



**AGENDA NO: B-1**

**MEETING DATE: June 21, 2022**

**AGENDA CORRESPONDENCE  
RECEIVED BY THE PLANNING  
COMMISSION FOR PUBLIC REVIEW  
PRIOR TO THE MEETING**

-----Original Message-----

From: Teresa Macdonald [REDACTED]  
Sent: Wednesday, June 15, 2022 12:29 PM  
To: Nancy Hubbard <[nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)>  
Subject: 2900 Alder

Dear Nancy, I'm Carl Mac Donald from the alder-birch area with a few questions about the possible 6 unit hotel at 2900 alder. Are there 6 single rooms with kitchens? If 6 fully able people rent, there will probably be at least 2 extra cars around. Where will they go? Who will handle any problems (i.e. excessive noise,litter, etc.) if there is no on-site manager? Will there be a 5 foot property line space? What height are the retaining walls? What are the structure setbacks from alder and birch?

Thank you  
C.M.

Sent from my iPhone

-----Original Message-----

From: Nancy Hubbard <[nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)>

Sent: Monday, June 20, 2022 12:57 PM

To: Teresa Macdonald [REDACTED]

Cc: Nancy Hubbard <[nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)>

Subject: RE: 2900 Alder

Carl,

Thank you for your inquiry - see below for responses provided by the applicant/design team.

Let me know if you have any questions. Please note that the hearing has been continued - you can still provide your public comments, but there will be no staff presentation and no decision made on the project. I expect this will be rescheduled in late July.

1. Do you have two ADA parking spaces for the people who'll be using the two ADA units? If not, why not? If they are paying for accessibility, they need to be able to easily access their rooms, on both the first and second floors.  
We've worked with the city planning office and a CASP (Certified Accessibility Specialist) to meet all ADA requirements as per code. The plan is compliant with the code and city planning recommendations, there are a range of disabilities and not all of them are motion impairment or require a Van Parking Space. As such we have a range of options for accessibility/impaired guests.
2. Who will be overseeing this "self-service" hotel? Who do the neighbors speak to, if problems develop, like noise, parking, or trash complaints?  
Contact information will be readily available for the public, on the internet/google and posted on-site for the public to reach out in case of unusual activity. We will have 24/7 monitoring via high definition surveillance systems for the entire site, and local resources that can be dispatched readily to address loud noises, trash, and nuisance. As well we will have air quality, noise and light sensors throughout the building to monitor for late night noise and other nuisances that may arise so they can be addressed promptly.
3. Are there 6 single rooms with kitchens?  
The proposal is for 6 hotel rooms, no kitchens, possibly a coffee maker, mini-refrigerator and microwave.
4. If 6 fully able people rent, there will probably be at least 2 extra cars around. Where will they go?  
It is our operational experience that guests will have just one car per room. If guests require extra parking, they will arrange for that separately and it is to their discretion where they park and that they comply with any city regulations regarding street parking or use of public parking lots, etc. The parking on the site will not be used by the staff that will be there daily to turn over rooms, etc., they will use street parking for the short time that they are on the site. The hotel will not have a full-time manager/staff and so all the parking on site is available for the guests.
5. Will there be a 5 foot property line space? What are the structure setbacks from Alder and Birch?

There is a 5 foot setback on the north and along Birch Ave. The setback on Alder is 15 feet and the setback to the building on San Jacinto is 25 feet.

6. What height are the retaining walls?  
The retaining walls are 4 feet in height.

Nancy Hubbard  
Contract Planner  
805-772-6211  
[nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

-----Original Message-----

From: Teresa Macdonald [REDACTED]  
Sent: Wednesday, June 15, 2022 12:29 PM  
To: Nancy Hubbard <[nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)>  
Subject: 2900 Alder

Dear Nancy, I'm Carl Mac Donald from the alder-birch area with a few questions about the possible 6 unit hotel at 2900 alder. Are there 6 single rooms with kitchens? If 6 fully able people rent, there will probably be at least 2 extra cars around. Where will they go? Who will handle any problems (i.e. excessive noise, litter, etc.) if there is no on-site manager? Will there be a 5 foot property line space? What height are the retaining walls? What are the structure setbacks from alder and birch?

Thank you  
C.M.

Sent from my iPhone





AGENDA NO: C-1

MEETING DATE: June 21, 2022

**AGENDA CORRESPONDENCE RECEIVED BY THE  
PLANNING COMMISSION FOLLOWING POSTING OF  
THE AGENDA IS ATTACHED FOR PUBLIC REVIEW  
PRIOR TO THE MEETING**

**From:** Carole Truesdale [REDACTED]  
**Sent:** Saturday, June 18, 2022 4:39 PM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** Water

Dear Commissioners,

I watched the PWAB meeting, and the presentation was quite informative, but like they all reiterated...water allocation is on paper, there is nothing liquid here.

We are in a very severe drought situation and our water is a commodity that loses its value if we run out. Several surrounding cities, like Cambria, and Los Osos have a building moratorium due to lack of sufficient water to provide for their citizens.

We have a new WRF facility that is way out of financial control, we do not know if that facility will be productive and meet our standards/requirements.

We are a tourist community and I doubt any visitors are going to pay attention to our water guidelines...they are paying for their stay in our beautiful city and will maximize whatever they can to enjoy themselves. I do not blame them, as they are on holiday and want them to enjoy.

We have two new hotels that are almost ready to pop open...a very large establishment on the offramp of 41/near the high school, one on Main Street that is before you commissioners in this session and a 35-unit affordable housing apartment complex off 41/Sunset in the throws of being built.

We have older pipes that are breaking, that should have been fixed years ago. We have streets that are in dire need of repair, and yet we see areas of our city where builders are salivating to get their hands on the property or already own the property and want to establish a 70-plus unit housing development. Then you have the WRF that is not finished and has issues.

We are in Stage 3 and the City has issued drought restrictions, we citizens follow those restrictions to preserve water for future use of ourselves and in the future. Should we not take a good look at the future and stop the building process for a while?

Like any good financial planning or institution, it is great that you have good credit, but if there are no liquid funds to draw from, that loan is gone.

State water is a gift, and yes, it is there for our use... however, what happens if the State issues those allocated to various cities to the cities that grow food? Look at the Salinas area, they have salt-water intrusion and have to drain one of our lakes to pump water into their soil to grow products and keep the salt out of the area.

I understand that the City is facing financial hardship and need money in their coffers, however at what expense? Another China Town situation? CalPERS just issued a statement that they project a 17% increase in costs, which will be an added burden on the City's finances.

Other cities in CA have taken steps in protecting their water allocations by looking at the big picture. CA is a desert, always has been and will be in the future, especially with global warming.

Please be prudent in your decision and think of the long-haul, not short-term. I have been in this city since 1995 and homeowner, I do right by my water conservation...should we not start doing the same to be better stewards of this land.

Thank you,  
*Carole Truesdale*

*"Food without wine is a corpse; wine without food a ghost. United and well matched, they are as body and soul; living partners!" chef...Andre Simon (1877-1970)*

**From:** Carole Truesdale [REDACTED]  
**Sent:** Monday, June 20, 2022 10:24 AM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** Fw: Water

Please take into consideration the contents of this article.

Thank you,

*Carole Truesdale*

*"Food without wine is a corpse; wine without food a ghost. United and well matched, they are as body and soul; living partners!" chef...Andre Simon (1877-1970)*

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**From:** Carole Truesdale [REDACTED]  
**Sent:** Monday, June 20, 2022 9:36 AM  
**To:** Carole Truesdale [REDACTED]  
**Subject:** Water

<https://nam12.safelinks.protection.outlook.com/?url=https%3A%2F%2Fnews.yahoo.com%2Fcolorado-river-reservoirs-drop-western-120055974.html&data=05%7C01%7C%7C5a25bf4ea7d14d8a168808da52db1162%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637913398095407180%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=ccNgQusCj4UpSUjvv0KzRakxHLSBVFwj1RQIf3pb6ww%3D&reserved=0>

Sent from my iPhone

# As water crisis worsens on Colorado River, an urgent call for Western states to 'act now'

**Ian James**

Mon, June 20, 2022, 5:00 AM · 9 min read



A person walks past a formerly sunken boat on a now-dry section of lakebed at Lake Mead, the country's largest reservoir. The water level there has dropped to its lowest since it was filled in the 1930s following construction of Hoover Dam. (Mario Tama / Getty Images)

With the Colorado River's depleted reservoirs continuing to drop to new lows, the federal government has taken the unprecedented step of telling the seven Western states that rely on the river to find ways of drastically cutting the amount of water they take in the next two months.

The Interior Department is seeking the emergency cuts to reduce the risks of Lake Mead and Lake Powell, the country's two largest reservoirs, declining to dangerously low levels next year.

"We have urgent needs to act now," Tanya Trujillo, the Interior Department's assistant secretary for water and science, said during a speech on Thursday. "We need to be taking action in all states, in all sectors, and in all available ways."

Trujillo's virtual remarks to a conference at the University of Colorado Law School in Boulder underscored the dire state of the river under the stresses of climate change, and the urgency of scaling up the region's response to stop the reservoirs from falling further. She provided details about the federal government's approach to the crisis two days after Reclamation Commissioner Camille Calimlim Touton [announced that major cuts](#) of between 2 million and 4 million acre-feet will be needed next year to keep reservoirs from dropping to "critical levels."

For comparison, California, Arizona and Nevada used a total of about 7 million acre-feet of Colorado River water last year.

State officials and managers of water agencies have yet to determine how they could accomplish such large reductions in water use. Finding ways of achieving the cutbacks will be the focus of negotiations in the coming weeks between representatives of the seven states and the Biden administration.

"The Colorado River Basin faces greater risks than any other time in our modern history," Trujillo said.

"There is much more work to be done in the basin because the conditions continue to worsen and deeper shortages are projected," Trujillo said. "We need to do more than we've ever done before."

After more than 22 years of drought compounded by warmer temperatures with climate change, Lake Mead and Lake Powell have declined to their lowest levels since they were filled. The two reservoirs now sit nearly three-fourths empty, at just 28% of full capacity.

The [latest projections](#) from the federal government show that absent large shifts in water use, the reservoirs are expected to continue dropping over the next two years.

Lake Powell, on the Utah-Arizona border, is forecast to decline more than 30 feet by March, putting the water level about 16 feet from the point at which Glen Canyon Dam would no longer generate electricity.

The surface of Lake Mead, the country's largest reservoir, now stands at 1,045 feet above sea level. It's forecast to drop more than 26 feet by July 2023. If Lake Mead were to keep dropping, the level would eventually approach a danger zone at 895 feet, below which water would [no longer pass through Hoover Dam](#) to supply California, Arizona and Mexico — a level known as "dead pool."

Trujillo said she remains optimistic "that we can get through this." But she also said it's a "very, very sobering situation."

The Colorado River begins in the Rocky Mountains and is a vital source for about 40 million people and farmlands from Wyoming to Southern California. The Colorado has long been heavily overused, with so much water diverted to supply farms and cities that the river's delta in Mexico dried up decades ago, leaving only [small wetlands](#).

The flow of the Colorado has declined [nearly 20%](#) since 2000. Scientists estimate that about [half the decrease in runoff](#) in the watershed has been caused by higher temperatures linked to global warming. And this heat-driven drying, which scientists describe as "aridification," is projected to worsen as temperatures continue to climb.

The amount of runoff flowing into Lake Powell this year is estimated to be just [59% of average](#).

"We are facing the growing reality that water supplies for agriculture, fisheries, ecosystems, industry and cities are no longer stable due to climate change," Trujillo said.

Last year, the federal government declared a shortage on the Colorado River for the first time, triggering cutbacks in water deliveries to Arizona, Nevada and Mexico. Farmers in parts of Arizona have [left some fields dry and fallow](#), and have turned to pumping more groundwater.

The cuts have yet to limit supplies for California, which uses the largest share of Colorado River water. But that could soon change as federal officials push all seven states to participate in diverting less water.

The Interior Department could unilaterally impose cutbacks, but Trujillo said the goal is to work with the states to develop plans for scaling back diversions.

"We have the responsibility and the authority to take the action that we need to take to protect the system," Trujillo said. "We know we will be served better if we take action collectively."

Agriculture consumes [about 80%](#) of the water that's diverted from the river, much of it to grow crops like alfalfa, which is used to feed cattle and [exported in large quantities](#).

Because agriculture represents such a [large share of water use](#), farming areas will bear a sizable portion of the water-saving burden. Some previous deals have involved [paying growers](#) who volunteer to temporarily leave portions of their land dry.

On average, cities across Southern California that are supplied by the Metropolitan Water District typically get about one-fourth of their water from the Colorado River. But this year, with the drought restricting [other supplies from the State Water Project](#), the region is on track to receive about one-third of its water from the Colorado — an [amount that will now be constrained](#) by the order to conserve more.

Trujillo said federal, state and local officials will evaluate options to "develop the additional conservation that we are going to need."

American officials also met with their Mexican counterparts this week, she said, to discuss how to cooperate.

Trujillo said she wants the region to avoid a chaotic response.

“Our collective goal is to be able to very quickly identify and implement strategies that will stabilize and rebuild the system, so that we don’t find ourselves constantly on the brink of a crisis,” Trujillo said.

Last month, the Interior Department intervened to protect the water level of Lake Powell. The agency [announced a plan](#) to release 500,000 acre-feet of water from Flaming Gorge Reservoir upstream and leave an additional 480,000 acre-feet in Lake Powell by reducing the quantity released from Glen Canyon Dam.

Trujillo said the measures aimed to guard Glen Canyon Dam’s ability to generate hydropower, keep water supplies flowing to nearby communities and protect infrastructure at the dam. She said in a recent [letter](#) to state officials that if Lake Powell were to drop below its minimum level for producing power, the dam’s facilities would face “unprecedented operational reliability challenges.”

Below that level, water could still be routed through four 8-foot-wide pipes, the dam’s river outlet works. But the capacity to release water would be reduced. And officials aren’t sure how the dam’s infrastructure would fare at those levels.

Trujillo wrote that Glen Canyon Dam “was not envisioned to operate solely through the outlet works for an extended period of time and operating at this low lake level increases risks to water delivery” and infrastructure, issues that “raise profound concerns regarding prudent dam operations, facility reliability, public health and safety.”

Speaking to the conference, Trujillo said extra water is being held in Lake Powell to protect the dam and ensure it can continue to function reliably. Larger water reductions are needed for the same reason, she said, to “protect that basic infrastructure” so it will continue to “operate in the manner that it was designed.”

The river was divided among the states under the 1922 Colorado River Compact, which allocated the water among states in the river’s Upper Basin (Colorado, Wyoming, Utah and New Mexico) and states in the Lower Basin (Arizona, Nevada and California). Separately, a 1944 treaty established how much water Mexico would receive.

The way the compact divided the river, splitting 15 million acre-feet between the Upper Basin and the Lower Basin states, is now colliding with the reality that the river’s [average yearly flow](#) since 2000 has been about 12.3 million acre-feet, and in recent years has dwindled further.

While grappling with the immediate crisis, representatives of the seven states are also preparing to negotiate new rules for dealing with shortages after 2026, when the current rules expire.

The federal government will issue a notice this month as it begins accepting input on those post-2026 rules. Trujillo said officials will consider the effects of climate change and the reduced flows in the river.

There are 29 federally recognized tribes in the Colorado River Basin, and tribal leaders have pushed to be included so they can [play a larger role](#) in talks on the river. Trujillo said officials have been meeting with tribes and will have a “process that is more inclusive going forward to ensure that our tribal communities are engaged at a greater level than ever before.”

In seeking solutions, Trujillo said Interior Secretary Deb Haaland is involved and “we have the attention and support from the White House.”

Trujillo said substantial funding is available to help under the \$1.2-trillion [infrastructure law](#), which included \$8.3 billion for the Bureau of Reclamation. She said funds can be used to repair infrastructure, improve water efficiency and bolster the response to shortages by helping local entities develop water-saving programs.

Trujillo said federal officials don’t have any “pre-baked” formula for coming up with the necessary water reductions.

“We're going to have to be very creative and develop a large list of potential options,” she said. “We're going to likely be in a situation of doing things we've never done before. And we'll have to have guts to be able to move forward.”

This story originally appeared in [Los Angeles Times](#).

**From:** betty winholtz [REDACTED]  
**Date:** June 20, 2022 at 8:21:32 PM PDT  
**To:** Susan Stewart <[stewart@morrobayca.gov](mailto:stewart@morrobayca.gov)>, Joseph Ingraffia <[jingraffia@morrobayca.gov](mailto:jingraffia@morrobayca.gov)>, Bill Roschen <[broschen@morrobayca.gov](mailto:broschen@morrobayca.gov)>, Mike Rodriguez <[mrodriguez@morrobayca.gov](mailto:mrodriguez@morrobayca.gov)>, Asia King <[aking@morrobayca.gov](mailto:aking@morrobayca.gov)>  
**Cc:** Greg Kwolek <[gkwolek@morrobayca.gov](mailto:gkwolek@morrobayca.gov)>  
**Subject:** agenda c-1

Dear Planning Commissioners:

I believe some information is missing in order to make a considered evaluation of the City's water situation. Below are quotes from the staff report followed by a question/comment in italics.

Please protect the City residents and visitors not just for this year, but the year after.

Sincerely,  
Betty Winholtz

1. The Morro Basin Wellfield is located near Lila Kaiser Park, consists of 6 wells, and can provide sufficient water from the Morro Basin to meet the City's needs for a limited period of time. *What is the limited period of time?*

2. the City's current water demand. *What is the City's current water demand?*

3. allows for the extraction of up to 581 AFY of water from the Morro Basin....Approximately 25% of the water extracted from Morro Basin is rejected as concentrate.  
*.75x581=435.75 AFY is what is actually available for use.*

4. District anticipates it will have approximately 7,000 AF of its own stored water from its unsubscribed allocation available for Calendar Year 2023. *Won't this have to be purchased? If so, at what cost?*

5. CCWA has indicated that it maintains 13.5 million gallons or approximately 40 AF of water in its storage facilities that it could make available to the City, if needed. *Will this have to be purchased? If so, at what cost?*

6. Water Shortage Contingency Plan Level 3 implemented and constrained demand assumes 20% conservation is achieved. *Yet the report previously stated Morro Bay is not achieving its 20% reduction.*

7. The City will have sufficient water to meet its customers demands for FY 22/23 through use of the following strategies: 2. Utilize City and District stored SWP Water to meet majority of anticipated demand....the City had 238 AF of stored water remaining in the reservoir. *If the City uses all of its 238AF, what is left for the following year? This is less than 2AF per month for one year and it's gone.*

8. This amount was lowered in the 2016 calculation from previous years due to the historical trend of lower water use per capita compared to previous years. *Is this still an accurate trend in light of the table? (page 18 of 21)*

9. This analysis assumed that with the IPR program the City would not need to utilize district stored SWP water to provide a reliable water supply during the worst 5-year consecutive drought period on record. *Yet the report states we are using the stored Morro Bay and stored State water. No where is IPR defined.*

10. This is not a comprehensive list of all building activity, but rather a list of those activities which required a WEU allocation in the past fiscal year....this water use is projected to be in the future demands, not within the current or even next fiscal year water demands. *Yet is it not important to know what the City has committed to but hasn't been realized so we know how much water resource has been committed that we may or may not have water for without penalizing the community, i.e. going to level 4 restrictions?*