

**Morro Bay 600 MW Battery Energy Storage System (BESS) Project
Policy Consistency Analysis with Applicable General Plan and Local Coastal Plan Policies (Submitted by Applicant)**

Morro Bay General Plan	BESS	Discussion
<i>LAND USE, OPEN SPACE, AND CONSERVATION ELEMENTS</i>		
<p>LU-20: The City should explore all means to maintain and encourage the development of harbor-related land uses along the Embarcadero. Opportunities for such forms of development should be given priority over those that are not dependent on waterfront locations or related to the public's use and enjoyment of this area.</p>	<p>Consistent</p>	<p>The BESS is dependent upon of the existing PG&E switchyard located north of the Morro Bay Power Plant on the land side of Embarcadero. This switchyard is an integral part of the power grid serving cities along the California coast. The purpose of the BESS is to store energy, including renewable energy (wind, solar, etc.), and redistribute when needed. This project assists to reduce energy consumption from non-renewable sources, thereby reducing greenhouse gas emissions and fostering healthier environments. Additionally, the project would not result in air pollutants.</p> <p>The power plant, although currently decommissioned, was a coastal dependent land use because it had historically used seawater intake pipes in the energy generation use at the site. The PG&E transmission switchyard is adjacent to the power plant and was part of the original power plant complex. The BESS relies on the adjacency to the PG&E switchyard for incoming and outgoing delivery of energy, thereby making the Morro Bay Power Plant property the appropriate location for the BESS. The BESS relies on the location and natural moderate temperatures of the project site to increase efficiency of the batteries, thereby maximizing energy efficiency, including by reducing HVAC use.</p> <p>Locating the BESS out of the coastal zone, away from the PG&E switchyard, could be environmentally damaging because it would require the construction of switchyard equipment and/or transmission lines on undisturbed land.</p> <p>Therefore, the BESS is consistent with this policy.</p>
<p>LU-38: Small, high-quality, non-polluting industrial development should be encouraged. Such should be an extension of existing development of this nature and emphasis should be placed on providing for the needs of harbor and fishing industry land uses.</p>	<p>Consistent</p>	<p>The project is a small, high-quality, non-polluting industrial project. The BESS is located on 22 acres of an existing 107-acre decommissioned power plant, and is adjacent to the PG&E transmission switchyard. Operation of the BESS would not result in air, water, or noise pollution. The BESS will allow storage of renewable energy (wind, solar, etc.) and therefore, will have a positive effect on regional and state air quality. Therefore, the BESS is consistent with this policy.</p>
<p>LU-39: Industrial uses located on or adjacent to the harbor and beaches shall be regulated to protect the environment and priorities shall be established for coastal dependent land uses.</p>	<p>Consistent</p>	<p>The BESS is an industrial use located on the land side of Embarcadero and therefore is not located on or adjacent to the harbor or beaches. However, the BESS does require a coastal development permit and a conditional use permit and will therefore be regulated by the City. The City will prepare an EIR that will identify mitigation measures to ensure impacts are mitigated. Regarding "coastal dependent land uses," refer to the discussion above for policy LU-20. The BESS is consistent with this policy.</p>

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LU-40: Measures shall be taken by the City to protect against the potential adverse environmental impacts created by energy development.	Not Applicable	The BESS is not an energy development project, but is an energy storage project, which would include storage of renewable energy such and wind and solar. However, the City will prepare an EIR that will identify potential adverse environmental effects from project construction and would identify measures to mitigate any such impacts.
LU-50: It is imperative that methods should be implemented to insure [sic] environmental quality and insure [sic] that no environmental damage occurs.	Consistent	The BESS is proposed on the former tank farm portion of the power plant property. The applicant team is preparing various environmental technical reports for use in the City's EIR addressing the following environmental issues: visual simulations, biological resources, cultural resources, air quality, greenhouse gas emissions, energy, noise, and transportation. It is anticipated that any identified significant impacts can and will be mitigated to a less-than-significant level with implementation of standard construction-related mitigation measures and conditions of approval. Therefore, the BESS is consistent with this policy.
LU-55: All environmentally sensitive habitat areas shall be protected against adverse impacts to the maximum extent feasible.	Consistent	The BESS site is proposed on the former tank farm portion of the power plant property and has been disturbed since the 1950s. According to the City's LCP mapping (existing and proposed), the project site is not located within an environmentally sensitive habitat area (ESHA). Therefore, the BESS is consistent with this policy.
LU-82: Where necessary, significant archaeological and historic resources shall be preserved to the greatest extent possible both on public and privately held lands.	Consistent	The previously disturbed project site is located on a known archaeological site, which has been extensively evaluated over the past 20 years. All archaeological reports will be made available to the City. Additionally, an extended Phase 1 archaeological testing program is being conducted and the results will be presented to the City. The survey will determine the presence or absence of buried significant historic or unique archaeological resources within the project site. A Native American representative from the yak tityu tityu yak tilhini band of the Northern Chumash Tribe of San Luis Obispo County will monitor all excavation. Any significant impacts to historic resources or unique archaeological resources will be mitigated to a less-than-significant level. Therefore, the BESS is consistent with this policy.
LU-83: Soil erosion should be kept at the absolute minimum possible through the practice of proper land custodianship.	Consistent	The BESS would implement Best Management Practices (BMPs) as discussed below under Policies 9.02, 9.10 and 9.12 of the LCP in order to reduce erosion potential. Therefore, the BESS is consistent with this policy.
LU-84: The City will encourage conservation of its water resources.	Consistent	The BESS does not include any new water connections. Other than 15 employees, water consumption from the operation of the BESS would be negligible. Therefore, the BESS is consistent with this policy.
<i>CIRCULATION ELEMENT</i>		
C-21: Parking shall be provided as part of all new or expanded land uses.	Consistent	The power plant includes existing parking spaces sufficient for the 15 BESS employees. No new parking is required. Therefore, the BESS is consistent with this policy.

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<i>VISUAL RESOURCES AND SCENIC HIGHWAY ELEMENT</i>		
<p>VR-2: 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 VR-1, shall be subordinate to the character of its setting.</p>	<p>Consistent</p>	<p>The power plant is not identified as an area of visual significance. The adjacent scenic corridor in the vicinity of the power plant along Highway 1 is the view toward Morro Rock and the Bay, which is already partially obstructed by the existing landscaping along the highway. Development of the BESS would not further obstruct views toward Morro Rock and the Bay. The two-story BESS buildings would be constructed in the former tank farm location within the power plant property, which has a lower elevation than the surrounding area. Visual simulations are being prepared to show where the project may be visible; however, the project is not expected to change existing views from Highway 1.</p> <p>Figure VR-1 indicates Embarcadero as also being a road with scenic visibility; however, the scenic views are toward the ocean and not toward the project site.</p> <p>Therefore, the BESS would not adversely affect the scenic and visual qualities of the coastal area that are protected as a resource of public importance. Therefore, the BESS is consistent with this policy.</p>
<i>SAFETY ELEMENT</i>		
<p>S-4: New development should be protected from potential flooding.</p>	<p>Consistent</p>	<p>The BESS will be designed and constructed in accordance with the applicable FEMA map and City policies. Therefore, the BESS is consistent with this policy.</p>
<p>S-7: Measures should be instituted to reduce the incidence of erosion.</p>	<p>Consistent</p>	<p>The BESS would implement BMPs as indicated below under Policy 9.12 of the LCP in order to help reduce erosion potential. Therefore, the BESS is consistent with this policy.</p>

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Morro Bay Local Coastal Program	BESS	Discussion
ARCHAEOLOGY		
Policy 4.01: Where necessary significant archaeological and historic resources shall be preserved to the greatest extent possible both on public and privately held lands.	Consistent	Refer to the discussion above for General Plan Policy LU-82. The BESS is consistent with this policy.
Policy 4.02: The City shall establish and maintain an inventory of archaeological site records. A sensitivity map shall be developed based on available information on file with the California Archaeological Site Survey Office. This information shall be treated as confidential to protect the archaeological resources. Until the mapping has been completed, an archaeological reconnaissance performed by a qualified archaeologist and/or a review of record sites shall be required of all projects applying for a coastal permit.	Consistent	An extended Phase 1 archaeological testing program is being conducted for the BESS (see discussion for General Plan Policy LU-82, above). The BESS is consistent with this policy.
Policy 4.03: An archaeological reconnaissance performed by a qualified archaeologist shall be required as part of the permit review process for projects with areas identified as having potential archaeological sites. An archaeological reconnaissance will be required for all projects requiring an Environmental Impact Report under CEQA.	Consistent	Refer to the discussion above for General Plan Policy LU-82. The BESS is consistent with this policy.
Policy 4.04: Where archaeological resources are found as a result of a preliminary site survey before construction, the City shall require a mitigation plan to protect the site.	Consistent	Refer to the discussion above for General Plan Policy LU-82. A mitigation plan will be prepared, as may be required. Therefore, the BESS is consistent with this policy.
Policy 4.05: Where archaeological resources are discovered during construction of a new development, or through other non-permit activities (such as repair and maintenance of public works projects) all activities shall cease until qualified archaeologist knowledgeable in Chumash culture can determine the significance of the resource and designate alternative mitigation measures. Development that impacts archaeological resources shall be required to mitigate impacts in one of the following manners: <ul style="list-style-type: none"> a. Removal of artifacts b. Dedication of impacted area as permanent open space c. Coverage of archaeological site by at least 24 inches of sterile sand. 	Consistent	Refer to the discussion above for General Plan Policy LU-82. The BESS would be required to comply with this policy should resources be discovered during earth-moving activities. Therefore, the BESS is consistent with this policy.
ENERGY-INDUSTRIAL DEVELOPMENT		
Policy 5.01: The City shall designate the existing PG&E parcel and the Chevron pier parcel as coastal-dependent industrial uses. Any proposal for energy dependent industrial uses within zones designated for general industrial development will require an amendment to the land use plan consistent with Section 30515 of the Coastal Act. Power plant expansion on PG&E owned	Consistent	The BESS is located on this parcel. The land use designation is Industrial – Coastal Development with Planned Development Overlay, and therefore, the project does not require an amendment to the land use plan. The BESS is not a “power plant expansion;” however the BESS requires adjacency to the PG&E switchyard making the power plant property the ideal

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property shall have priority over other coastal dependent industrial uses. Power plant expansion shall be limited to small facilities whose location would not further affect the views of Morro Rock from State Highway One and high use visitor-serving areas, consistency with Policy 12.11.		location for the BESS. The BESS is a small facility and the location will not affect the views of Morro Rock from State Highway One. Refer to the discussion above for policies LU-20 and VR2. The BESS is consistent with this policy.
Policy 5.04: In the areas designated for industrial land uses, coastal-dependent uses shall have priority over non-coastal-dependent uses.	Consistent	Refer to the discussion above for General Plan Policy LU-20. In addition, much of the power plant property, specifically the former oil tank farm where the BESS is proposed, is not appropriate for non-industrial uses due to the past use of the site as an oil tank farm and DTSC land use restrictions in place. Therefore, the BESS is consistent with this policy.
Policy 5.20: Any expansion of the PG&E power plant shall give priority to the options that would best utilize available on-site space. Additionally, no dunes areas should be disrupted unless there is no other less environmentally damaging alternative. PG&E shall contribute to the dunes stabilization program and reimburse their pro rata share of any Coastal Conservancy (or City) expenditure for dune stabilization in this area.	Consistent	The BESS would be constructed on a previously disturbed and developed area of the power plant property, which best utilizes available on-site space. This area is outside of the dune areas. The BESS is consistent with this policy.
Policy 5.21: As a condition of any expansion of the PG&E power plant, the City will require substantial landscaping and screening to mitigate the visual impacts of existing and future facilities; with particular emphasis on screening the facilities located between the power plant and Highway One.	Consistent	Since the LCP was certified in 1984 (36 years ago), substantial vegetation has grown between Highway One and the power plant. Therefore, additional landscaping and screening is no longer necessary to screen the BESS from the highway. Visual simulations are being prepared to illustrate views of the project site from Highway One. The BESS is consistent with this policy.
HAZARDS		
Policy 9.01: All new development located within areas subject to natural hazards from geologic, flood and fire conditions, shall be located so as to minimize risks to life and property.	Consistent	According to Cal Fires map of Fire Hazard Severity Zones for Morro Bay, the project site is not in a fire hazard severity zone. Regarding flood potential, the BESS will be designed and constructed in accordance with the applicable FEMA map and City policies. A site-specific geotechnical report will be prepared prior to the building permit stage. Therefore, the BESS is consistent with this policy.
Policy 9.02: All new development shall ensure structural stability while not creating nor contributing to erosion or geologic instability or destruction of the site or surrounding area.	Consistent	Development of the BESS will comply with all standards and requirements in order to reduce or prevent erosion on- and off-site. Therefore, the BESS is consistent with this policy.
Policy 9.04 Soils reports prepared by a licensed civil engineer with expertise in soils and geology and reports prepared by a certified engineering geologist shall be required prior to acceptance for filing of development applications in the following areas: a. Zone F, subzones 2 and 3;	Consistent	The project site is not in an area susceptible to land sliding, and has been previously developed with oil storage tanks. A site-specific geotechnical report will be prepared and submitted prior to the building permit stage. Therefore, the BESS is consistent with this policy.

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<p>b. all areas having fill material on the property;</p> <p>c. where there are known or suspected geologic, soils, or hydrologic problems in the immediate vicinity;</p> <p>d. In addition, soils and/or geology reports may be required whenever in the judgment of the Chief Building Official, or City Engineer such studies are needed.</p>		
<p>Policy 9.05: Plans for development shall minimize cut and fill operations. Plans showing excessive cutting and filling shall be modified or denied if it is determined that the development could be carried out with less alteration of the natural terrain.</p>	Consistent	<p>The 22-acre project site has been previously developed with oil storage tanks, which have been removed. Some portions of the site are level and other portions include berms. The entire 22-acre site is surrounded by a berm, which will remain, but the interior berms will be removed and the site will be leveled for development of the BESS. Please refer to the project plan set, Berm and Access Road Conceptual Grading Plan. The cut and fill will be balanced on the site; therefore, there will be no soil import or export. Therefore, the BESS would be consistent with this policy.</p>
<p>Policy 9.06: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. To accomplish this, structures shall be built to existing natural grade whenever possible. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in project open space.</p>	Consistent	<p>The BESS would not affect natural features, landforms, and native vegetation. Tree removal will be minimal, and trees that will be removed will be replaced per City requirements. Also, refer to the discussion under Policy 9.05 above. The BESS is consistent with this policy.</p>
<p>Policy 9.10: In permitted development, drainage devices shall be required in order to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increase runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible or whenever there is the capability to facilitate groundwater discharge.</p>	Consistent	<p>The project would implement BMPs to prevent erosion on- and off-site. Also, refer to the discussion under Policy 9.12, below. The BESS is consistent with this policy.</p>
<p>Policy 9.11: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, or other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</p>	Consistent	<p>Refer to the discussion under Policy 9.12, below. The project would implement BMPs resulting in the reduction or prevention of degradation of water quality in the groundwater basin.</p>
<p>Policy 9.12: To protect the sensitive Morro Bay Estuary, the City shall require all development including any interim agricultural uses to follow the Best Management Practices of the Regional Water Quality Control Board within the City limits and will urge the County to adopt the use of Best Management Practices for all land uses within the Morro Bay watershed. These Best</p>	Consistent	<p>The Morro Bay Power Plant operates under an existing Storm Water Pollution Prevention Plan (SWPPP), in accordance with State Water Resources Control Board Water Quality Order No. 97-03-DWQ National Pollutant Discharge Elimination System General Permit No. CAS000001 adopted in 1997.</p>

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<p>Management Practices, as determined by the Regional Water Quality Control Board, are designed to minimize runoff and erosion.</p>		<p>Historically, five (5) large oil storage tanks were located on the project site, although they have been removed. The project site is composed of compacted soil, and is considered impervious. All storm water is contained within the existing site. The proposed project would not change the impervious nature of the site.</p> <p>As identified on the site's SWPPP, BMPs will be implemented during construction and operation of the BESS, which include non-structural BMPs (good housekeeping procedures, preventative maintenance, material handling and storage, etc.) and structural BMPs (overhead coverage, retention ponds, treatment and control devices, secondary containment structures, etc.). No off-site run-off would occur. Therefore, the BESS is consistent with this policy.</p>
<p><i>ENVIRONMENTALLY SENSITIVE HABITATS</i></p>		
<p>Policy 11.01: Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.</p>	<p>Consistent</p>	<p>The power plant site is developed and has been disturbed since the 1950s. According to the City's LCP mapping (existing and proposed), the project site is not located within an environmentally sensitive habitat area (ESHA). Therefore, the BESS would be consistent with this policy.</p>
<p>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.</p>	<p>Consistent</p>	<p>According to the City's LCP mapping (existing and proposed), the project site is not located within environmentally sensitive habitat area (ESHA) (LCP Figure 28 and proposed LCP update Figure C-2). The project site is located on 22 acres of previously disturbed and developed land, and at its closest point, is approximately 200 feet south of Morro Creek; however, the land mapped as ESHA near the creek is adjacent to the project site along the northern boundary. The land outside of the power plant fence line (although partially within the power plant property) and west of the project site is also identified as ESHA. A biological constraints analysis is being prepared by Padre Associates and will be submitted to the City. The analysis will address the potential for the project to affect ESHA and special status species. Protocol surveys are also being conducted to determine the presence or absence of the Morro shoulderband snail, a federally-listed species. Past surveys on the project site for this listed species have reported negative results: i.e., no listed species were found. Significant impacts, should they be identified, will be mitigated to a less-than-significant level.</p> <p>Lila Keiser Park, located within the power plant property, is located approximately 450 feet north of the project site. The project would have no impact on this park.</p> <p>Therefore, the BESS would be consistent with this policy.</p>

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<p>Policy 11.05: Prior to the issuance of a coastal development permit, all projects on parcels containing environmentally sensitive habitat as depicted on the Land Use Plan map or habitat map included within the LUP and on the adopted U.S. Fish and Wildlife wetland inventory map, or projects on parcels within 250 feet of all designated areas (except wetlands where projects on parcels within 1000 feet is the criterion), or projects having the potential to affect an environmentally sensitive habitat area must be found to be in conformity with the applicable habitat protection policies of the Land Use Plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by a proposed project. Projects which could adversely impact an environmentally sensitive habitat area shall be subject to adequate environmental impact assessment by a qualified biologist(s). In areas of the City where sensitive habitats are suspected to exist but are not presently mapped or identified in the city's Land Use Plan, project shall (sic) undergo an initial environmental impact assessment to determine whether or not these habitats exist. Where such habitats are found to exist, they shall be included in the City's environmentally sensitive habitat mapping included within the LUP.</p>	<p>Consistent</p>	<p>Refer to discussion of LU-55 and 11.02 above regarding environmentally sensitive habitat areas. The BESS site does not contain ESHA and would not have an effect on nearby land identified as ESHA. Also, refer to discussion of Policy 11.06 below. Therefore, the BESS is consistent with this policy.</p>
<p>Policy 11.06: Buffering setback areas a minimum of 100 feet from sensitive habitat areas shall be required. In some habitat areas setbacks of more than 100 feet shall be required if environmental assessment results in information indicating a greater setback area is necessary for protection. No permanent structures shall be permitted within the setback area except for structures of minor nature such as fences or at-grade improvements for pedestrian or equestrian trails. Such projects shall be subject to review and commencement by the Department of Fish and Game prior to commencement of development within a setback area. For other than wetland habitats, if subdivision parcels would render the subdivided parcel unusable for its designated use, the setback area may be adjusted downward only to a point where the designated use is accommodated but in no case is the buffer to be less than 50 feet. The lesser setback shall be established in consultation with the Department of Fish and Game. If a setback area is adjusted downward mitigation measures developed in consultation with the Department of Fish and Game shall be implemented.</p>	<p>Consistent</p>	<p>Refer to discussion of LU-55 and 11.02 above regarding environmentally sensitive habitat areas.</p> <p>The Morro Creek ESHA is approximately 30 feet from project site and nearest proposed building at the project site's northernmost boundary.</p> <p>The dune habitat west of the project site is identified as ESHA – Other Sensitive Natural Communities. This ESHA is located approximately 54 feet to 208 feet from the project site and approximately 150 feet to 229 feet to the nearest Power Conversion System units and building.</p> <p>The project site will not have an effect of the adjacent ESHA, as no development is proposed within the ESHA. A biological constraints analysis is being prepared and will be submitted to the City. This analysis will address the project's effect, if any, on the adjacent ESHA. In addition, it will identify which special-status plants and wildlife have potential to occur within or near the project site. Biological and botanical resources field surveys will also be conducted to verify the existing biological resources on the project site. The data will be evaluated to determine the potential for impacts to native trees, nesting birds, monarch roots, and silver dune lupine. Protocol surveys are also being conducted to determine presence or absence of the Morro shoulderband snail, a federally-listed species. Significant impacts, should they be identified, will be mitigated to a less-than-significant level.</p> <p>Because the project site has been previously developed, and all significant biological resources impacts will be mitigated to a less than significant level, a</p>

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		buffer between the project site and the adjacent ESHA is not necessary. Therefore, the project will be consistent with this policy.
<i>VISUAL RESOURCES</i>		
<p>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.</p>	Consistent	<p>Figure 31 identifies the power plant as an “area of visual significance.” It is described in this section of the LCP as “A massive installation that is the dominant man-made form in Morro Bay. While many aspects of the power plant have detracted from the visual character of Morro Bay, the main facility with its three stacks thrusting skyward have been a part of Morro Bay’s visual character.” Although the LCP identifies the power plant as visually significant, it is not identified in Figure 30 as a “scenic view.”</p> <p>The proposed BESS has been sited and designed to protect views to and along the ocean and scenic and coastal areas. It would be visually compatible with the character of the surrounding area (the existing power plant building and PG&E switchyard) and the 2-story BESS buildings will be placed at a lower elevation than its surroundings to reduce the buildings’ visual appearance. Therefore, the BESS is consistent with this policy.</p>
<p>12.06: New development in areas designated on Figure 31 as having visual significance shall include as appropriate the following:</p> <ul style="list-style-type: none"> 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 visit destination points for recreation users. 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. 		Refer to discussion of Policy 12.01 above. The BESS is consistent with this policy.

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Morro Bay Zoning Ordinance	BESS	Discussion
<p>Property Zoning: <i>M-2/PD/I – Coastal Dependent Industrial – Planned Development Overlay – Interim Use Overlay</i>. The purpose of the coastal-dependent industrial (M-2) district is to provide districts for industrial development wherein manufacturing and other industries which require a site on or close to the ocean or harbor can locate and operate while maintaining an environment minimizing offensive or objectionable noise, dust, odor or other nuisances, all well designed and properly landscaped.</p>	<p>Consistent</p>	<p>The BESS is dependent upon the existing PG&E switchyard located north of the Morro Bay Power Plant on the land side of Embarcadero. The purpose of the BESS is to store energy, including renewable energy (wind, solar, etc.), and redistribute when needed. This project assists to reduce energy consumption from non-renewable sources, thereby reducing greenhouse gas emissions and fostering healthier environments. The project would not result in offensive or objectionable noise, dust, odor or other nuisances. The project is well designed and is surrounded on all sides by existing trees and vegetation.</p> <p>The power plant, although currently decommissioned, was a coastal dependent land use because it had historically used seawater intake pipes in the energy generation use at the site. The PG&E transmission switchyard is adjacent to the power plant. The BESS relies on the adjacency to the PG&E switchyard for incoming and outgoing delivery of energy, thereby making the Morro Bay Power Plant property the appropriate location for the BESS. The BESS relies on the location and natural temperatures of the project site to increase efficiency of the batteries, thereby maximizing energy efficiency, including by reducing HVAC use.</p> <p>Locating the BESS out of the coastal zone, away from the PG&E switchyard, could be environmentally damaging.</p> <p>Therefore, the BESS is consistent with this policy.</p>
<p>Conditional Use Permit Required</p>	<p>Consistent</p>	<p>A conditional use permit is requested.</p>
<p>Minimum [sic] Building Height – 30 Feet</p>	<p>Consistent</p>	<p>Building height is 30 feet.</p>
<p>Setbacks - Minimum (25 ft front yard, 10 ft side yard)</p>	<p>Consistent</p>	<p>The BESS is well within the minimum setback requirements: 90 for front yard and 88 for side yard. See the Title Page in the project plans.</p>
<p>Landscaping</p>	<p>Consistent</p>	<p>The 22-acre project site is currently is surrounded by existing trees and vegetation. Additional landscaping is not proposed. Visual simulations are being prepared to evaluate the visual effects of the project, which includes the removal of at least one tree. Trees that require removal will be replaced per the City's regulations.</p>
<p>Maximum Lot Coverage (90 percent)</p>	<p>Consistent</p>	<p>Proposed lot coverage is approximately 40 percent.</p>