

APPENDIX C

PERFORMANCE REQUIREMENT DETERMINATION FORM

The following form shall be completed for all development and redevelopment projects. Projects that are exempt from performance requirements are required to complete Sections 1 & 2 only.

Section 1: General Information	
Project name	Vistra Corp Morro Bay Power Plant BESS
Project Address	1290 Embarcadero, Morro Bay CA 93442
Assessor's Parcel Number(s)	066-331-042
Name of Applicant	Vistra Corp / Mr. Eric Cherniss
Applicant email address:	Eric.Cherniss@vistracorp.com
Applicant phone:	(408) 460-8200
Project Type (e.g. single-family residential, commercial, etc.)	Battery Energy Storage System Project
Section 2: Area Information	
Total Project Area	981,000 +/- square feet
Total Existing impervious surface area	157,000 +/- square feet
Proposed Gross Impervious Area (list only the surface areas that are being created or replaced)	
a. Rooftops	273,000 +/- square feet
b. Driveways	
c. Patios	
d. Parking Lots	
e. Other	54,000 +/- square feet
Total Gross Impervious Area	327,000 +/- square feet
If Gross Impervious Area <2,500 ft ² , write "EXEMPT". Otherwise continue to Sec. 3	
Section 3: PR Determination	
Watershed Management Zone (App. B)	WMZs 1 and 4
Net Impervious Area (from page 10)	327,000 +/- square feet
Performance Requirements (from Flow Charts)	Performance Requirements 1, 2, 3, and 4

APPENDIX K

STORMWATER CONTROL PLAN CHECKLIST

A Stormwater Control Plan (SWCP) prepared by a Professional Engineer is required for all non-exempt projects. A preliminary SWCP is required for Planning Permit approval and a final SWCP shall be required prior to issuance of a Building Permit. The SWCP shall include the following (check all that apply or mark N/A):

Preliminary SWCP for Planning Permit application	COMPLETED
1. Project Information	
a. Project name	✓
b. Application number	✓
c. Address and assessor's parcel number	✓
d. Name of Applicant	✓
e. Name of Owner	✓
f. Project Phase number (if project is being constructed in phases)	
g. Project Type (e.g., commercial, industrial, multi-unit residential, mixed-use, public), and description	✓
2. Project Areas	
a. Total project site area	✓
b. Total new impervious surface area	✓
c. Total replaced impervious surface area	✓
d. Total new pervious area	✓
e. Calculation of Net Impervious Area	✓
3. Acknowledgement of the Performance Requirements that apply:	
a. PR No.1 – Site Design and Runoff Reduction	✓
b. PR No.2 – Water Quality Treatment	✓
c. PR No. 3 – Runoff Retention	✓
d. PR No. 4 – Peak Management	✓
4. Site Assessment Summary	✓
5. Summary of Site Design and Stormwater Control Measures selected for the project.	✓
6. Location and general configuration of all SCMs used shown on the plans	✓

Final SWCP for Building Permit application (all of above plus the following):	COMPLETED
1. List and describe all LID Measures Used	
a. List all site design measure incorporated into the design of the project	✓
b. Location and detail for all runoff reduction measures used	✓
c. Location and detail for all post-construction structural SCMs	✓
2. Summary Table of Runoff Reduction Measures and Structural Stormwater Control Measures, by Drainage Management Area and the entire site	✓
3. Supporting Calculations used to comply with the applicable on-site performance requirements	✓
4. Documentation demonstrating infeasibility where on-site compliance cannot be achieved	
5. Documentation demonstrating percentage of the project's Equivalent Impervious Surface Area dedicated to retention-based Stormwater Control Measures	✓
6. Documentation certifying that the selection, sizing, and design of the Stormwater Control Measures meet the applicable full or partial performance requirements.	✓
7. O&M Plan for all structural SCMs to ensure long-term performance	✓
8. Statement of Compliance: Statement that Performance Requirements has been met on-site, or, if not achievable:	✓
a. Documentation of the volume of runoff for which compliance cannot be achieved on-site and the associated off-site compliance requirements.	
b. Statement of intent to comply with Performance Requirements through Alternative Compliance	

PRELIMINARY 2-4-2021
Vistra Corp
Morro Bay Power Plant BESS

PERFORMANCE REQUIREMENT NO. 1 CERTIFICATION	
LOW IMPACT DEVELOPMENT (LID) DESIGN STRATEGY	INCORPORATED
1. Limit disturbance of creeks and natural drainage features.	✓
2. Minimize compaction of highly permeable soils.	✓
3. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.	✓
4. Minimize impervious surfaces by concentrating improvements on the least sensitive areas of the site, while leaving the remaining land in a natural undisturbed state.	✓
5. Minimize stormwater runoff by implementing one or more of the following design measures:	
a) Direct roof runoff into cisterns or rain barrels for reuse.	
b) Direct roof runoff onto vegetated areas safely away from building foundations and footings.	✓
c) Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings.	✓
d) Direct runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings.	✓
e) Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces.	

I, Darrel Packard, acting as the Project Engineer for Vistra Corp BESS Project
 project, located at 1290 Embarcadero, Morro Bay, hereby state that the Site
 Design and Runoff Reductions design strategies initialed above have been incorporated into the
 design of the project.



2-4-2021

Signature

Date

PERFORMANCE REQUIREMENT NO. 2 CERTIFICATION		
	ON-SITE WATER QUALITY TREATMENT MEASURES	INCORPORATED
1.	Low Impact Development (LID) Treatment Systems designed to retain stormwater runoff generated by the 85 th percentile 24-hour storm (see Appendix I). Stormwater Control Measures Implemented (check all that apply, design documentation is required): <ul style="list-style-type: none"> <input type="checkbox"/> Harvesting and Use, <input checked="" type="checkbox"/> Infiltration, <input type="checkbox"/> Evapotranspiration 	✓
2.	Biofiltration Treatment Systems – with the following design parameters: <ul style="list-style-type: none"> (1) Maximum surface loading rate appropriate to prevent erosion, scour and channeling within the biofiltration treatment system itself and equal to 5 inches per hour, based on the flow of runoff produced from a rain event equal to or at least 0.2 inches per hour intensity (2) Follow Central Coast LIDI Bioretention Design Guidance for other parameters. If site conditions warrant, an underdrain with discharge to a storm drainage facility is allowed. 	
3.	Non-Retention Based Treatment Systems – designed to meet at least one of the following hydraulic sizing criteria: <ul style="list-style-type: none"> (a) Volume Hydraulic Design Basis – Treatment systems whose primary mode of action depends on volume capacity shall be designed to treat stormwater runoff equal to the volume of runoff generated by the 85th percentile 24-hour storm event (see Appendix I) (b) Flow Hydraulic Design Basis – Treatment systems whose primary mode of action depends on flow capacity shall be sized to treat the flow of runoff resulting from a rain event equal to at least 0.2 inches per hour intensity. 	
4.	Stormwater Control Plan is required – see Appendix K	✓

I, Darrel Packard, acting as the Project Engineer for Vistra Corp BESS Project
 project, located at 1290 Embarcadero, Morro Bay, hereby state that the On-Site Water Quality Treatment Measures initialed above have been incorporated into the design of the project.



2-4-2021

Signature

Date

Design Rainfall Events & Treatment Requirement for WMZs

WMZ	Treatment Options & Design Rainfall	Check Applicable WMZs
WMZ 1	Via Infiltration, prevent offsite discharge from events up to the 95 th percentile 24-hour rainfall event as determined from local rainfall data.	✓
WMZ 2	Via storage, rainwater harvesting, infiltration, and/or evapotranspiration, prevent offsite discharge from events up to the 95 th percentile 24-hour rainfall event as determined from local rainfall data.	
WMZ 3	Not Applicable	
WM 4*, 7* & 10*	Via Infiltration, prevent offsite discharge from events up to the 95 th percentile 24-hour rainfall event as determined from local rainfall data.	✓
WMZ 9	Via storage, rainwater harvesting, infiltration, and/or evapotranspiration, prevent offsite discharge from events up to the 85 th percentile 24-hour rainfall event as determined from local rainfall data.	
* Applicable only to those areas that overlay designated Groundwater Basins		

LID Site Assessment Checklist

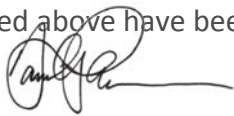
	Included
1. Site topography	✓ _____
2. Hydrologic features including contiguous natural areas, wetlands, watercourses, seeps, or springs	_____ _____
3. Depth to seasonal high groundwater	✓ _____
4. Locations of groundwater wells used for drinking water	_____ _____
5. Depth to an impervious layer such as bedrock	_____ _____
6. Presence of unique geology (e.g., karst)	_____ _____
7. Geotechnical hazards	_____ _____
8. Documented soil and/or groundwater contamination	✓ _____
9. Soil types and hydrologic soil groups	✓ _____
10. Vegetative cover/trees	✓ _____
11. Run-on characteristics (source and estimated runoff from offsite which discharges to the project area)	✓ _____
12. Existing drainage infrastructure for the site and nearby areas including the location of municipal storm drains	✓ _____ _____
13. Structures including retaining walls	✓ _____ _____
14. Utilities	_____ _____
15. Easements	_____ _____
16. Covenants	_____ _____
17. Zoning/Land Use	_____ _____
18. Setbacks	_____ _____
19. Open space requirements	_____ _____
20. Other pertinent overlay(s)	_____ _____

LID Site Design Measures

In addition to site design measures listed in PR1, the Project Engineer shall certify the Project design optimizes the use of the following design measures. Initial each runoff retention measure that has been incorporated and optimized into the design or mark NA if not applicable

PERFORMANCE REQUIREMENT NO. 3 CERTIFICATION OF LID SITE DESIGN MEASURES		
	DESIGN MEASURE	INCORPORATED/OPTIMIZED
1.	Defining the development envelope, identifying the protected areas, and identifying areas that are most suitable for development and areas to be left undisturbed	
2.	Identifying conserved natural areas, including existing trees, other vegetation, and soils (shown on the plans)	
3.	Limit the overall impervious footprint of the project	✓
4.	Design of streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided that public safety or mobility uses are not compromised	
5.	Set back development from creeks, wetlands, and riparian habitats	
6.	Design conforms the site layout along natural landforms	✓
7.	Design avoids excessive grading and disturbance of vegetation and soils	✓

I, Darrel Packard, acting as the Project Engineer for Vistra Corp BESS Project project, located at 1290 Embarcadero, Morro Bay, hereby state that LID Site Design Measures initialed above have been incorporated into the design of the project.



Signature

2-4-2021

Date