



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

NOTICE OF FINAL ACTION ON COASTAL DEVELOPMENT PERMIT

DATE OF NOTICE: SEPTEMBER 4, 2026

NOTICE OF FINAL CITY ACTION on Coastal Development Permit No. CDP26-012

THE FOLLOWING PROJECT IS LOCATED IN THE MORRO BAY COASTAL ZONE AND A COASTAL PERMIT APPLICATION HAS BEEN ACTED ON BY THE CITY.

Applicant: The SAGE Trust

Address: 1187 Coast Village Rd, Ste 809 Santa Barbara, CA 93108

Project Description: Administrative Coastal Development Permit to demolish an existing 2-story SFR in deteriorated condition, including complete removal of all structures and associated materials and restore original sloped grade to the lot. Project is located in the Residential Medium Density (RM) zoning district and is outside of the coastal appeals jurisdiction.

Project Location: 399 Hill Street, Morro Bay, CA 93442

APN: 068-314-019

Zoning: RM

Land Use Plan/General Plan: Medium Density Residential

Lot Area: 0.19 acres

Filing Date: 08/06/2026

Approval Body: Community Development Director

Action Taken: Approve with Conditions

Action Date: 8/25/2026



THIS SITE IS OUTSIDE OF THE COASTAL COMMISSION APPEAL JURISDICTION



This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) working days following Commission receipt of this notice. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, #300, Santa Cruz, CA 95060, 831-427-4863.



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT

955 Shasta Avenue
Morro Bay, CA 93442

August 25, 2026

The SAGE Trust
1187 Coast Village Rd, Ste 809
Santa Barbara, CA 93108
(805) 550-4800
scott@maramivineyards.com

RE: 399 Hill St
Planning Permit No. CDP26-012; Notice of Permit Approval

Project Description: Administrative Coastal Development Permit to demolish an existing 2-story SFR in deteriorated condition, including complete removal of all structures and associated materials and restore original sloped grade to the lot. Project is located in the Residential Medium Density (RM) zoning district and is outside of the coastal appeals jurisdiction.

Dear Applicant,

The City of Morro Bay Community Development Department has conditionally approved CDP26-012. ***Please return the enclosed Acceptance of Conditions Form, signed, no later than September 8, 2026, to the Community Development Department at 955 Shasta Avenue, Morro Bay, CA 93442 or by email.***

The California Environmental Quality Act (CEQA) requires the City of Morro Bay to consider the environmental consequences of their actions before approving plans and policies to a course of action on a project. This project, however, has been deemed 'exempt' from CEQA. With this exemption, the City will file the attached Notice of Exemption (NOE) no later than 5 days after the issuance of this permit, or by August 31, 2026. NOE filing starts a 35-day statute of limitations period on legal challenges to the exemption determination.

Sincerely,

Lee Ackerman
Assistant Planner

Attachments:

- Findings of Approval
- Conditions of Approval
- Acceptance of Conditions Form
- Administrative Coastal Development Permit
- Notice of Final Action
- NOE Form



CITY OF MORRO BAY
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955 Shasta Avenue
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ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
Planning Permit No. CDP26-012
Site location: 399 Hill St

FINDINGS OF APPROVAL, Page 1 of 3

The Community Development Director may approve an application for a Coastal Development Permit only after making findings found under Morro Bay Zoning Code Section 17.39.070. Below are recommended determinations of the required findings:

Coastal Development Permit Findings:

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

Plan Morro Bay was adopted in 2021, encompassing both the City's General Plan and Coastal Land Use Plan (LCP). The project falls within the General Plan's land use designation of Residential Medium Density (RM), which is described as follows: Detached or attached single-family homes, townhomes, duplexes, apartments, condominiums, and some group housing uses.

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

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

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

The Conservation Element of Plan Morro Bay addresses the use and preservation of natural resources to improve the environmental quality of Morro Bay. This project is not located within mapped known environmentally sensitive habitat areas or habitat locations within the Conservation Element and therefore is not expected to compromise existing vegetation, natural habitats or natural resources.

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

Plan Morro Bay designates the City of Morro Bay Zoning Code as the regulatory authority for implementation of coastal requirements including allowed uses, development standards, and coastal resource protection standards. The project will leave the lot vacant. The design, size, location, and operating characteristics of any future projects must be consistent with Sections 17.07 and 17.23 of the Morro Bay Zoning Code.

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

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



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Site location: 399 Hill St

FINDINGS OF APPROVAL, Page 2 of 3

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

Plan Morro Bay includes various policies related to visitor-serving needs. This project, however, is the demolition of an existing residential use and is therefore not required to provide low and no cost visitor and recreational facilities.

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

Plan Morro Bay was adopted in 2021, encompassing both the City's General Plan and Coastal Land Use Plan (LCP). The project falls within the General Plan's land use designation of Residential Single-Unit (RS-A), which is described as follows: Detached or attached single-family homes or some group housing uses.

Plan Morro Bay designates the City of Morro Bay Zoning Code as the regulatory authority for implementation of coastal requirements including allowed uses, development standards, and coastal resource protection standards. The project will leave the lot vacant. The design, size, location, and operating characteristics of any future projects must be consistent with Sections 17.07 and 17.23 of the Morro Bay Zoning Code.

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

Plan Morro Bay includes various policies related to the protection or enhancement of coastal resources. This project site, however, does not contain coastal resources and is therefore exempt from protecting or enhancing such resources.

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

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

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

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



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Planning Permit No. CDP26-012
Site location: 399 Hill St

FINDINGS OF APPROVAL, Page 3 of 3

Zoning Ordinance Standards: RM (lot size >4,301sf)		
	Standards	Proposed
Front Setback	20'	N/A
East Interior Side-Yard Setback	5'	N/A
West Interior Side-Yard Setback	5'	N/A
Rear Setback	5'	N/A
Height	25'	N/A
Lot Coverage	N/A	0%



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Site location: 399 Hill St

CONDITIONS OF APPROVAL, Page 1 of 3

The Community Development Director has reviewed this Coastal Development Permit application materials and finds the following:

STANDARD CONDITIONS

1. Permit. This permit is granted for the land described on Assessor Parcel Number 068-314-019 for the demolition of the 2-story SFH as shown on plans date-stamped and approved on August 25, 2026 and on file with the Community Development Department, as modified by these conditions of approval. Site demolition, including all buildings and other features, shall be located and conducted substantially as shown on plans, unless otherwise specified herein. Subsequent development at this location shall be subject to a separate Coastal Development Permit application process.
2. Inaugurate Within Two Years: Unless the demolition of the structure is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: Compliance with and execution of all conditions listed here on shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Planning and Building Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the 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.



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CONDITIONS OF APPROVAL, Page 2 of 3

PLANNING CONDITIONS

9. Construction Hours: Pursuant to section 9.28.030.I, Construction or Repairing of Buildings. The erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the community development department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
10. Dust Control: Prior to issuance of any grading permit, a method of control to prevent dust and windblown earth problems shall be submitted for review and approval by the Building Official.
11. 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.

BUILDING CONDITIONS

CONDITIONS TO BE MET DURING CONSTRUCTION

12. Site Maintenance: During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained throughout the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.
13. Archaeological Materials: In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

PUBLIC WORKS CONDITIONS

14. Sewer: Show and label sewer mainline and lateral line. Note that sewer lateral to be capped at property line.
15. Water Lateral: Show and label water mainline and lateral. Note to require the addition of a water backflow prevention device.
16. Easements: Label public utility easement.
17. Erosion and Sediment Inspection: Add note to contact Public Works Inspector (Matt Bishop) at (805)772-6232 prior to starting any onsite work for erosion and sediment control inspection.
18. County Cross-Connection Inspection: Add note to plan that contractor is required to contact the County Cross-Connection Control Program at (805)781-5544 to confirm prevention device location and completed test form. The contractor must provide the city with a copy of the results. (MBMC 13.08.040)



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CONDITIONS OF APPROVAL, Page 3 of 3

19. Detailed Erosion and Sediment Control Plan: Required for sites greater than 1/2 acre, or for building or other site disturbance proposed on slopes over 15%, or for projects located within critical areas. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. It must include a written narrative, detailed site plan, typical drawing and details. Guidelines for the control plan may be found on the City's website at the following location: <https://www.morrobayca.gov/documentcenter/view/462>
20. Add the following Notes to the Plans:
1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
 2. It is the responsibility of the designer and contractor to verify all utility locations and connections for the project.
 3. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morro-bay.ca.us/197/Public-Works>.
 - A sewer encroachment permit shall be required for any work of a sewer lateral within the City right-of-way or within a utility easement.
 - If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.

FIRE CONDITIONS

21. Fire safety during Demolition shall be in accordance with 2025 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

Approved:


Airlin Singewald
Community Development Director



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT

955 Shasta Avenue
Morro Bay, CA 93442

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Planning Permit No. CDP26-012

Site location: 399 Hill St

APPLICANT: _____ The SAGE Trust _____
APN/LEGAL: _____ 068-314-019 _____
DATE APPROVED: _____ August 25, 2026 _____
APPROVED BY: _____ Lee Ackerman, Assistant Planner, for Community Development Director _____

I, _____ the undersigned, have read and reviewed
(Applicant's Name - Please Print)

the conditions of approval imposed by the City of Morro Bay in its action approving the above-referenced permit.

I HAVE READ, UNDERSTAND, AND ACCEPT RESPONSIBILITY FOR THE CONDITIONS OF APPROVAL. I AGREE TO ABIDE BY AND CONFORM TO THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL AS WELL AS TO ALL PROVISIONS OF THE MORRO BAY MUNICIPAL CODE.

APPLICANT'S SIGNATURE

DATE



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT

955 Shasta Avenue
Morro Bay, CA 93442

Administrative Coastal Development Permit

This approval is based upon the attached findings and is valid only if the attached conditions are met and only after the applicable appeal period. Per Municipal Code Section 17.48.080, this permit may be revoked or revised for cause if any of the conditions or terms of the permit are violated or if any law or ordinance is violated.

CASE NO: CDP26-012

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 399 Hill St
APPLICANT: The SAGE Trust
APN/LEGAL: 068-314-019
DATE APPROVED: August 25, 2026
APPROVED BY: Lee Ackerman, Assistant Planner, for Community Development Director
CEQA DETERMINATION: Exempt per Section 15301: Existing Facilities

Administrative Coastal Development Permit to demolish an existing 2-story SFR in deteriorated condition, including complete removal of all structures and associated materials and restore original sloped grade to the lot. Project is located in the Residential Medium Density (RM) zoning district and is outside of the coastal appeals jurisdiction.



THIS PROPERTY IS LOCATED IN THE JURISDICTION OF THE CITY OF MORRO BAY. An appeal period of ten (10) calendar days applies, within which time this permit is appealable to the City Council/Planning Commission.



THIS PROPERTY IS LOCATED IN THE COASTAL COMMISSION APPEALS JURISDICTION. This City decision is appealable to the California Coastal Commission pursuant to Section 30603 of the California Public Resource Code. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) *Working days* following Commission receipt of this notice and after expiration of the City of Morro Bay appeal period. Appeals must be in writing and addressed to: California Coastal Commission, 725 Front Street, Suite 300, Santa Cruz, CA 95060, Phone: 831-427-4863. Please call the City of Morro Bay Community Development Department at 805-772-6264 with any questions.

IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: September 4, 2026

ATTEST: Lee Ackerman Lee Ackerman, Assistant Planner DATE: August 25, 2026

THIS IS AN ADMINISTRATIVE APPROVAL AND DOES NOT CONSTITUTE A BUILDING PERMIT



CITY OF MORRO BAY
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NOTICE OF FINAL ACTION ON COASTAL DEVELOPMENT PERMIT

DATE OF NOTICE: SEPTEMBER 4, 2026

NOTICE OF FINAL CITY ACTION on Coastal Development Permit No. CDP26-012

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Applicant: The SAGE Trust

Address: 1187 Coast Village Rd, Ste 809 Santa Barbara, CA 93108

Project Description: Administrative Coastal Development Permit to demolish an existing 2-story SFR in deteriorated condition, including complete removal of all structures and associated materials and restore original sloped grade to the lot. Project is located in the Residential Medium Density (RM) zoning district and is outside of the coastal appeals jurisdiction.

Project Location: 399 Hill Street, Morro Bay, CA 93442

APN: 068-314-019

Zoning: RM

Land Use Plan/General Plan: Medium Density Residential

Lot Area: 0.19 acres

Filing Date: 08/06/2026

Approval Body: Community Development Director

Action Taken: Approve with Conditions

Action Date: 8/25/2026



THIS SITE IS OUTSIDE OF THE COASTAL COMMISSION APPEAL JURISDICTION



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CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT

955 Shasta Avenue
Morro Bay, CA 93442

CITY OF MORRO BAY NOTICE OF EXEMPTION

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

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

FROM: City of Morro Bay
Community Development Department
955 Shasta Avenue
Morro Bay, CA 93442

Project Title: CDP26-012

Project Location - Specific: 399 Hill St (APN 068-314-019)

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

Description of Project: Administrative Coastal Development Permit to demolish an existing 2-story SFR in deteriorated condition, including complete removal of all structures and associated materials and restore original sloped grade to the lot. Project is located in the Residential Medium Density (RM) zoning district and is outside of the coastal appeals jurisdiction.

Name of Public Agency Approving the Project: CITY OF MORRO BAY, 955 SHASTA AVE, MORRO BAY, CA 93442
Contact: lackerman@morrobayca.gov, Lee Ackerman, Assistant Planner, 805-772-6577

Name of Person or Agency Carrying Out Project: The SAGE Trust, 1187 Coast Village Rd, Ste 809 Santa Barbara, CA 93108
(805)550-4800 scott@maramivineyards.com

Exempt Status: (Check One)

Reasons why project is exempt: Demolition of a single-family home.

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

☒ **Categorical Exemption:**
Type and Section Number: Section 15301: Existing Facilities

☐ 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, 955 Shasta Ave, Morro Bay, CA 93442

Contact Person: Lee Ackerman, Assistant Planner

Telephone: 805-772-6577

Email: lackerman@morrobayca.gov

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: *Lackerman*

Title: Assistant Planner

Date: 08/25/2026

DEMOLITION PLANS FOR 399 HILL STREET, MORRO BAY CA COUNTY OF SAN LUIS OBISPO, CALIFORNIA

REVISION 1
AUGUST 6, 2026



City of Morro Bay
Administrative Approval

Project #: CDP26-012

Approved as Submitted

Approval Date: 08-25-2026

Planner: Lee Ackerman



PREPARER'S STATEMENT

THIS PLAN SET WAS PREPARED BY:
RRM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401

UNDER THE SUPERVISION OF:
KEVIN W. ANDERSON, CIVIL ENGINEER C93571
PHONE: (805) 543-1794

OWNER/ REPRESENTATIVE

CONTACT: SCOTT GODFREY
ADDRESS: 1187 COAST VILLAGE ROAD, SUITE 809
SANTA BARBARA, CA 93108-2737
PHONE: (805) 979-8700
EMAIL: SCOTT@MARAMIVINEYARDS.COM

PROJECT DESCRIPTION

PROJECT TYPE:

DEMOLITION OF EXISTING RESIDENTIAL IMPROVEMENTS INCLUDING BUILDING, STRUCTURES, FENCING, HARDSCAPE, LANDSCAPING PLANTERS, AND UTILITIES WITHIN APPROXIMATELY 0.19 ACRES SITE.

TOPOGRAPHIC SURVEY

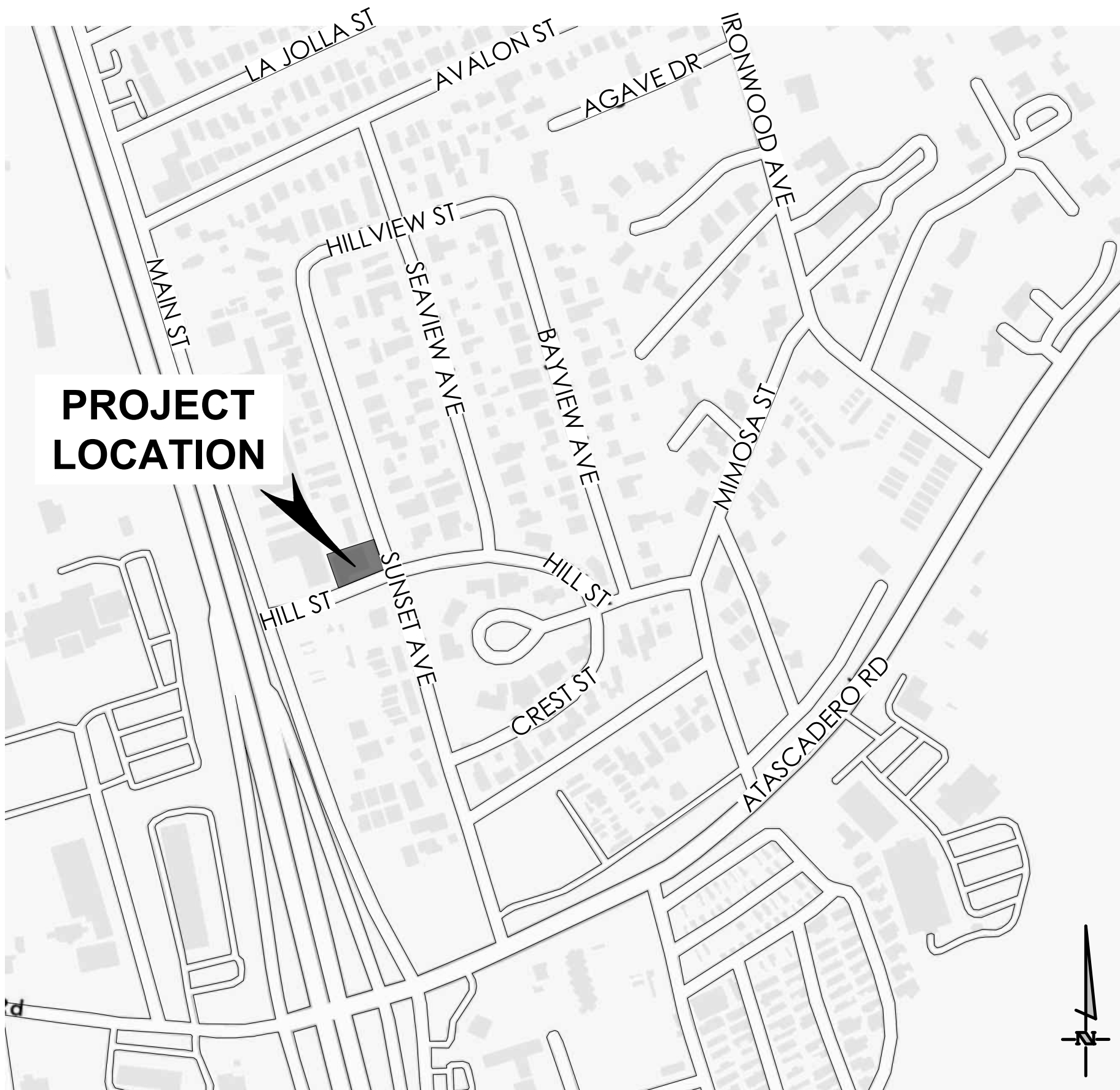
DATUM: THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED UPON THE NORTH AMERICAN DATUM OF 1983, NATIONAL ADJUSTMENT OF 2011, EPOCH DATE OF 2010.00 ABBREVIATED NAD83(2011) EPOCH 2010.00.

ABBREVIATIONS

AB	AGGREGATE BASE	PCC	PORTLAND CEMENT CONCRETE
AC	ASPHALT	POC	POINT ON CURVE OR POINT OF CONNECTION
BCR	BEGIN CURVE	POT	POINT OF TANGENT
BW	BACK OF WALK	PRC	POINT OF REVERSE CURVE
CB	CATCH BASIN	ROW	RIGHT OF WAY
CL	CENTERLINE	RP	REDUCED PRESSURE
CO	CLEANOUT	STA	STATION
CONC	CONCRETE	STD	STANDARD
DI	DRAIN INLET	TBD	TO BE DETERMINED
DIP	DUCTILE IRON PIPE	TBM	TEMPORARY BENCHMARK
EG	EXISTING GRADE	TC	TOP OF CURB
EX	EXISTING	TF	TOP OF FOOTING
EL	ELEVATION	TP	TOP OF PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION	TG	TOP OF GRATE
FS	FINISHED SURFACE	TYP	TYPICAL
GB	GRADE BREAK	TW	TOP OF WALL
HP	HIGH POINT	UNO	UNLESS NOTED OTHERWISE
INV	INVERT	WM	WATER METER
LP	LOW POINT	WV	WATER VALVE
MAX	MAXIMUM		
MIN	MINIMUM		
NTS	NOT TO SCALE		
OH	OVERHEAD UTILITY		
PL	PROPERTY LINE		
PP	POWER POLE		

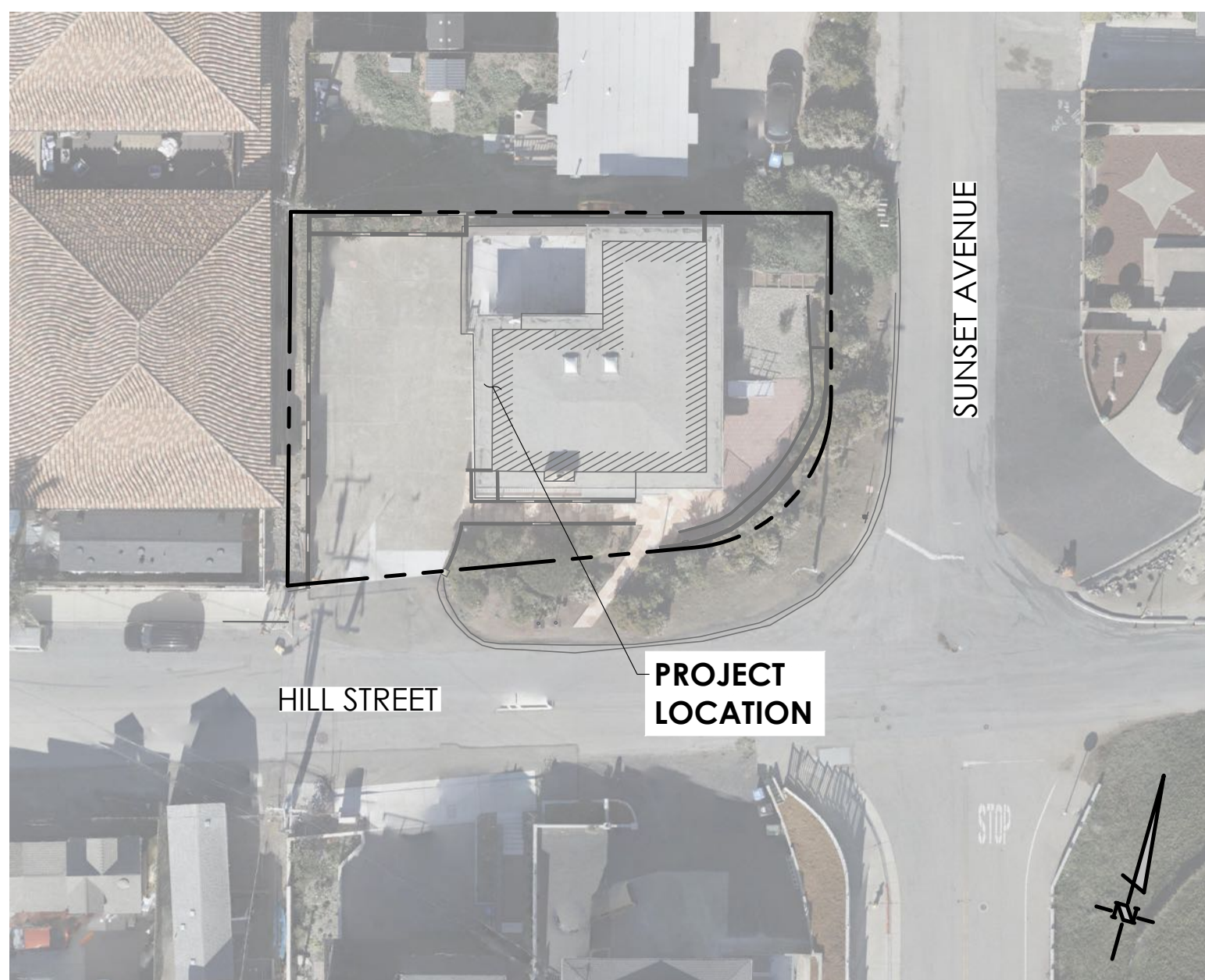
VICINITY MAP

SCALE: NTS



LOCATION MAP

SCALE: NTS



CIVIL SHEET INDEX

3 SHEETS

SHEET NUMBER	SHEET TITLE
C-1	TITLE SHEET
C-2	DEMOLITION PLAN
C-3	GRADING PLAN AND NOTES
C-4	TEMPORARY STABILIZATION

ASSOCIATED PLAN & PERMIT LIST

ONSITE IMPROVEMENT PLANS: PERMIT NO. _____

DIG ALERT
DIAL TOLL FREE



AT LEAST 2 DAYS
BEFORE YOU DIG



January 26, 2026

TITLE SHEET
399 HILL STREET

C-1

January 26, 2026

City of Morro Bay
Administrative Approval

Project #: CDP26-012

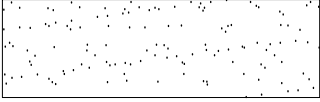
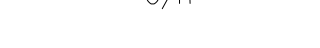
Approved as Submitted

Approval Date: 08-25-2026



Planner: Lee Ackerman



LEGEND	
	EXIST CONCRETE DRIVEWAY TO REMAIN
	PROPOSED 1' CONTOURS
	PROPOSED 5' CONTOURS
	EXISTING 1' CONTOURS
	EXISTING 5' CONTOURS
	EXISTING RETAINING WALL TO REMAIN
	EXISTING OVERHEAD ELECTRICAL
	EXISTING GAS LINE
	PROPERTY LINE
	EXISTING WATER METER TO REMAIN

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION WORK SHALL CONFORM TO THE CITY OF MORRO BAY STANDARD PLANS AND SPECIFICATIONS DATED, THE CONTRACT DOCUMENTS AND WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.
- THE CONTRACTOR SHALL HAVE COPIES OF THE APPROVED CONTRACT DOCUMENTS FOR THIS PROJECT ON THE SITE AT ALL TIMES AND SHALL BE FAMILIAR WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE DURING THE COURSE OF THE 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 ENGINEER AND OWNER 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, OR THIRD PARTY IN VIOLATION OF THE LAW OR IN TRESPASS. THE CONTRACTOR SHALL PRACTICE SAFETY AT ALL TIMES AND SHALL FURNISH, ERECT, AND MAINTAIN, SUCH FENCES, BARRICADES, LIGHTS, AND SIGNS NECESSARY TO GIVE ADEQUATE PROTECTION TO THE PUBLIC AT ALL TIMES.
- INFORMATION PERTAINING TO EXISTING UNDERGROUND FACILITIES IS BASED ON RECORD INFORMATION AND IS SHOWN FOR INFORMATION PURPOSES ONLY. UNDERGROUND FEATURES SHOWN IN PLAN VIEW ON THE PLANS ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT, AND MAY NOT APPEAR IN PROFILE OR SECTIONS VIEWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND SHALL LOCATE ALL FACILITIES PRIOR TO EXCAVATION IN ANY AREA. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA), AT 811 AND THE CITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONTINUALLY REVIEW JOB SITE CONDITIONS. CONDITIONS REQUIRING CONSTRUCTION DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED CONSTRUCTION.
- THESE DRAWINGS REPRESENT THE FINISHED CONDITION AND UNLESS OTHERWISE INDICATED, THEY DO NOT SHOW THE METHOD OF CONSTRUCTION. ALL IMPROVEMENTS SHOWN OR INDICATED ON THESE DRAWINGS ARE TO BE CONSTRUCTED AND/OR INSTALLED BY THE CONTRACTOR IN THIS PROJECT, UNLESS THEY ARE CALLED OUT AS: "EXISTING", "FUTURE", "NIC", NOT A PART; OR HAVE SOME OTHER EXCLUDING NOTATION.
- CONTRACTOR SHALL KEEP A SET OF PROJECT DRAWINGS ON WHICH RECORD INFORMATION SHALL BE PLACED NOTING DEVIATIONS FROM THE PLANS IN THE LOCATION, GRADE, SIZE, TYPE, AND SCOPE OF WORK WHICH IS CONSTRUCTED.
- OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) REQUIREMENTS AND STANDARDS SHALL BE OBSERVED AT THE JOB SITE AT ALL TIMES. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OR TRENCHING GREATER THAN 5 FEET IN DEPTH.
- EXISTING SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE OR SHALL BE TIED OUT BY A LICENSED LAND SURVEYOR PRIOR TO DISTURBANCE. PROPER RESETTling OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS SHALL BE AT THE CONTRACTOR'S OWN EXPENSE. ANY SURVEY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE REPLACED PRIOR TO OCCUPANCY BY A PROFESSIONAL LICENSED LAND SURVEYOR IN ACCORDANCE WITH SECTION 8771 OF THE CALIFORNIA BUSINESS AND PROFESSIONS ACT.
- A SEPARATE ENCROACHMENT PERMIT IS REQUIRED OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY. WORK REQUIRING AN ENCROACHMENT PERMIT INCLUDES BUT IS NOT LIMITED TO CURB AND GUTTER, SIDEWALKS, DRIVEWAY RAMPS, CURB RAMPS, SIDEWALK UNDERDRAINS, STREET LIGHTS, WATER, SEWER, AND FIRE SERVICES, DRAINAGE IMPROVEMENTS, WORK IN A PUBLIC EASEMENT, CONNECTION TO CITY OFFSITE SEWER MAIN, STREET TREE PLANTING, STREET PAVING, AND PEDESTRIAN PROTECTION OR CONSTRUCTION STAGING IN THE RIGHT-OF WAY.
- NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO STARTING OF CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE CITY WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK.
- ALL UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
- ALL WORK LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE JURISDICTION OF THE CITY UTILITIES AND PUBLIC WORKS DEPARTMENTS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE ENGINEERING STANDARD AND STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING, DEMOLITION AND EARTHWORK OPERATION FOR ANY EXISTING HAZARD SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS OR LARGE DEPOSITS OF ORGANIC MATERIAL, ETC. IF ANY SUCH HAZARDS ARE FOUND, THE OWNER AND ENGINEER SHALL BE NOTIFIED. ALL EXISTING SURFACE STRUCTURES, FENCES, TANKS, PIPES, ETC., AND ANY BURIED MATERIAL SPECIFIED IN THE PLANS FOR REMOVAL FROM THE SITE SHALL BE DISPOSED OF AT A LICENSED DISPOSAL FACILITY.
- ANY SECTIONS OF DAMAGED OR DISPLACED CURB, GUTTER & SIDEWALK, OR DRIVEWAY APPROACH SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE CITY. NEW CURB, GUTTER, SIDEWALK, UTILITY ABANDONMENTS, AND NEW UTILITIES SHALL COMPLY WITH THE LATEST CITY ENGINEERING STANDARDS.




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REVISIONS		DATE	APPROVED
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JOB NO.	26-021
DATE	7-28-2026
SCALE	1"=10'
DR. BY	BH
CK. BY	RB
FILE	C2.0 Grading Plan

GRADING PLAN
399 HILL STREET
MORRO BAY, CA



City of Morro Bay

Administrative Approval

Project #: CDP26-012

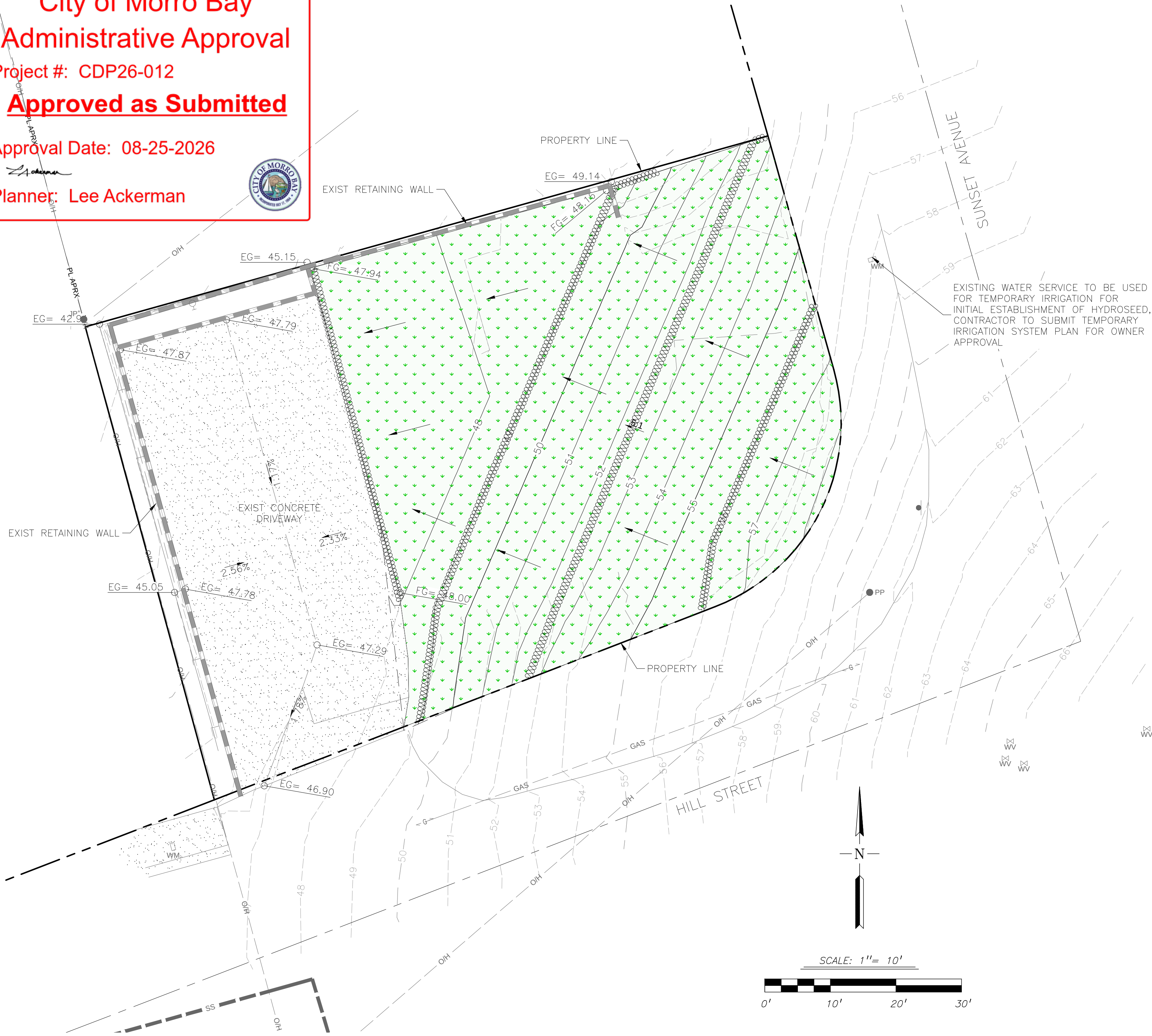
Approved as Submitted

Approval Date: 08-25-2026

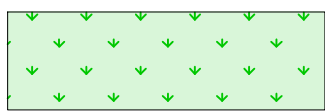
Planner: Lee Ackerman

City of Morro Bay

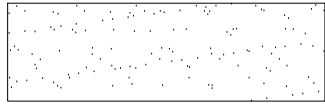
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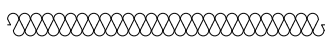
LEGEND



HYDROSEED AREA



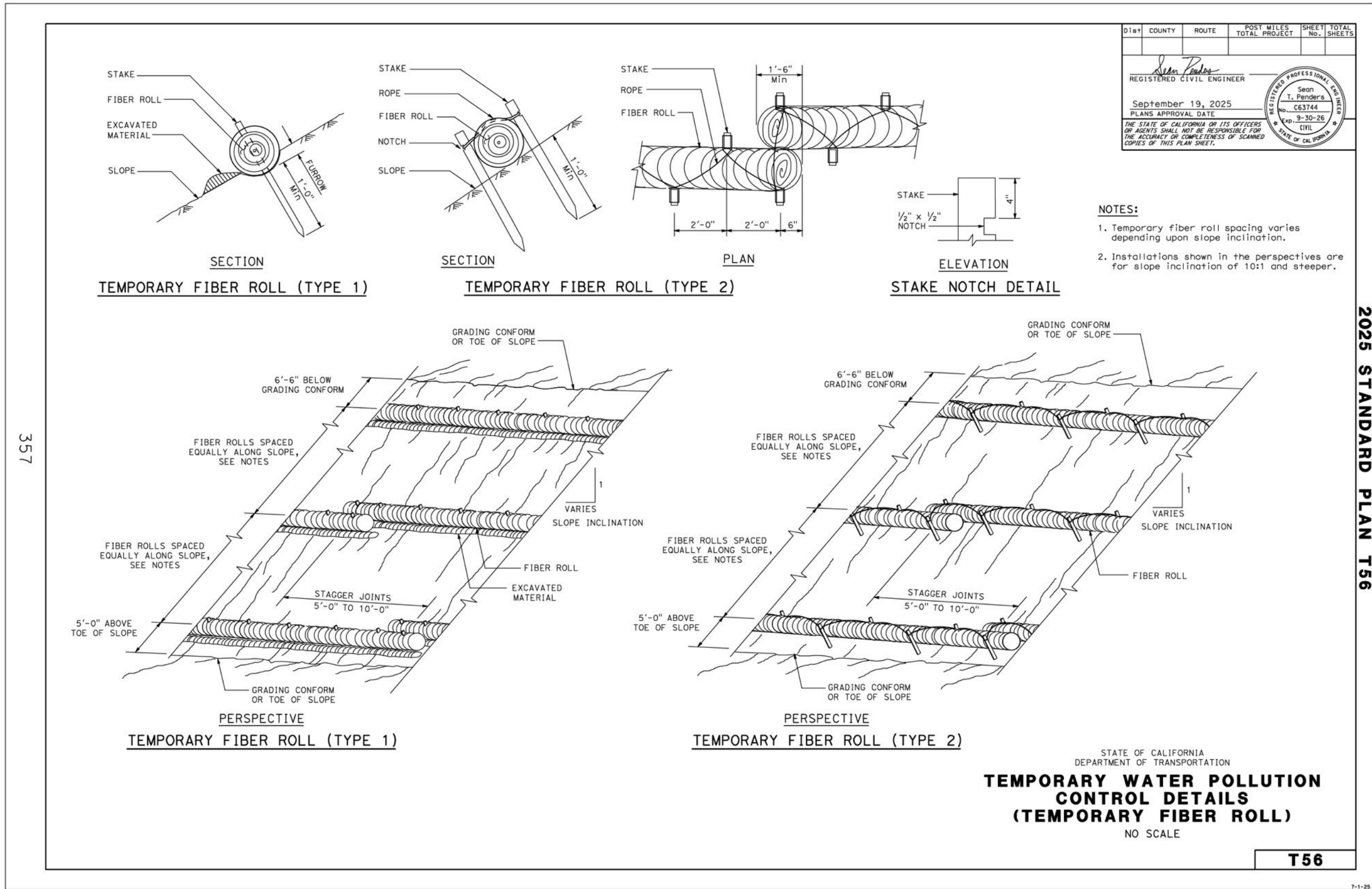
EXIST CONCRETE DRIVEWAY TO REMAIN



FIBER ROLLS PER CALTRANS T56

HYDROSEED MIX:

SPECIES	LBS	/	ACRE
ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY)	4		
KOELARIA MACRANTHA (JUNE GRASS)	4		
LOTUS SCOPARIUS (DEERWEED)	6		
LUPINUS NANUS (SKY LUPINE)	3		
LUPINUS SUCCULENTUS (SUCCULENT LUPINE)	3		
FESTUCA MICROSTACHYS (NATIVE FESCUE)	8		
MELICA IMPERFECTA	2		



EROSION CONTROL NOTES

1. MINIMIZE THE AMOUNT OF DISTURBED/EXPOSED AREA WHERE POSSIBLE. DISTURB ONLY AREAS NECESSARY TO COMPLETE THE WORK SHOWN IN THESE PLANS.
2. EROSION CONTROL MEASURES FOR WATER, WIND, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE CITY DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE CITY. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, CITY INSPECTOR.
4. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE CITY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR CITY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
5. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 70% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
6. ALL DISTURBED AREAS SHALL BE HYDROSEEDDED OR PLANTED WITH AN APPROVED EROSION CONTROL VEGETATION WITHIN 14 DAYS AFTER CONSTRUCTION IS COMPLETE OR IF INACTIVE FOR MORE THAN 14 DAYS.
7. EFFECTIVE WIND EROSION CONTROL SHALL BE IMPLEMENTED INCLUDING THE USE WATER TRUCKS, OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST LEAVING THE SITE.
8. AFTER EACH RAIN STORM, REMOVE ALL SILT AND DEBRIS FROM EROSION & SEDIMENT CONTROL MEASURES, INCLUDING BASINS, SEDIMENT BASINS, SEDIMENT TRAPS, AND DIVERSION EARTH SWALES.
9. ALL EQUIPMENT/ VEHICLES WILL BE FUELED, MAINTAINED AND STORED IN THE DESIGNATED STAGING AREA FITTED WITH APPROPRIATE BMPs.
10. STORAGE AREAS FOR MATERIALS, WASTE, WATER STORAGE, WATER TRANSFER FOR DUST CONTROL AND COMPACTION PRACTICES SHALL BE LOCATED WITHIN THE DESIGNATED STAGING AREAS.
11. STOCKPILED CONSTRUCTION MATERIALS NOT BEING ACTIVELY USED SHALL BE COVERED AND BERMED PRIOR TO QUALIFYING RAIN EVENT.
12. TRACKING ONTO THE PUBLIC STREET SHALL BE MINIMIZED. THE ADJOINING STREETS SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST, MUD AND CONSTRUCTION DEBRIS AT THE END OF EACH DAY.
13. ALL DISCHARGES OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF THE CITY AND OTHER LOCAL AGENCIES REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAIN SYSTEMS.
14. THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, CONSTRUCTION ACTIVITIES SHOULD BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND REPORTED APPROPRIATELY.
15. CONTRACTOR TO CONTACT CITY PUBLIC WORKS INSPECTOR (MATT BISHOP) AT 805-772-6263 PRIOR TO STARTING ANY ONSITE WORK FOR EROSION AND SEDIMENT CONTROL INSPECTION.



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NO.	REVISIONS	DATE	APPROVED
1	RESPONSE TO CITY PLAN CHECK #1 - NOTES ADDED	7/29/26	

JOB NO.	26-021
DATE	7-28-2026
SCALE	1"=10'
DR BY	BH
CK BY	RB
FILE	C2.0 Grading Plan

TEMPORARY STABILIZATION
399 HILL STREET
MORRO BAY, CA



City of Morro Bay

Administrative Approval

Project #: CDP26-012

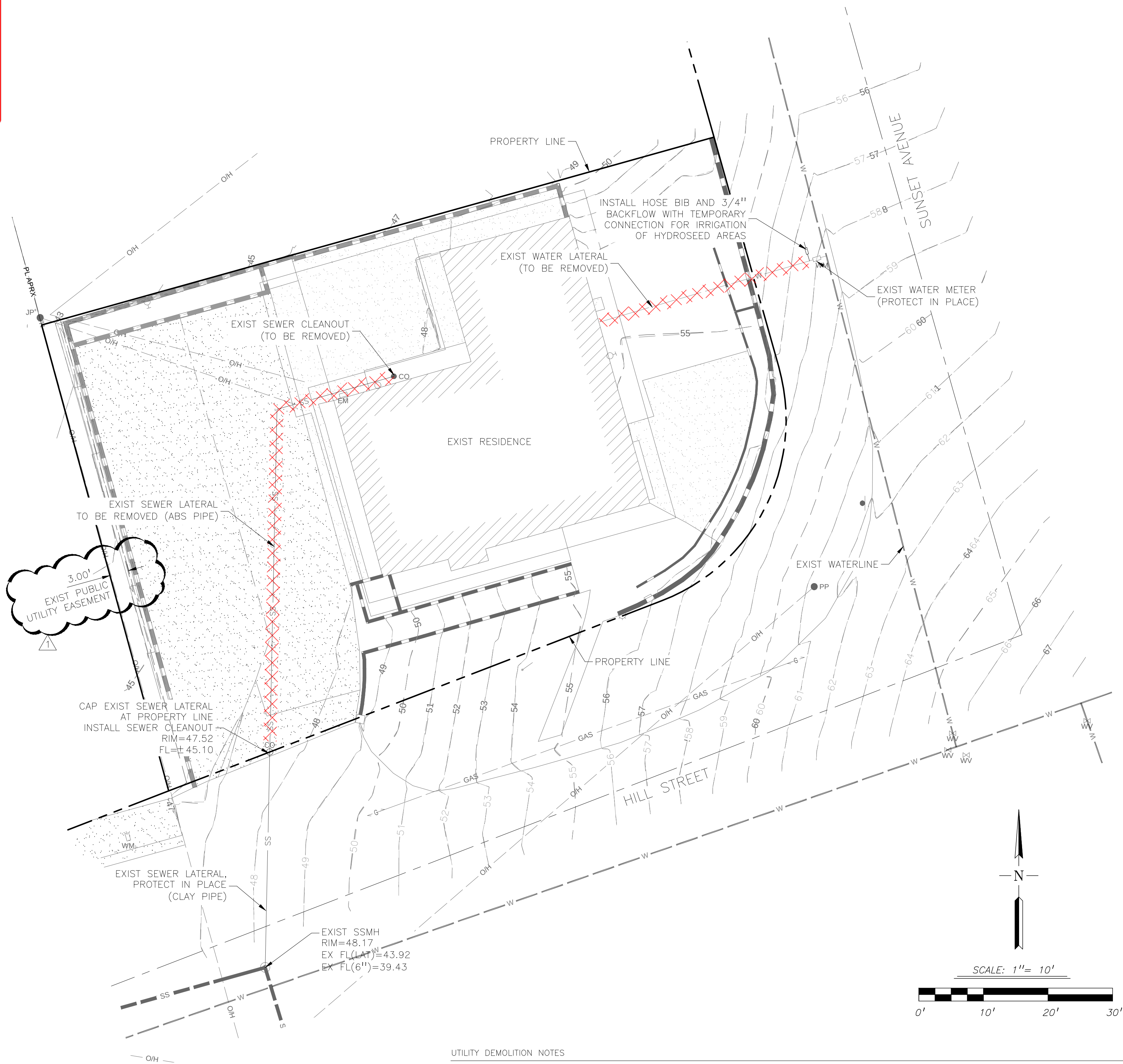
Approved as Submitted

Approval Date: 08-25-2026

Planner: Lee Ackerman

CITY OF MORRO BAY

SEWER DIVISION



LEGEND	
---	EXIST WATERLINE
---	EXIST SEWER LINE
---	EXISTING OVERHEAD ELECTRICAL
---	EXISTING GAS LINE
---	PROPERTY LINE
WM	EXISTING WATER METER
WV	EXISTING WATER VALVE
CO	EXISTING SEWER CLEANOUT
S	EXIST SEWER MANHOLE

- NOTES:
- A. ANY DAMAGE TO CITY FACILITIES (CURB, BERM, STREET, SEWER, WATER, OR OTHER PUBLIC IMPROVEMENTS) FROM CONSTRUCTION SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY.
 - B. THE DESIGNER AND CONTRACTOR ARE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS AND CONNECTIONS. NO WORK OR USE OF THE CITY RIGHT-OF-WAY OR EASEMENTS IS ALLOWED WITHOUT AN ENCROACHMENT PERMIT.
 - C. DRIVEWAY REQUIRES A STANDARD ENCROACHMENT PERMIT AND MUST MEET DETAIL B-9.
 - D. SEWER ENCROACHMENT PERMIT REQUIRED FOR SEWER LATERAL WORK IN RIGHT OF WAY OR EASEMENTS.
 - E. A WATER ENCROACHMENT PERMIT AND WATER METER APPLICATION SHALL BE REQUIRED FOR NEW WATER METER INSTALLATIONS WITHIN THE CITY RIGHT-OF-WAY.
 - F. DUMPSTERS MUST BE ON PRIVATE PROPERTY UNLESS APPROVED UNDER A TEMPORARY ENCROACHMENT PERMIT.

UTILITY DEMOLITION NOTES

- PRIOR TO ANY EXCAVATION OR DEMOLITION, CONTRACTOR SHALL CONTACT USA (811) A MINIMUM OF TWO (2) FULL WORKING DAYS IN ADVANCE TO REQUEST UTILITY LOCATES FOR ALL PUBLIC UTILITIES.
- LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON AVAILABLE CITY RECORDS, UTILITY OWNER RECORDS, AND/OR FIELD SURVEY AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE ACTUAL HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES, INCLUDING POTHOLES WHERE NECESSARY, PRIOR TO COMMENCING WORK.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES AN APPROVED ENCROACHMENT PERMIT FROM THE CITY OF MORRO BAY ENGINEERING DIVISION PRIOR TO COMMENCEMENT OF ANY DEMOLITION, EXCAVATION, OR UTILITY ABANDONMENT ACTIVITY WITHIN THE ROW.
- CONTRACTOR SHALL COORDINATE ALL WATER AND SEWER UTILITY DISCONNECTION, ABANDONMENT, AND REMOVAL WORK DIRECTLY WITH THE CITY OF MORRO BAY UTILITIES DIVISION.
- ALL WATER AND SEWER UTILITY ABANDONMENT, CUT-AND-CAP, AND REMOVAL WORK SHALL CONFORM TO THE CITY OF MORRO BAY ENGINEERING STANDARD DRAWINGS AND SPECIFICATIONS.
- ELECTRIC, GAS, TELEPHONE, CABLE, AND FIBER OPTIC FACILITIES WITHIN THE PROJECT LIMITS TO BE COORDINATED. CONTRACTOR SHALL COORDINATE DIRECTLY WITH EACH RESPECTIVE UTILITY OWNER FOR DE-ENERGIZING, DISCONNECTION, RELOCATION, OR REMOVAL OF THEIR FACILITIES; THE CONTRACTOR SHALL NOT REMOVE OR DISTURB THESE FACILITIES WITHOUT THE OWNING UTILITY'S WRITTEN AUTHORIZATION.
- ACTIVE UTILITIES NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED IN PLACE. ANY DAMAGE TO ACTIVE UTILITIES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE, AND SHALL BE REPORTED IMMEDIATELY TO THE CITY ENGINEERING DIVISION AND THE AFFECTED UTILITY OWNER.
- CONTRACTOR SHALL MAINTAIN UNINTERRUPTED UTILITY SERVICE TO ALL ADJACENT PROPERTIES NOT PART OF THE DEMOLITION AREA UNLESS A TEMPORARY SHUTDOWN HAS BEEN COORDINATED IN ADVANCE WITH THE AFFECTED UTILITY OWNER, THE CITY, AND IMPACTED PROPERTY OWNERS/TENANTS.
- TRENCH EXCAVATIONS FOR UTILITY REMOVAL SHALL BE SHORED, SLOPED, OR BRACED PER CAL/OSHA REQUIREMENTS, AND BACKFILLED/COMPACTED PER CITY STANDARDS.
- ANY UNKNOWN, UNMARKED, OR PREVIOUSLY UNDOCUMENTED UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE CITY ENGINEERING DIVISION FOR DIRECTION PRIOR TO CONTINUING WORK IN THAT AREA.
- REMOVED UTILITY MATERIALS SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR PER APPLICABLE REGULATIONS, UNLESS DESIGNATED FOR SALVAGE AND DELIVERY TO THE CITY OR UTILITY OWNER.
- FOR GAS, ELECTRICAL, & TELECOM DEMOLITION, SEE DEMOLITION PLAN, SHEET C-2



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WATER AND SEWER PLAN
399 HILL STREET
MORRO BAY, CA

SHEET
C-5

1 OF 3 SHEETS

