

Overview

Completed by evalentine@morrobayca.gov on 10/9/2025 7:51 AM

Case Id: 30615

Name: ADA Sidewalk Repair, City of Morro Bay - 2026

Address: 595 Harbor Street, Morro Bay, CA 93442

Overview



County of San Luis Obispo

Public Facilities and Infrastructure Program

*Department of Social Services
Adult and Homeless Services Branch*

PO Box 8119

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Community Development Block Grant (CDBG) funding is available. [The County of San Luis Obispo 2026 Action Plan Notice of Funding Availability \(NOFA\)](#) is posted on the County’s Department of Social Services – Homeless Services Division website at slocounty.gov/HomelessServicesGrants.

Please review the Notice of Funding Availability (NOFA) before submitting your application. All applications must meet the eligibility criteria and requirements set forth in the NOFA. The Urban County of San Luis Obispo receives funding from local, state, and federal sources including Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG). Please be aware that the CDBG, HOME, and ESG fund sources are not permitted to support activities or projects located in the City of Grover Beach.

Applications for the 2026 Action Plan NOFA will be accepted until the **5:00 pm submission deadline on Friday, October 10, 2025.**

If you have any questions about the applications process, please contact the Homeless Services Division directly at SS_HomelessGrants@co.slo.ca.us.

For Public Facilities and Infrastructure projects, CDBG funds may be used by the grantee or other public or private nonprofit entities for acquisition (including long term leases for periods of 15 years or more), construction, reconstruction, rehabilitation (including removal of architectural barriers to accessibility), emergency shelters, transitional housing, or installation of public improvements or facilities (except for buildings for the general conduct of government). Reference: [§ 570.201\(c\)](#). Subject to site visit during application review.

Eligible types of facilities and improvements include:

- Infrastructure improvements (construction or installation) including, but not limited to streets, curbs, water and
- Neighborhood facilities including, but not limited to public schools, libraries, recreational facilities, parks, playgr
- Facilities for persons with special needs such as facilities for the homeless or domestic violence shelters, nursing

Please note that all documents uploaded into this application **must be less than 100 MB in file size**. We cannot accept documents via email or through another platform, such as Dropbox or Google Drive. Applicants may split larger documents into multiple smaller files, label them appropriately with “part X of X” and then upload them directly into this application.

Do not upload password-protected documents into this application. All password-protected documents will be removed during threshold review. This may negatively impact scoring of your application.

A. Applicant Information

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Case Id: 30615

Name: ADA Sidewalk Repair, City of Morro Bay - 2026

Address: 595 Harbor Street, Morro Bay, CA 93442

A. Applicant Information

Please provide the following information.

PRIMARY APPLICANT INFORMATION-LEAD AGENCY

A.1. Organization Name

City of Morro Bay

A.2. Type of Organization

Government Entity

A.3. UEI Number: For more information, visit [SAM.GOV](https://sam.gov)

KAFQZMM3MRA5

A.3a. Please upload your organization's Proof of Active SAM.gov Registration:

Proof of Active SAM.gov Registration *Required

Morro Bay SAM Renewal status 7.16.2025.pdf

A.4. Address

595 Harbor Street

Morro Bay, CA 93442-1907

A.5. Is the organization faith based?

No

A.7. Please upload the following documentation:

General Liability Insurance *Required

Program_Certificate_LP_MO_2025-26 (2).pdf

A.8. REQUIRED ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS. Has your organization read and understood the insurance requirements listed in [“CDBG Example Exhibit D-General Conditions”](#)?

Yes

CONTACT INFORMATION

A.12. Contact Person Name

Erik Valentine

A.12a. Contact Person Title

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Associate Planner

A.12b. Phone Number

(805) 772-6211

A.12c. Email

evalentine@morrobayca.gov

B. Applicant Capacity

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Address: 595 Harbor Street, Morro Bay, CA 93442

B. Applicant Capacity

Please provide the following information.

B.1. Describe the organization's history of receiving and managing grants from County/State/Federal sources.

The City of Morro Bay has participated in the Urban County Consortium since 2011, consistently receiving and managing CDBG funds each year. Prior projects have included pedestrian accessibility/sidewalk projects and funding assistance to local nonprofit organizations for homeless services. Recently, the City received LEAP Grant funding in 2020 for an update to the Housing Element, a project that spanned from January 2020 through May 2023. The project overcame several challenges on its way to completion, perhaps most notably in the form of the global pandemic. The City has also recently received LEAP funding to develop a pre-designed accessory dwelling unit initiative, a project that was completed and implemented earlier this year. In addition, the City has received grant funding through the California Coastal Commission to perform an update to its 1996 Waterfront Masterplan. This comprehensive update is currently underway.

B.2. Briefly list any recent development projects your organization has proposed, is currently working on, and has completed, regardless of funding source.

- Active Transportation / Active Corridor Studies (In-progress) - ADA Accessibility Upgrades at Quintana and Main Streets Intersection (In-progress) - Annual Pavement Management Program (Arterial Digout Project) FY 21/22 (In-progress) - Annual Pavement Management Program (Surface Seal Project) FY 22/23 (In-progress) - Annual Pavement Management Program FY 23/24 (In-progress) - Annual Storm Drain Replacement and Major Maintenance Project (In-progress) - Beach Street Slips (North & South) (In-progress) - Boat Launch Ramp & Float Replacement Plan (In-progress) - Bonita Fire Station Remodel (In-progress) - Brackish Water Reverse Osmosis Building Improvements (In-progress) - City Park (and other parks) Play Equipment (In-progress) - Citywide Capital and Facilities Planning - Facilities Condition and Needs Assessment (FCNA) (In-progress) - Citywide Speed Survey (In-progress) - Coleman Park Restroom Renovation and Park Improvements (In-progress) - Corp Yard R/O Building Roof Repairs (In-progress) - Electric Vehicle Charging Stations - Del Mar Park (In-progress) - Electric Vehicle Charging Stations - Embarcadero (In-progress) - Emergency Storm Drain Repair - Sequoia Court (In-progress) - Emergency Storm Drain Repair - Juniper / Elena (In-progress) - Harbor Building Security Improvements (In progress) - Harbor Capital Needs Assessment (In progress) - Harbor Vessels/Equipment (In-progress) - Lift Station No. 1 Force Main Replacement (In-progress) - Lila Kaiser Parking Lot Rehabilitation and ADA Upgrades (In-progress) - Local Roadway Safety Plan (LRSP) (In-progress) - LRSP Implementation and Safety Improvements (In-progress) - Morro Basin Wellfield Rehabilitation (In-progress) - North T-Pier Renovations (In-progress) - Nutmeg Tank and related Pressure Zone Improvements (In-progress) - OneWater Plan Update (In-progress) - Outfall Inspection, Condition Assessment and Cleaning (In-progress) - Repave Police Annex Parking Lot (In-progress) - Reskin Reverse Osmosis Treatment Building (In-progress) - RO Building Tank & Piping Modification (In-progress) - RO Membrane Replacement (In-progress) - Sequoia Ct Emergency Storm Drain Repair (In-progress) - Sidewalk Improvements and Street Tree Replacements Project (In-progress) - SR1/SR41/Main St Intersection Improvements (In-progress) - Storm and Flooding Damages - Facilities and Equipment (In-progress) - Storm and Flooding Damages - Pavement and Pavement Repairs (In-progress) - Storm Recovery - Dock Repairs (In-progress) - Tidelands Boat Launching Facility and Float Replacement (In-progress) - Trash and Recycling Can Replacements (In-progress) - Utility Hole (Manhole) Rehabilitation Project (In-progress) - Veteran's Hall Building

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Improvements (In-progress) - Wastewater Collections System Improvements – Main Street and Atascadero Road (In-progress) - Wastewater Collections System Improvements – Backyard Sewer Main Improvements (In-progress) - Wastewater Collections System Improvements – Beachcomber Main Replacement (In-progress) - Wastewater Treatment Plant Decommissioning (In-progress) - Water Tank Rehabilitation (In-progress) - Waterways and Storm Systems Management Plan (In-progress) - WRF Project (In-progress)

B.3. Briefly describe your organization’s auditing requirements (as outlined in [2 CFR § 200.500](#) and [24 CFR § 5.801](#)), including those for the proposed project.

The City requires an annual audit of all funds according to the standards applicable to financial audits contained in "Government Auditing Standards" issued by the Comptroller General of the United States.

B.3.a. Please upload the following documentation:



Most Recent Financial Audit *Required

FY 2023-24 Annual Comprehensive Financial Report.pdf

B.4. Describe project staff’s experience with Section 3 (as outlined in [24 CFR Part 75](#)).

N/A

B.5. Briefly describe your agency’s record keeping system with relevance to the proposed project.

The City maintains complete records of all projects, permits, and transactions. Digital files are maintained in each instance, with paper files being kept for an appropriate amount of time if they are created. Files include financial tracking spreadsheets, complete staff reports, project photos, invoices, pay stubs, and other relevant communications like staff presentations, public correspondence, and more.

B.6. Do you have any funds remaining from prior Fiscal Year allocations? If so, please list the project you received funding for, the fiscal year(s) you received the funding, and the remaining amount(s) for each fiscal year(s).

The City of Morro Bay has \$131,190.30 in funds remaining allocated to the Quintana Road ADA Improvement Project, which includes funds from the 2024 CDBG cycle as well as from prior year funds and reallocations. Additionally, the City received \$54,750 in funding last year for this same initiative.

B.7. How do you plan to fund the operation and maintenance costs (if any) associated with this project? Are these funds available now? If not, when will they be available?

The City plans to fund the operation and maintenance costs associate with this project through the Annual Pavement Management Program outlined in the FY2025-26 Operating and Capital Budget, which has been adopted by the City Council and is currently in effect.

B.8. Does your organization comply with the Generally Accepted Accounting Principles as outlined in [2 CFR § 200](#)?

Yes

B.9. REQUIRED ACKNOWLEDGEMENT FOR FEDERAL GRANTS OR CONTRACTS. Does your organization certify that, if awarded funds, it will comply with the requirements as shown as ["CDBG Example D-General Conditions"](#) and ["CDBG Example Exhibit E-Special Conditions"](#)?

Yes

C. Proposed Project & Project Details

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Name: ADA Sidewalk Repair, City of Morro Bay - 2026
Address: 595 Harbor Street, Morro Bay, CA 93442

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C. Proposed Project & Project Details

Please provide the following information.

C.1. Name of Proposed Project

ADA Sidewalk Repair

C.2. Project/Program Address

595 Harbor Street
Morro Bay, CA 93442

C.3. Accessor's Parcel Number(s), if applicable.

No APNs for City-owned right of way.

C.4. Areas Served-Select all that apply

- City of Arroyo Grande
- City of Atascadero
- City of Grover Beach (Restrictions apply if selecting the City of Grover Beach. Please refer to NOFA.)
- City of Morro Bay
- City of Paso Robles
- City of Pismo Beach
- City of San Luis Obispo
- Countywide
- Unincorporated Community

C.5. Please select which eligible category applies to the project:

Neighborhood Improvement Projects – Curb and sidewalk replacement, major storm water management improvements, street reconstruction, or water main and sewer main replacement.

C.7. Describe the proposed project in detail. What activities are to be undertaken?

The City has hundreds of City-owned street trees along roadway frontage throughout the city. Many of the street trees that are mature were planted many years ago are causing destruction to sidewalks, curb and gutter, asphalt roadway, and other public infrastructure. The damage to city infrastructure is an unfunded liability to the City from a maintenance and safety perspective. In addition, these areas where uplift of sidewalk has occurred cause areas to be

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out of compliance with the Americans with Disabilities Act (ADA). This project would be to correct some areas where street trees have caused damage and remove the tree and replace with a more appropriate street tree with an underground growing zone so that the roots do minimal damage to the infrastructure. The project would also include the replacement of sidewalks, curb and gutter, curb ramps, and portions of roadway that have been affected by street trees. In some cases, the project would involve filling sidewalk gaps that affect accessibility. The proposed improvements will include sidewalk deficiencies in the Morro Bay downtown area, including sections of Morro Bay Boulevard, Harbor Street, Main Street, Monterey Avenue, and Napa Avenue.

C.7.a. Please upload a complete set of drawings/plans:

Maps, Photos, Drawings, Plans *Required

Napa Avenue Repairs.png

Monterey Avenue Sidewalk Gap.png

C.8. Please upload a timeline for key steps of project implementation:

Timeline *Required

ADA Sidewalk Repair Timeline.pdf

C.9. Will residential or commercial occupants be displaced by the project?

No

C.10. What is the current zoning of the project site?

All locations of the proposed project will occur in City-owned right of way, and are not zoned.

C.11. Is the project site zoned correctly for the proposed activity?

Yes

C.12. Have necessary Land Use Permits and/or Construction Building Permits been issued?

No

C.12b. Indicate when the permit(s) will be applied for or issued:

The appropriate permit(s) will be applied for and issued when specific plans and drawings have been made for each segment of sidewalk to be repaired or replaced.

C.13. Is the project required to pay a prevailing wage:

Yes

C.14. Explain how Section 3 benchmarks will be met.

N/A

C.15. Explain how your project will be marketed towards MBE/WBE.

The proposed project will bring improvements and repairs to existing ADA infrastructure within the City's streetscape, and bring additional areas into compliance with ADA regulations as well. These will service the entire population of Morro Bay, including all residents, business owners, and tourists alike. These improvements benefit all, and help to create a better Morro Bay that is more accessible to everyone.

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C.16. Describe how the project will align with a (or multiple) Line(s) of Effort to support the [San Luis Obispo Countywide Plan to Address Homelessness](#).

The project does not tie in directly with any of the six (6) Lines of Effort in the San Luis Obispo Countywide Plan to Address Homelessness, but perhaps aligns adjacently to Line of Effort 2: Focus efforts to reduce or eliminate the barriers to housing stability for those experiencing homelessness or risk of homelessness, including prevention, diversion, supportive services, and housing navigation efforts. Seniors make up a significant proportion of the City of Morro Bay's population, and ADA improvements are a critical project to improve their accessibility around the community, facilitating their ability to age in place. Senior residents are a community that experiences a heightened risk of housing complications, as a majority of the community are on fixed incomes, experience accessibility issues, and are faced with a limited housing stock. Ensuring that their neighborhood accommodates accessibility is a vital element in making sure they have safe and reliable housing.

C.17. Select all population(s) expected to be served through this project:

- Low-/moderate-income households
- Multifamily
- Age Restricted (including seniors)
- Persons Experiencing Homelessness
- Persons Experiencing Chronic Homelessness
- Persons with Disabilities
- Veterans
- Domestic Violence Survivors
- Unaccompanied Youth (under 25 years of age)

C.18. Does the proposed project complement and collaborate with existing efforts in the county?

Yes

C.18a. Please name the partner agencies and how they will participate:

The City's proposed ADA sidewalk repair/replacement project complements existing efforts by the County's Department of Public Works outlined in their Pavement Management Report and Five-Year Capital Improvement Plan.

C.19. Describe any consultation with local jurisdictions to gain support for the project. Describe any support you have from local jurisdictions.

The proposed project will take place entirely within the City limits of the City of Morro Bay, and other local jurisdictions have not been consulted.

C.19a. Please upload any letters of support or commitment from local governments or community partners.

- Letters of Support

***No files uploaded*

C.20. How will you collect demographic data on the beneficiaries of the proposed project?

Demographic data on the beneficiaries of the proposed project will be collected using available census and population data. More detailed surveying can be done through consultant services if necessary.

C.21. Has CEQA environmental review been completed?

No – CEQA review not complete

C.22. Has NEPA environmental review been completed?

No – NEPA review not complete

C.23. Has a Phase I or Phase II archeological/historical survey been conducted at the project site?

N/A

C.24. Has a Phase I or Phase II environmental assessment been conducted for the property?

N/A

C.25. List and describe any known hazards-e.g., asbestos, lead-based paint, storage tanks – aboveground, underground. Please enter “N/A” if not applicable.

N/A

C.26. Is the project on a property designated or been determined to be potentially eligible for designation as a local, state, or national historical site?

N/A

C.27. Are the building(s)/structure(s) located on a historic site or within a local historic district?

N/A

C.28. Is the project located within a 100-year flood plain?

N/A

C.29. Will demolition or excavation be required?

No

C.30. Are there any existing buildings on the project property that were constructed prior to 1978?

No

C.31. Describe how the project will meet ADA and Section 504 standards for accessibility by the disabled. Describe the methods, funding, and timetable to be utilized to address the problems.

The project will meet ADA standards by bringing selected sidewalks into compliance with all accessible design standards. Section 504 standards do not apply.

D. Funding & Eligible Activities

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Case Id: 30615

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D. Funding & Eligible Activities

Please provide the following information.

D.1. Total Project Funding (include all sources and uses of funding)

\$46,269.00

D.1.a. Please upload the following documentation:

Commitment Letters for Funds

***No files uploaded*

Sources & Uses ***Required**

Public Works FY 2025-26 Operating Budget.pdf

D.2. Amount of CDBG funds requested:

\$46,269.00

D.3. Estimated number of unduplicated persons to benefit from CDBG funds:

10,589

D.4. Estimated number of unduplicated persons in Low – Moderate Income, 80% or less of the County Median Income, who will benefit from CDBG funds:

3,680

D.5. Please select the national objective that best applies to the proposed project.

Please refer to "[Basically CDBG](#)" or the "[CDBG Guide to National Objectives and Eligible Activities](#)" for more information regarding CDBG national objectives.

Low Moderate Income

LOW/MODERATE INCOME: Select which criteria the proposed project intends to qualify under to meet the Low/Moderate Income objective.

Area Benefit

E. Supplemental Documents

Completed by evalentine@morrobayca.gov on 10/10/2025 8:28 AM

Case Id: 30615

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E. Supplemental Documents

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Documentation

**Please upload any other documentation that should be considered during review of your application.
Multiple files may be uploaded if needed.**



Supplemental Documentation

Public Works Organizational Chart.pdf

Submit

Completed by evalentine@morrobayca.gov on 10/10/2025 8:30 AM

Case Id: 30615

Name: ADA Sidewalk Repair, City of Morro Bay - 2026

Address: 595 Harbor Street, Morro Bay, CA 93442

Submit

Please provide the following information.

The applicant certifies that all information contained in this application, and supporting documentation, given for the purpose of obtaining assistance, is true and complete to the best of the applicant's knowledge.

I hereby certify that our organization has complied with all applicable laws and regulations pertaining to the application and is an eligible applicant for the requested funding. The organization proposes to provide the program services or complete the project identified in this application. If this application is approved and this organization receives the requested funding this organization agrees to adhere to all relevant Federal, State, and local regulations and other assurances as required by the County.

I hereby certify that the organization is fully capable of fulfilling its obligation under this application, as stated herein.

I further certify that the information provided in this Funding Application is correct, accurate, and complete.

In addition, the content of the application shall be incorporated as part of the written agreement and, as such, will be used to monitor performance. Activities, commitments, and representations described in the written agreement that are not subsequently made a part of the program/project as funded shall be considered a material contract failure and may result in a repayment of all awarded funds and/or suspension from participation in future funding rounds.

Authorized Representative Signature

Erik Valentine

Electronically signed by evalentine@morrobayca.gov on 10/10/2025 8:30 AM

Authorized Representative Title

Associate Planner