as part of the proposed project. Neighbor Response: Is State Parks going to paint the restroom and if so, when? The restroom upgrade should include coin operated showers which will also provide a

revenue source for construction and maintenance of the facility.

Response: The showers will be a part of the restroom upgrade and it is unlikely that coin operated machines will be installed. The staff time to take care of the machines versus the revenue that is generated doesn't warrant the installation.

Neighbor Response: The coin operated was merely a suggestion as way to generate revenue. At least one outdoor shower should be installed now for folks to at least have a way to rinse off from a day at the beach. With State Parks concerns for raising revenues for this park, the addition of small amenities that are provided to visitors will encourage the use of the park. Furthermore since this park doesn't have showers, it makes it extremely difficult for the campers to have basic health and cleanliness opportunities when they stay for more than a few days.

8. **Lighting:** The restroom lights currently don't appear to have shielding or cut off style fixtures so, the neighbors would like to have the fixtures either replaced or modified to direct the light downward and prevent offsite glare.

Response: This isn't a part of the proposed project however; State Parks will be fixing this problem now. It appears that the fixtures were installed incorrectly.

Neighbor Response: It appears this problem has not corrected at this time. When is it going to be done?

9. **Pedestrian access:** The Morro Strand Park General Plan identifies additional pedestrian access points from Beachcomber down to the park and beach. Providing these new access ways will provide, preserve and protect public opportunities for ocean-beach-oriented recreation and reduce environmental damage caused by pedestrians creating their own trails down the bluff. The construction of the identified access ways should be included in the overall plan as well as the potential timing for completion.
- Response:** State Parks doesn't have money in the budget to install new access ways. However, they will make improvements to the existing stairs to make them more useable. They will also put up signs (in conjunction with the City) directing pedestrians to the access points.
- Neighbor Response:** The pedestrian access should be a priority and especially the need for ADA access to the park. The neighbors feel strongly that the access should be brought to current ADA standards. As with other projects in Morro Bay, the building officials require that the current codes are adhered to so State Parks should be no different. General access points should be provided as outlined in the General Plan.

10. **Coastal erosion:** This Park is subject to coastal bluff erosion and this should be taken into consideration with regard to redevelopment of the facilities. There has been a noticeable difference in the bluff area by

neighbors that have lived in this area for many years. Furthermore, it appears that the proposed plan will include cutting into the bank to create the larger spaces however, the plan does not show any retaining of the bank in this area. It would be appropriate to include bank stabilization in the area of the proposed RV spaces and also to evaluate the remaining bluff area for erosion and future stabilization if warranted. **Response:** There is still a question in regards to the erosion issue. The City agrees that they don't see this as a big issue at this time. If upon further investigation it is determined that there is an erosion problem that necessitates work, the State Parks will work with the City on this. The proposed project includes two drain systems, one at the toe of the bluff and one at that end of the new RV spaces to better control the drainage. There is no bluff cut proposed for the installation of the RV spaces so there will not be any retaining devices necessary. **Neighbor Response:** The neighbors remain concerned with the bluff erosion. This is evidenced by the sink holes along Beachcomber. In addition if there is an extreme wet winter, there is a real concern that the bluff could fail and take the existing sewer line with it. The neighbors believe that this erosion issue should be investigated thoroughly by a professional. Lastly, it still appears that there are conflicting answers to the question regarding cutting into the bluff for the new spaces and the drainage proposed. According to the plan, it shows a two foot vertical cut in some areas. Please provide further clarification on this issue.

In closing the neighbors feel that State Parks must continue to maintain the existing community character and address the on-going issues in order to have a successful venture with this park. To retain this character, the overall conversion for these larger RV spaces should be limited to a one time change so that in the future this park doesn't morph into an RV park only. The tent camping spaces should be preserved into perpetuity to prevent the complete loss of low cost visitor serving accommodations.

This park is very popular with the day users and should also preserve the family style visitors with their tents and small RV's. In general the neighbors believe that the State Parks could have a much more valuable asset and revenue income by adding the amenities that they have mentioned in this letter and promote the use of the park throughout the entire year.

Again we appreciate the opportunity to have an open dialogue with you to discuss the neighborhood concerns and seek remedies to all concerned. Please

let me know if you have any questions and would like to set up another meeting to discuss the items in this letter. We will look forward to hearing from you.

Regards,



Cathy Novak



Harold & Mary Jane Wiebenga

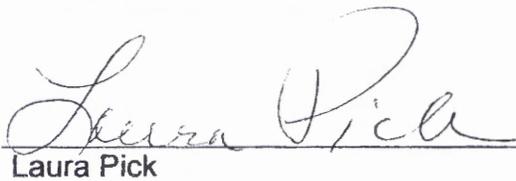
Wally Auerbach

Fred & Candi Wickman



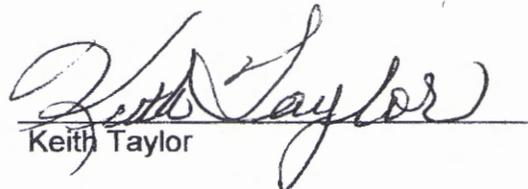
Steve & Kathy Semas

Barry Branin



Laura Pick

John & Sally Oliveira



Keith Taylor



Jon & Sue Olson

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Regards,



Cathy Novak

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