

Morro Bay Power Plant Modernization



Visual Design Improvements

Visual Design Improvements

- **Removal of existing power plant & stacks**
- **Removal of tank farm**
- **Minimized height & bulk of the new power plant**
- **Orientation of new units on the site**
- **Pipe rack locations**
- **Color**
- **Perimeter Wall**
- **Water Intake Structure**
- **Bridge**
- **Landscaping**

Removal of Existing Power Plant & Stacks



KOP 19 Proposed Conditions



KOP 19 Existing Conditions

Removal of Tank Farm



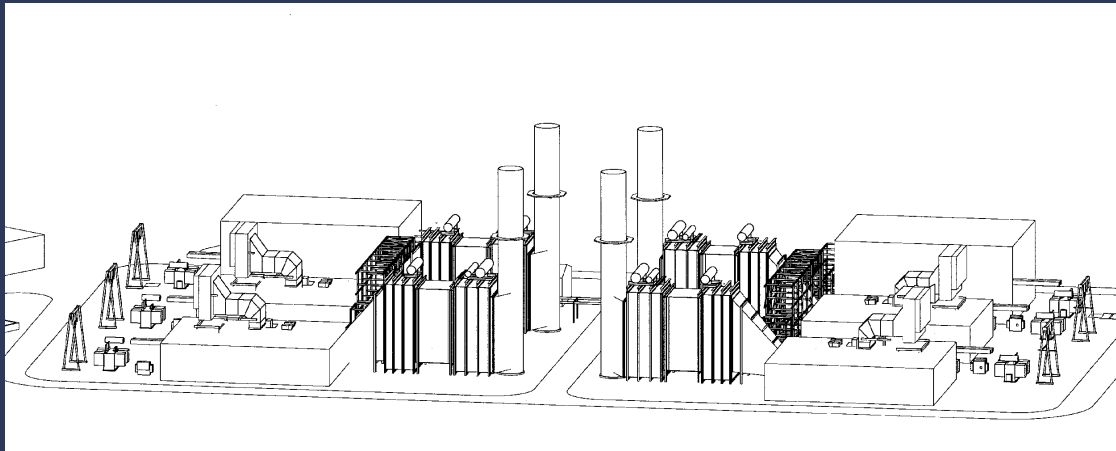
KOP 7 Existing Conditions

Minimized Height & Bulk of the Modernization Project

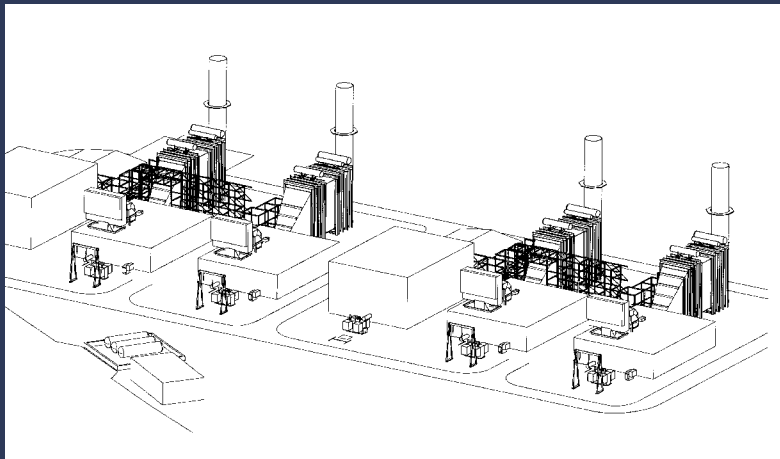
- **Reduces Obstruction of Rock and Beach Views**
- **Allows Views Through Project to Beach**
- **Site Equipment Housed in Turbine Enclosures**
- **Minimized Bulk Reduces Stack Height**

Orientation of New Units on Site

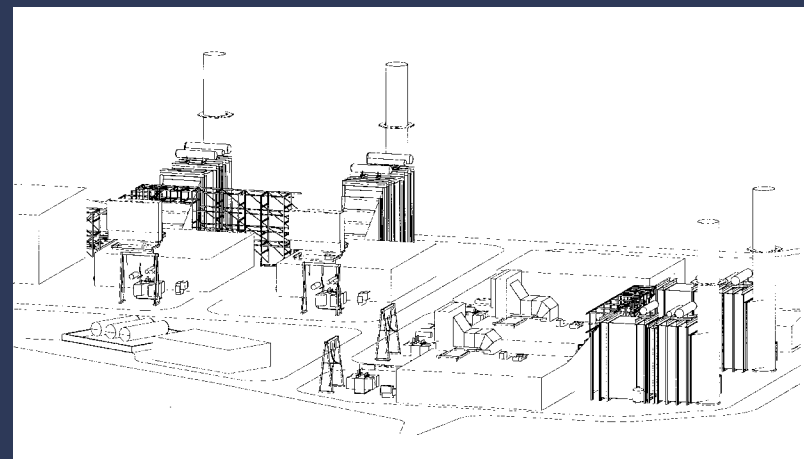
These options originally presented in City Workshops in May 2000



Selected Alternative 1
- Four Stacks in Center

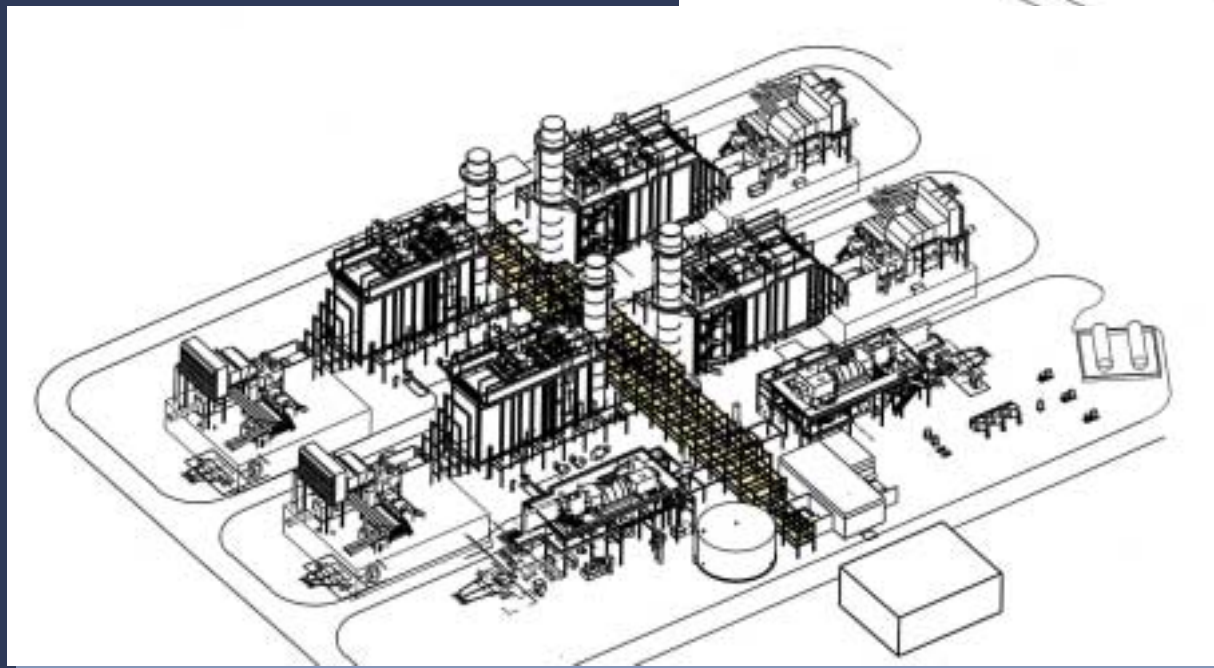
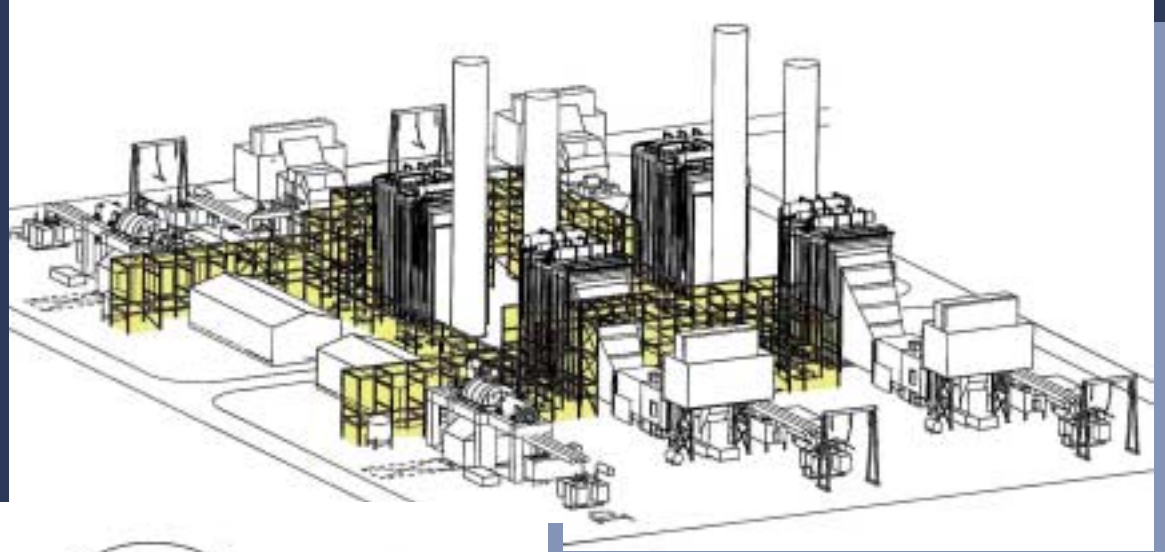


Alternative Configuration 2
- Straight Along Beach Alignment



Alternative Configuration 3
- Two Units at Right Angles

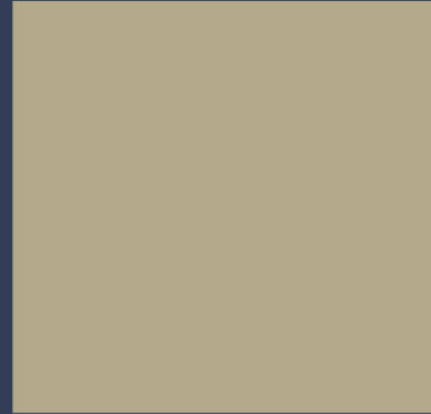
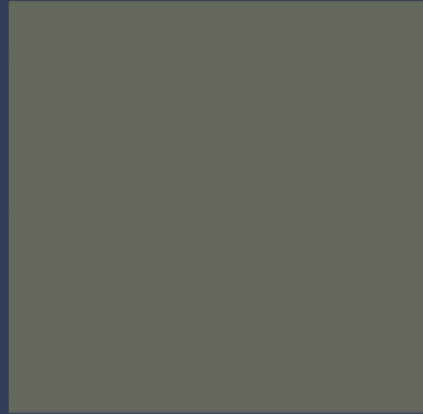
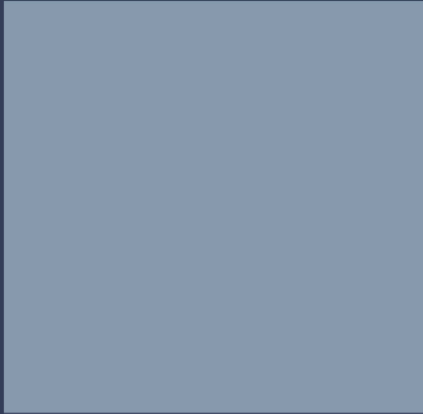
Relocated Pipe Racks

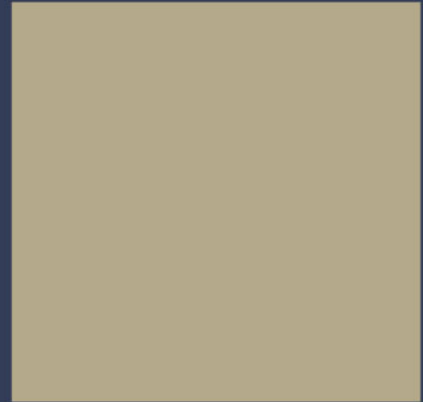


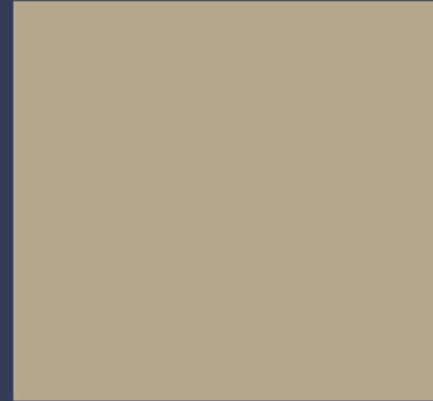
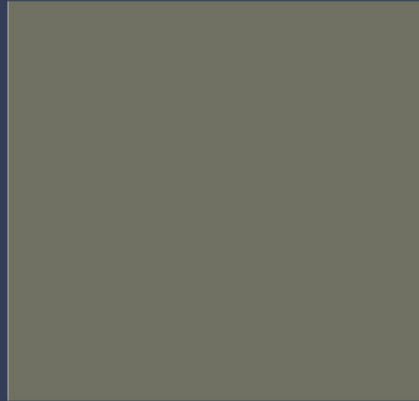
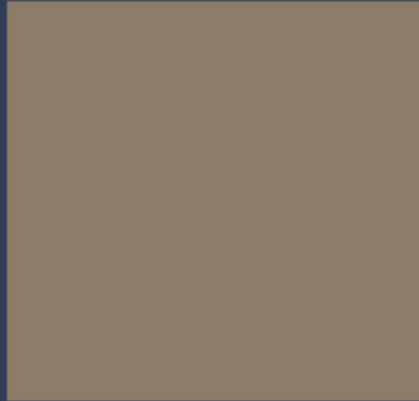
**Selected Configuration -
below larger equipment**

Color Principles

- **Light color stacks to blend with sky**
- **Intermediate tones for large equipment blend with vegetation when viewed from above**
- **Complementary colors for buildings**
- **Darker colors for lower level equipment**
- **Limited color palette based on high temperature and Voc emissions requirements**







Perimeter Wall



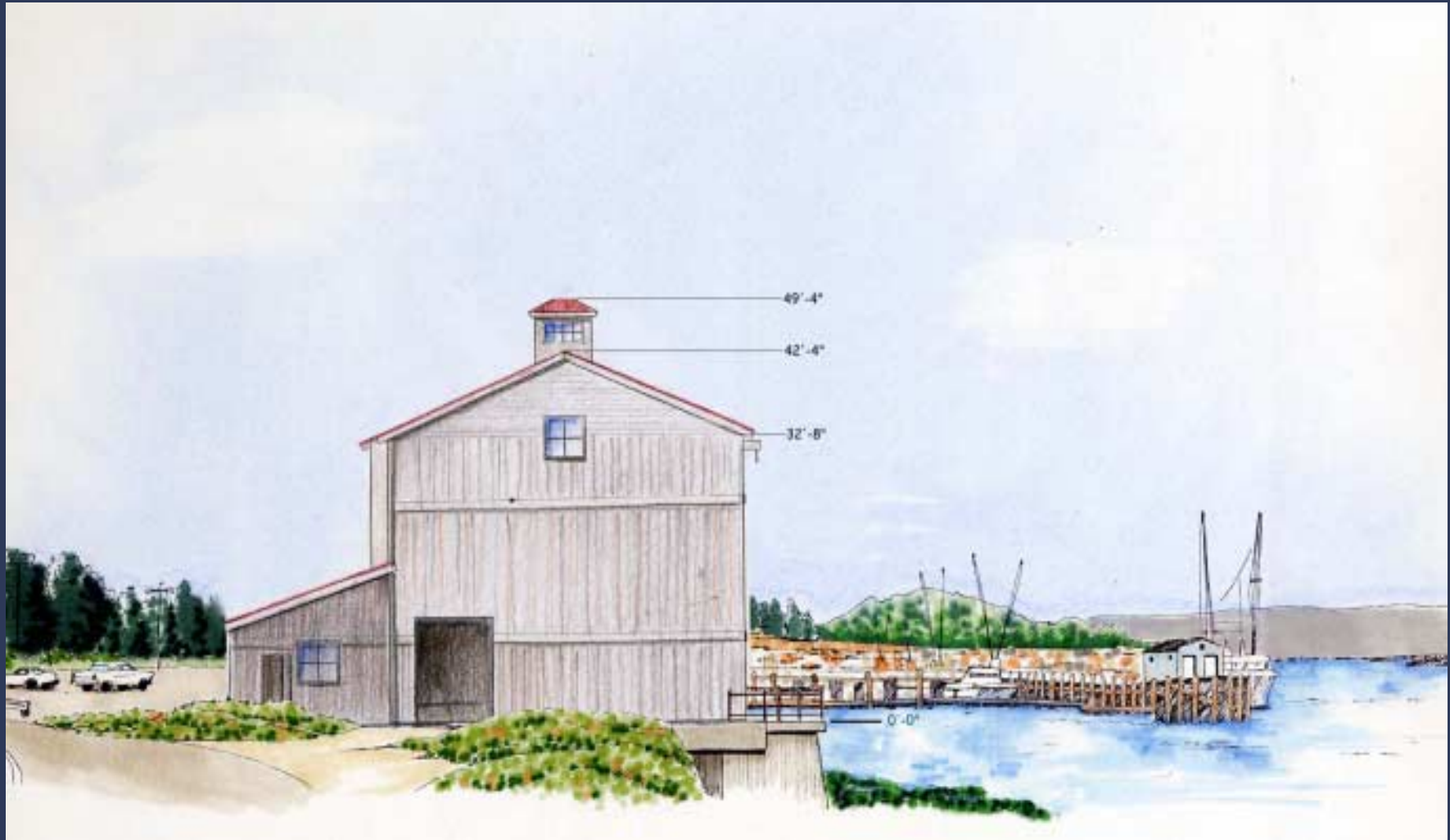
KOP 7 Curved Wall with Project in Light Brown as Presented in AFC, October 2000

Perimeter Wall



KOP 7 New Rectangular Wall with Project in Green Color Palette, June 2001

Water Intake Building Façade

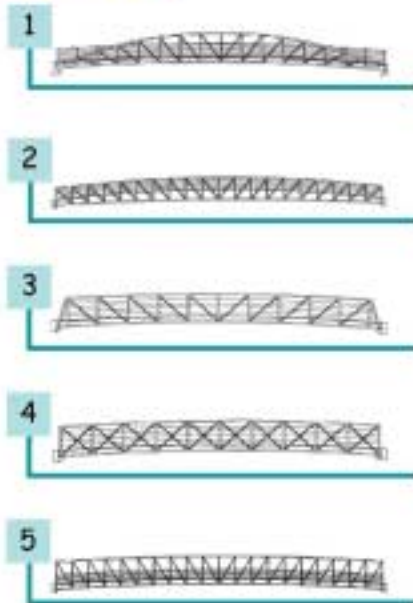


Water Intake Building Façade



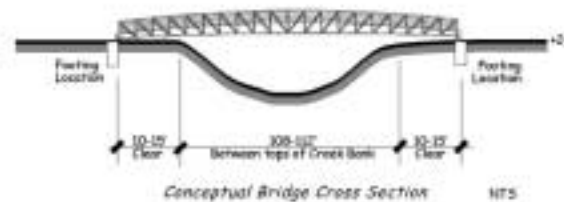
Preliminary Bridge Style Alternatives

Permanent Bridges



Alternative 2

Temporary Bridge



Landscape Objectives

- **Enhance the Appearance of the Project**
- **Support Natural Landscape Functions**
- **Integrate California Native Plants**
- **Conserve Water & Attract Wildlife**
- **Ensure Dune Scrub Stabilization**

Proposed Landscape Zones



- Rev Jun 7, 01

Landscape Screening



KOP 5 With Mature Landscape Screening



KOP 20 Low Infill Screening Limited by Existing Transmission Lines

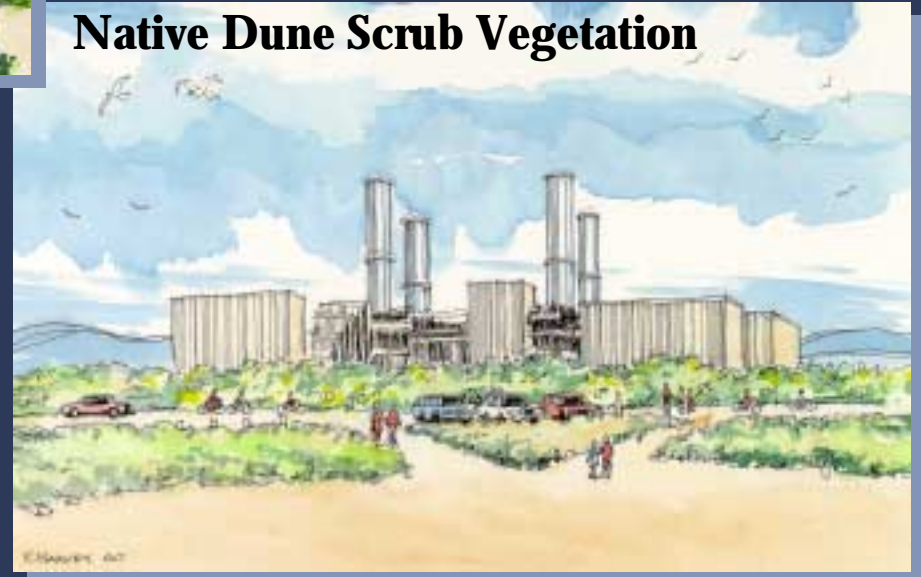
Landscape Concepts

Presented in AFC and May 2000 Workshops

Screening



Native Dune Scrub Vegetation



Topics for City Visual Workshop

November 5, 2001

- **Wall Treatment**
- **Bridge Materials**
- **Intake Structure Façade**
- **Color Preference**
- **Landscaping Preferences**

