CITY OF MORRO BAY
PLANNING COMMISSION
AGENDA

The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life. The City shall be committed to this purpose and will provide a level of municipal service and safety consistent with and responsive to the needs of the public.

Regular Meeting - Tuesday, September 6, 2016
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA

Chairperson Robert Tefft

Commissioner Gerald Luhr
Commissioner Michael Lucas
Commissioner Richard Sadowski
Commissioner Joseph Ingraffia

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT PERIOD
Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. In a continual attempt to make the public process open to members of the public, the City also invites public comment before each agenda item. Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. There are devices for the hearing impaired available upon request at the staff's table.

PRESENTATIONS
Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

A. CONSENT CALENDAR

A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

A-2 Approval of minutes from the Planning Commission meeting of August 2, 2016.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

B-1 **Case No.:** #CP0-365 ***(Request for Continuance to the 9/20/16 meeting)***
Site Location: 3093 Beachcomber, Morro Bay, CA
Project Description: Request for Coastal Development Permit approval and Mitigated Negative Declaration (MND) for new construction of a single-story 3,038 single family home with 482 square foot 2-car garage, 38sf deck along with a 52sf entry patio and 54sf casita patio on a vacant lot in the R-1/S.2A residential zoning district that sits adjacent to environmentally sensitive habitat (ESH). The project is located within the Coastal Commission Appeals Jurisdiction.
CEQA Determination: Mitigated Negative Declaration, (SCH#2014091051)
Staff Recommendation: Continue hearing to the 9/20/16 meeting.
Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

B-2 **Case No.:** CP0-500, UP0-440
Site Location: 3300 Panorama Drive, Morro Bay, CA
Project Description: The applicant proposes to demolish and remove two large holding tanks (approximately 4,350,000 gallons each) once used by the United States Navy to store jet fuel, one approximately 131,600-gallon water tank, all piping attached to the tanks, pumps and both exposed and underground piping. The applicant proposes two staging areas on site for equipment, waiting trucks, and temporary debris storage. The project is anticipated to require some level of disturbance over approximately 8 acres and is expected to require 1.5 to 2 months to complete. The project site is located in a Single Family Residential (R-1) zone with a Planned Development (PD) Overlay. The site contains areas of environmentally sensitive habitat and is partially located in the Coastal Commission appeals jurisdiction.
CEQA Determination: The Community Development Director determined the project qualifies for a Mitigated Negative Declaration of Environmental Impact (MND). Mitigation is recommended to reduce potential environmental impacts to a less than significant level. Copies of the MND are available for review at the Community Development Department, 955 Shasta Avenue in Morro Bay and on the City's website at the following link:
http://www.morrobay-ca.us/DocumentCenter/View/9845.
Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the demolition project subject to compliance with recommended conditions and mitigation measures.
Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211

B-3 **Case No.:** #UP0-394 and #CP0-512
Site Location: Corner of Main and Cabrillo Place, Morro Bay, CA
Project Description: Request for Coastal Development Permit and Conditional Use Permit approval for installation of an unmanned telecommunication wireless facility which consists of a cylindrical antenna on top of an existing 33.5 ft. utility pole and the installation of an equipment cabinet on the ground adjacent to the utility pole within the public right-of-way. The project is located outside of the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303, Class 3
Staff Recommendation: Conditionally Approve
Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT
Adjourn to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 20, 2016 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES
This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6264 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Community Development Department, at Mill's/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the Planning Commission after publication of the Agenda packet are available for inspection at the Community Development Department during normal business hours or at the scheduled meeting.

This Agenda may be found on the Internet at: www.morro-bay.ca.us/planningcommission or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to www.morro-bay.ca.us/notifyme and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:
1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The Chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located with the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is $263 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

Agenda No: A-1

Meeting Date: September 6, 2016

City of Morro Bay
Community Development Department
Current & Advanced Project Tracking Sheet
This tracking sheet shows the status of the work being processed by the Planning & Building Divisions
New Planning items or items recently updated are highlighted in yellow. Building items highlighted in green are pending action from the applicant.
Approved projects are deleted on next version of log.

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:										
1	Verizon / Knight	~~184 Main~~ new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC on 9/6/16		PN- Conditionally approved 6/14/16		jg
2	LaPlante	3093 Beachcomber	11/3/11	CP0-365	Coastal Development Permit for New SFR in appeals jurisdiction. Proposed SFR of 3,495sf w/ 500 sf garage on vacant land.	SD-- Incomplete Letter 12/12/11. Letter sent 4/11/2012 requesting environmental study. MR-Met with Applicant CEQA information requested to complete MND. Project referred to env. consultant and Coastal. MND in process. Applicant revising bio report and snail study. Snail study complete and sent to CDFW for concurrence. Bluff determination & snowy plover report submitted 8-14-14. CJ. MND complete. Anticipate routing to State Clearinghouse on 9/18/14. Coastal Comission comment letter received 10-20-14. Applicant working to address comments. Discussed project with Coastal staff in meeting 11-18-14 and met with applicant 12/4/14 and 1/20/15. Received plans revisions and sent request for Coastal concurrence 9-2-15. Continued to a date uncertain to redraw ESH buffer setback. Discussed project's updated biological evaluation with Coastal staff on 5-11-16. Received revised site plan to meet ESH buffer on 7/9/16. PC hearing scheduled for 9/6/16. Continued to 9/20/16 PC hearing.	Review complete, applicant to obtain building permit prior to construction.	No review since conditional approval of 11/20/12	Conditionally approved, per memo 9/22/15	cj
3	Rhine LP & Morro 94, LLC	3300 Panorama	2/24/16	CP0-500 & UP0-440	**Coastal Development Permit & Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete**	Under review. Correction letter sent 5-10-16. Environmental review complete and to be routed 7-28-16 for required 30 day period. PC 9/6/16		PN- Conditionally approved per memo dated 7/26/16		wm
4	Brebes	1126 Scott	8/18/16	A00-039	Minor modification to an existing permit to change an existing commercial storage space to commercial general office use.	Under Initial Review. To be Noticed 8/29/16				jg
5	Romero	3036 Ironwood	4/28/16	CP0-506	Admin CDP for new SFR , 2296sf living, 598sf garage, 149sf deck, 71sf porch/entry	Under initial review. Correction Letter sent 6/8/16. Waiting on submittal of stormwater forms. Noticed on 8/26/216		PN- Conditionally approved per memo dated 6/3/16		jg

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30 -Day Review, Incomplete or Additional Submittal Review Projects:										
6	Eisemann	396 Hill St.	8/29/16	CP0-515 and UP0-455	CDP/CUP for new duplex. Unit A: 1745sf living, 540sf garage. Unit B: 1517sf living, 552sf garage					
7	DeGarimore	1001 Front St.	8/29/16	UP0-454	Temporary Use Permit for Harbor Festival weekend consistent with previous year Festival events					rr
8	Perry	429 Kings Ave	8/26/16	CP0-514	Administrative Coastal Development Permit for conversion of existing 887sf basement workshop to a one bedroom guest suite for an existing SFR.					
9	Navarro	2657 Greenwood	8/25/16	UP0-453	Conditional Use Permit for an 1,100 sq. ft. second story addition to an existing 1,100 sq. ft. SFR	Under Initial Review				jg
10	Streeter	1128 & 1138 Market	8/24/16	CP0-513 / UP0-452	Two new SFRs. Front SFR includes 1,345 sq. ft. of living area, a 434 sq. ft. garage, and 80 sq. ft. of decking. Rear SFR includes 1,373 sq. ft. of living area, a 473 sq. ft. garage, and 131 sq. ft. of decking.	Under Initial Review.				jg
11	Castro	190 Mindoro	8/22/16	CP0-511	Coastal Development Permit for a new 888 sq. ft. Single-Family Residence with a 234 sq. ft. garage, 120 sq. ft. porch, and 138 sq. t. patio.	Under Initial Review				jg
12	Salamacha	190 Anchor	8/19/16	CP0-510 / UP0-451	Coastal Development and Conditional Use Permit for a 283 sq. ft. addtion to an existing 955 sq. ft. nonconforming residence and the construction of a new 624 sq. ft. two-car garage.	Under Initial Review.				jg
13	Hartsock	242 Surf	7/20/16	UP0-450 / CP0-509 / AD0-106 / AD0-107	Coastal Development and Conditional Use Permit for an addition and remodel to existing nonconforming single-family residence. Includes a request for a parking exception for tandem parking in the driveway and a variance for a reduced front setback	Under initial review. Correction letter sent 8/23	TP-Cond App sprinklers required mod>50% 8/23/16	PN- Conditionally approved per memo dated 8/3/16		jg
14	Scoto	330 Sicily	7/13/16	CP0-508	Coastal Development Permit for new SFR; 1,743 sq. ft. with 473 sq. foot garage and 156 sq. ft. of decking	Under Initial Review. Correction letter sent 8/11/2016. Resubmittal rcv'd 8/22		PN- Conditionally approved per memo dated 8/3/16		rr

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15	Baston	561 Embarcadero	7/11/16	UP0-448	Conditional use permit for Gray's Inn access improvements and piling repair	Incomplete letter sent 8-4-16.		PN- Conditionally approved per memo dated 8/3/16		cj
16	Revamp	220 Atascadero	7/6/16	UP0-447	Use Permit to allow for a CrossFit training center to locate within the C-VS zoning District/ PD overlay	Under Initial Review. Waiting on comments. Correction letter sent 7/28/16. Working with owner and leasee for parking lot configuration. Site plan resubmitted 8/9/216. Needs fire sprinkler plan		PN-Conditionally approved per memo dated 7/26/16		jg
17	Robson	110 Orcas	5/6/16	A00-034	Planning Permit modification of CP0-471 for installation of 4 ft culvert in drainage area, increase in deck from 84sf to 320sf, and realignment of garage door.	Project modfication reviewed against prior Planning approvals and reviewed with Engineering staff. Site noticed for admin modification. Confirming lot lines and easement details. Director action delay on noticing due to research regarding rights of access to the easement.		PN-Conditionally approved per memo dated 6/3/16		cj
18	Van Buerden	945 Embarcadero	5/24/16	UP0-446	Conditional Use Permit for House of JuJu restaurant remodel, and City Park improvements	Incomplete letter sent 6-23-16 to Applicant and Applicant Representative. Cj.				cj
19	Bruce Elster	530 Morro	4/20/16	UP0-282 & CP0-323	**New 2,978 sq. ft. SFR with 1,516 sq. ft. garage, 1,191 sq. ft. of decking, and a 560 s. ft. secondary dwelling unit.**	Applicant has decided against the parcel map and development of three townhomes and now proposes to build one SFR and a secondary dwelling unit. Under initial review. Waiting on PW comments. Correction letter sent 5/18/16. Spoke with Applicant 8/4/2016 - resubmittal pending				jg
20	McNamara	2720 Dogwood	3/1/16	UP0-441	**Garageand 2nd story addition to existing SFR**	Under Initial Review. Waiting on comments. Project redesign to eliminate nonconformity. Waiting on resubmittal		PN- Conditionally approved per memo dated 3/31/16		jg
21	Borges / RPM Consulting	1998 Main Street	3/1/16	CP0-503	**Coastal Dev. Permit for addition of 2nd story office/laundry room remodel to commercial building in Mobile Home Park**	Waiting on full project submittal. (Applicant recv'd HCD building permit and started construction before getting CDP). Rcv'd 3/17. Correction letter sent. Resubmittal rcv'd 6/6/16. Correction letter sent 6/27		PN- Conditionally approved per memo dated 4/18/16		jg
22	Hair	1078 Monterey St	2/26/16	S00-126	**Lot Line Adjustment/ Voluntary Lot Merger**	Minor adjustment to reconcile historical lot line discrepancies. Received legal descriptions 5-10-16 and under review.				cj
23	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application & CDP to split 1 R-4 zoned lot in to two lots.	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16. Spoke with architect 8/9/2016. Resubmittal rcv'd 8/17/2016		PN- Diapproved per Memo dated 6/14/16		jg
24	Elliott/ Bernal	2620 Laurel Ave	9/30/15	CP0-489	Admin CDP for new 2,461sf Single family home w/ 710 sf garage and 1495sf of balcony	JG. Under Initial Review. Correction letter sent 10/27. Spoke with Applicant and letter rcv'd 2/16- indicated desire to keep project open, updated plans to be submitted. Spoke with applicant 7/19/16, expects to resubmit plans in September		PN- Conditionally approved per memo dated 10/23/15		jg

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25	DeGarimore	1001 Front St.	7/14/15	A00-026 and UP0-442	Amendment to CUP to modify project description to remove proposed new awning.	Letter sent to applicant 9-9-15 regarding public access requirements. In process. Applicant wishes to include a kiosk for Virg's Landing with the awning amendment. Reviewed prelim site plan of kiosk and provided email comment corrections on 2/24/16. Met with Virg's Landing owner to discuss kiosk plan 2-29-16. TUP application submitted for kiosk proposal adjacent to parking lot on 4-19-16. Correction letter sent 5-12-16.				cj
26	Gambril	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	New construction of 10,000sf commercial retail on vacant lot	WM. Under review. Will need Arch and Traffic reports. Incomplete letter sent 9/4/15.		PN-Plans Disapproved. Req. Stormwater determination form & plan update-8/24/15		wm
27	T-Mobiile	1478 Quintana	1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		jg
28	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) & outdoor improvements	Under review. Deemed incompleted. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent . Resubmittal received. Not compliant with view corridors requirements. Resubmitta received 1-20-16. Email corrections provided to Applicant on 2/10. Reviewed revised plans received from architect via email on 3/7/16.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14		cj
Planning Commission Continued projects:										
29	Sonic	1840 Main St.	8/14/13	UP0-364 & CP0-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. CJ. Spoke w/ applicant 10/3 re: traffic study. CJ. Public Works & Fire comments received & forwarded 10/8/13 to applicant. Comments from Cal Trans receivd 10/31 and forwarded to Applicant. Applicant requested meeting w/ City staff & Cal Trans to review project requirements. Had project meeting-discussed traffic study requriementson 11-21-13. Requested fee estimate from environmental consultant for CEQA purposes. CJ. Resubmitted 5/27. Environmental Review in process. Correction letter based on environmental review sent 8-6-14. Resubmittal received 1-23-15 and correction sent 2-23-15. Resubmittal received 5/8/15. Reviewing initial study for pending route to State Clearinghouse. Stormwater Control Plan also being reviewed. Reviewing outstanding cultural resources concerns. Reviewed project with archaeologist 1-27-16. Archaeological consultation in progress. MND routed to State Clearinghouse. Comment letter received from APCD re MND. cj. Noticing error necessitates continuance from 5/3/16 to 5/17/16 PC hearing. Continued to date uncertain to allow submittal revisions.	Bldg -- Review complete, applicant to obtain building permit prior to construction.FD-Disapprove UPO 364/CPO 404 9/11/13.9/9/14 FD App TP. 2/10/15 FD Not App TP.	PN- Sonic has submitted Preliminary Stormwater Requirements. RPS: Intial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17.		cj

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30	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		cj
31	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips.Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16		wm
32	AT&T	590 Morro Street	4/10/15	UP0-411 & CP0-465	Conditional Use Permit & Coastal Development permit to modify 2006 Planning permit approval for unmanned cell site	WM.Was tentatively scheduled for 3-1-16 PC hearing. Awaiting additional info from applicant. Tentatively scheduled for 5-17-16 hearing. Applicant requested continuance. PC continued review with direction on June 21, 2016.				wm

Projects Appealed or Forwarded to City Council:

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33	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. PC made recommendations and forwarded to Council. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report brought to PC on 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11 .-Workshop results going to City Council 12/13/11. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13. Continued to 7/3/13 PC meeting for further review. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. First workshop held 11/14 with approx. 12 Quintana area businesses. Downtown workshop held March 2014, North Main business workshop held 4/28/14 and Embarcadero business workshop held 5/19/14. Result of sign workshops discussed at 11-3-15 PC mtg.	No review performed.	N/R		sg
Environmental Review										
34	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects:										
35	Tract 2818	2400 Main St / Morro Mist	6/13/16	Map	Final Map - Tract 2818 / 23 lot subdivision and 1 common lot	Initial submittal for final map processing received 6-13-16. Correction letter sent 7-6-16.				cj
36	Tract 2670	1899 -1911 Sunset	11/17/15	Map	Final Map. - Tract 2670 6 lot subdivision and 1 common lot	Under review. Correction letter sent on 12-17-15. Met with Applicant on 3-8-16 to review outstanding items. Received revised CC&R's 3-8-16 for review. CC&R documents reviewed and determined deficient - corrections sent 4-21-16. Met with Applicant to review final corrections 7-13-16. Revised grading/retaining wall plans to be resubmitted. Draft CC&Rs under review by City Attorney. Attorney's review forwarded to Appilcant on 7/28/16. CC&Rs under review for consistency with Council conditions of approval.				cj

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
37	Medina	3390 Main	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map. Unresolved Planning conditions. Sent correction letter to Engineering 4-14-16. Received request for extension of permit as allowed by code. One year extension of permits granted extending map to 7/19/2017.	No review performed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to applicant to submit mylars for CC meeting.		sg/cj
Projects requiring coordination with another jurisdiction:										
38	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		
39	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finaled. Phase 2 on hold as of		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing:										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
40	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.	No review performed.				wm
41	City of Morro Bay	Citywide	2/1/13	Ordinance 556	Wireless Amendment - LCP Amendment CHAPTER 17.27 Amendment for "Antennas and Wireless Telecommunications Facilities" AND MODIFYING CHAPTER 17.12 TO INCORPORATE NEW DEFINITIONS, 17.24 to MODIFY primary district matrices to incorporate the text changes , 17.30 to eliminate section 17.30.030.F "antennas", 17.48 modify to eliminate section 17.48.340 "Satellite dish antennas".	Application for Wireless Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC 11-27-13, working on addressing issues. Amendments withdrawn from Coastal Commission as they are no longer consistent with state law. Item has been included in the FY 16/17 goals and objectives.	No review preformed.	N/A		sg
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
42	Maritime Museum Association (Larry Newland)	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Resubmitted additional material on 9/30/09. Applicant working with City Staff regarding lease for subject site. Applicants enter into agreement with City Council on project. Applicant to provide revised site plan. Staff processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant 2/23/2011. Staff met with applicant 1/27/11 and reviewed new drawings, left meeting with applicant indicating they would be resubmitting new plans based on our discussions.	KW--Incomplete 12/15/05. Incomplete 3/7/07. Incomplete Letter sent 6/27/07. Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011. Sent Intent to Deem Withdrawn letter 9-2-14. JG.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.		
Grants										
43	California Coastal Commission, California Ocean Protection Council	City-wide	*4/6/16*		$400,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract.	*No review performed.*	*N/A*		*sg*
44	City of Morro Bay	City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management. 2012 contracts in progress. 2013 contracts in progress. City Council approval 6/10/14 for City participation in Urban County consortium for Fiscal Years 2015-2017. Needs Assessment Workshop scheduled for 9/11/14 in tandem with Cities of Atascadero and Paso Robles at Atascadero City Hall 5pm. Draft 2015 CDBG funding recommendation approved by Council 12/9/14. 2016 Program year applications due 10/23/15. Final 2016 funding recommendations reviewed by Council on 3-8-16. Additional reallocation of County CDBG funds for Morro Bay approved by Board of Supervisors at 7/12/16 hearing.	No review performed.	N/R		cj
45	City of Morro Bay	City-wide			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
Projects in Building Plan Check:										

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
1	Frank	2900	Alder	4/4/16	B-30941	New Duplex	Approved by jg. 5/31/16	Approved by cdl on 6-3-16.	PN- Approved 6/27/16		
2	LaPlante	3093	Beachcomber	10/27/11	B-29586	New SFR: 3,495sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. Building Permit on hold until Planning process complete. CJ.	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC per memo of		
3	Vo	648	Bernardo	8/2/16	B-31129	348sf Addition to existing SFR			PN- Disapproved per memo 8/24/16		
4	Williams	2930	Cedar	8/3/16	B-31130	327sf Addition to existing SFR			PN- Disapproved per memo 8/24/16		
5	Nisbet	1230	Clarabelle	1/11/16	B-30935	New SFR with 1,853sf living, 563sf garage & 198sf decking		Cond. Approval 4/15/16cdl Approved 4/28/16	PN- Approved 6/27/16		
6	People's Self Help	456	Elena	8/16/16	B-31142	Addendum to B-30746			PN- Approved 8/24/16		
7	Leage	1205	Embarcadero	4/24/16	B-30651	686sf second story addition. Remains in Plan check status.	Correction letter sent. Not compliant w/ Planning conditions. CJ	Plans Denied 09-24-2015 cdk	PN- Approved 8/4/16		
8	PG&E	1290	Embarcadero	10/2/13	G-040	Soil Removal. Remains in plan check status.	CJ- Monitoring Well location partially in Coastal original jurisdiction. Coastal Commission processing consolidated permit. Waiver granted by Coastal 9-14-1491-W	BC- on hold pending planning process. Plans have been denied.	Memo of 11/29/13. CDP application should address soil revegetationor		
9	Appleby	381	Fresno	7/31/14	B-30227	Carport& Storage Shed. Remians in plan check status.	Correction sent 8-7-14. WM. Will require a CUP prior to building. JG. Corrections sent 2/23 JG	Building approved 08-04-15 cdl	RPS - No PW comments if street access is not required for storage bldg		
10	Decker	430	Fresno	5/21/15	B-30491	Convert existing laundry room into bathroom. Remains in plan check status.	Approved. SG 6/15/15	Plans approved. 7/2/15 cdl	PN- Disapproved, per memo 8/4/16		
11	Ingraffia & May	636	Fresno	5/12/16	B-30993	826sf Addition of existing SFR & interior remodel	Approved. JG. 5-14-16	Denied 5/13/16 cdl	PN- Approved 8/11/16		
12	DeCock	1001	Front	6/2/16	B-31017	Installation of Temp Kiosk (Virg's)	Approved CJ. 6-14-16	Approved by cdl 6/7/16	PN- Approved 6/7/16		
13	Whitaker	1170	Front	3/10/16	B-30885	New 6 unit hotel		Denied by cdl on 6-17-16.	PN- Disapproved 6/30/16		
14	Hurless	2265	Hemlock	5/11/15	B-30477	SFR Garage converted to 492sf apartment with new bedroom and bathroom. Remains in plan check status.	Disapproved 8-28-15. JG	Denied by cdl on 5/15/15	PN- Disapproved needs sewer lateral video-		
15	Gonzalez	481	Java	10/10/13	B-30029	SFR Addition/ Remodel: add 578 sf living and 112 sf decking. Remains in plan check Status.	WM. Expecting Admin Use Permit application for minor revision to approved design.	Plans approved 9-18-15 cdl	PN-Disapproved, needs swr video & plan corrections. 9/24/15		
16	Mazzacane	270	Kern	6/29/16	B31058	Demo & reconstruct new SFR			PN- Not Approved per memo 8/3/16		
17	McClory	434	Kern	4/18/16	B30962	Demo & reconstruct new SFR with 2,607sf living, 956sf garage & 336sf decking	Approved. WM. 5-26-16.	Denied by cdl on 5/26/16 Approved by cdl on 6/6/16	PN- Apprvoed 6/14/16		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
18	Douglas	2587 Laurel	1/8/15	B-30352	Addendum to B-30074. Add 24 sq. ft., converting 1,020 sq. ft. to habitable space, add 120 sq. ft. porch, and 191 sq.ft. deck. Remains in plan check.	Under Review. JG. Denial	Plans Denied 10/16/15 cdl	PN 9/30/15 Approved as submitted. No memo		
19	PG&E	1245 Little Morro Creek	3/25/16	B-30925	Add 25K Generator to cell site/tower to satisfy Planning Commission conditions.	Approved. CJ. 4-5-16. Complies w/ PC approval.	Approved by cdl 3/30/16	PN- Approved 5/17/16		
20	Dyson	117 Main	8/15/14	B-30248	Covered Patio Remains in plan check Status.	Corrections. 9-5-14. WM.	BC-Returned for corrections 9/8/14.	NRR		
21	Meyer	257 Main	8/8/16	B-31021	Remodel of kitchen, master bedroom, master bathroom, add bedroom and add wet bar			PN- Disapproved per memo dated 8/11/16		
22	Hough	289 Main	7/25/16	B-31115	New SFR with 3,340 (includes 503sf basement), 520sf garage, 350sf raised deck & 235sf.			PN- Disapproved per memo dated 8/24/16		
23	Morro Mist LLC	2402-2446 Main	7/5/16	B-31067 through B-31089	Building permit applications for 23 new townhomes in 6 detached building clusters to include 15 one-bedroom units and 8 three-bedroom units. 23 separate permit applications	Disapproved. Corrections sent 8-3-16. cj.				
24	Costa	219 Marina	12/28/16	B-30835	Addition to existing 2-story SFR. Relocate garage & add deck with roof	Approved. WM. 5-17-16	Approved by cdl on 3/30/16	PN- Disapproved 5/18/16		
25	Meisterlin	315 Morro Bay Blvd.	9/12/14	B30275	Commercial Alteration-Handicap restroom. Remains in plan check Status.	Approved 9/25/14. CJ.	Plansw approved 9-30-2014 bc	RPS returned for corrections per memo		
26	Crafton	430 Olive	3/4/16	B30898	409sf 2ns story addition to exisitng SFR with bedroom & living room expansion & bathroom	Approved. JG. 3-7-16	Approved by cdl on 3/15/16	PN- Disapproved 4/28/16		
27	Moore	379 Orton	3/30/16	B30936	New Manufactured home with 1,496sf living & 469sf garage	Approved. WM. 4-26-16	Denied by cdl on 4/15/16 Approved by cdl on 5/16/16	PN- Disapproved per memo dated 5/19/16		
28	James	326 Panay	4/18/16	B30959	New SFR with 1,465sf living, 467sf garage & 176 sf deck.	Disapproved. WM. 4-26-16. Corrections requested.	Denied by cdl on 5/4/16 Approved by cdl on 6/20/16	PN- Disapproved per memo dated 6/28/16		
29	Bunker	491 Panay	12/8/15	B30777	203sf interior remodel to existing 1144sf two story SFR. Remains in plan check Status.	Approved. JG. 12-10-15.	Approved by cdl on 12/17/15	PN- Approved 12/16/15		
30	Dennis	290 Piney	2/13/15	B-30382	New SFR. Remains in plan check Status.	Under review 2/26 JG. Waiting for conditions of approval to be included in plan set. 3/5 JG Approved 3/17 JG	Approved by cdl on 4/17/15	ME approved 4/16/2015		
31	Volk	800 Quintana	4/25/16	B-30811	Unmanned cell site including locating an antenna on and radios on roof, equipment at grade level.	Disapproved. CJ. 5-16-16. Does not meet conditions of approval. Requested resubmittal.	Approved by cdl on 5/11/16	PN- Approved 5/13/16		
32	Frye	244 Shasta	5/2/13	B-29910	Garage to Second Unit conversion. Remains in plan check Status.	KM - Needs to comply with or amend existing CDP. 2006 Planning permit modified to allow non-conforming structure. No activity since 2014 on this building permit.	BC- on hold pending planning process.	BCR-approved 5/13/13		
33	Dolezal	1885 Sunset	11/30/15	B-30758	Lot 6: New SFR with 1140sf and 480 garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
34	Dolezal	1889 Sunset	11/30/15	B-30757	Lot 5: New SFR with 1140sf with 480 garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
35	Dolezal	1893 Sunset	11/30/15	B-30756	Lot 4: New SFR with 1140sf living and 480sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
36	Dolezal	1897 Sunset	11/30/15	B-30753	Lot 1: New SFR with 1140sf living and 480sf garage.Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
37	Dolezal	1901 Sunset	11/30/15	B-30754	Lot 2: New SFR with 1541sf living and 483sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
38	Dolezal	1905 Sunset	11/30/15	B-30755	Lot 3: New SFR with 1457sf living and 480sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
38	Skrah	335 Surf	4/29/16	B-30977	New freestanding Garage & workshop including 1/2 bath	Approved. WM. 6-1-16	Denied by cdl on 6/6/16	PN-Diapproved 6/14/16		
39		340 Tulare		B-31046	2nd floor 650sf Addition & 75sf garage addition			PN- Disapproved per memo dated 8/3/16		
Planning Projects & Permits with Final Action:										
1	Barry	2234 Emerald Circle	2/4/16	CP0-498 & UP0-439	Coastal Development & Conditional Use Permit for SFR in Cloisters neighborhood	Under initial review. Waiting on comments. Cloisters arch review committee approval req'd before City can take action. Resubmittal rcv'd 6/14. Scheduled for 8/16/16 PC meeting. Project continued to a date uncertain. Application withdrawn.		PN- Conditionally approved per memo dated 7/6/16		jg

AGENDA ITEM:	A-2
DATE:	September 6, 2016
ACTION:	

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – AUGUST 2, 2016
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice-Chairperson
	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
STAFF:	Scot Graham	Community Development Director

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
https://youtu.be/YiWWh4gp_MM?t=2m

Commissioner Sadowski announced the Skateboard Museum will be having a skateboard jam in Los Osos at the Los Osos Skate Park on September 17th. Sadowski noted it was part of the Central Coast Art and Music Festival.

PUBLIC COMMENT PERIOD
https://youtu.be/YiWWh4gp_MM

Rigmore, Morro Bay resident, spoke of the community effort her grandson Matias and his family did while in the Bay Area and spoke of the homeless and affordable housing issues. Rigmore also spoke of the parking issues in Morro Bay and noted she will be back when the issues on vacation rentals and other rentals come up.

Chairperson Tefft closed the Public Comment period.
https://youtu.be/YiWWh4gp_MM?t=6m22s

PRESENTATIONS
https://youtu.be/YiWWh4gp_MM?t=6m37s

1. Housing: Diversity and Options. Presentation by Anne Wyatt, Homeless Services Oversight Council of San Luis Obispo
   No staff report
   Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

   Anne Wyatt presented a report for housing challenges and homeless issues.

The Commissioners presented their questions and submitted comments to Wyatt.

There was a discussion between the Commissioners and Wyatt regarding housing issues in the community.

Tina Metzker, Morro Bay resident, commented on Wyatt's presentation. Metzker stated there is an ordinance in Morro Bay which states motels/ hotels with kitchenettes are allowed to rent out as SRO's for more than 28 days. It was done to create more affordable housing in Morro Bay.

A. CONSENT CALENDAR
https://youtu.be/YiWWh4gp_MM?t=1h15m35s

Commissioner Sadowski had a question for staff regarding an item on the Planning Processing List.

Graham answered Commissioner Sadowski's question regarding the item on the Planning Processing List.

Sadowski asked staff if they knew about increasing the trash receptacles in the down town and Embarcadero areas. Sadowski noted he would follow up with Rob Livick if staff did not know.

Graham responded he did not know about the increased trash receptacles.

A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

A-2 Approval of minutes from the Planning Commission meeting of June 21, 2016.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Sadowski moved to approve Consent Calendar, items A-1 and A-2. Commissioner Ingraffia seconded and the motion passed unanimously (5-0).

B. PUBLIC HEARINGS

None

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS - NONE
https://youtu.be/YiWWh4gp_MM?t=1h18m58s

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
https://youtu.be/YiWWh4gp_MM

Graham notified the Commissioners there will be a discussion on Measure D at the next meeting.

Graham reminded the Commissioners of the Joint Planning Commission Meeting/ City Council on August 9th at 4 PM.

G. ADJOURNMENT
The meeting adjourned at 5:20 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on August 16, 2016, at 6:00 p.m.

_____
Robert Tefft, Chairperson

ATTEST:

_____
Scot Graham, Secretary

AGENDA NO: B-1

MEETING DATE: September 6, 2016

Staff Report

TO: **Planning Commissioners** **DATE: August 26, 2016**

FROM: **Cindy Jacinth, Associate Planner**

SUBJECT: **Coastal Development Permit #CP0-365 and Adoption of Mitigated Negative Declaration for 3093 Beachcomber – new construction of a single family residence on a vacant lot in the R-1/S2.A zoning district.**

RECOMMENDATION:

Staff recommends that the Planning Commission hear public testimony on the project and continue the public hearing to September 20, 2016 for full review on that date.

REASON FOR CONTINUANCE:

Since the October 20, 2015 Planning Commission hearing for this project, the Applicant has worked to revise plans to be consistent with LCP policies regarding ESHA sand dune habitat. The Applicant has requested additional time to complete the revised elevation drawings.

The required 10-day notice of a public hearing before the Planning Commission on this project was published in the San Luis Obispo Tribune on August 26, 2016. Since the hearing has been publicly noticed, staff recommends that the Commission open the public hearing for testimony by interested persons wishing to speak about the project and continue the hearing to September 20, 2016.

Prepared By:__CJ_____ Department Review: __SG_____

AGENDA NO: B-2

MEETING DATE: September 6, 2016

Staff Report

TO: **Planning Commissioners** **DATE: August 26, 2016**

FROM: **Whitney McIlvaine, Contract Planner**

SUBJECT: Coastal Development Permit (CP0-500), Conditional Use Permit (UP0-440) and Mitigated Negative Declaration request for demolition of tanks, piping and pump equipment at 3300 Panorama. The project is located partially within the Coastal Commission Appeals Jurisdiction.

RECOMMENDATION:
CONDITIONALLY APPROVE THE PROJECT by adopting Planning Commission Resolution 18-16 which includes findings for adoption of the Mitigated Negative Declaration and findings, conditions, and environmental mitigation measures for approval of the project.

APPLICANT: Chris Mathys, agent for owners, Rhine L.P. and CVI Group, LLC

ADDRESS/APN: 3300 Panorama Drive / 065-038-001

PROJECT DESCRIPTION:
The project involves demolition and removal of two large tanks, once used by the Navy to store jet fuel, one water tank, and all associated pumps and piping, both above and below ground. Applicants are also now planning to remove the foundations beneath the tanks and the shot-crete on the berms to better enable soil testing and take advantage of equipment and trucks already in use. Some grading will be necessary to enable access to the tanks and underground piping. Four Monterey cypress trees and one Myoporum would be removed. Buildings will remain. Demolition is anticipated to take approximately 2 months and will involve roughly 40 to 50 round trip truck loads. Please refer to the Mitigated Negative Declaration (attached Exhibit C) for a more detailed project description.

PROJECT SETTING: The 10-acre project site is located at 3300 Panorama Drive, at the northeast corner of the City of Morro Bay (refer to Vicinity Map below). The site was previously used by the Department of the Navy for jet fuel storage and distribution. Residential development is to the west and partially along the northern and southern boundaries of the site. To the east is vacant agricultural land outside City limits. Most of the site has been extensively graded to create 15- to 20-foot tall berms around the two large tanks and a level area for pumps and buildings.

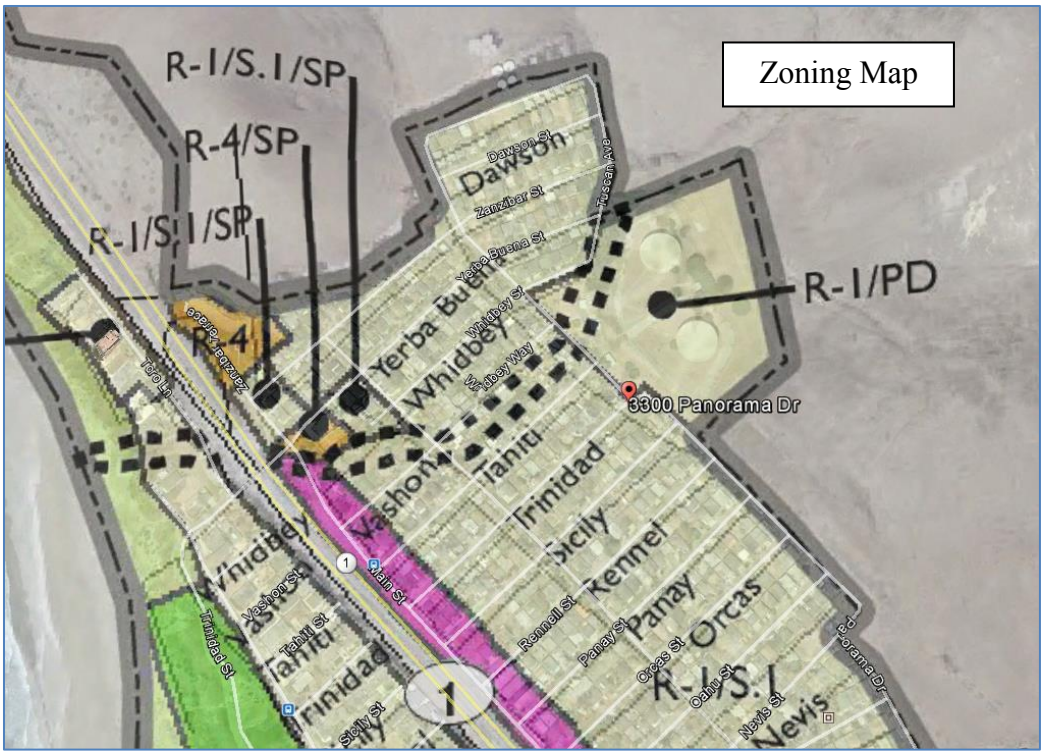
Prepared By: WM Department Review: SG

The site is within the R-1/PD/ESH zoning district (Single-Family Residential / Planned Development / Environmentally Sensitive Habitat) and designated by the General Plan and Coastal Land Use Plan (CLUP) as General Light Industrial / Planned Development. The ESH overlay encompasses an existing coastal drainage along the northwest property boundary. That drainage is located in the Coastal Commission's Appeals Jurisdiction, which extends 100 feet on either side of the drainage.

Adjacent Land Use			
North:	Single Family Residential (R-1/S.1) and vacant AG land in the County	**South:**	Single Family Residential (R-1/S.1) and Vacant AG land in the County
East:	Vacant Agricultural land In the County	**West:**	Single Family Residential (R-1/S.1)

Site Characteristics	
Project Site Area	Approximately 10 acres
Existing Use	Decommissioned U.S. Navy Jet Fuel Facility
Terrain	Moderate to steep slopes and extensive grading
Vegetation	Non-native grassland
Access	Panorama at Sicily and Tahiti Streets

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	General Light Industrial/Planned Development
Base Zone District	R-1/Single Family Residential
Zoning Overlay District	PD/Planned Development and ESH/Environmentally Sensitive Habitat (along the stream corridor)
Coastal Zone	ESH area is located inside the Coastal Appeals Jurisdiction



PROJECT DISCUSSION:

Background

The Estero Bay Defense Fuel Support Point, constructed by the Navy in the early 1960's, included an offshore tanker mooring point with a ½ mile long 16" diameter pipeline to shore, a .35-mile pipeline from the shore to the tank station at 3300 Panorama with on-site tanks and equipment, and a 98-mile long 6" pipeline from the tank site to the Lemoore Naval Air Station. The facility was closed in 1991. In 1992, the offshore mooring and undersea pipeline were removed. The large tanks and pipeline from the tank site to Lemoore were cleared of fuel and the tank site was investigated and monitored over a period of 5 years for soil and groundwater pollution by jet fuel hydrocarbons.

In 1996 the Regional Water Quality Control Board and the California Department of Toxic Substances Control (DTSC) agreed that the monitoring could cease, that soil contamination (primarily benzene) would continue to naturally biodegrade, and that the site would not pose a health risk to any receptors under its current use as a shuttered facility with some grazing. The property was declared surplus by the General Services Agency in 2006 and sold to the present owners / project applicants in 2012.

Coastal Development Permit Requirement

Zoning Ordinance subsection 17.12.199 includes demolition in the definition of development. Subject to the provisions of Chapter 17.58 *Coastal Development Permits and Procedures*, development in the coastal zone which is not exempt from permitting or allowed with an administrative permit requires a regular coastal development permit. Approval of a coastal development permit requires a finding of consistency with the certified local coastal program.

Planned Development Zoning Requirements

The site's Planned Development (PD) zoning requires approval of a conditional use permit for uses principally or conditionally allowed by the primary zoning district, Single-Family Residential (R-1).

Environmentally Sensitive Habitat Overlay

The project site has an Environmentally Sensitive Habitat (ESH) Overlay designation along an unnamed drainage at the northwest boundary of the site. The drainage is shown on the United States Geological Survey Map as a blue-line stream. The stream corridor and 100 feet on either side is also located in the California Coastal Commission Appeals Jurisdiction.

The City's Local Coastal Program contains policies and regulations to ensure implementation of California Coastal Act provisions addressing environmentally sensitive habitat areas, including coastal streams. Site development is subject to compliance with those policies and regulations as well as consistency with the Coastal Act.

Potential impacts to on-site biological resources and recommended mitigation are discussed below.

ENVIRONMENTAL DETERMINATION:

On August 2, 2016, the 30-day public review period began for a Mitigated Negative Declaration (MND) of Environmental Impact (SCH#2016081001). The MND identifies potentially significant impacts associated with Air Quality, Biological Resources, Cultural Resources, Hazards/Hazardous Materials, Hydrology/Water Quality, Noise, and Transportation/Circulation. The MND recommends mitigation measures that, if incorporated into the project, would reduce potential impacts to a less than significant level. The full text of the MND is attached as Exhibit C and available on line at http://www.morro-bay.ca.us/DocumentCenter/View/9845. Attachment 1 to the resolution for approval (Exhibit A) lists project mitigation measures and monitoring requirements.

Potential project impacts that are likely to be of particular interest to the surrounding neighborhood include:

- **Noise:**

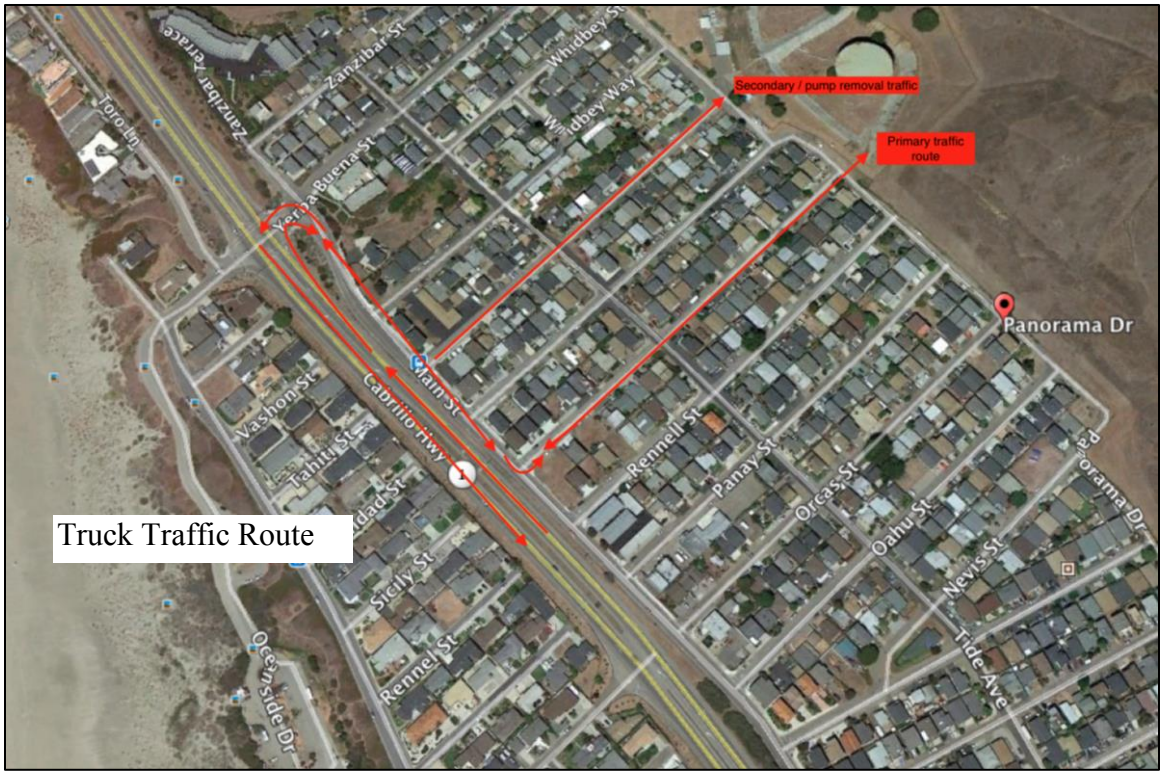
Noise from demolition activities will be short-term as the project is not expected to take more than 8 weeks to complete. Recommended mitigation measure N-1 would limit the days and hours of active demolition to Monday through Friday from 8:00 until 4:00. The 10- to 20-foot berms around the tanks will provide some level of sound attenuation for work on the actual tank demolition. Noise from vehicles will be limited because the maximum number of large truck trips is estimated to be no more than 6 in a given day, and roughly 40 in total for the duration of the project. Project related vehicle parking and equipment staging will be contained on-site.

- **Air Quality:**

The Air Pollution Control District reviewed the project appliction and determined that the project is unlikely to exceed the APCD's air quality thressholds. The air quality impact most likely to affect the surrounding residential neighborhood is fugitive dust created by demolition activities, grading and vehicle emissions. Mitigation measure AQ-6 lists 21 measures to reduce fugutive dust, including use of water trucks, track out prevention devices, reduced vehicle speed, and revegetation of disturbed areas. The Air Quality section of the MND also addresses vehicle idling and hazardous materials handling.

- **Traffic/Circulation:**

The map below shows the proposed route for large trucks delivering equipment and hauling off demolition debris. Access to and from the site from Main Street would primarily be from Sicily and Tahiti Streets. Vehicle staging will be on site. The MND recommends that the applicant prepare and submit a Construction Staging and Traffic Management Plan prior to issuance of a demolition permit. Overall traffic impacts are likely to be less than what would occur in conjunction with home construction in terms of project duration, parking and number of trips.

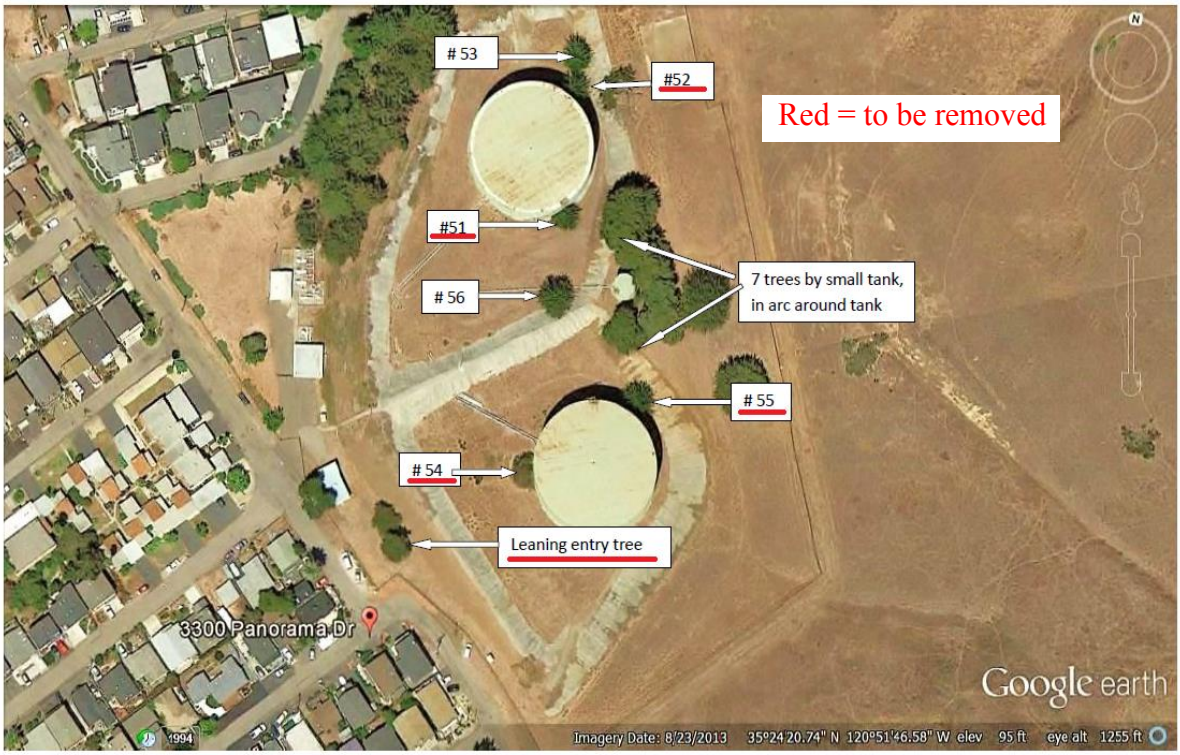


- **Biological Resources:**

The applicant submitted a *Biological Assessment Letter Report* (Terra Verde 2016) which includes mapping of the stream corridor top of bank and associated riparian vegetation (on the City website at http://www.morro-bay.ca.us/DocumentCenter/View/9876). On site biological resources include the drainage along the northwestern property line and stands of Monterey cypress trees. The proposed demolition will temporarily impact areas along the drainage and require removal of 4 Monterey cypress trees and one large Myoporum shrub.

Equipment access and excavation work is likely to temporarily disturb soils in the vicinity of ESH; specifically, pipe removal work north of the control building and near the culvert entrance would occur near the drainage bank. Removal of the piping in this area is more desirable in the long term than leaving it to disintegrate in place, especially since the flange connections are likely to contain asbestos. Mitigation is recommended to ensure impacts are less than significant. Any future residential project will be required to include an appropriate buffer area on either side of the stream corridor and provide a permanent conservation easement over portions of the property determined to be sensitive habitat.

The applicant also submitted an *Arborist Report* (Greenvale Tree Company May 18, 2016) which identifies trees to be removed and specifies tree protection measures for trees to remain. The report is on the City website at http://www.morro-bay.ca.us/DocumentCenter/View/9877. Tree removal is recommended for 3 Monterey cypress and one Myoporum immediately adjacent to tanks and one leaning entry tree as shown on the site plan below. Mitigation measure BR-7 requires replacement planting at a 2:1 ratio for removal of the Monterey cypress.



Removal #51, 52, 54, 55 and leaning entry tree

TPZ Fencing # 53, 56 and group of seven trees in arc around small tank

- **Hazardous Materials:**

The tanks and pipelines were cleared of jet fuel as part of the facility closure. Based on the *Risk-Based Closure Report* (Fluor Daniel GTI 1996) completed prior to the closure of the facility, hydrocarbons and benzene were identified in both soil and groundwater samples. The report notes that the "distribution of hydrocarbons in the impacted groundwater has been monitored since 1991" and "data from the installation and monitoring of the wells indicates a rapid decrease in dissolved hydrocarbon concentrations downgradient from source areas, and relatively stable dissolved hydrocarbon concentrations near source areas" (Fluor Daniel GTI 1996). The report concluded that the impacts to potential groundwater receptors of hydrocarbons in groundwater migrating from the project site are considered negligible. Based on this report, the Department of Toxic Substances Control (DTSC) and the Regional Water Quality Control Board concurred that contamination left at the site does not pose a threat to the public health or the environment, and the site was delisted in June 1997. No further action was identified, as no further development was proposed at that time. The DTSC acknowledged that when the site is converted to residential use it should be reassessed for the presence of contaminants and the need for any additional remediation. A full environmental site assessment will be required with any future site development proposal.

In addition to use permit and coastal development permit approval, the demolition project is subject to permitting from both the Air Pollution Control District (APCD) and San Luis Obispo County Environmental Health. The applicant is required to obtain an APCD Permit to Operate to address proper management of hydrocarbon contaminated soil before the start of any earthwork that may encounter subsurface contamination, in order to mitigate potential health and environmental hazards related to possible exposure. This permit will include conditions to minimize emissions from any excavation, disposal, or related process. The project must also comply with existing regulations regarding the handling and disposal of materials and soils containing, or potentially containing lead and asbestos (both naturally occuring and demolition related).

Prior to issuance of a demolition permit the project must also meet stringent requirements for a Tank System Closure Permit from County Environmental Health. Among other things, the applicant must provide approved certification documents indicating the tanks and pipelines have been properly cleaned and rendered safe. The applicant is also required to do environmental sampling and have an approved Hazardous Waste Management Plan and Site Safety Plan. Plans are subject to approval by both the County Environmental Health Department and the City of Morro Bay Fire Department. Before demolition activities begin, fuel pipelines to and from the property will be sealed and inspected by County Environmental Health and City Fire Department personnel.

- **Cultural Resources:**

A records search and surface survey were conducted for the project (Albion Environmental 2016). Due to the extensive landscape modification of the project site during construction of the U.S. Navy jet fuel facility, intact subsurface prehistoric or historic-era archaeological deposits are not likely to exist within the areas affected by proposed demolition. While the potential for resource and human remains discovery is low, projects such as this have the risk of unintentionally impacting cultural resources. Therefore, the applicant has agreed to retain a qualified archaeologist to conduct a cultural resource awareness training and to monitor the site together with a Native American during project related ground disturbance.

A historic evaluation of the property, prepared by Daniel Shoup with Archaeological/Historical Consultants, concluded that although the facility was part of an important historical trend (the development of military infrastructure during the Cold War), it does not meet the required criteria to be considered a historic resource under the California Environmental Quality Act. A link to the historic report on the City website site is listed at the end of this staff report.

CONCLUSION:

The project is consistent with the General Plan and Local Coastal Program because, as conditioned, the demolitions will not have any substantial adverse effect on the environment or coastal resources. Furthermore, the demolition is consistent with the site's residential zoning as a first step in the eventual transition from previous military use to civilian use. As conditioned, the project is also consistent and with the stated goals of the zoning ordinance to promote the growth of the City in an orderly manner and to promote public health, safety and general welfare.

PUBLIC HEARING NOTICE:

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on August 26, 2016, and all property owners and occupants of record within 500 feet of the project site were notified of the scheduled public hearing and invited to voice any concerns on this application.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Coastal Development Permit CP0-500 and Conditional Use Permit UP0-440 for the proposed demolition of tanks and associated pumps and piping at 3300 Panorama Drive, as depicted in the demolition site plan submitted to the City on July 7, 2016, by adopting Planning Commission Resolution 18-16 which includes the Findings for adoption of the Mitigated Negative Declaration and Findings, Mitigation Measures, and Conditions of Approval for the project.

EXHIBITS:

Exhibit A: Planning Commission Resolution 18-16 including Attachment 1 *Mitigation and Monitoring Program*
Exhibit B: Demolition Site Plan
Exhibit C: Mitigated Negative Declaration
Exhibit D: Letter from Robert and Carol Walker

Planning Commissioner packets include:
Full-sized plans
Biological Assessment Letter (Terra Verde June, 2016)
Arborist Report

Links to project-related documents available on the City of Morro Bay website:
Mitigated Negative Declaration - http://www.morro-bay.ca.us/DocumentCenter/View/9845
Biological Report - http://www.morro-bay.ca.us/DocumentCenter/View/9876
Arborist Report - http://www.morro-bay.ca.us/DocumentCenter/View/9877
Aerial View of Trees - http://www.morro-bay.ca.us/DocumentCenter/View/9878
Historic Report - http://www.morro-bay.ca.us/DocumentCenter/View/9879

EXHIBIT A

RESOLUTION NO. PC 18-16

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION ADOPTING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND APPROVING COASTAL DEVELOPMENT PERMIT (CP0-500) AND CONDITIONAL USE PERMIT (UP0-440) FOR DEMOLITION OF TANKS, PIPING AND PUMPING EQUIPMENT IN THE R-1/PD ZONE AND THE COASTAL APPEALS JURISDICTION AT 3300 PANORAMA DRIVE

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on September 6, 2016, for the purpose of considering Coastal Development Permit CP0-500 and Conditional Use Permit UP0-440 and the associated Mitigated Negative Declaration for demolition of tanks, piping and pumping equipment in the Coastal Commission appeals jurisdiction; and

WHEREAS, notice of the public hearing was provided at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

<u>California Environmental Quality Act (CEQA) Finding</u>

1. For purposes of the California Environmental Quality Act, an Initial Study was prepared for the project which resulted in a Mitigated Negative Declaration (SCH#2016081001). The Mitigated Negative Declaration was routed to the State Clearinghouse for the required 30-day review and all other legal noticing and review requirements have been met. The project applicants agreed to all mitigations. With the incorporation of these mitigations the project will have a less than significant impact on the environment.

<u>Coastal Development Finding</u>

1. The project is consistent with applicable provisions of the Local Coastal Program because, as conditioned, the demolitions will not have any substantial adverse impacts on the environment or coastal resources and because the proposed demolition will remove remnants of a use which is not consistent with the site's residential zoning.

Conditional Use Permit Finding

1. As conditioned, the project is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding neighborhood. The demolition is consistent with the site's residential zoning as a first step in the orderly transition from previous military use to uses allowed in the site's Single Family Residential zoning district.

Section 2. Action. The Planning Commission does hereby adopt the July, 2016 Mitigated Negative Declaration (SCH#2016081001) and approve Coastal Development Permit CP0-500 and Conditional Use Permit 440 for property located at 3300 Panorama Drive subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated August 26, 2016, for the project at 3300 Panorama Drive (the "Property"), as depicted on plans received by the City on **July 6, 2015**, as part of Coastal Development Permit CP0-488 and Conditional Use Permit 440, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Demolition of tanks, piping and pumping equipment as designated on plans and specifically conditioned herein.

2. Inaugurate Within Two Years: Unless the demolition is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Manager. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

1. Construction Hours: Pursuant to MBMC subsection 9.28.030.I and consistent with the project description for purposes of environmental review, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of eight a.m. and four p.m. on weekdays except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.

2. Dust Control: That prior to issuance of a Building Permit for demolition, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.

3. Conditions of Approval on Demolition Plans: Prior to the issuance of a Building Permit for demolition, the final Conditions of Approval and the Environmental Mitigation and Monitoring Program shall be attached to the set of approved plans.

ENVIRONMENTAL CONDITIONS

1. The applicant shall comply with the environmental mitigation measures as detailed in the Mitigation and Monitoring Program which is attached hereto as Attachment 1.

PUBLIC WORKS CONDITIONS

1. Clean-up: Verify all equipment, hazardous waste, paints, liquids, chemicals, etc. are safely removed prior to demolition. Provide measures to contain any possible spills and contamination of existing material during demolition. After removal of tanks and foundation, provide proof of clean site closure from all appropriate regulatory agencies prior to further development.

2. BMP: Utilize Best Management Practices (BMP) to address any existing remnants/stains/residue of previously stored chemicals, paints, liquids, etc., to ensure that storm runoff will not become contaminated. All hazardous materials, storage sites and hazardous waste management sites shall be cleaned or abandoned as directed by the San Luis Obispo County Environmental Health Division.

3. Stormwater Pollution Prevention Plan: A SWPPP is required for all projects over 1 acre to address all potential pollutants and their sources. Projects over 1 acre are subject to the Construction General Permit. A "Notice of Intent" must be submitted to the State Water Resources Control Board. The requirements for the General Permit and guidelines for the SWPPP can be found at: http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml
   Submit the SWPPP WID# (Waste Identification Number) prior to Grading or Building Permit approval.

4. Utilities:
   a) Stub, cap and label all sewer laterals and water lines at each connection.
   b) Terminate all gas, phone, power, internet, cable t.v., etc. lines following all applicable utility company policy and procedures.
   c) Indicate the locations of all remaining utility terminations (i.e. gas, sewer, water etc.).

5. Tanks: Tank removal, must be completed in compliance with all terms and conditions established by applicable outside regulatory agencies.

Add the following Notes to the Plans:

1. Any damage to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

FIRE CONDITIONS

Emergency Response Plan

1. Applicant shall prepare and provide an Emergency Response Plan (ERP) for the planned storage tank and piping demolition and removal at the former Navy Jet Fuel Storage Site at 3300 Panorama Drive. The ERP shall be submitted to the City of Morro Bay Fire Department for review. A copy of the ERP will be maintained on-site at all times during site activities and include the following information:

a. **Emergency Response.** Potential site emergencies may be natural or man-made and include, but not limited to, fire, explosions, chemical releases or spills, civil disturbances or workplace violence, bomb threats, and other unplanned physical or chemical exposures. The ERP will include appropriate methods of emergency response and notification.

b. **Pre-Emergency Planning.** Site management personnel will prepare for an emergency before it happens based on site location, hazards, planned activities, weather, etc. Preventing emergencies can be accomplished through the identification and elimination of hazards.

   Pre-emergency planning includes reviewing the ERP with site personnel and inspection of emergency response equipment and supplies. Prior to project commencement, the Field Project Manager (FPM) will coordinate with the City of Morro Bay Fire Department to discuss the project schedule, potential hazards and the location of hazardous materials at project site, the location of emergency response equipment, and emergency response procedures, as contained in the ERP.

c. **Communication/Emergency Alerting and Notification.** The Field Project Manager (FPM) will have primary responsibility for responding to and correcting emergency situations. A Health and Safety Officer (HSO) will serve as alternate. The FPM and HSO will evaluate the emergency for appropriate levels of response. The FPM will announce evacuation to site personnel and contact emergency services as required.

   In the event of a fire or explosion, the Morro Bay Fire Department shall be summoned immediately. Upon their arrival, the FPM will advise the fire commander of the location, nature, and identification of the hazardous materials on-site and status of a spill control program.

Following an emergency, the FPM and HSO will ensure that all reports and notifications have been prepared and submitted.

d. **Emergency Response Roster/Directory.** The FPM shall prepare and provide an Emergency Contact Roster/Directory, include all project personnel and emergency contact information.

e. **Informational Attachments.** Applicant shall prepare and provide attachments containing the following information:

1. Site Location Map.
2. Excavation Grading Plans.
3. Spill Control Program.
4. California Hazardous Materials Spill/Release Notification Guidance.
5. Employee/Worker parking Location (not permitted on Panorama Drive due to narrow roadways and subject to citation).

Tank Removal

2. Submit a pre-demolition plan with information relative to the certification of both storage tanks, piping, atmosphere, and removal of all underground piping.

3. Upon approval of the closure permit application, the tank owner/operator shall carry out the proposed actions. Tank removal and sampling activities must be witnessed by representatives of the Certified Unified Program Agency (CUPA) and local agency (City of Morro Bay Fire Department).

Tank demolition, removal or relocation may commence only after the local agency has given approval.

4. Hazardous materials shall be removed from tanks and piping prior to tank demolition, removal or relocation and must be properly managed. Materials generated as the result of the rinsing or decontamination of tanks shall be managed as hazardous wastes unless a written hazardous waste determination per Title 22 California Code of Regulations §66262.11 demonstrates that the waste is non-hazardous.

5. All pumps and associated piping shall be removed.

6. The person removing the tank(s) shall provide tank removal/lifting equipment of a size adequate to safely lift the tank(s) onto the transport vehicle without dragging or otherwise causing an unsafe condition.

7. For tanks previously containing flammable/combustible materials, the person closing the tank(s) shall provide, on-site and readily accessible, at least one 40BC rated portable fire extinguisher and a properly calibrated meter capable of measuring LEL (Lower Explosive Limit) and oxygen levels.

8. Tanks previously containing flammable/combustible materials shall be made safe for demolition, removal, or relocation by the addition of dry ice (carbon dioxide) — or other methods approved by the local agency — sufficient to achieve an atmosphere of either less than 10% oxygen or less than 20% LEL. *(Note: At a minimum add 22.2 pounds of dry ice per each 1,000 gallons of tank volume; however, highly volatile materials may require more.)*

9. Establish a procedure and documentation for atmospheric testing, in both tanks and piping to determine, achieve and maintain safe exposure levels for oxygen, flammable vapors and toxic materials, prior to demolition, during demolition, at the start of each work day, along the entire pipe length and inside and outside of each tank.

10. Identify intrinsically safe and calibrated testing equipment to confirm non-flammable and non- explosive atmosphere in the tanks and piping.

11. Establish and Identify a process for isolating all incoming and outgoing pipe lines.

12. The person closing the tank(s) shall be responsible for ensuring that conditions at the site provide for workplace safety, protection of the environment, and maintenance of integrity of nearby structures.

13. All tanks and piping shall be manifested and hauled by a licensed hazardous waste transporter to a permitted hazardous waste facility, whether or not they have been rinsed on site. *(Note: This does not apply to tanks which have been cleaned on-site and certified as non-hazardous in accordance with California Code of Regulations, Title 22, Division 4.5, Chapter 32.)*

14. If soil sampling is required by the local agency or CUPA, sampling must be completed by an approved third-party. Soil samples shall be analyzed by a laboratory State-certified for the required analyses and handled under a Chain-of-Custody form. Sample results without a Chain-of-Custody form shall be considered invalid and re-sampling will be required.

15. If contamination of any detectable concentration is found, further soil and groundwater investigation may be required.

16. The following information shall be submitted to the local agency within 60 days of tank removal: Analytical results from samples; copy of completed sample Chain(s)-of-Custody; site drawing(s) showing tank location(s), pipeline runs, sampling locations, and sampling depths; and a photocopy of the TSDF signed copy of each hazardous waste manifest used to transport tanks, piping, tank contents (if managed as hazardous waste), and rinseate.

Summary of Requirements to Obtain Final Tank System Closure

17. The operator of the facility at which the tank was located shall update the

facility's Hazardous Materials Business Plan (HMBP) within 30 days of tank removal by electronically submitting revised Hazardous Materials Inventory information and a revised Storage Map via the California Environmental Reporting System (CERS) at **cers.calepa.ca.gov** or the Certified Unified Program Agency (CUPA) electronic reporting portal, if applicable.

18. The following information shall be submitted to the agency overseeing closure within 60 days of tank removal: Analytical results from samples, sample Chain(s)-of-Custody, and site drawings showing tank location(s), pipeline runs, sampling locations, and sampling depths (if sampling was required); and a copy of the TSDF-signed copy of any Uniform Hazardous Waste Manifest or Consolidated Manifest used to transport tanks, piping, tank contents, and tank/piping rinseate.

California Fire Code Requirements (CFC)

19. Fire Prevention Program Superintendent. The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. (CFC 3308.1)

20. Pre-Fire Plan. The fire prevention program superintendent shall develop and maintain an approved pre-fire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such pre-fire plan. (CFC 3802.2)

21. Training. Training responsible personnel in the use of fire protection equipment shall be the responsibility of the fire prevention program superintendent. Submit training records of identified personnel who will be part of the program. (CFC 3308.4)

22. Emergency Communication. All personnel at the project site shall have access to a means of communication to contact the fire department. (CFC 3309.1)

23. Emergency Vehicle Access shall be provided to the demolition site. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. (CFC 3310.1)

24. Operational Permit is required to conduct cutting or welding operations within the jurisdiction. (CFC 105.6.11)

25. Hot Work shall only be conducted in areas designed or authorized for that purpose by the personnel responsible for a hot work program and approved by Morro Bay Fire Department. (CFC 3501.3)

26. Hot Work areas shall not contain combustibles or shall be provided with appropriate shielding to prevent sparks, slag or heat from igniting exposed

combustibles. (CFC 3504.1.1)

27. Hot work shall not be performed on containers or equipment that contains or has contained flammable liquids, gases or solids until the containers and equipment have been thoroughly cleaned, inerted or purged: except that "hot tapping" shall be allowed on tanks and pipe lines when such work is conducted by approved personnel. (CFC 3504.1.7)

28. A fire watch shall be provided during hot work activities and shall continue for a minimum of 30 minutes after the conclusion of the work. Morro Bay Fire Department is authorized to extend the fire watch based on the hazards or work being performed. (CFC 3504.2.1)

29. Location. The fire watch shall include the entire hot work area. Hot work conducted in areas with vertical or horizontal fire exposures that are not observable by a single individual shall have additional personnel assigned to fire watches to ensure that exposed areas are monitored. (CFC 3504.2.2)

    Provide a plan for the number of personnel who will be assigned to a fire watch, given the size of the existing JP-5 tanks.

30. Individuals designated to fire watch duty shall have fire-extinguishing equipment readily available and shall be trained in the use of such equipment. These personnel shall be responsible for extinguishing fires and communicating an alarm. (CFC 3505.2.3)

Provide verification that all individuals conducting fire watch have been trained and certified in the use of fire extinguishing systems.

31. Training. Individuals responsible for performing the hot work and fire watch shall be trained in the use of portable fire extinguishing systems. (CFC 3504.2.4)

    Provide verification that all individuals conducting fire watch have been trained and certified in the use of portable hand held fire extinguishers.

32. Fire Extinguishers. A minimum of one portable fire extinguisher complying with Section 906 and with a minimum 2-A:10-B:C rating shall be accessible within 30 feet of the location where hot work is performed. (CFC 3504.2.6)

    Provide the locations of all required fire extinguishers on the demolition plans.

33. Area Review. Before hot work is permitted and at least once per day while the permit is in effect, the area shall be inspected by those responsible for authorizing hot work operations, to ensure that it is a fire safe area. Information shown on the permit shall be verified prior to signing the permit, in accordance with CFC 105.6. (CFC 3504.3)

34. Pre-Hot Work Check. A pre-hot work check shall be conducted prior to work to ensure that all equipment is safe and hazards are recognized or protected. A report of the check shall be kept at the work site during the work and available upon request. (CFC 3504.3.1). The pre-hot work check shall determine all of the following:

    a. Hot work equipment to be used shall be in satisfactory operating condition and in good repair.
    b. Hot work site is clear of combustibles or combustible are protected.
    c. Fire watches are assigned.
    d. Fire extinguishers are operable and available.

    Provide a proposed site checklist for approval by the Morro Bay Fire Department.

35. Removal and Disposal of Tanks. Removal of aboveground and underground tanks shall be in accordance with all of the following:

    a. Flammable and combustible liquids shall be removed from the tank and connected piping.
    b. Piping at tank openings that is not to be used further shall be disconnected.
    c. Piping shall be removed from the ground.
    d. Tank openings shall be capped or purged, leaving a 1/8-inch to ¼-inch diameter opening for pressure equalization.
    e. Tanks shall be purged of vapor and inerted prior to removal.
    f. All exterior above-grade fill and vent piping shall be permanently removed.

    Disposal. Tanks shall be disposed of in accordance with federal, state and local regulations.

36. Morro Bay Fire Department is authorized to order all site operation halted, if in the opinion of the Fire Chief or his designee, a threat to public safety, life safety hazards, wind or other conditions or violations of provisions of the Operational Permit are found. All project operations shall be required to cease immediately.

BUILDING CONDITIONS

1. Building Permit: Prior to construction, the applicant shall submit a complete Building Permit Application and obtain the required Permit.

2. Demolition Debris: Prior to requesting a final inspection, the contractor shall submit to the Building Department a Demolition Debris Disposal Report, including weigh tags, demonstrating that a minimum of 50% of the demolition debris, by weight, was recycled.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 6th day of September, 2016 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Chairperson Robert Tefft

ATTEST

_____
Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 6th day of September, 2016.

EXHIBIT A

Attachment 1
Mitigation and Monitoring Program
3300 Panorama Drive
UP0-440, CP0-500

AIR QUALITY

Mitigation Measure AQ-1: Demolition/Construction Permit Requirements. Portable equipment, 50 horsepower (hp) or greater, may require California statewide portable equipment registration (issued by the California Air Resources Board) or an Air Pollution Control District (APCD) permit. Certain operations, such as degassing and cleaning of petroleum storage tanks, may also require an APCD permit. To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at C805l 781-5912 for specific information regarding permitting requirements.

Monitoring AQ-1: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-2: Petroleum Storage Tank Removal and Degassing. As required, the Certified Unified Program Agency (CUPA) should be contacted prior to removal or degassing of fuel storage tanks. The San Luis Obispo County Environmental Health Division of the Public Health Department is the CUPA for most locations in San Luis Obispo County. You may contact Environmental Health Services at (805) 781-5544 for more information. Degassing and cleaning of fuel storage tanks must be done under an Air Pollution Control District permit for tank degassing and cleaning equipment. The removal of the liquid product, sludge, and vapor components must be performed in a safe, controlled fashion in order to avoid nuisance odors and the uncontrolled release of gaseous hydrocarbons. Vacuum trucks or pumps used to remove sludge and/or hydrocarbon containing materials must be vented to a District permitted control system to prevent odors and hydrocarbon emissions. For more information concerning permit requirements, please contact the Engineering Division at {805) 781-5912.

Monitoring AQ-2: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-3: APCD Permitting of Hydrocarbon Contaminated Soil Processes. This project will require an Air Pollution Control District (APCD) permit to address proper management of the hydrocarbon contaminated soil prior to the start of any earthwork. This permit will include conditions to minimize emissions from any excavation, disposal or related process. To the extent feasible, the applicant must contact the APCD Engineering Division at 781-5912 at least 120 days before the start of excavation to begin the permitting process. In addition, the air quality impacts from the excavation and haul trips associated with removing the contaminated soil must be evaluated and mitigated if total emissions exceed the APCD's construction phase thresholds.

Monitoring AQ-3: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-4: Naturally Occurring Asbestos. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), prior to any grading or construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be

filed with the APCD. If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at slocleanair.org/business/asbestos.php.

Monitoring AQ-4: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-5: Demolition/ Asbestos. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, abatement, and disposal of asbestos containing material (ACM). ACM could be encountered during the demolition or remodeling of existing structures or the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). This project will include these activities and may be subject to various regulatory jurisdictions including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants C40CFR61 Subpart M - asbestos NESHAP. These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 and also go to slocleanair.org/business/asbestos.php for further information. To obtain a Notification of Demolition and Renovation form go to the "Other Forms" section of: slocleanair.org/business/onlineforms.php.

Monitoring AQ-5: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-6: Dust Control Measures. Demolition and construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Projects with grading areas that are within 1,000 feet of any sensitive receptor (residences) shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD's 20% opacity limit CAPCD Rule 401) or prompt nuisance violations CAPCD Rule 402).

a. Reduce the amount of the disturbed area where possible;
b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;

EXHIBIT A

g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of free board (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
j. To prevent "track out", install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. The "track-out prevention device" can be any device or combination of devices that is effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices require periodic cleaning to be effective;
k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
l. Prior to any ground disturbance, sufficient water or soil stabilizers shall be applied to the area to be disturbed to prevent visible emissions from crossing the property line;
m. Areas to be graded or excavated shall be kept adequately wetted and/or stabilized to prevent visible emissions from crossing the property line;
n. Storage piles shall be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;
o. Equipment shall be washed down before moving from the property onto a paved public road;
p. Visible track-out on the paved public road shall be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours;
q. During site grading and/or excavation activities, if serpentinite material is encountered, the project engineering geologist shall be notified that this material has been encountered;
r. If serpentinite material is encountered during grading or excavation activities and dust control measures are inadequate, the APCD shall be contacted to address the need for active air monitoring at the site;
s. During site excavation for investigation purposes, a water truck shall be available for dust control;
t. All PM10 (dust) mitigation measures required should be shown on grading and building plans; and,
u. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Monitoring AQ-6: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-7: Construction Phase Idling Limitations. This project is in close proximity to nearby sensitive receptors (residences to the northwest, west and south). Projects that will have diesel powered construction activity in close proximity to any sensitive receptor shall implement the following mitigation measures to ensure that public health benefits are realized by reducing toxic risk from diesel emissions: To help reduce sensitive receptor emissions impact of diesel vehicles and equipment used to construct the project the applicant shall implement the following idling control techniques:

EXHIBIT A

California Diesel Idling Regulations

a. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
    1. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation, and as further restricted below (see Diesel Idling Restrictions Near Sensitive Receptors); and,
    2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
b. Off-road diesel equipment shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use off-Road Diesel regulation, and as further restricted below (see Diesel Idling Restrictions Near Sensitive Receptors); and
c. Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5 minute idling limit and project site Diesel Idling Restrictions Near Sensitive Receptors.

The specific requirements and exceptions in the regulations can be reviewed at the following web sites: www.arb.ca.gov/msprog/truck-idling/2485.pdf and www.arb.ca.gov/msprog/ordiesel/documents/finalregorder-dec2011.pdf.

Diesel Idling Restrictions Near Sensitive Receptors

In addition to the State required diesel idling requirements, the project applicant shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors (residences to the northwest, west and south):

a. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
b. Use of alternative fueled equipment is recommended; and
c. Signs that specify the no idling areas must be posted and enforced at the site.

Monitoring AQ-7: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

BIOLOGICAL RESOURCES

Mitigation Measure BR-1: Prior to issuance of demolition permits, the applicant shall submit documentation verifying designation of a qualified biological monitor for all biological resources measures to ensure compliance with Conditions of Approval and mitigation measures. The monitor shall be responsible for the preparation, submittal, and compliance with a Biological Monitoring Plan. The Plan shall include procedures and policies for the following: (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) compliance reporting; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance.

Monitoring BR-1: The City Community Development Department shall verify receipt and compliance with the approved Biological Monitoring Plan.

EXHIBIT A

Mitigation Measure BR-2: Prior to the initiation of demolition actions, including equipment and materials staging and storage, the biological monitor shall conduct environmental awareness training for all construction personnel. The environmental awareness training shall include discussions of sensitive habitats and animal species in the immediate area. Topics of discussion shall include: general provisions and protections afforded by the Endangered Species Act; measures implemented to protect special-status species; review of the project boundaries and special conditions; the monitor's role in project activities; lines of communications; and procedures to be implemented in the event a special-status species is observed in the work area.

Monitoring BR-2: The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming that all project personnel have completed the required training.

Mitigation Measures BR-3: Prior to the initiation of demolition actions, including equipment and materials staging and storage, the applicant's contractors and the biological monitor shall coordinate the placement of project delineation fencing throughout the work areas. The biological monitor shall field fit the placement of the project delineation fencing to minimize impacts to sensitive resources. The project delineation fencing shall remain in place and functional throughout the duration of the project. During construction, no project related work activities shall occur outside of the delineated work area.

Monitoring BR-3: The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming that project delineation fencing has been installed and remains in place for the duration of the project. The biological monitor shall determine when the fencing may be removed, in consultation with the City Community Development Department.

Mitigation Measure BR-4: Prior to initiation of demolition actions, including storage and use of equipment and materials within the project site, the following avoidance and mitigation measures shall be implemented minimize and/or avoid impacts to ESHA as a result of proposed actions:

a. Limits of Environmentally Sensitive Habitat Area (ESHA) shall be clearly delineated using brightly colored construction fencing prior to implementation of any demolition activity. ESHA fencing shall be maintained in good order for the duration of the project.
b. No equipment access, excavation, or other land disturbing activities shall occur within the limits of ESHA.
c. Appropriate erosion and sediment control measures shall be installed and maintained for soil disturbances which could lead to sedimentation impacts to the unnamed tributary. Upon completion of demolition and removal activities, all disturbed areas adjacent to ESHA shall be appropriately stabilized (i.e., erosion control hydroseed, biodegradable wattles, mulch, or similar method approved by the City of Morro Bay).
d. Erosion control materials shall not contain monofilament materials as these materials are known to entangle wildlife.
e. Any equipment or vehicles operated adjacent to ESHA shall be checked and maintained daily, to prevent leaks that could be harmful to wildlife.
f. Emergency spill kits shall be present at the site and personnel shall be trained in proper use of the spill kit during all demolition and removal activities. Training documentation shall be provided to the City of Morro Bay.
g. Appropriate amounts of water and/or soil stabilizers shall be used to suppress fugitive dust during demolition and earth disturbing work, consistent with San Luis Obispo Air Pollution Control District standards.

h. If it is determined by the contractor that disturbance to ESHA cannot be avoided, such disturbance shall be prohibited pending full California Environmental Quality Act, Coastal Act, and Local Coastal Program Policy analysis by the City of Morro Bay. In addition, appropriate permits (i.e., California Department of Fish and Wildlife Lake and Streambed Alteration Agreement) shall be obtained prior to work.

Monitoring BR-4: These measures shall be included as notes on the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming compliance.

Mitigation Measure BR-5: To avoid and/or minimize these potential impacts to California red-legged frog and other common wildlife species, the following measures are required:

a. A qualified biologist shall survey the project site no more than 48-hours before the start of work activities. If California red-legged frog are detected within the unnamed tributary and out of harm's way, a biological monitor shall monitor all demolition and removal activities within 50 feet of suitable habitat. If California red-legged frog is found within any of the areas planned for disturbance, the biological monitor shall contact the U.S. Fish and Wildlife Service (USFWS) for guidance on how to proceed. No work shall occur until receipt of authorization to proceed from the USFWS.
b. Work shall halt if California red-legged frog are discovered during the course of project activities within demolition and removal areas. The biological monitor shall contact USFWS prior to any future work.
c. All common wildlife species encountered during the course of project activities shall be allowed to leave the area unharmed on their own volition.
d. No project-related materials and/or equipment shall be allowed within the designated ESHA area without prior approval from the City and regulatory agencies.

Monitoring BR-5: These measures shall be included as notes on the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming compliance.

Mitigation Measure BR-6: To avoid impacts to special-status and nesting bird resources, the following measures are required:

a. Demolition and removal activities, earth disturbance, and vegetation clearing shall be avoided during the typical nesting season (February 1 – September 15) to the extent feasible. If avoiding project activities during this season is not feasible, a qualified biologist shall survey the area within one week prior to activity beginning on the site. If nesting birds are located, they shall be avoided until they have successfully fledged or are no longer reliant on parental care. A buffer zone of 250 feet will be placed around all non-sensitive passerine bird species and 500 feet for all raptor species unless buffer reductions are coordinated with California Department of Fish and Wildlife (CDFW) based on compelling biological and ecological reasoning. Activity will remain outside of buffers until a qualified biologist has determined that the young have fledged or the young are no longer reliant on parental care. If special-status bird species are located, no work will begin until an appropriate buffer is determined by consultation with the City, the local CDFW biologist, and/or the U.S. Fish and Wildlife Service (USFWS).

Monitoring BR-6: These measures shall be included as notes on the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming compliance.

EXHIBIT A

Mitigation Measure BR-7: Within five years following the date of issuance of the demolition permit, the applicant shall replace, in-kind at a minimum 2:1 ratio, all mature Monterey cypress trees removed as a result of the development of the project. These newly planted trees shall be maintained until successfully established. Watering shall be controlled so only enough is used to initially establish the tree, and reducing to zero over a three-year period. Once trees have been planted and prior to final inspection, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating when the above planting occurred, what was planted and all measures installed to improve the long-term success of these trees. This letter shall be submitted to the City Community Development Department.

Monitoring BR-7: These measures shall be incorporated into a Tree Restoration Plan to be submitted as part of the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming compliance.

CULTURAL RESOURCES

Mitigation Measure CR-1: Prior to the initiation of demolition actions, including equipment and materials staging and storage, a qualified archaeologist shall conduct a cultural resource awareness training for construction crews and supervisors. The cultural resource awareness training shall include the following: 1) a description of the kinds of resources that may be found in the area, 2) the importance of cultural resources to the Native American community, 3) a discussion of laws pertaining to significant archaeological and historical sites, and 4) protocols to be used in the event of an unanticipated discovery.

Monitoring CR-1: The City Community Development Department shall verify receipt of documentation from the qualified archaeologist confirming that all project personnel have completed the required training.

Mitigation Measure CR-2: In the event that intact and/or unique archaeological artifacts or historic or paleontological resources are encountered during grading, clearing, grubbing, and/or other demolition activities associated with the proposed project involving ground disturbance, all work in the immediate vicinity of the find shall be stopped immediately, a qualified archaeologist and/or paleontologist, and Native American monitor shall be notified, and the resource shall be evaluated to ensure the discovery is adequately recorded, evaluated and, if significant, mitigated.

Monitoring CR-2: These measures shall be included as notes on the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify compliance.

Mitigation Measure CR-3: Prior to ground disturbance, the applicant shall retain a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior Professional Qualification Standards for archaeology to prepare and implement a Cultural Resources Monitoring Plan. The Plan shall include procedures and policies for the following: (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) compliance reporting; (4) construction crew training regarding cultural resources; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. The archaeological monitor and Native American representative(s) shall be present during ground disturbing activities. The archaeological monitor shall submit a monitoring report to the City Community Development Department following completion of all required monitoring activities.

EXHIBIT A

Monitoring CR-3: The City Community Development Department shall verify receipt and compliance with the approved Cultural Resources Monitoring Plan.

HAZARDS/HAZARDOUS MATERIALS

Mitigation Measure HM-1: Prior to the initiation of demolition actions, the applicant shall submit all documentation of the County of San Luis Obispo Environmental Health Services approval of the Aboveground Hazardous Materials Storage Tank and Piping Closure permit application and *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016). A copy of the contingency plan shall be available for review onsite at all times, and the applicant shall comply with all approved policies and measures identified in the document. The applicant shall comply with all existing regulations protecting public health and safety.

Monitoring HM-1: The City Community Development Department shall verify receipt of approval documentation from County Environmental Health Services, and shall verify compliance with all policies and guidelines identified in the Aboveground Hazardous Materials Storage Tank and Piping Closure permit application and *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016) in consultation with the County of San Luis Obispo.

Mitigation Measure HM-2: Prior to initiation of demolition actions, the applicant shall prepare and submit a Spill Prevention Control and Countermeasure Plan to the City Community Development Department. The plan shall supplement the approved *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016) and
identify hazardous materials to be used on and off-site, and shall identify procedures for storage, distribution, and spill response. Equipment refueling shall be done in non-sensitive areas and such that spills can be easily and quickly contained and cleaned up without entering any existing stormwater drainage system or creek. The plan shall include procedures in the event of accidents or spills, identification of and contact information for immediate response personnel, and means to limit public access and exposure. Any necessary remedial work shall be done immediately to avoid surface or ground water contamination. The plan shall be implemented by the construction contractor, and verified by the City Engineer.

Monitoring HM-2: The City Community Development Department shall verify receipt of approval documentation from County Environmental Health Services, and shall verify compliance with all policies and guidelines identified in the Aboveground Hazardous Materials Storage Tank and Piping Closure permit application and *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016) in consultation with the County of San Luis Obispo.

NOISE

Mitigation Measure N-1: Prior to demolition actions, the applicant shall ensure that the following standard is included on the Demolition Plan, and shall verify compliance during construction and demolition: Use of metal shears, saws, and jack-hammers shall be limited to Monday through Friday, 9:00 a.m. to 4:00 p.m. only.

Monitoring N-1: The construction contractor shall be responsible for complying with demolition restrictions and notifying the City Community Development Department at least one week prior to initiation of demolition activities. The City Engineer shall conduct periodic inspections to verify compliance.

EXHIBIT A

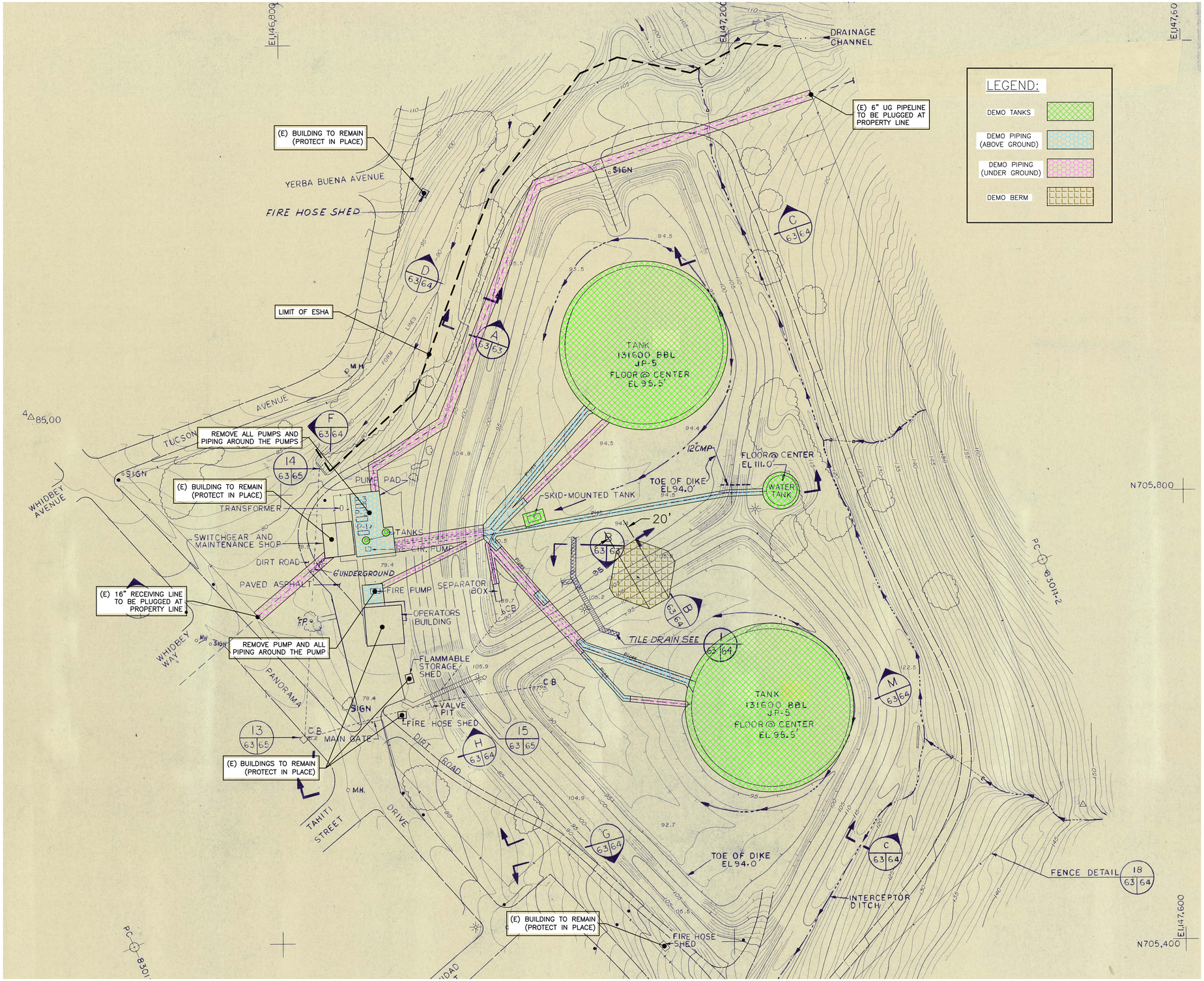
TRANSPORTATION/CIRCULATION

Mitigation Measure TR-1: Prior to initiation of demolition actions, the applicant shall prepare and submit a Construction Staging and Traffic Management Plan for approval by the City Community Development Department. The Plan shall be implemented during construction, and shall include, but not be limited to, the following elements:

a. Description of construction activities, including equipment lists and project schedule, including estimated start and end dates and working hours;
b. Name of on-site construction manager;
c. Identification of the work area, truck route(s), and staging areas in relation to cross streets, including all distances and dimensions;
d. Traffic control plan, including: identification of partial or full road closures and on-street parking, staging, and queuing; all temporary traffic control devices including signs and delineators; use of construction staff to manage or direct traffic; measures to reduce truck and equipment queuing on City streets; and safety measures for vehicles, pedestrians, bicyclists, and construction workers.

Monitoring TR-1: The construction contractor shall be responsible for complying with traffic mitigation measures and notifying the City Community Development Department at least one week prior to initiation of construction activities. The City Engineer shall conduct periodic inspections to verify compliance.

EXHIBIT B

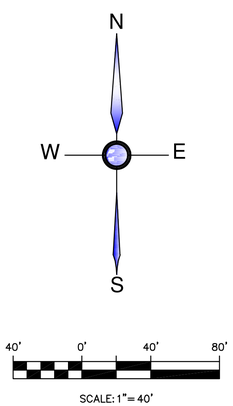


DEMOLITION NOTES:

1. EXISTING TANKS ARE EMPTY AND DRY AND THEY HAVE BEEN INERTED OR PURGED.

LEGEND:

- DEMO TANKS
- DEMO PIPING (ABOVE GROUND)
- DEMO PIPING (UNDER GROUND)
- DEMO BERM



THE DELIVERY OF THIS DRAWING SHOULD NOT BE CONSTRUED TO PROVIDE AN EXPRESS WARRANTY OR GUARANTEE TO ANYONE THAT ALL DIMENSIONS AND DETAILS ARE EXACT OR TO INDICATE THAT THE USE OF THIS DRAWING IMPLIES THE REVIEW AND APPROVAL OF DPSI OF ANY FUTURE USE. ANY USE OF THIS INFORMATION IS AT THE SOLE RISK OF THE USER.

APPROVED: DATE

AGENCY REPRESENTATIVE DATE

REGISTERED PROFESSIONAL ENGINEER JOHN M. CANLEY NO. 51 CIVIL STATE OF CALIFORNIA

DIVERSIFIED PROJECT SERVICES INTERNATIONAL, INC.
San Luis Obispo, CA 93401 (805) 226-3881 (661) 371-3800
Lompoc, CA 93436 (805) 736-4600
www.dpsiinc.com

DATE	REV	REVISIONS	APP

DEMOLITION PLAN

EXISTING TANKS AND PIPING
3300 PANORAMA ROAD
MORRO BAY, CALIFORNIA

SHEET 1 OF 2 SHEETS

PROJECT: 160556

PLOTTED: 2016-06-23

N:\160556\007_CEQ\MODS\5-SHEETS\3-MP_PLANS\4-WATER\SE160556SP01.DWG

EXHIBIT B

GeoSolutions, INC.

1021 West Tama Lane, Suite 105, Santa Maria, CA 93454
(805)614-6333, (805)614-6377 fax
SBinfo@geosolutions.net

220 High Street, San Luis Obispo, CA 93401
(805)543-8539, (805)543-2171 fax
info@geosolutions.net

May 18, 2016
Project No. SL09618-2

Rhine LP and CVI Group LLC
c/o Oro Financial of California
Attn: Chris Mathys
2304 W. Shaw Ave, Suite 102
Fresno, California 93711

Subject: **Dust Mitigation Plan**
3300 Panorama Road, APN: 065-038-001
Morro Bay, California

Dear Mr. Mathys,

1.0 INTRODUCTION

In accordance with your request, GeoSolutions, Inc. is pleased to present dust mitigation measures to be conducted at the project site located at 3300 Panorama Road, Morro Bay, California. Grading is likely at the site in anticipation for development. General geologic materials at the site include landslide deposits, fill, alluvial deposits, and Franciscan Complex units. An engineering geology report is being prepared for the site but is not finalized at this time. This letter presents dust mitigation measures recommended to be conducted at the site in anticipation of future grading and site investigation. This report is not an engineering geology report and does not provide recommendations beyond dust mitigation. Recommendations provided herein were discussed with Mr. Tim Fuhs, San Luis Obispo County Air Pollution Control District.

2.0 DUST MITIGATION RECOMMNEDATIONS

The following dust control mitigation measures are recommended to be implemented at the site during site disturbance of soils or bedrock. These recommendations are for a site greater than 1 acre in size and are recommended to be submitted to and approved by the San Luis Obispo County Air Pollution Control District (APCD) prior to the start of any construction or grading activity.

1. The following dust mitigation measures are recommended to be initiated at the start and maintained throughout the duration of the construction or grading activity.
   a. Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less;
   b. Prior to any ground disturbance, sufficient water must be applied to the areas to be disturbed to prevent visible emissions from crossing the property line;
   c. Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line;
   d. Storage piles must be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;
   e. Equipment must be washed down before moving from the property onto a paved public road; and
   f. Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.

2. It is recommended that during site grading or excavation activities, if serpentinite material is encountered, the project engineering geologist be notified that this material has been encountered.

3. If serpentinite material is encountered during grading or excavation activities and dust control measures are inadequate, it is recommended that the APCD be contacted to address the need for active air monitoring at the site.

4. During site excavation for investigation purposes, it is recommended that a water truck be available for dust control.

3.0 GENERAL GEOLOGIC CONDITIONS

The site is located in the vicinity of the San Luis Range of the Coast Range Geomorphic Province of California. The Coast Ranges lie between the Pacific Ocean and the Sacramento-San Joaquin Valley and trend northwesterly along the California Coast for approximately 600 miles between Santa Maria and the Oregon border.

Locally, the site is located within fill, landslide deposits, alluvial deposits, and Franciscan Complex units. Regional Geologic Maps of the general vicinity are presented by Dibblee, 2006, Hall and Prior, 1975, and Hall et al, 1979. Hall and Prior, 1975 and Hall et al, 1979 have mapped the specific site as partially within Jurassic and Cretaceous age (205-63 mybp) Franciscan Complex units. Our field reconnaissance of the area observed units of fill, landslide deposits, alluvial deposits, and Franciscan Complex units. Plate 1 depicts general geologic conditions from preliminary reconnaissance geologic mapping (this geologic map is subject to change during site investigation). No subsurface investigation has been conducted as of this time and as such, only general site conditions are presented. Franciscan Complex units are known to contain asbestos containing material. It is unknown if the fill at the site contains Franciscan Complex material.

Hall (1975) describes the Franciscan Complex (KJfmv) as metavolcanic rocks, primarily greenstone (metamorphosed from basalt), and diabase commonly associated with red chert. Hall et al. (1979) describes the Franciscan Complex (KJfmv) as metavolcanic rocks (greenstone), primarily metamorphosed basalt and diabase. Commonly associated with red chert. Locally dark red and extensively sheared. Considered to be tectonic blocks on or within or below Franciscan mélange and probably equivalent to upper part of Jurassic ophiolite. The thickness is unknown but is likely several thousand feet. As detailed geologic mapping of the project has not been yet conducted, only general geologic conditions are presented herein. The thickness of Franciscan Complex at the Site is unknown.

If you have any questions, please contact the undersigned at (805) 543-8539.

Sincerely,
GeoSolutions, Inc.

John Kammer
California Certified Engineering Geologist

PROFESSIONAL GEOLOGIST JOHN KAMMER NO. 2118 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

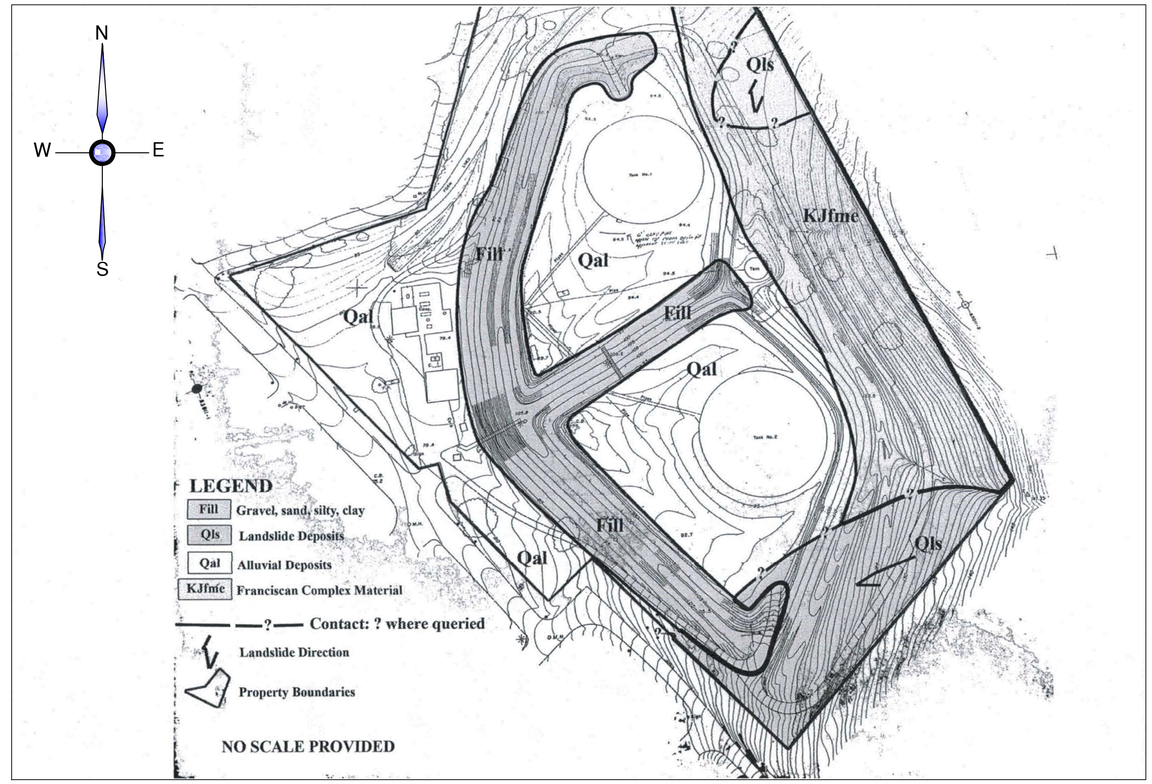
\\Nas-c1-df-18\c\SL09500-SL09999\SL09618-3 - 3300 Panorama Rd\Geology\SL09618-3 Dust mitigation plan.doc

REFERENCES

Dibblee, Thomas, Geologic Map of the Morro Bay North Quadrangle, Map DF-215.

Hall, C.A., Prior, S.W., 1975, *Geologic Map of the Cuyucos-San Luis Obispo Region*, San Luis Obispo County, California: U.S. Geological Survey, Miscellaneous Field Studies Map, MF 686, Scale 1:24000.

Hall, C.A., Ernst, W.G., Prior, S.W., and Wiese, J.W., 1979, *Geologic map of San Luis Obispo-San Simeon Region*, California: U.S. Geological Survey, Miscellaneous Investigation Series, Map I-1097, Scale 1:48,000.



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APPROVED: DATE

AGENCY REPRESENTATIVE DATE

REGISTERED PROFESSIONAL ENGINEER JOHN CRAILEY NO. 61349 CIVIL STATE OF CALIFORNIA

DIVERSIFIED PROJECT SERVICES INTERNATIONAL
San Luis Obispo, CA 93401 (805) 235-2881 Santa Maria, CA 93455 (805) 371-2400 Fax: (805) 928-6400
www.dpsiinc.com

| REVISIONS | | |

EXHIBIT C

City of Morro Bay
COMMUNITY DEVELOPMENT DEPARTMENT
955 SHASTA AVENUE ◆ MORRO BAY, CA 93442
805-772-6261

D R A F T M I T I G A T E D N E G A T I V E D E C L A R A T I O N

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY OF MORRO BAY
955 Shasta Avenue
Morro Bay, California 93442
805-772-6261

July 25, 2016

The State of California and the City of Morro Bay require, prior to the approval of any project, which is not exempt under CEQA that a determination be made whether or not that project may have any significant effects on the environment. In the case of the project described below, the City has determined that the proposal qualifies for a Mitigated Negative Declaration.

CASE NO.: UP0-440 and CP0-500

PROJECT TITLE: 3300 Panorama Drive, Demolition of Tanks and Associated Structures

APPLICANT / PROJECT SPONSOR:

Owner:	Applicant/Agent:
Rhine LP and CVI Group, LLC c/o Oro Financial of CA, Inc. 2304 West Shaw Ave. #102 Fresno, CA 93711 T 559-438-9999	Chris Mathys Oro Financial of CA, Inc. 2304 West Shaw Ave. #102 Fresno, CA 93711 T 559-438-9999 Mathys@orofinancial.net

PROJECT DESCRIPTION: The applicant proposes to demolish and remove two large holding tanks (approximately 4,350,000 gallons each) once used by the United States Navy to store jet fuel, one approximately 131,600-gallon water tank, all piping attached to the tanks, pumps and both exposed and underground piping behind the pump house building structure, and approximately 24 yards of shot-crete located along a center berm between the two large Navy tanks and the berm between the pump house and tanks. The applicant proposes a primary staging area (for equipment and waiting trucks) to be located between the southern Navy tank and

Panorama Drive, and a secondary staging area (for equipment and pump removal) near the entrance to the project site, adjacent to Panorama Drive. The project is anticipated to require some level of disturbance over approximately 8 acres of the 10.6-acre site. The project is expected to require 1.5 to 2 months to complete.

PROJECT LOCATION: The project site is located at 3300 Panorama Drive, at the northeast corner of the City of Morro Bay. The site was previously used by the Department of the Navy for jet fuel storage and distribution. The site is within the R-1/PD/ESH (Single-Family Residential/Planned Development / Environmentally Sensitive Habitat) zoning district and designated by the General Plan and Coastal Land Use Plan (CLUP) as General Light Industrial / Planned Development. The ESH overlay is located along an existing drainage proximate to the northwest property boundary. The project site is partially located in the Coastal Commission's Appeals Jurisdiction, due to the presence of the coastal stream/drainage (ESH).

FINDINGS OF THE: Environmental Coordinator

It has been found that the project described above will not have a significant effect on the environment. The Initial Study includes the reasons in support of this finding. Mitigation measures are required to assure that there will not be a significant effect in the environment; these are described in the attached Initial Study and Checklist and have been added to the permit conditions of approval.

EXHIBIT C

City of Morro Bay
COMMUNITY DEVELOPMENT DEPARTMENT
955 SHASTA AVENUE ◆ MORRO BAY, CA 93442
805-772-6261

INITIAL STUDY AND CHECKLIST

I. PROJECT INFORMATION

Project Title: 3300 Panorama Drive, Demolition of Tanks and associated structures

Project Location: 3300 Panorama Drive (APN 065-038-001)

Case Number: Coastal Development Permit #CP0-500 and Conditional Use Permit #UP0-440

Lead Agency:	City of Morro Bay	Phone:	(805) 772-6211
	955 Shasta Ave.	Email:	wmcilvaine@morro bayca.gov
	Morro Bay, CA 93442		
	Contact: Whitney McIlvaine		
Project Applicant/Agent:	Chris Mathys	Phone:	(559) 438-9999
	Oro Financial of CA, Inc.	Email:	mathys@ orofinancial.net
	2304 West Shaw Ave. #102		
	Fresno, CA 93711		
Project Landowner:	Rhine LP and CVI Group, LLC	Phone:	(559) 438-9999
	2304 West Shaw Ave. #102	Email:	
	Fresno, CA 93711		

General Plan Designation: General Light Industrial / Planned Development / Environmentally Sensitive Habitat

Zoning Designation: R-1/PD/ESH (Single-Family Residential / Planned Development / Environmentally Sensitive Habitat)

PROJECT DESCRIPTION: The applicant proposes to demolish and remove two large holding tanks (approximately 4,350,000 gallons each) once used by the United States Navy to store jet fuel, one approximately 131,600-gallon water tank, all piping attached to the tanks, pumps and both exposed and underground piping behind the pump house building structure, and approximately 24 yards of shot-crete located along a center berm between the two large Navy tanks and the berm between the pump house and tanks (refer to Figure 2). The applicant proposes a primary staging area (for equipment and waiting trucks) to be located between the southern Navy tank and Panorama Drive, and a secondary staging area (for equipment and pump removal) near the entrance to the project site, adjacent to Panorama Drive. The project is anticipated to require some level of disturbance over approximately 8 acres of the 10.6-acre site.

The tanks will be removed using excavators with shear and grapple attachments. Spotters will be located at needed viewing areas for the safe lowering of the steel tanks. Once the tanks are safely lowered, the excavators and torch crew will continue to reduce the metal into transportable sizes. Once reduced, the material will be loaded into large end dumps and/or roll containers until the site is cleared of metal and debris. The existing

concrete slabs underlying the tanks are proposed to remain in place. The proposed demolition process will require the use of the following equipment: two to three 64,000 to 80,000-pound excavators; one small loader (Bobcat or similar); a water truck for dust and fire suppression (in addition to compliance with City Fire Department requirements); semi-trucks with high side end dumps (up to 80,000 pounds); roll off trucks (up to 80,000 pounds with trailers); and man-lifts, torch cutting, spotters. Ground disturbance would include removal of 12 yards of shot-crete and fill material between the two Navy tanks, and approximately 20 cubic yards of displaced soil would be spread between the existing berm, north to south, to reduce the existing slope for safe vehicle and equipment mobility. An additional approximately 12 yards of soil would be removed to expose underground pipe to be removed and then replaced between the pump house and the tanks. No soil would be imported to or exported from the project site.

Erosion control measures proposed by the applicant include the use of waddles and sand bags. Following demolition of the tanks, structures, and piping, the waddles would remain in place as needed, and disturbed areas would be grass seeded. At the point of entry, all traffic will access the site on pavement and will cross the proposed rumble strip. Straw waddles will be installed on the downslope side of the entrance, and sand bags will be placed on the downslope side of the entrance along Panorama Drive to catch any potential soil runoff. The applicant proposes to monitor the site daily for excess dirt of mud, and implement any required remediation to avoid sediment runoff into the creek.

The project is expected to require 1.5 to 2 months to complete. Over this time, a total of approximately 40 round-trip truck loads would be required, and construction traffic would vary from 0 to 6 trucks per day. For the majority of the project, the contractor, crew, and equipment will enter the site from Highway 1 onto Yerba Buena Street to Main Street, and then left onto Sicily Street to the site. If trucks are unable to make the hard right turn from Highway 1/Yerba Buena Street/Main Street, they may need to enter the Main Street further south (San Jacinto), turn right on Sicily Street, then proceed on the project site. There will be 2-3 trucks entering the project site along Yerba Buena Street to Panorama Drive. A rumble strip is proposed at access points onsite to minimize mud or dirt leaving the site.

The project includes the removal of up to five Monterey cypress trees and one Myoporum tree. Up to nine additional Monterey cypress trees may be impacted by proximate construction activities and trimming. The applicant proposes to install noticeable temporary construction fencing and signage to keep equipment and mobile traffic away from mature trees and associated root zones to remain. The fencing would be placed to ensure the entire canopy area would not be disturbed. Barriers and signs would be placed around the creek area (identified as "Tree Protection Area A"), around Monterey Cypress "Tree 1" and "Tree 2, and around a stand of seven Monterey cypress trees (identified as "Tree Protection Area B") (see Figure 3, provided by the applicant). An existing road/pathway under the group of Monterey cypress trees in "Tree Protection Area B" may be used to access the water tank to be removed. Temporary construction fencing would be placed along the road/pathway to ensure traffic stays on the road/pathway. The remainder of the trees and shrubs near the tank and in the containment area may be affected by the project. No vehicle traffic is proposed with the creek area, identified as Environmentally Sensitive Habitat (ESH) in the City's Local Coastal Plan. Work within 20 feet of ESH, and within "Tree Protection Area A" may include use of a small excavator to access, expose and remove an underground pipeline (see Figure 3, provided by the applicant). Temporary construction fencing will be placed onsite to prohibit traffic within the creek area.

PROJECT LOCATION: The project site is located at 3300 Panorama Drive, at the northeast corner of the City of Morro Bay (refer to Figure 1). The site was previously used by the Department of the Navy for jet fuel storage and distribution. The site is within the R-1/PD/ESH (Single-Family Residential/Planned Development / Environmentally Sensitive Habitat) zoning district and designated by the General Plan and Coastal Land Use Plan (CLUP) as General Light Industrial / Planned Development. The ESH overlay is located along an existing drainage proximate to the northwest property boundary. The project site is partially located in the Coastal Commission's Appeals Jurisdiction, due to the presence of the coastal stream/drainage (ESH).

The project site was originally used by the Navy to store and transport jet fuel to the Naval Air Station in Lemoore, California. During World War II, a network of military fuel supply facilities was established along the West Coast by the Army-Navy Petroleum Board. An entity of the Department of the Interior until 1945, after the war it was transferred to the War Department and renamed the Joint Army-Navy Purchasing Agency. In 1962 it was consolidated into the Defense Supply Agency (now known as the Defense Logistics Agency) as the Defense Fuel Supply Center, with a mandate to manage Department of Defense petroleum requirements. Lemoore Naval Air Station (NAS) was constructed beginning in 1961 about 10 miles west of Lemoore (Fresno County), to support fleet carrier squadrons, train personnel, and provide service and support. In July 1961, apparently in preparation for the opening of Lemoore NAS that August, the Naval Fuel Office allocated $2.7 million to construct a marine terminal at Estero Bay that could store and pump fuel from offshore tankers to Lemoore. The Defense Fuel Support Point (DFSP) Estero Bay was one of several pipeline and storage stations constructed during the period, enabling Naval Supply Depot San Pedro to directly supply eight Naval and Marine Air Stations by the end of 1962. When complete, DFSP Estero Bay included an offshore tanker mooring point; a ½ -mile long, 16-inch submerged pipeline from the mooring point to shore; a 0.35-mile underground pipeline from shore to the tank station itself; two large fuel tanks; a pumping station; and a 98-mile pipeline from Morro Bay to Lemoore NAS.

The volume of fuel delivered to Lemoore NAS via the Estero Bay facility were considerable: 680,000 barrels of jet fuel were provided in 1968 alone. Little physical change to the property occurred between 1972 and the present. The office and pump house were in their current locations by 1972. The corrugated metal garage was added at some point in the early 1980s. DFSP Estero Bay was closed in 1991 as part of the consolidation of defense facilities on the West Coast after the end of the Cold War. In 1992, the offshore mooring buoys, chains, anchors, and undersea pipeline were removed. The Morro Bay to Lemoore pipeline cleared of fuel and filled with pressurized nitrogen, also in 1992. After facility closure, the DFSP Estero Bay site was investigated for potential soil pollution. Jet fuel hydrocarbons were found in groundwater at depths up to 40 feet below grade. After remediation, the site was sold as surplus by the General Services Agency in 2006.

Structures on the property include two fuel tanks, one water tank, pump house, office building, garage, sheds, and appurtenant piping and fencing. Before closure in 1991, the facility also included an offshore tanker mooring point, 0.5 miles of submerged pipeline, 0.35 miles of underground pipeline within the City of Morro Bay, and a 98-mile pipeline from Morro Bay to Lemoore Naval Air Station in Fresno County. The double-walled steel fuel tanks each hold approximately 4,350,000 gallons and are 140’ in diameter. A staircase ascends the side of each tank to its roof, which has a 6’ high railing around its perimeter. The tanks rest on concrete pads surrounded by concrete spill containment berms. The 25’-diameter water tank is set between the fuel tanks on a concrete slab at the top of the containment berm, and has a 131,600-gallon capacity. The pump house is a single-story, side-gabled building with siding and roof in corrugated steel. Measuring 25’x30’, it has a 2-over-2 steel-frame windows on its east and south facades and a sliding door on its east side. A shed-roofed extension, open on the south end, projects from its west side.

Immediately to the east of the pump house is an outdoor area of piping and pumps measuring 60’x35’. The single-story cinder-block office building measures 28’x30’. A row of narrow windows runs just below the roofline on the north and south sides of the building, and aluminum-frame windows meet at the northwest corner. Another aluminum slider is set to the north of the entrance door, which opens onto the west façade. A second door opens near the middle of the east façade. The roof has broad eaves and is covered in asphalt sheeting. An outdoor pump and appurtenant piping is located immediately north of the office building. The corrugated metal garage measures 40’x25’ and has shallow plain front gables beneath slightly-projecting eaves. A roll door 8’ wide is set below the north gable, while an entrance door with upper light opens onto the center of the south façade. The east and west sides of the building have no openings. Aerial photography suggests that the garage was built between 1979 and 1986. A west-facing 5’x8’ storage shed with corrugated metal sides and roof, shallow plain gables stands between the garage and office. The property is bounded by a chain-link fence topped with barbed wire.

Surrounding Land Use			
North:	Single Family Residential (R-1/S.1) and Vacant Agricultural land in the County	East:	Vacant agricultural land outside City Limits
South:	Single-Family Residential (R-1/S.1) and Vacant agricultural land	West:	Single-Family Residential (R-1/S.1)

Project Entitlements Requested: Coastal Development Permit (CDP) and Conditional Use Permit (CUP) approvals are required for demolition of the tanks, pumps and other structures.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

The City of Morro Bay is the lead agency for the proposed project. Responsible and trustee agencies may include, but are not limited to:

- California Coastal Commission
- San Luis Obispo Air Pollution Control District (SLOAPCD)
- San Luis Obispo County Environmental Health
- California Department of Toxic Substances Control (DTSC)
- California Department of Fish and Wildlife (CDFW)
- Regional Water Quality Control Board (RWQCB)
- U.S. Fish and Wildlife Service (USFWS)

Figure 1: VICINITY MAP

EXHIBIT C

Figure 2: SITE PLAN

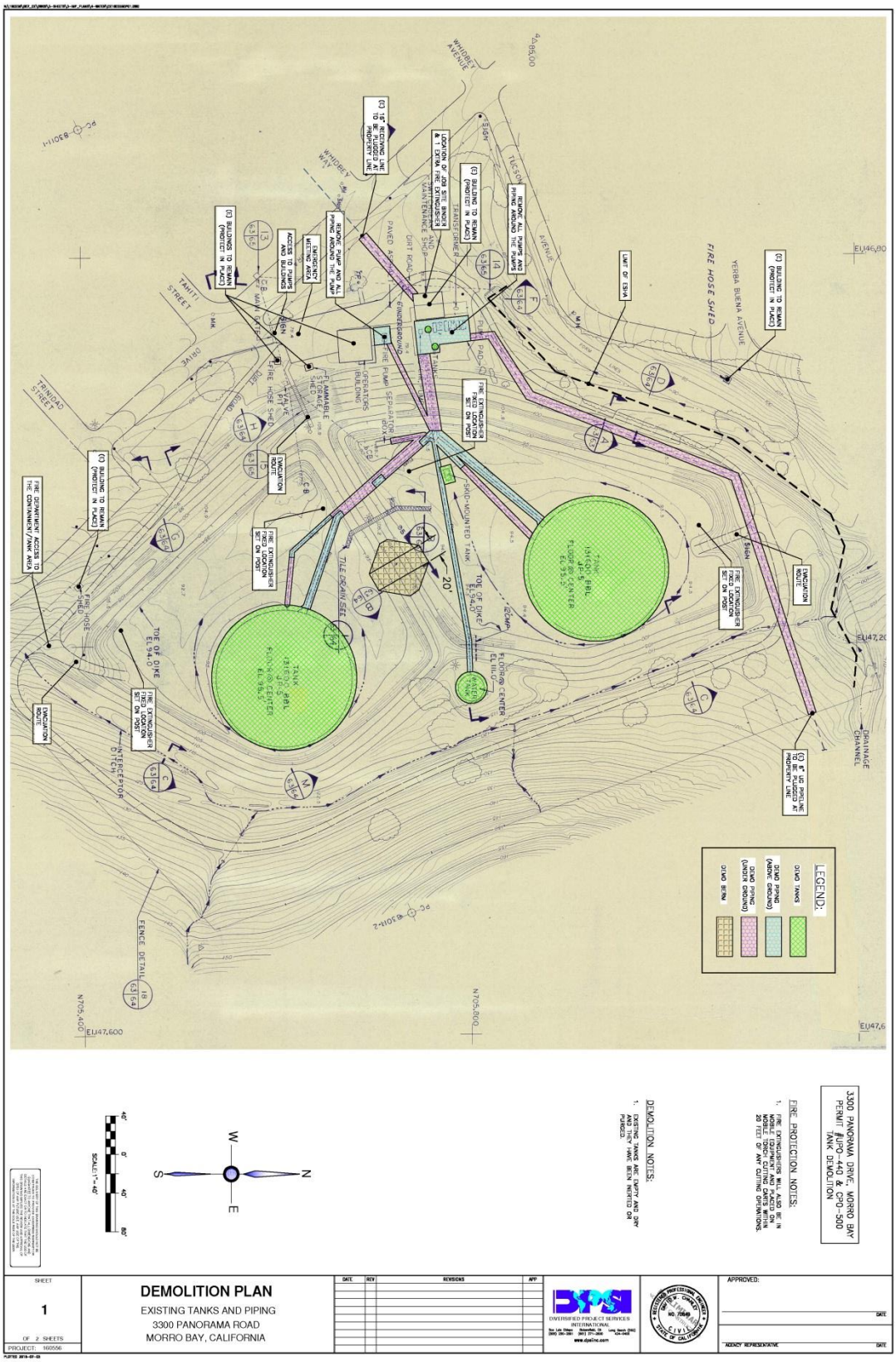
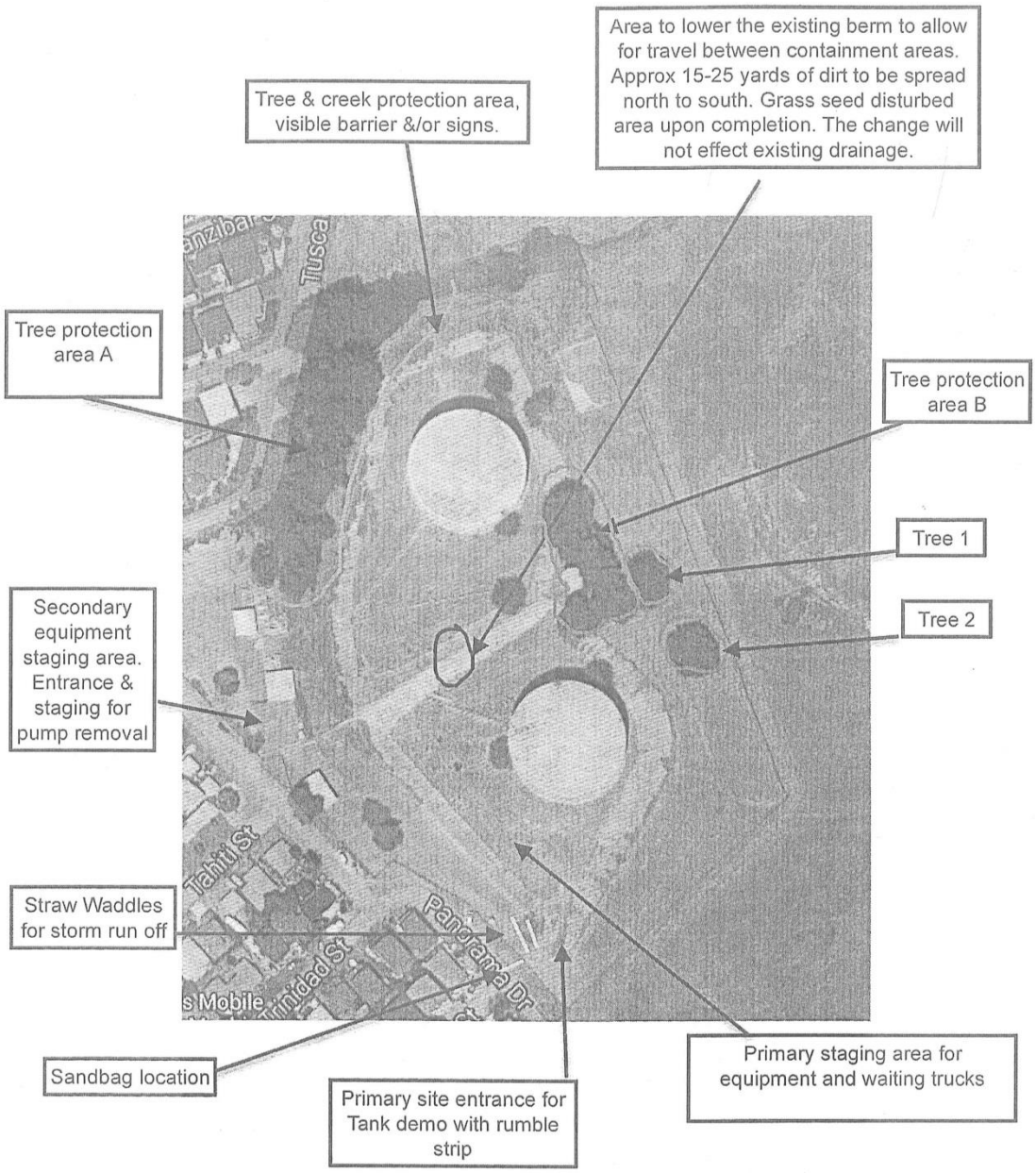


Figure 3: TREE PROTECTION PLAN



II. ENVIRONMENTAL SETTING AND IMPACTS

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the Environmental Checklist on the following pages.

	1. Aesthetics		10. Land Use/Planning
	2. Agricultural Ressources		11. Mineral Resources
X	3. Air Quality	X	12. Noise
X	4. Biological Resources		13. Population/Housing
X	5. Cultural Resources		14. Public Services
	6. Geology/Soils		15. Recreation
	7. Greenhouse Gas Emissions	X	16. Transportation/Circulation
X	8. Hazards/Hazardous Materials		17. Utility/Service Systems
X	9. Hydrology/Water Quality		18. Mandatory Findings of Significance

FISH AND GAME FEES

	The Department of Fish and Wildlife has reviewed the CEQA document and written no effect determination request and has determined that the project will not have a potential effect on fish, wildlife, or habitat (see attached determination).
X	The project has potential to impact fish and wildlife resources and shall be subject to the payment of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code. This initial study has been circulated to the California Department of Fish and Wildlife for review and comment.

STATE CLEARINGHOUSE

X	This environmental document must be submitted to the State Clearinghouse for review by one or more State agencies (e.g. Cal Trans, California Department of Fish and Wildlife, Department of Housing and Community Development). The public review period shall not be less than 30 days (CEQA Guidelines 15073(a)).

III. DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made, by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant" impact(s) or "potentially significant unless mitigated" impact(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR of NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Whitney McIlvaine
Contract Planner

For: Scot Graham
Community Development Manager

[X] With Public Hearing

[ ] Without Public Hearing

Previous Document: N/A

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact' is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 19, "Earlier Analysis," as described in (5) below, may be cross-referenced).

5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063 (c) (3) (D)). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they addressed site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significance

IV. ENVIRONMENTAL CHECKLIST

1. AESTHETICS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?			X	
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within view of a state scenic highway?			X	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Environmental Setting:
The General Plan and Local Coastal Plan contain policies that protect the City's visual resources. The waterfront and Embarcadero are designated as scenic view areas in the City's Visual Resources and Scenic Highway Element. The Morro Rock, sand spit, harbor and navigable waterways are all considered significant scenic resources. Highway 1, which is located approximately 0.2 mile west of the project site, is a California Department of Transportation-designated Scenic Highway and All-American Road. Highway 1 scenic vistas include the Pacific Ocean, Morro Rock, and the hillsides and ridgelines to the east of the City.

Existing development onsite, including the two large (currently empty) jet fuel tank, water tank, large berm surrounding the tanks, chain-link fencing, and associated buildings, piping, and related infrastructure, is primarily visible from Panorama Drive, Whidbey Street, Tuscan Avenue, and the nearby residential neighborhood. Views towards the site, as seen from Highway 1 and Main Street are generally dominated by existing development, existing white tanks located approximately 600 feet northwest of the project site, and undeveloped hillsides and ridgelines to the north and east of the project site. The existing tanks, which are surrounded by a large constructed earthen berm, are visible above the residential neighborhood, as seen from Highway 1.

Impact Discussion:

a. The proposed demolition project does not include any new structural development of the site or mass grading. Six mature trees are proposed for removal; four of these trees are located adjacent to the existing jet fuel storage tanks and two are located along the western edge of the large berm. The trees proposed for removal do not include the dense riparian and tree canopy located along the northwest edge of the project site, or the row of Monterey cypress trees to the north of the water tank. While the loss of six trees may be noticed by the public, due to the location of these trees adjacent to the existing tanks and berm, and urban development located between the site and Highway 1, the loss would not adversely affect the scenic vista, which encompasses the undeveloped ridgelines and valleys to the north and east. In addition, as discussed in Section 4 Biological Resources the applicant would be required to mitigate for the loss of the Monterey cypress trees by replanting removed trees at a minimum 2:1 ratio.

   Large equipment, trucks, and vehicles would be visible during the demolition process, which will occur over a period of approximately 1.5 to 2 months. Based on the relatively short timeframe, location, and nature of the project, and limited visibility from Highway 1, the proposed actions would not have a substantial adverse effect on a scenic vista, and no mitigation is necessary.

b. Implementation of the project would require the removal of up to five Monterey cypress trees and one Myoporum tree. Up to nine additional Monterey cypress trees may be impacted by proximate construction activities and trimming. While these trees are visible from Highway 1, a state Scenic Highway, due to the location of these trees adjacent to the existing tanks and berm, and urban development located between the

site and Highway 1, the loss would not substantially damage scenic resources as seen from the highway. In addition, as discussed in Section 4, the applicant would be required to mitigate for the loss of the Monterey cypress trees by replanting removed trees at a minimum 2:1 ratio. Therefore, potential impacts would be less than significant.

c. The project site is located at the northeastern edge of the City limits, and the existing visual character is industrial. The visual character between the project site and Highway 1 is urban (residential and commercial); land to the north, outside of the City limits, consists of undeveloped hillsides, valleys, and ridgelines dominated by grassland habitat, coastal scrub, riparian corridors, and clusters of mature trees. Upon implementation of the demolition project, some industrial components would remain, including the switchgear/maintenance shop and operators building near Panorama Drive, the chain-link perimeter fence, large berm, and concrete steps along the side of the berm. The more natural-appearing components of the site, including the dense canopy along the northwestern edge of the site, and row of Monterey cypress trees north of the water tank, would also remain. Although the site would retain some features that contribute to its industrial character, and the use of large equipment onsite would impair visual quality in the short-term (1.5 to 2 months), the removal of the larger structural components would result in a site that is more visually compatible with nearby urban development and undeveloped agricultural/open space. Therefore, potential impacts would be less than significant.

d. In the short-term, the demolition project may require the use of temporary construction lighting for visibility and worker safety; no new permanent lighting or sources of glare are proposed. The temporary lighting would be visible from Highway 1 and the proximate residential neighborhood. City Municipal Code Section 17.52.080 (Lighting, illuminated signs and glare) requires that:

A. Other sections of this title notwithstanding, no illumination may be directed toward the adjacent residential uses and onto streets. Lighting glare shall be screened from the residences, hotels, streets, and other glare sensitive uses.

B. No direct or reflected glare, whether produced by floodlight, high temperature processes such as combustion or welding, or other processes, so as to be visible from any boundary line of property on which the same is produced shall be permitted. Sky-reflected glare from buildings or portions thereof shall be so controlled by such reasonable means as are practical to the end that the said sky reflected glare will not inconvenience or annoy persons or interfere with the use and enjoyment of property in and about the area where it occurs.

Based on the temporary nature of construction impacts, and compliance with the City Code, these effects would be less than significant.

Conclusion: *Based on the nature and location of the proposed project, and compliance with existing regulations, no significant impacts to aesthetic resources would occur.*

Mitigation and Monitoring: Not Applicable.

2. AGRICULTURAL RESOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocol adopted by the California Air Resources Board. Would the project:				
a. Convert prime farmland, unique farmland, or farmland of statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?			X	

Environmental Setting:
The site is within the R-1/PD/ESH (Single-Family Residential/Planned Development / Environmentally Sensitive Habitat) zoning district and designated by the General Plan and Coastal Land Use Plan (CLUP) as General Light Industrial / Planned Development. Surrounding land uses include a residential neighborhood to the northwest, west, and southwest, and undeveloped unincorporated land designated Agriculture to the east. The perimeter of the project site is fenced, and a small herd of goats provide vegetation and weed management within the site. No agricultural activities are present within or proximate to the project site. Based on review of the San Luis Obispo County Important Farmland 2012 map (California Department of Conservation 2015), the project site is designated as Urban and Built-up Land.

Impact Discussion:

a. Based on the site's designation of Urban and Built-up Land, the project would not result in the conversion of Farmland to non-agricultural use. No impact would occur.

b. The current zoning for the site is Single-Family Residential/Planned Development, and urban development is present to the northwest, west, and southwest. Adjacent land to the east is zoned Agriculture. No agricultural activities were observed either onsite or in adjacent areas. The project site and surrounding areas are not under a Williamson Act contract or County Agricultural Preserve. The proposed two-month demolition project does not include any elements that would result in a conflict with adjacent agricultural

land, should the property owner, Chevron USA, decide to implement livestock grazing or other agricultural activities. Therefore, impacts would be less than significant.

c-d. No forestland or timberland is present on or in the vicinity of the project site; therefore, no impact would occur.

e. Based on the location of the project within an urban area, short-term duration of the demolition project, and lack of agricultural production in the vicinity of the project site, the project would not involve any other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, impacts would be less than significant.

Conclusion: *No significant impacts to agricultural resources have been identified.*

Mitigation and Monitoring: Not Applicable.

3. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?		X		
e. Create objectionable odors affecting a substantial number of people?			X	

Environmental Setting: The San Luis Obispo County Air Pollution Control District (SLOAPCD) has developed the CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. The APCD has also prepared a Clean Air Plan to evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels. The proposed project was reviewed by the APCD (APCD 2016), and their review is incorporated into the analysis below.

Impact Discussion:

a. Based on the nature of the demolition project, and compliance with existing regulations related to demolition and construction actions, the project would not be inconsistent with or obstruct implementation of the Clean Air Plan.

b-d. The project site is located adjacent to an existing residential neighborhood, which is considered a sensitive receptor. Based on review by the APCD, which included use of CalEEMod to estimate construction emissions, the APCD concluded that the demolition/construction impacts will likely be less than the APCD's significance thresholds (APCD 2016). Compliance with existing regulations and standard

mitigation measures addressing the emission of air pollutants in proximity to sensitive land uses (i.e. residential neighborhood) would mitigate potential impacts to less than significant, as discussed below.

Demolition/Construction Permit Requirements. Implementation of the project may require the use of portable equipment. Portable equipment, 50 horsepower (hp) or greater, may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. Certain operations, such as degassing and cleaning of petroleum storage tanks, may also require an APCD permit. As required by mitigation identified below, the applicant would comply with APCD regulations regarding portable equipment, as necessary.

Petroleum Storage Tank Removal and Degassing. Degassing and cleaning of fuel storage tanks must be done under an APCD permit for tank degassing and cleaning equipment. In addition, the San Luis Obispo County Environmental Health Division of the Public Health Department, which is a Certified Unified Program Agency, is required to be contacted prior to implementation of the project. The removal of the liquid product, sludge, and vapor components must be performed in a safe, controlled fashion in order to avoid nuisance odors and the uncontrolled release of gaseous hydrocarbons. Vacuum trucks or pumps used to remove sludge and/or hydrocarbon containing materials must be vented to a District permitted control system to prevent odors and hydrocarbon emissions. At this time, the applicant does not foresee a need for degassing or cleaning, as this appears to have been completed by the Navy at the time the facility was closed. The APCD concurred that the tanks were cleaned and inspected in 1992; therefore additional cleaning is not required (APCD, email correspondence, 2016).

APCD Permitting of Hydrocarbon Contaminated Soil Processes. The project site is listed as a U.S. Environmental Protection Agency Non-National Priorities List Superfund Site (refer to Section 8 Hazards and Hazardous Materials for additional information). Prior to soil disturbance, the applicant is required to obtain an APCD permit to address proper management of the hydrocarbon contaminated soil prior to the start of any earthwork, in order to mitigate potential health and environmental hazards related to possible exposure. This permit will include conditions to minimize emissions from any excavation, disposal, or related process. In addition, the air quality impacts from the excavation and haul trips associated with removing the contaminated soil must be evaluated and mitigated if total emissions exceed the APCD's construction phase thresholds. Based on use of CalEEMod, the demolition project (including up to 6 worker round-trips per day, and 40 haul trips total) would not exceed daily or quarterly emissions thresholds.

Naturally Occurring Asbestos. Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The APCD has identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). The project site is located in a candidate area for Naturally Occurring Asbestos (NOA). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), prior to any grading or construction activities at the site the applicant is required to ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD. If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at slocleanair.org/business/asbestos.php.

Demolition/ Asbestos. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, abatement, and disposal of asbestos containing material (ACM). ACM could be encountered during the demolition or remodeling of existing structures or the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). This project will include these activities and may be subject to various regulatory jurisdictions. including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants C40CFR61. Subpart M - asbestos NESHAPl. These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey

conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM.

The applicant submitted asbestos and lead inspection reports for the storage tanks, pump station, office, control room, and garage buildings (Hazard Management Services 2016a, 2016b). Based on the results of the inspections, which included collection and analysis of samples, no asbestos was detected in the samples collected from the storage tanks and pump station; however, the report notes that gaskets and seals that were not accessible must be assumed to contain asbestos, in addition to potential moisture barrier coatings that may be present on sub-surface pipes. Regarding the office, control room, and garage buildings, the report noted that asbestos was detected in the carpet and glue on the floor tile and mastic, metal roof and siding panel; asbestos is assumed to be present in the metal window frames and electric cable. Lead was detected in the paint of several samples collected onsite. Handling of these materials is subject to existing regulations.

Dust Control Measures. Demolition and construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Projects including grading activities within 1,000 feet of any sensitive receptor, such as the residential neighborhood to the northwest, west, and southwest, shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD's 20% opacity limit CAPCD Rule 401) or prompt nuisance violations CAPCD Rule 402).

Construction Phase Idling Limitations. This project is proximate to nearby sensitive receptors (residences to the northwest, west, and southwest), and is therefore required to implement identified mitigation measures in compliance with California and local APCD diesel idling regulations to ensure that public health benefits are realized by reducing toxic risk from diesel emissions.

e. During demolition activities, nearby sensitive receptors may experience offensive odors due to use of equipment, and diesel emissions (as discussed above). As these effects would be short-term, potential impacts are considered less than significant.

Conclusion: *Implementation of the proposed project would not result in emissions exceeding thresholds of significance, as identified by the APCD. The project would require compliance with existing regulations regarding equipment that requires an APCD permit, and the handling and disposal of materials and soils containing, or potentially containing, asbestos and lead. The project is subject to standard construction practices, including dust control measures required by the Municipal Code and APCD CEQA Handbook to address short-term air quality impacts related to demolition. All permit conditions are required as notes on the plans and Community Development Department staff will monitor compliance in the normal course of reviewing plans.*

Mitigation and Monitoring:

Mitigation Measure AQ-1: Demolition/Construction Permit Requirements. Portable equipment, 50 horsepower (hp) or greater, may require California statewide portable equipment registration (issued by the California Air Resources Board) or an Air Pollution Control District (APCD) permit. Certain operations, such as degassing and cleaning of petroleum storage tanks, may also require an APCD permit. To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at C805l 781-5912 for specific information regarding permitting requirements.

Monitoring AQ-1: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-2: Petroleum Storage Tank Removal and Degassing. As required, the Certified Unified Program Agency (CUPA) should be contacted prior to removal or degassing of fuel storage tanks. The San Luis Obispo County Environmental Health Division of the Public Health Department is the CUPA for most locations in San Luis Obispo County. You may contact Environmental Health Services at (805) 781-5544 for more information. Degassing and cleaning of fuel storage tanks must be done under an Air Pollution Control District permit for tank

degassing and cleaning equipment. The removal of the liquid product, sludge, and vapor components must be performed in a safe, controlled fashion in order to avoid nuisance odors and the uncontrolled release of gaseous hydrocarbons. Vacuum trucks or pumps used to remove sludge and/or hydrocarbon containing materials must be vented to a District permitted control system to prevent odors and hydrocarbon emissions. For more information concerning permit requirements, please contact the Engineering Division at {805) 781-5912.

Monitoring AQ-2: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-3: APCD Permitting of Hydrocarbon Contaminated Soil Processes. This project will require an Air Pollution Control District (APCD) permit to address proper management of the hydrocarbon contaminated soil prior to the start of any earthwork. This permit will include conditions to minimize emissions from any excavation, disposal or related process. To the extent feasible, the applicant must contact the APCD Engineering Division at 781-5912 at least 120 days before the start of excavation to begin the permitting process. In addition, the air quality impacts from the excavation and haul trips associated with removing the contaminated soil must be evaluated and mitigated if total emissions exceed the APCD's construction phase thresholds.

Monitoring AQ-3: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-4: Naturally Occurring Asbestos. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), prior to any grading or construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD. If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at slocleanair.org/business/asbestos.php.

Monitoring AQ-4: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-5: Demolition/ Asbestos. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, abatement, and disposal of asbestos containing material (ACM). ACM could be encountered during the demolition or remodeling of existing structures or the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). This project will include these activities and may be subject to various regulatory jurisdictions including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants C40CFR61 Subpart M - asbestos NESHAP. These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 and also go to slocleanair.org/business/asbestos.php for further information. To obtain a Notification of Demolition and Renovation form go to the "Other Forms" section of: slocleanair.org/business/onlineforms.php.

Monitoring AQ-5: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-6: Dust Control Measures. Demolition and construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Projects with grading areas that are within 1,000 feet of any sensitive receptor (residences) shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD's 20% opacity limit CAPCD Rule 401) or prompt nuisance violations CAPCD Rule 402).

a. Reduce the amount of the disturbed area where possible;

b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of free board (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
j. To prevent "track out", install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. The "track-out prevention device" can be any device or combination of devices that is effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices require periodic cleaning to be effective;
k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
l. Prior to any ground disturbance, sufficient water or soil stabilizers shall be applied to the area to be disturbed to prevent visible emissions from crossing the property line;
m. Areas to be graded or excavated shall be kept adequately wetted and/or stabilized to prevent visible emissions from crossing the property line;
n. Storage piles shall be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;
o. Equipment shall be washed down before moving from the property onto a paved public road;
p. Visible track-out on the paved public road shall be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours;
q. During site grading and/or excavation activities, if serpentinite material is encountered, the project engineering geologist shall be notified that this material has been encountered;
r. If serpentinite material is encountered during grading or excavation activities and dust control measures are inadequate, the APCD shall be contacted to address the need for active air monitoring at the site;
s. During site excavation for investigation purposes, a water truck shall be available for dust control;
t. All PM10 (dust) mitigation measures required should be shown on grading and building plans; and,
u. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Monitoring AQ-6: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-7: Construction Phase Idling Limitations. This project is in close proximity to nearby sensitive receptors (residences to the northwest, west and south). Projects that will have diesel powered construction activity in close proximity to any sensitive receptor shall implement the following mitigation measures to ensure that public health benefits are realized by reducing toxic risk from diesel emissions: To help reduce sensitive receptor emissions impact of diesel vehicles and equipment used to construct the project the applicant shall implement the following idling control techniques:

California Diesel Idling Regulations

a. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
    1. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation, and as further restricted below (see Diesel Idling Restrictions Near Sensitive Receptors); and,
    2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
b. Off-road diesel equipment shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use off-Road Diesel regulation, and as further restricted below (see Diesel Idling Restrictions Near Sensitive Receptors); and
c. Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5 minute idling limit and project site Diesel Idling Restrictions Near Sensitive Receptors.

The specific requirements and exceptions in the regulations can be reviewed at the following web sites: www.arb.ca.gov/msprog/truck-idling/2485.pdf and www.arb.ca.gov/msprog/ordiesel/documents/finalregorder-dec2011.pdf.

Diesel Idling Restrictions Near Sensitive Receptors

In addition to the State required diesel idling requirements, the project applicant shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors (residences to the northwest, west and south):

a. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
b. Use of alternative fueled equipment is recommended; and
c. Signs that specify the no idling areas must be posted and enforced at the site.

Monitoring AQ-7: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

4. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife service?		X		

c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc) through direct removal, filling, hydrological interruption, or other means?		X		
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?				X

Environmental Setting: The project site is developed with the three tanks and piping proposed for demolition, in addition to structures, a large berm, fencing and gates, and associated infrastructure. A drainage identified as an Environmentally Sensitive Habitat Area (ESHA) is present along the northwest boundary of the project site. Mature trees, grasses, forbs, and shrubs are present. The applicant submitted a *Biological Assessment Letter Report* (Terra Verde 2016); the results of this report are incorporated into the discussion and analysis below.

During the surveys conducted on February 25 and May 18, 2016, Terra Verde biologists and botanists assessed the property for potential waters and wetlands, special-status plant and wildlife resources, nesting birds, and roosting bats which, if present, have potential to be impacted by the proposed project. The report includes identification and mapping of all ESHA on the project site.

The majority of the project site is highly disturbed and contains a mixture of nonnative annual grasses and weeds. Fuel tank containment areas are dominated by nonnative annual grasses with several ornamental and Monterey cypress trees (*Cupressa macrocarpa*) along with various pipeline components. The water tank proposed for removal is surrounded by Monterey cypress trees. An unnamed ephemeral drainage located along the northwestern perimeter of the project site conveys flows from the upslope hillside into a culvert located north of the control building and paved parking lot and ultimately into the Pacific Ocean. The drainage is mapped as a blue-line stream according to the United States Geologic Survey (USGS) topographic maps; no water was present in the drainage during either of the surveys. At the northernmost portion of the property, the drainage is characterized as riparian scrub dominated by Arroyo willow (*Salix lasiolepis*) with an understory of herbaceous vegetation including California rose (*Rosa californica*), poison oak (*Toxicodendron diversilobum*), and California blackberry (*Rubus ursinus*). Further south of the riparian scrub, conditions surrounding the drainage are highly disturbed. A linear row of Monterey cypress trees is present along the top of the drainage bank interspersed with ornamental pine trees (*Pinus* sp.) along the westernmost bank. No vegetation was present within understory of the Monterey cypress trees or within the drainage feature at this location.

The unnamed tributary and the associated riparian corridor (riparian scrub) are designated ESHA by the City of Morro Bay Local Coastal Program (1982) and County of San Luis Obispo Estero Area Plan (2009). Within the City limits, the ESHA is mapped as an "Unnamed Creek". The same drainage is mapped as ESHA, Coastal Stream within the County of San Luis Obispo. Banks of the unnamed drainage and associated riparian vegetation are within the jurisdiction of the California Department of Fish and Wildlife (CDFW), while the bed of the tributary, below the ordinary high water mark, is within the jurisdiction of the U.S. Army Corps of Engineers (Corps) and Regional Water Quality Control Board (RWQCB). One sensitive wildlife species, California red-legged frog as well as nesting birds, have potential to occur on the site.

Impact Discussion:

a. Based on review of the California Natural Diversity Database (CNDDB), 18 special-status plant species and 17 special-status wildlife species have potential to occur based on occurrences within a 5-mile radius of the project area (Terra Verde 2016). No special-status plant species were discovered during the appropriately timed botanical survey. According to the CNDDB, nine occurrences of California red-legged frog, a Federal Threatened and State Species of Special Concern, have been documented within a five-mile radius of the project site. The closest CRLF occurrence is at the confluence of two unnamed drainages at the northern extent of the property (based on coordinates within the CNDDB). According to the CNDDB record, CRLF were observed in 2000 at this location where dense scrubby vegetation such as willows, cattails, and bulrushes dominate and water quality is suitable. Breeding sites occur along watercourses with pools that persist long enough for breeding and larval development, and breeding time depends on winter rains but is usually between late November and late April. The project site is located within the current and historic range of CRLF, and is proximate to U.S. Fish and Wildlife Service (USFWS) designated Critical Habitat.

Disturbed, annual grasslands within the project site are poorly suited for CRLF; however the unnamed drainage along the northern site boundary provides suitable forage, sheltering, and dispersal capability for the species. Specifically, the upper portion of the drainage supports riparian scrub, which provides suitable habitat conditions for CRLF and is protected from human-related and other disturbances by permanent fencing. Downstream of the riparian scrub portion of the unnamed drainage, habitat conditions are less advantageous for CRLF. Drainage banks are steeply sloped and completely lack vegetative cover. No small mammal burrows, undercut banks, exposed root wads, or other refuge sites were noted. No deep pools (i.e., breeding habitat) were discovered in the survey area. Further, no CRLF were observed during either of the survey efforts.

Although the disturbed interior of the site (annual grasslands) are generally poorly suited for CRLF, the species is capable of dispersing up to two miles between aquatic habitats. Based on the CNDDB records coupled with habitat conditions within the riparian scrub portion of the unnamed drainage and dispersal capability of this species, there is low potential for CRLF to occur in the project site, specifically the unnamed drainage. However, it is considered unlikely that CRLF would occupy the interior of the site (i.e., tank containment areas) due to lack of suitable habitat.

CRLF and other common wildlife species have the potential to be directly impacted by project activities through crushing, trampling, and other construction-related disturbances. To avoid and/or minimize these potential impacts to CRLF and other common wildlife species, mitigation measures are recommended below, including requirements for a pre-construction survey, biological monitoring (as warranted based on the survey), avoidance of both special-status and common wildlife, and protection of the drainage that provides potential habitat for this species.

Ornamental shrubs, Monterey cypress trees, pine trees, and building structures within the project site provide suitable nesting habitat for a variety of raptor and passerine species. Specifically, mature Monterey cypress trees and pine trees throughout the site offer suitable canopy and structure for nesting raptors including Cooper's hawk (*Accipiter cooperii*), a CDFW Watch List species during nesting, which has been documented within five miles of the project site. Numerous passerine species were identified during the survey efforts and one active barn swallow nest was observed within the rafters of the control building during the May 18th survey; this nest was expected to be fledged by the end of June. Several other inactive nests were observed in the vacant metal building near the site entrance adjacent to Panorama Drive. No roosting bats, or sign thereof, were observed within the vacant building structures, overhangs, or trees on the site. Based on current site conditions and results of the biological surveys, no other special-status wildlife species are expected to occur on the site. Mitigation for potentially nesting birds is identified below, including avoidance of the nesting season to the maximum extent feasible. If the activities cannot be timed to avoid the nesting season, a pre-construction survey is required and if nest(s) are present, buffer zone(s) shall be established. To mitigate for the loss of nesting habitat, the applicant has agreed to replace removed Monterey cypress with in-kind species at a minimum 2:1 ratio.

Based on the location of the project, habitat conditions and analysis presented in the *Biological Assessment Letter Report* (Terra Verde 2016) and incorporated into this discussion, and implementation of identified mitigation measures, potentially significant impacts to special-status species would be mitigated to less than significant.

b-c. The unnamed drainage present along the northwestern portion of the site is mapped ESHA, and is within the jurisdiction of CDFW, Corps, and RWQCB. The northern portion of the drainage is comprised of riparian scrub dominated by willow scrub habitat. Lower portions of the drainage are deeply incised and lack vegetation. Impacts to the drainage feature and associated ESHA may occur during demolition and removal work via sedimentation, introduction of pollutants, and deposition of fugitive dust. Equipment access and excavation work is likely to temporarily disturb soils in the vicinity of ESHA; specifically, pipe removal work north of the control building and near the culvert entrance would be located near the drainage bank. Disturbed soils may be washed into the drainage during the subsequent rain season or directly discharged while exposing underground piping. Equipment operating near ESHA has potential to introduce petroleum based pollutants associated with equipment leaks, spills, or line breaks. Additionally, dismantling and exposing piping could result in inadvertent discharges into the waterway. Lastly, fugitive dust impacts may occur to the unnamed drainage and associated vegetation during earthmoving, demolition of shot-crete covered slopes, concrete foundation removal, and masonry building demolition. Avoidance and mitigation measures are identified below to minimize and/or avoid impacts to ESHA as a result of proposed actions.

Based on the location of the project, habitat conditions and analysis presented in the *Biological Assessment Letter Report* (Terra Verde 2016) and incorporated into this discussion, and implementation of identified mitigation measures, potentially significant impacts to ESHA would be mitigated to less than significant.

d. As noted above, the project site provides habitat for nesting birds. Impacts to nesting birds, including those protected by Fish and Game Code and the Migratory Bird Treaty Act (MBTA), may occur if demolition and removal, ground disturbance, or vegetation removal occurs during the typical nesting period (February 1 to September 15). Potential direct impacts include nest disruption or abandonment from vegetation clearing or trimming, construction noise, and equipment vibration. Indirect impacts to nesting birds may include loss of nesting and foraging habitats.

Based on the location of the project, habitat conditions and analysis presented in the *Biological Assessment Letter Report* (Terra Verde 2016) and incorporated into this discussion, and implementation of identified mitigation measures, potentially significant impacts to native and migratory species would be mitigated to less than significant.

e. The City's LCP includes ESHA polices, which are applicable to the project due to the ESH designation along the northwestern property boundary. Relevant policies are discussed below.

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. The City shall either prepare a wetlands/estuarine map or, if funding does not permit such preparation, adopt the National Wetland Inventory by U.S. Fish and Wildlife Service dated 1979, as the mapping illustration of the wetland and estuarine areas contained within City boundaries. If the City adopts the National Wetland Inventory Mapping as their LUP wetlands map, then because that map does not precisely delineate the extent of wetland habitats and types, all proposed development located within 1000 feet of the mapped wetland boundaries shall be required to submit additional mapping based on U.S. Fish and Wildlife and Coastal Commission Statewide Interpretive Guidelines done by a qualified biologist. The additional mapping will be submitted for review and approval from U.S. Fish and Wildlife and the California Department of Fish and [Wildlife]. After public agency approval has been obtained, the City shall define buffer areas around the wetland areas. The buffer areas shall be 100 feet around all wetland areas except where biologists identify the need for a greater buffer to protect the overall wetland system or a particular resource. Developments permitted within wetland and/or buffer areas are limited to the uses listed in Section 30233(c) of the Coastal Act.

The boundaries of the onsite ESHA are identified in the *Biological Assessment Letter Report* (Terra Verde 2016) prepared for the project. The applicant has agreed to avoid any direct impacts to resources within the ESHA boundary. Demolition actions within 100 feet of ESHA would be limited to the removal of piping and associated infrastructure, including ground disturbance to access subsurface pipeline(s), which could be considered a "restorative" measure, which is an allowed use under Section 30233(c) of the Coastal Act. Mitigation measures are identified below, which would reduce the potential for degradation of the unnamed creek/drainage.

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.

As described above (see response b,c), implementation of the project has the potential to result in pollutant discharge within mapped ESHA, and mitigation is identified to ensure compliance with this policy.

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, projects shall 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.

The boundaries of the onsite ESHA are identified in the Ctiy's LCP, and this boundary was further delineated in the *Biological Assessment Letter Report* (Terra Verde 2016) prepared for the project. The *Biological Assessment* includes an analysis of the project's potential impacts on sensitive habitats, consistent with this policy.

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 a minor nature such as fences or at-grade improvements for pedestrian or equestrian trails. Such projects shall be subject to review and comment by the Department of Fish and [Wildlife] 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 [Wildlife]. If a setback area is adjusted downward mitigation measures developed in consultation with the Department of Fish and [Wildlife] shall be implemented.

Proposed actions within 100 feet of mapped ESHA include: removal of pumps and associated piping, pipeline(s), and use of equipment to remove one of the large Navy tanks. No new permanent structures are proposed within 100 feet of mapped ESHA, consistent with this policy. Mitigation measures are identified below, which would reduce the potential for degradation of the unnamed creek/drainage.

Policy 11.14. A minimum buffer strip along all streams shall be required as follows:

(1) A minimum buffer strip of 100 feet in rural areas;
(2) A minimum buffer strip of 50 feet in urban areas.

If the applicant can demonstrate that the implementation of the minimum buffers on previously subdivided parcels would render the subdivided parcel unusable for its designated use, the buffer may be adjusted downward only to a point where the designated use can be accommodated, but in no case shall the buffer be reduced to less than 50 feet for rural areas and 25 feet for urban areas. Only when all other means to project modifications are found inadequate to provide for both the use and the larger minimum buffer, the lesser setback shall be established in consultation with U.S. Fish and Wildlife and the California Department of Fish and [Wildlife] and shall be accompanied by adequate mitigations. The buffer area shall be measured landward from the landward edge of riparian vegetation or from the top of the bank (e.g., in channelized streams). Maps and supplemental information may be required to determine these boundaries.

Adjustments to the minimum buffer must protect the biological productivity and water quality of the streams. Assessment of impact shall include, but not be limited to the following factors:

(a) Soil type and stability of stream corridors:
(b) How surface water filters into the ground:
(c) Slope of land on either side of the stream; and
(d) Location of the 100 year flood plain boundary.

Where riparian vegetation has been previously removed, except for stream Channelization, the buffer shall allow for the re-establishment of riparian vegetation to its prior extent to the greatest degree possible.

The project site is located at the City limits, and the site is a transition from the dense urban development associated with the residential neighborhood and the undeveloped hillside to the north and east. No new uses or structures are proposed within 50 feet of the unnamed creek (and mapped ESHA); actions within 50-100 feet of the creek are limited to the demolition and removal of pumps, piping, and tanks and associated equipment use. The Navy tanks are located within a depressed area, and are surrounded by a large earthen berm, which would help contain any accidental pollutants from flowing towards the creek. In addition, mitigation is identified below, which would further ensure protection of waters and habitat present along the creek corridor. Therefore, the project appears consistent with the intent of this policy.

Policy 11.15. No structures shall be located within the stream corridor except: public trails located within a buffer when no alternative location is feasible but outside of riparian habitat; necessary water supply projects; flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development; and development where the primary function is the improvement of fish and wildlife habitat. Bridges (when support structures are located outside the critical habitat areas) may be permitted when no alternative route/location is feasible. All development shall incorporate the most protective mitigations feasible.

As noted above, the project does not include the construction or placement of structures within the stream corridor, and mitigation is identified below to protect the habitat values of the creek and associated ESHA. No vehicle traffic shall be allowed within mapped ESHA, and no new development is proposed on the project site. Compliance with existing regulations and identified mitigation measures would adequately protect mapped ESHA during and following proposed demolition activities. The demolition actions would generate noise during the use of large equipment; however, the project is anticipated to require 1.5 to 2 months to complete, and would not result in a permanent effect to species potentially present within and proximate to ESHA.

Policy 11.16. All permitted development, including dredging, filling, and grading within stream beds and setback buffer areas shall be limited to activities necessary for the construction of uses specified in Policy 11.15. When such activities require removal of riparian plant species, revegetation with local native riparian species shall be required. Projects which would cause the removal of vegetation shall be subject to review and comment by U.S. Fish and Wildlife Service and the Department of Fish and [Wildlife].

Implementation of the demolition project would require the removal of structures and piping within 50-100 feet of the creek. This would require ground disturbance to access underground pipes and infrastructure. No riparian species would be removed; however, some vegetation trimming may be necessary to provide suitable access, and it is expected that this vegetation would not be adversely affected by the one-time trimming. No activities would occur within mapped ESHA, and proximate actions would be monitored by a qualified biologist. Mitigation is identified below, which would further ensure protection of waters and habitat present along the creek corridor. Therefore, the project appears consistent with the intent of this policy.

Policy 11.17. The biological productivity of the City's environmentally sensitive habitat areas shall be maintained and, where feasible, restored through maintenance and enhancement of the quantity and quality of Morro and Chorro groundwater basins and through prevention of interference with surface water flow. Stream flows adequate to maintain riparian and fisheries habitat shall be protected.

The project does not include any actions that would interfere with groundwater recharge or surface water flow. In addition to preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP), the applicant is required to implement erosion, sedimentation, and spill prevention, clean-up, and contingency plans to ensure protection of surface and subsurface waters. As discussed in Section 8 Hazards/Hazardous Materials, the applicant is required to comply with all RWQCB, County Environmental Health, and Department of Toxic Substances Control (DTSC) regulations regarding contaminated soils. Compliance with identified mitigation measures and existing regulations would ensure protection of water quantity and quality.

Policy 11.22. The precise location and thus boundary line of Environmentally Sensitive Habitat areas shall be determined based upon a field study paid for by the applicants and performed by the City or City's consultants and approved by City Council and/or their appointed designee prior to the approval of development on the site, including, but not limited to, a division of land, provision of public access, or restoration of the ESH.

The boundaries of the onsite ESHA are identified in the Ctiy's LCP, and this boundary was further delineated in the *Biological Assessment Letter Report* (Terra Verde 2016) prepared for the project, consistent with this policy.

Based on the discussion above, the project is consistent with the City's General Plan and Local Coastal Program, and would not conflict with any local policies or ordinances protecting biological resources. Impacts would be less than significant.

f. The project site is not subject to any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Impacts would be less than significant.

Conclusion: *There are potentially significant impacts to biological resources unless mitigation is incorporated.*

Mitigation and Monitoring:

Mitigation Measure BR-1: Prior to issuance of demolition permits, the applicant shall submit documentation verifying designation of a qualified biological monitor for all biological resources measures to ensure compliance with Conditions of Approval and mitigation measures. The monitor shall be responsible for the preparation, submittal, and compliance with a Biological Monitoring Plan. The Plan shall include procedures and policies for the following: (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) compliance reporting; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance.

Monitoring BR-1: The City Community Development Department shall verify receipt and compliance with the approved Biological Monitoring Plan.

Mitigation Measure BR-2: Prior to the initiation of demolition actions, including equipment and materials staging and storage, the biological monitor shall conduct environmental awareness training for all construction personnel. The environmental awareness training shall include discussions of sensitive habitats and animal species in the immediate area. Topics of discussion shall include: general provisions and protections afforded by the Endangered Species Act; measures implemented to protect special-status species; review of the project boundaries and special conditions; the monitor's role in project activities; lines of communications; and procedures to be implemented in the event a special-status species is observed in the work area.

Monitoring BR-2: The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming that all project personnel have completed the required training.

Mitigation Measures BR-3: Prior to the initiation of demolition actions, including equipment and materials staging and storage, the applicant's contractors and the biological monitor shall coordinate the placement of project delineation fencing throughout the work areas. The biological monitor shall field fit the placement of the project delineation fencing to minimize impacts to sensitive resources. The project delineation fencing shall remain in place and functional throughout the duration of the project. During construction, no project related work activities shall occur outside of the delineated work area.

Monitoring BR-3: The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming that project delineation fencing has been installed and remains in place for the duration of the project. The biological monitor shall determine when the fencing may be removed, in consultation with the City Community Development Department.

Mitigation Measure BR-4: Prior to initiation of demolition actions, including storage and use of equipment and materials within the project site, the following avoidance and mitigation measures shall be implemented minimize and/or avoid impacts to ESHA as a result of proposed actions:

a. Limits of Environmentally Sensitive Habitat Area (ESHA) shall be clearly delineated using brightly colored construction fencing prior to implementation of any demolition activity. ESHA fencing shall be maintained in good order for the duration of the project.
b. No equipment access, excavation, or other land disturbing activities shall occur within the limits of ESHA.
c. Appropriate erosion and sediment control measures shall be installed and maintained for soil disturbances which could lead to sedimentation impacts to the unnamed tributary. Upon completion of demolition and removal activities, all disturbed areas adjacent to ESHA shall be appropriately stabilized (i.e., erosion control hydroseed, biodegradable wattles, mulch, or similar method approved by the City of Morro Bay).
d. Erosion control materials shall not contain monofilament materials as these materials are known to entangle wildlife.
e. Any equipment or vehicles operated adjacent to ESHA shall be checked and maintained daily, to prevent leaks that could be harmful to wildlife.
f. Emergency spill kits shall be present at the site and personnel shall be trained in proper use of the spill kit during all demolition and removal activities. Training documentation shall be provided to the City of Morro Bay.
g. Appropriate amounts of water and/or soil stabilizers shall be used to suppress fugitive dust during demolition and earth disturbing work, consistent with San Luis Obispo Air Pollution Control District standards.
h. If it is determined by the contractor that disturbance to ESHA cannot be avoided, such disturbance shall be prohibited pending full California Environmental Quality Act, Coastal Act, and Local Coastal Program Policy analysis by the City of Morro Bay. In addition, appropriate permits (i.e., California Department of Fish and Wildlife Lake and Streambed Alteration Agreement) shall be obtained prior to work.

Monitoring BR-4: These measures shall be included as notes on the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify

compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming compliance.

Mitigation Measure BR-5: To avoid and/or minimize these potential impacts to California red-legged frog and other common wildlife species, the following measures are required:

a. A qualified biologist shall survey the project site no more than 48-hours before the start of work activities. If California red-legged frog are detected within the unnamed tributary and out of harm's way, a biological monitor shall monitor all demolition and removal activities within 50 feet of suitable habitat. If California red-legged frog is found within any of the areas planned for disturbance, the biological monitor shall contact the U.S. Fish and Wildlife Service (USFWS) for guidance on how to proceed. No work shall occur until receipt of authorization to proceed from the USFWS.
b. Work shall halt if California red-legged frog are discovered during the course of project activities within demolition and removal areas. The biological monitor shall contact USFWS prior to any future work.
c. All common wildlife species encountered during the course of project activities shall be allowed to leave the area unharmed on their own volition.
d. No project-related materials and/or equipment shall be allowed within the designated ESHA area without prior approval from the City and regulatory agencies.

Monitoring BR-5: These measures shall be included as notes on the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming compliance.

Mitigation Measure BR-6: To avoid impacts to special-status and nesting bird resources, the following measures are required:

a. Demolition and removal activities, earth disturbance, and vegetation clearing shall be avoided during the typical nesting season (February 1 – September 15) to the extent feasible. If avoiding project activities during this season is not feasible, a qualified biologist shall survey the area within one week prior to activity beginning on the site. If nesting birds are located, they shall be avoided until they have successfully fledged or are no longer reliant on parental care. A buffer zone of 250 feet will be placed around all non-sensitive passerine bird species and 500 feet for all raptor species unless buffer reductions are coordinated with California Department of Fish and Wildlife (CDFW) based on compelling biological and ecological reasoning. Activity will remain outside of buffers until a qualified biologist has determined that the young have fledged or the young are no longer reliant on parental care. If special-status bird species are located, no work will begin until an appropriate buffer is determined by consultation with the City, the local CDFW biologist, and/or the U.S. Fish and Wildlife Service (USFWS).

Monitoring BR-6: These measures shall be included as notes on the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming compliance.

Mitigation Measure BR-7: Within five years following the date of issuance of the demolition permit, the applicant shall replace, in-kind at a minimum 2:1 ratio, all mature Monterey cypress trees removed as a result of the development of the project. These newly planted trees shall be maintained until successfully established. Watering shall be controlled so only enough is used to initially establish the tree, and reducing to zero over a three-year period. Once trees have been planted and prior to final inspection, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating when the above planting occurred, what was planted and all measures installed to improve the long-term success of these trees. This letter shall be submitted to the City Community Development Department.

Monitoring BR-7: These measures shall be incorporated into a Tree Restoration Plan to be submitted as part of the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming compliance.

5. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?		X		
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?			X	

Environmental Setting: The project site is located in an area historically occupied by the Obispeno Chumash, and is considered by some to include the southern boundary of the Playano Salinan people. During prehistoric times, the areas surrounding the Morro Bay inlet and estuary were rich in terrestrial, littoral, and estuarine resources, which directly correlate to the high frequency of prehistoric cultural sites identified in the Morro Bay region. Several locations along the coast and Morro Creek are designated Archaeologically Sensitive (AS) by the County of San Luis Obispo, and city, as well.

A records search and surface survey were conducted for the project (Albion Environmental 2016). Based on the results of the records search, no prior archaeological studies have been conducted within the project site, and seven archaeological studies have been conducted within a 0.25 mile radius. The record search identified no cultural resources within the project area and only identified a single isolated artifact with a 0.25 mile radius. Albion conducted an intensive pedestrian survey of the project site. Throughout the Project Area, ground surface visibility was limited, and varied between completely obscured and 5 percent visibility. Due in part to heavy vegetation cover, past re-contouring of the landscape, imported fill, and the existing structures located on the subject parcel, visual inspection of the project site revealed no evidence of intact prehistoric or historic-era archaeological deposits. No anthropogenic soils were observed and no evidence of prehistoric shell midden were observed during the field survey. Although field conditions were less than ideal to conduct a pedestrian survey, the field reconnaissance identified two new cultural resources, an American Period ranch, and a Cold War era U.S. Navy jet fuel facility.

Due to the extensive landscape modification of the project site during construction of the U.S. Navy jet fuel facility, intact subsurface prehistoric or historic-era archaeological deposits are not likely to exist within the current study area (Albion Environmental 2016). Although evidence of historic-era artifacts were observed during the field survey, at least two of the three shell concentrations are located on or near the tank reservoir berms, and therefore cannot be in situ. Moreover, the remaining artifacts were observed in clearly disturbed locations on top of apparent imported soils, berms, and altered landscapes. Therefore, the project site does not likely contain subsurface archaeological deposits associated with the American Period ranch (Albion Environmental 2016).

DFSP Estero Bay was constructed in 1961. The fuel tanks, water tank, office building, and pump building appear to be part of the original facility. The garage building was added between 1979 and 1986. Based on the historic evaluation of the property (including State Department of Parks and Recreation [DPR] Primary Record, Building, Structure, and Object Record forms completed by Daniel Shoup, Archaeological/Historical Consultants), the DFSP is located in its original location and apparently retains its original facilities. It appears to possess integrity of location, workmanship, feeling, association, and setting. The integrity of design and materials has been compromised by the removal of the mooring dock and pipelines that served the facility, making it unable to fulfil its original purpose as a fuel storage facility (Shoup 2016).

In order to be eligible for the California Register of Historical Resources, and considered a historic resource under CEQA, a property must meet one of the Register's four criteria of significance. DFSP Estero does not appear eligible under Criterion 1 (Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States); although the

facility was part of an important historical trend (the development of military infrastructure during the Cold War), it was one of at least eight tank farms and pipeline facilities constructed by the Naval Fuel Office at San Pedro during the early 1960s, and one of hundreds around the country. It does not appear to be eligible under Criterion 2 (Resources that are associated with the lives of persons important to local, California, or national history) because historical research identified no such persons as having been associated with the facility during its period of operation. DFSP Estero Bay does not appear eligible under Criterion 3 (Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values) because the onsite buildings are not architecturally distinctive, and the double-walled steel fuel storage tanks are among thousands of similar structures constructed in California during the period of significance. The buildings themselves are unlikely to be considered eligible under Criteria 4 (Yield information important to history or prehistory). For these reasons DFSP Estero Bay does not appear eligible for the California Register of Historical Resources (Shoup 2016), and the structures are not considered historic resources pursuant to CEQA.

Impact Discussion:

a. Based on the discussion above, and information documented in the DPR forms (Shoup 2016), the site does not contain any known built environment historic resources as defined in State CEQA Guidelines Section 15064.5. Therefore, no impact would occur as a result of proposed demolition actions.

b., d. Based on the discussion above, and information documented in the *Phase I Cultural Resource Inventory* (Albion Environmental 2016), no known archaeological resources are present within the project site. In addition, the project would consist of the demolition and removal of above and below ground structures located on and within previously disturbed soils.

While the potential for resource and human remains discovery is low, projects such as this have the risk of unintentionally impacting cultural resources. Therefore, the applicant has agreed to retain a qualified archaeologist to conduct a cultural resource awareness training for construction crews and supervisors prior to commencement of demolition activities. If previously unidentified cultural materials are unearthed, the applicant has agreed to halt work within the area of the find until a qualified archaeologist can evaluate the nature and significance of the find.

New legislation, Assembly Bill 52, effective July 1, 2015, requires formal consultation with Native American tribes in order to protect tribal cultural resources. Consultation initiation letters were sent to six local tribes with connection to Morro Bay. Of these, one tribe responded by email, stating that: "I read the letter and I understand that it appears highly unlikely that there are intact cultural resources. But, cultural resources are important even if not intact. I recommend that an archaeologist be present at the time of demolition of the tanks, piping and associated equipment" (Mona Tucker, yak tityu tityu - Northern Chumash Tribe, June 1, 2016).

c. The project site does not contain any known unique paleontological resources or geologic features identified on city maintained maps. In addition, the site has been significantly modified to support the installation of the tanks and associated infrastructure to be demolished and removed. Therefore, the potential for significant paleontological resource discovery is low. In the event of an unanticipated discovery, the applicant would comply with identified mitigation, including halting work within the area of the find and allowing for evaluation by a paleontologist.

Conclusion: *There are potentially significant impacts to cultural resources unless mitigation is incorporated.*

Mitigation and Monitoring:

Mitigation Measure CR-1: Prior to the initiation of demolition actions, including equipment and materials staging and storage, a qualified archaeologist shall conduct a cultural resource awareness training for construction crews and supervisors. The cultural resource awareness training shall include the following: 1) a description of the kinds of resources that may be found in the area, 2) the importance of cultural resources to the Native American community, 3) a discussion of laws pertaining to significant archaeological and historical sites, and 4) protocols to be used in the event of an unanticipated discovery.

Monitoring CR-1: The City Community Development Department shall verify receipt of documentation from the qualified archaeologist confirming that all project personnel have completed the required training.

Mitigation Measure CR-2: In the event that intact and/or unique archaeological artifacts or historic or paleontological resources are encountered during grading, clearing, grubbing, and/or other demolition activities associated with the proposed project involving ground disturbance, all work in the immediate vicinity of the find shall be stopped immediately, a qualified archaeologist and/or paleontologist, and Native American monitor shall be notified, and the resource shall be evaluated to ensure the discovery is adequately recorded, evaluated and, if significant, mitigated.

Monitoring CR-2: These measures shall be included as notes on the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify compliance.

Mitigation Measure CR-3: Prior to ground disturbance, the applicant shall retain a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior Professional Qualification Standards for archaeology to prepare and implement a Cultural Resources Monitoring Plan. The Plan shall include procedures and policies for the following: (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) compliance reporting; (4) construction crew training regarding cultural resources; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. The archaeological monitor and Native American representative(s) shall be present during ground disturbing activities. The archaeological monitor shall submit a monitoring report to the City Community Development Department following completion of all required monitoring activities.

Monitoring CR-3: The City Community Development Department shall verify receipt and compliance with the approved Cultural Resources Monitoring Plan.

6. GEOLOGY /SOILS Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Publication 42)			X	
ii	Strong Seismic ground shaking?			X	
iii	Seismic-related ground failure, including liquefaction?			X	
iv	Landslides?			X	
b.	Result in substantial erosion or the loss of topsoil?			X	
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Environmental Setting: The site is located in the vicinity of the San Luis Range of the Coast Range Geomorphic Province of California. The Coast Ranges lie between the Pacific Ocean and the Sacramento-San Joaquin Valley and trend northwesterly along the California Coast for approximately 600 miles between Santa Maria and the Oregon border. Locally, the site is located within fill, landslide deposits, alluvial deposits, and Franciscan Complex units.

San Luis Obispo County, including the City of Morro Bay is located within the Coast Range Geomorphic Province, which extends along the coastline from central California to Oregon. This region is characterized by extensive folding, faulting, and fracturing of variable intensity. In general, the folds and faults of this province comprise the pronounced northwest trending ridge-valley system of the central and northern coast of California.

The General Plan Safety Element depicts landslide prone areas, flood prone areas, areas of high liquefaction potential, and areas of potential ground shaking. The proposed site is located within an area of high landslide risk. Typically, a geotechnical report would be required; however, the project is limited to the demolition and removal of structural elements, does not involve mass grading, and does not include the construction of new structures.

Impact Discussion:

a., c-d. The project consists of minor ground disturbance to enable the removal of subsurface pipelines, and does not include the construction of new structures. Therefore, the demolition project would not expose people or structure to potential adverse effects associated with fault rupture, ground-shaking, or liquefaction. Although the project site is located immediately downslope of a high landslide risk area, no actions (such as mass grading or changes to the site topography or drainage patterns) are proposed that would reasonably trigger a landslide. In addition, due to the nature of the project (limited to demolition), the project would not result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, impacts would be less than significant and no mitigation measures are necessary.

b. The proposed project would result in the disturbance of an approximately 8-acre area. Ground disturbance would include removal of 12 yards of shot-crete and fill material between the two Navy tanks, and approximately 20 cubic yards of displaced soil would be spread between the existing berm, north to south, to reduce the existing slope for safe vehicle and equipment mobility. An additional approximately 12 yards of soil would be removed to expose underground pipe to be removed and then replaced between the pump house and the tanks. No soil would be imported to or exported from the project site. Erosion control measures proposed by the applicant include the use of waddles and sand bags. Following demolition of the tanks, structures, and piping, the waddles would remain in place as needed, and disturbed areas would be grass seeded. At the point of entry, all traffic will access the site on pavement and will cross the proposed rumble strip. Straw waddles will be installed on the downslope side of the entrance, and sand bags will be placed on the downslope side of the entrance along Panorama Drive to catch any potential soil runoff. The applicant proposes to monitor the site daily for excess dirt of mud, and implement any required remediation to avoid sediment runoff into the creek. Based on the applicant's compliance with City erosion and sedimentation control measures and a RWQCB-approved SWPPP, potential impacts related to erosion would be less than significant.

e. The proposed project does not include any features that would necessitate wastewater disposal. Septic tanks or alternative wastewater systems are not proposed and will not be used on the site.

Conclusion: *Impacts related to geology and soils will have less than significant impact.*

Mitigation Monitoring: Not applicable.

7. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b. Conflict with an applicable plan, policy of regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Impact Discussion: In January of 2014, the City of Morro Bay adopted a Climate Action Plan, which provides a qualitative threshold consistent with AB 32 Scoping Plan measures and goals. As identified in the APCD's CEQA Handbook (April 2012), if a project is consistent with an adopted Qualified GHG Reduction Strategy (i.e. a CAP) that addresses the project's GHG emissions, it can be presumed that the project will not have significant GHG emission impacts and the project would be considered less than significant. This approach is consistent with CEQA Guidelines Sections 15064(h)11 and 15183.5(b). The City's CAP was developed to be consistent with State CEQA Guidelines Section 15183.5 and APCD's CEQA Handbook to mitigate emissions and climate change impacts, and serves as a Qualified GHG Reduction Strategy for the City of Morro Bay.

a-b. In the short-term, the proposed project would result in minor increases in emission of greenhouse gases during the demolition process (approximately 86.44 metric tons). Such an increase would not individually contribute to global climate change; however, it would contribute considerably to the cumulative or global emission of GHGs. Standard City Construction Regulations will apply to this project, which include requirements that a minimum six percent of construction vehicles and equipment be electrically-powered or use alternative fuels such as compressed natural gas, and compliance with stringent requirements are identified for diesel equipment, including prohibition of diesel idling on the project site due to proximity to sensitive resources (refer to Section 3 Air Quality). As the project is limited to demolition, no long-term GHG emissions would result. Therefore, potential impacts would be less than significant.

Conclusion: *Impacts related to greenhouse gas emissions unless mitigation is incorporated.*

Mitigation Monitoring: Not applicable.

8. HAZARDS/HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		X		
d. Be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?		X		

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X		

Environmental Setting: The project site is currently included on the U.S. Environmental Protection Agency (EPA) Superfund Non-National Priorities List (Non-NPL) (EPA ID: CA2971590029). The site was, and is presumed to be, contaminated with total petroleum hydrocarbons (TPH), as a result of the site's previous use a jet fuel storage facility (Envirostor ID: 40970001; Site Code: 200262) (DTSC 2016). No liquids or other materials are present within the tanks to be demolished and removed. Based on review of Envirostor, the soil contamination was discovered in August 1981. Based on the *Risk-Based Closure Report* (Fluor Daniel GTI 1996) completed prior to the closure of the facility, hydrocarbons and benzene were identified in both soil and groundwater samples. The report notes that the "distribution of hydrocarbons in the impacted groundwater has been monitored since 1991" and "data from the installation and monitoring of the wells indicates a rapid decrease in dissolved hydrocarbon concentrations downgradient from source areas, and relatively stable dissolved hydrocarbon concentrations near source areas" (Fluor Daniel GTI 1996). The report concluded that the impacts to potential groundwater receptors of hydrocarbons in groundwater migrating from the project site are considered negligible. Based on this report, the DTSC and RWQCB concurred that contamination left at the site does not pose a threat to the public health or the environment, and the site was delisted in June 1997. No further action was identified, as no further development was proposed at that time.

The applicant provided a *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016), which was prepared to "protect the safety and welfare of the employees and community in the event of an emergency incident and to comply with federal and state laws pertaining to hazardous waste generators with respect to preparedness and prevention for emergency events". The plan provides guidance in the event of fire, explosion, spill, or release of hazardous waste. In addition to contaminated soil, other potentially hazardous materials onsite include: batteries, used oil, florescent bulbs, and thermostats. In addition to this report, the applicant has submitted an Aboveground Hazardous Materials Storage Tank and Piping Closure permit application to County of San Luis Obispo Environmental Health Services, and has been coordinating closely with this agency in addition to the DTSC. Materials containing asbestos and lead, and the potential presence of naturally-occurring asbestos are addressed in Section 3 Air Quality.

Impact Discussion:

a. Contaminated soils and materials would be transported off-site to approved facilities during the 1.5 to 2-month demolition phase, and such transport would be conducted pursuant to the *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016) and under the regulation of the APCD, County Environmental Health Services, and DTSC. Based on compliance with existing regulations, potential impacts would be less than significant.

b-d. As noted above, TPH jet fuel and benzene contamination is currently present in the site's underlying soils and groundwater. The project site is located within 0.25 mile of the Central Coast Montessori Preschool. All ground disturbing activities and demolition activities are subject to existing regulations, including the County's approval of the applicant's Aboveground Hazardous Materials Storage Tank and Piping Closure permit application and *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc.

2016). Based on continued review and regulatory oversight by the County, and compliance with the approved contingency plan, potential impacts would be mitigated to less than significant.

e-f. The project site is not located within an airport land use plan or within two miles of a public airport. The project site is not located within the vicinity of a private airstrip. No impacts would occur.

g. Based on the location of the project site, construction of the proposed project would not conflict with any regional evacuation or emergency response plan.

h. The project is proposed adjacent to an urban setting, and is not in a high fire risk area. The project site is located within the Medium Fire Hazard Zone (San Luis Obispo County Safety Element), and would be served by the City Fire Department. Potential fire risk in this urban/wildland transition zone includes accidental ignition sources (i.e. sparks) from equipment. The site is currently maintained by goats for fuel management. In addition to the applicant's submitted *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016), the applicant would comply with standard practices during construction to minimize the potential for incidental fires, including inspection of equipment, maintenance of fire extinguishers throughout the site, and vegetation clearance to reduce fuel load potential. Based on compliance with the submitted contingency plan, and compliance with existing regulations, the project would not expose people or structures to a significant risk of fire, and impacts would be less than significant.

Conclusion: *Impacts related to hazards and hazardous materials would be mitigated to less than significant, based on compliance with identified mitigation measures and existing regulations.*

Mitigation and Monitoring:

Mitigation Measure HM-1: Prior to the initiation of demolition actions, the applicant shall submit all documentation of the County of San Luis Obispo Environmental Health Services approval of the Aboveground Hazardous Materials Storage Tank and Piping Closure permit application and *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016). A copy of the contingency plan shall be available for review onsite at all times, and the applicant shall comply with all approved policies and measures identified in the document. The applicant shall comply with all existing regulations protecting public health and safety.

Monitoring HM-1: The City Community Development Department shall verify receipt of approval documentation from County Environmental Health Services, and shall verify compliance with all policies and guidelines identified in the Aboveground Hazardous Materials Storage Tank and Piping Closure permit application and *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016) in consultation with the County of San Luis Obispo.

Mitigation Measure HM-2: Prior to initiation of demolition actions, the applicant shall prepare and submit a Spill Prevention Control and Countermeasure Plan to the City Community Development Department. The plan shall supplement the approved *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016) and identify hazardous materials to be used on and off-site, and shall identify procedures for storage, distribution, and spill response. Equipment refueling shall be done in non-sensitive areas and such that spills can be easily and quickly contained and cleaned up without entering any existing stormwater drainage system or creek. The plan shall include procedures in the event of accidents or spills, identification of and contact information for immediate response personnel, and means to limit public access and exposure. Any necessary remedial work shall be done immediately to avoid surface or ground water contamination. The plan shall be implemented by the construction contractor, and verified by the City Engineer.

Monitoring HM-2: The City Community Development Department shall verify receipt of approval documentation from County Environmental Health Services, and shall verify compliance with all policies and guidelines identified in the Aboveground Hazardous Materials Storage Tank and Piping Closure permit application and *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016) in consultation with the County of San Luis Obispo.

9. HYDROLOGY/WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?		X		
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?			X	
d. Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?		X		
g. Place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?			X	

Environmental Setting: Surface hydrology follows previously-constructed drainage swales and existing topography, and generally flows towards an unnamed ephemeral drainage located along the northwestern perimeter of the project site. This drainage conveys flows from the upslope hillside into a culvert located north of the control building and paved parking lot and ultimately into the Pacific Ocean. The drainage is mapped as a blue-line stream according to the United States Geologic Survey (USGS) topographic maps; no water was present in the drainage during field inspections. A portion of the project site, containing and proximate to the unnamed drainage, is located with Federal Emergency Management Agency (FEMA) flood hazard zone AE (100-year flood zone). This area is also assigned a Flood Hazard (FH) designation by the County.

Impact Discussion:

a., f. The project proposes demolition actions proximate to an unnamed drainage. The use of equipment and the disturbance of contaminated soils and groundwater may result in erosion and down-gradient sedimentation or the accidental release of fuels, oils, or other materials, which may discharge into the unnamed drainage. Mitigation is recommended to address these potential impacts. Based on the location of the project and implementation of required erosion control measures, SWPPP, and the proposed contingency plan, no violations of any water quality standards or waste discharge requirements are expected. Impacts would be less than significant.

b. The proposed project is limited to demolition, and would not require the long-term use of City water supplies. Water trucks would be provided for dust suppression during demolition actions. No depletion of groundwater supplies or effects on groundwater recharge would result, and impacts would be less than significant.

c-d. Implementation of the demolition project would not include any modification of existing drainage patterns onsite. The removal of the shot-crete in between the two Navy tanks would not affect surrounding drainage patterns or flows to and from the unnamed drainage. Therefore, potential impacts would be less than significant.

e. The project is limited to demolition actions, and would not include the creation of new impervious surfaces. The project would not create or contribute runoff beyond existing conditions. Therefore, potential impacts would be less than significant.

g.-h. The project location is within FEMA's 100-year flood hazard area; however, the project is limited to the demolition and removal of existing structures and infrastructure onsite. No new housing, structures, or any other features are proposed within the flood zone. The project would not impede or redirect floodwaters, or increase the base elevation of the existing flood zone. Therefore, no impact would occur.

i. The project does not place structures or people in a high flood hazard area and is not within an area that would be affected by a levee or dam failure. No impact would occur.

j. The project is not proposed in an area subject to inundation by seiche or tsunami, and would not include any new structures that could be exposed to mudflow hazards. Impacts would be less than significant.

Conclusion: *Impacts related to hydrology and water quality will have less than significant impacts upon implementation of identified mitigation measures and compliance with existing regulations.*

Mitigation and Monitoring: Implement HM-1 and HM-2.

10. LAND USE AND PLANNING Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Physically divide an established community?				X
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Environmental Setting: The project site is located at the northeast corner of the City of Morro Bay. The site was previously used by the Department of the Navy for jet fuel storage and distribution. The site is within the R-1/PD/ESH (Single-Family Residential/Planned Development / Environmentally Sensitive Habitat) zoning district and designated by the General Plan and Coastal Land Use Plan (CLUP) as General Light Industrial / Planned Development. The ESH overlay is located along an existing drainage proximate to the northwest property boundary. The project site is partially located in the Coastal Commission's Appeals Jurisdiction, due to the presence of the coastal stream/drainage (ESH). Surrounding uses include residences to the north, west, and south. Undeveloped land is located to the northwest.

Impact Discussion:

a. The proposed project includes the demolition and removal of existing tanks, pumps, pipelines, and associated infrastructure. The project would not divide an existing community, and no impact would occur.

b. The proposed project would not include any new uses. Implementation of the project would require ground disturbance, potentially creating fugitive dust, which may result in a nuisance affecting adjacent sensitive receptors (residents). Mitigation is recommended to reduce the potential for dust, and subsequent effects (refer to Section 3 Air Quality). A portion of the project site is located within an ESHA overlay; no actions would occur within ESHA, but demolition and ground disturbance is proposed within 50-100 of the ESHA boundary. ESHA policy consistency is addressed in Section 4 Biological Resources, and mitigation is presented to mitigate potential impacts to less than significant. The project would require disturbance of soils and potentially groundwater contaminated by the previous use of the site; compliance with existing regulations would address potential land use impacts related to hazardous materials (refer to Section 8 Hazards/Hazardous Materials). Demolition activities would generate noise and groundbourne vibration. While such activities are consistent with City Noise Element policies, the City will limit public exposure to excessive noise (refer to Section 12 Noise). Based on implementation of recommended mitigation, impacts would be less than significant, and no significant land use impacts would occur due to compliance with existing policies and regulations.

c. There are no habitat conservation plans or natural community conservation plans that apply to the project site. No impacts would occur.

Conclusion: *No additional impacts to land use and planning have been identified.*

Mitigation and Monitoring: Not applicable.

11. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Environmental Setting: The General Plan and the Division of Oil, Gas, and Geothermal Resources do not delineate any resources in the area. Further, the State Mining and Geology Board has not designated or formally recognized the statewide or regional significance of any classified mineral resources in the County of San Luis Obispo.

Impact Discussion:

a.,b. The project is not proposed where significant sand and gravel mining has occurred or will occur and there are no oil wells within the area where the project is located. In addition, the area is not delineated as a mineral resource recovery site in the general plan, any specific plan or other land use plan. This area of the City is fully built up and the general plan does not provide for mining. Therefore the project will not result in the loss of a known mineral resource of value to the region and impacts would be less than significant.

Conclusion: *No impacts to Mineral Resources have been identified.*

Mitigation and Monitoring: Not applicable.

12. NOISE Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people to, or generate, noise levels exceeding established standards in the local general plan, coastal plan, noise ordinance or other applicable standards of other agencies?			X	
b. Expose persons to or generation of excessive groundborne vibration or groundborne noise levels?		X		
c. Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d. Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e. For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Environmental Setting: The proposed project is located proximate to existing residences, which are considered a noise sensitive land use. The City Noise Element states that residential land uses in areas with exterior noise levels above 60 decibels (dBA) may only be permitted after implementation of noise protective mitigation measures in compliance with the Noise Element. Mitigation measures are also required if interior noise levels exceed 45 dBA.

Impact Discussion:

a. Construction activities associated with the proposed project would generate increased noise levels due to the use of heavy construction equipment and vehicles. Development of the proposed project would likely expose surrounding areas to noise levels that exceed those established in the City Noise Element for stationary uses. This effect would be short-term, and would be limited to daytime hours pursuant to city policy. No noticeable long-term noise generation would occur. Therefore, potential impacts would be less than significant.

b. The proposed project would result in some groundborne vibration and noise during the short-term demolition phase (1.5 to 2 months). The loudest activities will include demolition of the existing tanks, which may include the use of metal shears (approximately 85 decibels as measured 50 feet from the source) and jack-hammers, which can generate up to 89 decibels of noise as measured 50 feet from the source (FHWA 2011). Residents in proximity to the site may be adversely affected during the use of such equipment; however, the effects would be short-term. As proposed, the project is consistent with city noise standards specific to construction. To reduce potential exposure, the applicant has agreed to limit use of shears, saws, and jack-hammers to weekdays between 8:00 a.m. and 4:00 p.m. Based on implementation of this measure, potential impacts would be less than significant.

c. Implementation of the project would not result in any new permanent sources of noise. No impact would occur.

d. The project would create temporary increased in noise levels in the project vicinity above those existing without the project due to construction activities (refer to a. and b., above). However, in general, potential increased would not differ from those typically associated with similar development projects, and activities

would be conducted in compliance with existing city policy. Therefore, potential impacts would be reduced to less than significant.

e-f. The proposed project is not located within an airport land use plan or proximate to a private airstrip; no impact would occur.

Conclusion: *Impacts related to noise would be mitigated to less than significant, based on compliance with identified mitigation measures and existing regulations.*

Mitigation and Monitoring:

Mitigation Measure N-1: Prior to demolition actions, the applicant shall ensure that the following standard is included on the Demolition Plan, and shall verify compliance during construction and demolition: Use of metal shears, saws, and jack-hammers shall be limited to Monday through Friday, 8:00 a.m. to 4:00 p.m. only.

Monitoring N-1: The construction contractor shall be responsible for complying with demolition restrictions and notifying the City Community Development Department at least one week prior to initiation of demolition activities. The City Engineer shall conduct periodic inspections to verify compliance.

13. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?				X

Environmental Setting: The city of Morro Bay has a population of 10,234 based on data from the 2010 Census. The population has remained relatively constant over the last decade, down approximately 1.1 percent from 10,350 in 2000 (California Department of Finance, Table E-4).

The San Luis Obispo County Council of Governments (SLOCOG) allocates housing production goals for the County and incorporated cities based on their fair share of the region's population and employment, which is outlined in the SLOCOG 2008 Regional Housing Needs Plan. The Plan designated a Regional Housing Needs Allocation (RHNA) of 180 of the total 4,885 housing units to the City of Morro Bay over the 2007-2014 planning period (SLOCOG 2008). The City's 2009 Housing Element showed the city's capacity to accommodate all 180 allocated units, and a remaining surplus of lands suitable to develop as many as 400 additional units.

Impact Discussion:

a. Implementation of the project would have no effect on existing housing, and would not displace any people. No impacts would result.

b. Refer to a., above. No impacts would result.

c. The project does not include any infrastructure or other growth-inducing elements; no impacts would occur.

Conclusion: *No impacts related to population and housing have been identified.*

Mitigation and Monitoring: Not applicable.

14. PUBLIC SERVICES Would the project result in a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?				X
d. Parks or other recreational facilities?				X
e. Roads and other transportation infrastructure?				X
f. Other public facilities?				X

Environmental Setting: The project site lies within the sphere of influence of the City of Morro Bay; therefore the City of Morro Bay provides most of the public services, including Fire and Police protection. The San Luis Coastal Unified School District operates an elementary school and a high school within the City.

Impact Discussion:

a-f. The proposed project would not result in additional demand for public services or utilities. During demolition, there would be a potential demand for fire protection or police services in the unlikely event an incident occurs that requires emergency response. The project would have no effect on schools, parks, or other services.

Conclusion: *No significant impacts related to public services have been identified.*

Mitigation and Monitoring: Not applicable.

15. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X

Environmental Setting: A variety of recreational activities including hiking, sightseeing, birdwatching, etc. are available within Morro Bay. Within the boundary of Morro Bay City limits, there are over 10 miles of ocean and bay front shoreline. Approximately 95% of the shoreline has public lateral access. These walkways provide active recreational activities for visitors and residents. There are also multiple improved parks and playgrounds throughout the City.

Impact Discussion:

a-b. The project is limited to the demolition of existing tanks, pumps, pipelines, and associated infrastructure, and no increase in demand on parks and other recreational facilities is anticipated. No additional recreational facilities are proposed.

Conclusion: *No impacts related to recreation facilities have been identified.*

Mitigation Monitoring: Not applicable.

16. TRANSPORTATION/CIRCULATION Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, street, highway and freeways, pedestrian and bicycle path, and mass transit?				X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the country congestion management agency for designated roads or highways?				X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g. limited sight visibility, sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?		X		
e. Result in inadequate emergency access?		X		
f. Conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance or safety of such facilities?				X

Environmental Setting: The project site is located adjacent to Panorama Drive. During demolition, equipment, trucks, and other vehicles would access the project site from Panorama Drive and proximate roadways, as described further below.

Impact Discussion:

a-b. Based on the nature of the project, it would not conflict with any applicable plan, ordinance, or policy related to transportation or circulation. No long-term operational trips would be generated. Therefore, no impact would occur.

c. The project would not have any effect on area flight patterns, as no new uses are proposed. No impact would occur.

d-e. The project site would be accessed via existing, public, residential roadways. The project is expected to require 1.5 to 2 months to complete. Over this time, a total of approximately 40 round-trip truck loads would be required, and construction traffic would vary from 0 to 6 trucks per day. For the majority of the project, the contractor, crew, and equipment will enter the site from Highway 1 onto Yerba Buena Street to Main Street, and then left onto Sicily Street to the site. If trucks are unable to make the hard right turn from Highway 1/Yerba Buena Street/Main Street, they may need to enter the Main Street further south (San Jacinto), turn right on Sicily Street, then proceed on the project site. There will be 2-3 trucks entering the project site along Yerba Buena Street to Panorama Drive. A rumble strip is proposed at access points onsite to minimize mud or dirt leaving the site. While this project is short-term, the increased presence of large equipment and haul trucks on roadways currently used by residents may have a significant impact related to hazards and emergency access and evacuation. Therefore, based on the site's proximity to a residential neighborhood, implementation of a Construction Staging and Traffic Management Plan is recommended to mitigate potential impacts to less than significant.

f. The project would not conflict with any adopted plans, policies, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impact would occur.

Conclusion: *Based on implementation of identified mitigation, potential transportation and circulation impacts would be less than significant.*

Mitigation and Monitoring:

Mitigation Measure TR-1: Prior to initiation of demolition action, the applicant shall prepare and submit a Construction Staging and Traffic Management Plan for approval by the City Community Development Department. The Plan shall be implemented during construction, and shall include, but not be limited to, the following elements:

a. Description of construction activities, including equipment lists and project schedule, including estimated start and end dates and working hours;
b. Name of on-site construction manager;
c. Identification of the work area, truck route(s), and staging areas in relation to cross streets, including all distances and dimensions;
d. Traffic control plan, including: identification of partial or full road closures and on-street parking, staging, and queuing; all temporary traffic control devices including signs and delineators; use of construction staff to manage or direct traffic; measures to reduce truck and equipment queuing on City streets; and safety measures for vehicles, pedestrians, bicyclists, and construction workers.

Monitoring TR-1: The construction contractor shall be responsible for complying with traffic mitigation measures and notifying the City Community Development Department at least one week prior to initiation of construction activities. The City Engineer shall conduct periodic inspections to verify compliance.

17. UTILITIES & SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Environmental Setting: The city contracts with Morro Bay Garbage Service to provide residential and commercial garbage, recycling, and green waste collection services for Morro Bay. All of the city's waste is taken to Cold Canyon Landfill. The project will comply with federal, state, and local statutes and regulations related to solid waste disposal, diverting materials from the demolition activities to recycling facilities as feasible.

Impact Discussion:

a. The project would not require connection to existing city wastewater collection and treatment facilities, and would not include an onsite system. Therefore, there would be no impact.

b. The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities; therefore, no impact would occur.

c. The proposed project does not require or include the construction of additional stormwater management facilities. Therefore, there would be no impact.

d. The project does not require the use of city water supply; therefore, no impact would occur.

e. The project does not require the use of the city's wastewater treatment facility; therefore, no impact would occur.

f. The proposed project's impact on capacity at Cold Canyon Landfill and other hazardous waste-approved facilities would be minimal. The landfill is expected to be able to meet the additional demand and impacts would be less than significant.

g. The project would comply with all applicable federal, state, and local statutes and regulations related to solid waste; impacts would be less than significant.

Conclusion: *Impacts related to utilities and service systems would be less than significant.*

Mitigation and Monitoring: Not applicable.

IV. MANDATORY FINDINGS OF SIGNIFICANCE (Section 15065)

A project may have a significant effect on the environment and thereby require a focused or full environmental impact report to be prepared for the project where any of the following conditions occur (CEQA Sec. 15065):

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
***a) Potential to degrade*:** Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Cumulative: Does the project have impacts that are individually limited but cumulatively considerable? (Cumulatively considerable means that incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
***c) Substantial adverse*:** Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Impact Discussion:

a. Potential to Degrade. The proposed project would not substantially degrade or threaten the quality of the environment, habitat or populations of any fish or wildlife species, or important examples of California history or prehistory. Potential adverse effects to the environment associated with the project include the potential contamination, disturbance, runoff, or sedimentation into an unnamed ephemeral drainage, which is designated ESHA. Mitigation measures have been proposed to prevent or reduce potential impacts. Refer to Sections 4 (Biological Resources), 6 (Geology and Soils), and 8 (Hazards/Hazardous Materials) for additional information.

b. Cumulative. Project-specific impacts, when considered along with, or in combination with, other impacts, do not rise to a level of significance. Project impacts are limited and no substantial cumulative impacts resulting from other projects were identified.

c. Substantial Adverse. The project does not have environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly. Project impacts are limited and standard mitigation measures would be incorporated that would reduce any potential impacts to a less than significant level.

V. INFORMATION SOURCES:

A. County/City/Federal Departments Consulted:

City of Morro Bay Community Development Department (Planning, Building, and Public Works Divisions), Fire Department.
San Luis Obispo Air Pollution Control District
San Luis Obispo County Environmental Health Services
California Department of Toxic Substances Control

B. General Plan

x	Land Use Element	x	Conservation Element
x	Circulation Element	x	Noise Element
x	Seismic Safety/Safety Element	x	Local Coastal Plan and Maps
x	Zoning Ordinance & Map	x	Climate Action Plan

C. Other Sources of Information

x	Field work/Site Visit	x	Ag. Preserve Maps
x	Staff knowledge/ calculations	x	Flood Control Maps
x	Project Plans, July 5, 2016	X	Archaeological maps and reports
x	Applicant project statement/description and submittal/resubmittal letters	x	Soils Maps/Reports
x	Report of AWP Activity Completion (June 30, 1997)	x	Published geological maps
x	Greenvale Tree Company, Arborist Report, May 18, 2016	x	Topographic maps
x	Terra Verde Environmental Consulting, Biological Assessment Letter, June 27, 2016	x	County of San Luis Obispo Air Pollution Control District, CEQA Air Quality Handbook, April 2012
x	Bedford Contracting Inc., Contingency Plan for Discovered Hazardous Waste, June 2016	x	Federal Emergency Management Agency Flood Insurance Rate Maps, Map Numbers 06079C0811G and 06079C0813G November 16, 2012
x	Albion Environmental, Phase I Cultural Resources Inventory, March 2016	x	California State Water Resources Control Board website, Geotracker, viewed February 1, 2016
x	Department of Parks and Recreation 523 Form, Primary Record prepared by Daniel Shoup, Archaeological/Historical Consultants, June 13, 2016	x	Department of Toxic Substances Control website, Envirostor, viewed July 11, 2016
x	Fluor Daniel GTI, Risk-Based Closure Report, September 23, 1996	x	Geosolutions, Inc., Dust Mitigation Plan, May 18, 2016
x	Hazard Management Services, Inspection of Storage Tanks and Pump Station for Demolition, Inspection of Office, Control Room, and Garage Buildings for Demolition, May 13, 2016		

VI. ATTACHMENTS

A – Summary of Mitigation Measures and Applicant's Consent to Incorporate Mitigation into the Project Description.

Attachment A
Mitigation and Monitoring Program

AIR QUALITY

Mitigation Measure AQ-1: Demolition/Construction Permit Requirements. Portable equipment, 50 horsepower (hp) or greater, may require California statewide portable equipment registration (issued by the California Air Resources Board) or an Air Pollution Control District (APCD) permit. Certain operations, such as degassing and cleaning of petroleum storage tanks, may also require an APCD permit. To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at C805l 781-5912 for specific information regarding permitting requirements.

Monitoring AQ-1: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-2: Petroleum Storage Tank Removal and Degassing. As required, the Certified Unified Program Agency (CUPA) should be contacted prior to removal or degassing of fuel storage tanks. The San Luis Obispo County Environmental Health Division of the Public Health Department is the CUPA for most locations in San Luis Obispo County. You may contact Environmental Health Services at (805) 781-5544 for more information. Degassing and cleaning of fuel storage tanks must be done under an Air Pollution Control District permit for tank degassing and cleaning equipment. The removal of the liquid product, sludge, and vapor components must be performed in a safe, controlled fashion in order to avoid nuisance odors and the uncontrolled release of gaseous hydrocarbons. Vacuum trucks or pumps used to remove sludge and/or hydrocarbon containing materials must be vented to a District permitted control system to prevent odors and hydrocarbon emissions. For more information concerning permit requirements, please contact the Engineering Division at {805) 781-5912.

Monitoring AQ-2: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-3: APCD Permitting of Hydrocarbon Contaminated Soil Processes. This project will require an Air Pollution Control District (APCD) permit to address proper management of the hydrocarbon contaminated soil prior to the start of any earthwork. This permit will include conditions to minimize emissions from any excavation, disposal or related process. To the extent feasible, the applicant must contact the APCD Engineering Division at 781-5912 at least 120 days before the start of excavation to begin the permitting process. In addition, the air quality impacts from the excavation and haul trips associated with removing the contaminated soil must be evaluated and mitigated if total emissions exceed the APCD's construction phase thresholds.

Monitoring AQ-3: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-4: Naturally Occurring Asbestos. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), prior to any grading or construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must

be filed with the APCD. If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at slocleanair.org/business/asbestos.php.

Monitoring AQ-4: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-5: Demolition/ Asbestos. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, abatement, and disposal of asbestos containing material (ACM). ACM could be encountered during the demolition or remodeling of existing structures or the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). This project will include these activities and may be subject to various regulatory jurisdictions including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants C40CFR61 Subpart M - asbestos NESHAP. These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 and also go to slocleanair.org/business/asbestos.php for further information. To obtain a Notification of Demolition and Renovation form go to the "Other Forms" section of: slocleanair.org/business/onlineforms.php.

Monitoring AQ-5: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-6: Dust Control Measures. Demolition and construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Projects with grading areas that are within 1,000 feet of any sensitive receptor (residences) shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD's 20% opacity limit CAPCD Rule 401) or prompt nuisance violations CAPCD Rule 402).

a. Reduce the amount of the disturbed area where possible;
b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;

g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of free board (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
j. To prevent "track out", install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. The "track-out prevention device" can be any device or combination of devices that is effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices require periodic cleaning to be effective;
k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
l. Prior to any ground disturbance, sufficient water or soil stabilizers shall be applied to the area to be disturbed to prevent visible emissions from crossing the property line;
m. Areas to be graded or excavated shall be kept adequately wetted and/or stabilized to prevent visible emissions from crossing the property line;
n. Storage piles shall be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;
o. Equipment shall be washed down before moving from the property onto a paved public road;
p. Visible track-out on the paved public road shall be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours;
q. During site grading and/or excavation activities, if serpentinite material is encountered, the project engineering geologist shall be notified that this material has been encountered;
r. If serpentinite material is encountered during grading or excavation activities and dust control measures are inadequate, the APCD shall be contacted to address the need for active air monitoring at the site;
s. During site excavation for investigation purposes, a water truck shall be available for dust control;
t. All PM10 (dust) mitigation measures required should be shown on grading and building plans; and,
u. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Monitoring AQ-6: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

Mitigation Measure AQ-7: Construction Phase Idling Limitations. This project is in close proximity to nearby sensitive receptors (residences to the northwest, west and south). Projects that will have diesel powered construction activity in close proximity to any sensitive receptor shall implement the following mitigation measures to ensure that public health benefits are realized by reducing toxic risk from diesel

emissions: To help reduce sensitive receptor emissions impact of diesel vehicles and equipment used to construct the project the applicant shall implement the following idling control techniques:

California Diesel Idling Regulations

a. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
    1. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation, and as further restricted below (see Diesel Idling Restrictions Near Sensitive Receptors); and,
    2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
b. Off-road diesel equipment shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use off-Road Diesel regulation, and as further restricted below (see Diesel Idling Restrictions Near Sensitive Receptors); and
c. Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5 minute idling limit and project site Diesel Idling Restrictions Near Sensitive Receptors.

The specific requirements and exceptions in the regulations can be reviewed at the following web sites: www.arb.ca.gov/msprog/truck-idling/2485.pdf and www.arb.ca.gov/msprog/ordiesel/documents/finalregorder-dec2011.pdf.

Diesel Idling Restrictions Near Sensitive Receptors

In addition to the State required diesel idling requirements, the project applicant shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors (residences to the northwest, west and south):

a. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
b. Use of alternative fueled equipment is recommended; and
c. Signs that specify the no idling areas must be posted and enforced at the site.

Monitoring AQ-7: All air quality mitigation measures shall be shown as notes on the demolition plan set. The City Community Development Department shall verify receipt of documentation demonstrating compliance.

BIOLOGICAL RESOURCES

Mitigation Measure BR-1: Prior to issuance of demolition permits, the applicant shall submit documentation verifying designation of a qualified biological monitor for all biological resources measures to ensure compliance with Conditions of Approval and mitigation measures. The monitor shall be responsible for the preparation, submittal, and compliance with a Biological Monitoring Plan. The Plan shall include procedures and policies for the following: (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) compliance reporting; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance.

Monitoring BR-1: The City Community Development Department shall verify receipt and compliance with the approved Biological Monitoring Plan.

Mitigation Measure BR-2: Prior to the initiation of demolition actions, including equipment and materials staging and storage, the biological monitor shall conduct environmental awareness training for all construction personnel. The environmental awareness training shall include discussions of sensitive habitats and animal species in the immediate area. Topics of discussion shall include: general provisions and protections afforded by the Endangered Species Act; measures implemented to protect special-status species; review of the project boundaries and special conditions; the monitor's role in project activities; lines of communications; and procedures to be implemented in the event a special-status species is observed in the work area.

Monitoring BR-2: The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming that all project personnel have completed the required training.

Mitigation Measures BR-3: Prior to the initiation of demolition actions, including equipment and materials staging and storage, the applicant's contractors and the biological monitor shall coordinate the placement of project delineation fencing throughout the work areas. The biological monitor shall field fit the placement of the project delineation fencing to minimize impacts to sensitive resources. The project delineation fencing shall remain in place and functional throughout the duration of the project. During construction, no project related work activities shall occur outside of the delineated work area.

Monitoring BR-3: The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming that project delineation fencing has been installed and remains in place for the duration of the project. The biological monitor shall determine when the fencing may be removed, in consultation with the City Community Development Department.

Mitigation Measure BR-4: Prior to initiation of demolition actions, including storage and use of equipment and materials within the project site, the following avoidance and mitigation measures shall be implemented minimize and/or avoid impacts to ESHA as a result of proposed actions:

a. Limits of Environmentally Sensitive Habitat Area (ESHA) shall be clearly delineated using brightly colored construction fencing prior to implementation of any demolition activity. ESHA fencing shall be maintained in good order for the duration of the project.
b. No equipment access, excavation, or other land disturbing activities shall occur within the limits of ESHA.
c. Appropriate erosion and sediment control measures shall be installed and maintained for soil disturbances which could lead to sedimentation impacts to the unnamed tributary. Upon completion of demolition and removal activities, all disturbed areas adjacent to ESHA shall be appropriately stabilized (i.e., erosion control hydroseed, biodegradable wattles, mulch, or similar method approved by the City of Morro Bay).
d. Erosion control materials shall not contain monofilament materials as these materials are known to entangle wildlife.
e. Any equipment or vehicles operated adjacent to ESHA shall be checked and maintained daily, to prevent leaks that could be harmful to wildlife.
f. Emergency spill kits shall be present at the site and personnel shall be trained in proper use of the spill kit during all demolition and removal activities. Training documentation shall be provided to the City of Morro Bay.

g. Appropriate amounts of water and/or soil stabilizers shall be used to suppress fugitive dust during demolition and earth disturbing work, consistent with San Luis Obispo Air Pollution Control District standards.
h. If it is determined by the contractor that disturbance to ESHA cannot be avoided, such disturbance shall be prohibited pending full California Environmental Quality Act, Coastal Act, and Local Coastal Program Policy analysis by the City of Morro Bay. In addition, appropriate permits (i.e., California Department of Fish and Wildlife Lake and Streambed Alteration Agreement) shall be obtained prior to work.

Monitoring BR-4: These measures shall be included as notes on the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming compliance.

Mitigation Measure BR-5: To avoid and/or minimize these potential impacts to California red-legged frog and other common wildlife species, the following measures are required:
a. A qualified biologist shall survey the project site no more than 48-hours before the start of work activities. If California red-legged frog are detected within the unnamed tributary and out of harm's way, a biological monitor shall monitor all demolition and removal activities within 50 feet of suitable habitat. If California red-legged frog is found within any of the areas planned for disturbance, the biological monitor shall contact the U.S. Fish and Wildlife Service (USFWS) for guidance on how to proceed. No work shall occur until receipt of authorization to proceed from the USFWS.
b. Work shall halt if California red-legged frog are discovered during the course of project activities within demolition and removal areas. The biological monitor shall contact USFWS prior to any future work.
c. All common wildlife species encountered during the course of project activities shall be allowed to leave the area unharmed on their own volition.
d. No project-related materials and/or equipment shall be allowed within the designated ESHA area without prior approval from the City and regulatory agencies.

Monitoring BR-5: These measures shall be included as notes on the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming compliance.

Mitigation Measure BR-6: To avoid impacts to special-status and nesting bird resources, the following measures are required:
a. Demolition and removal activities, earth disturbance, and vegetation clearing shall be avoided during the typical nesting season (February 1 – September 15) to the extent feasible. If avoiding project activities during this season is not feasible, a qualified biologist shall survey the area within one week prior to activity beginning on the site. If nesting birds are located, they shall be avoided until they have successfully fledged or are no longer reliant on parental care. A buffer zone of 250 feet will be placed around all non-sensitive passerine bird species and 500 feet for all raptor species unless buffer reductions are coordinated with California Department of Fish and Wildlife (CDFW) based on compelling biological and ecological reasoning. Activity will remain outside of buffers until a qualified biologist has determined that the young have fledged or the young are no longer reliant on parental care. If special-status bird species are located, no work will begin until an appropriate buffer is determined by consultation with the City, the local CDFW biologist, and/or the U.S. Fish and Wildlife Service (USFWS).

Monitoring BR-6: These measures shall be included as notes on the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming compliance.

Mitigation Measure BR-7: Within five years following the date of issuance of the demolition permit, the applicant shall replace, in-kind at a minimum 2:1 ratio, all mature Monterey cypress trees removed as a result of the development of the project. These newly planted trees shall be maintained until successfully established. Watering shall be controlled so only enough is used to initially establish the tree, and reducing to zero over a three-year period. Once trees have been planted and prior to final inspection, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating when the above planting occurred, what was planted and all measures installed to improve the long-term success of these trees. This letter shall be submitted to the City Community Development Department.

Monitoring BR-7: These measures shall be incorporated into a Tree Restoration Plan to be submitted as part of the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify compliance with the approved Biological Monitoring Plan, and receipt of documentation from the biological monitor confirming compliance.

CULTURAL RESOURCES

Mitigation Measure CR-1: Prior to the initiation of demolition actions, including equipment and materials staging and storage, a qualified archaeologist shall conduct a cultural resource awareness training for construction crews and supervisors. The cultural resource awareness training shall include the following: 1) a description of the kinds of resources that may be found in the area, 2) the importance of cultural resources to the Native American community, 3) a discussion of laws pertaining to significant archaeological and historical sites, and 4) protocols to be used in the event of an unanticipated discovery.

Monitoring CR-1: The City Community Development Department shall verify receipt of documentation from the qualified archaeologist confirming that all project personnel have completed the required training.

Mitigation Measure CR-2: In the event that intact and/or unique archaeological artifacts or historic or paleontological resources are encountered during grading, clearing, grubbing, and/or other demolition activities associated with the proposed project involving ground disturbance, all work in the immediate vicinity of the find shall be stopped immediately, a qualified archaeologist and/or paleontologist, and Native American monitor shall be notified, and the resource shall be evaluated to ensure the discovery is adequately recorded, evaluated and, if significant, mitigated.

Monitoring CR-2: These measures shall be included as notes on the demolition plan set, for review and approval by the City Community Development Department. The City Community Development Department shall verify compliance.

Mitigation Measure CR-3: Prior to ground disturbance, the applicant shall retain a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior Professional Qualification Standards for archaeology to prepare and implement a Cultural Resources Monitoring Plan. The Plan shall include procedures and policies for the following: (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and

reporting methods; (3) compliance reporting; (4) construction crew training regarding cultural resources; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. The archaeological monitor and Native American representative(s) shall be present during ground disturbing activities. The archaeological monitor shall submit a monitoring report to the City Community Development Department following completion of all required monitoring activities.

Monitoring CR-3: The City Community Development Department shall verify receipt and compliance with the approved Cultural Resources Monitoring Plan.

HAZARDS/HAZARDOUS MATERIALS

Mitigation Measure HM-1: Prior to the initiation of demolition actions, the applicant shall submit all documentation of the County of San Luis Obispo Environmental Health Services approval of the Aboveground Hazardous Materials Storage Tank and Piping Closure permit application and *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016). A copy of the contingency plan shall be available for review onsite at all times, and the applicant shall comply with all approved policies and measures identified in the document. The applicant shall comply with all existing regulations protecting public health and safety.

Monitoring HM-1: The City Community Development Department shall verify receipt of approval documentation from County Environmental Health Services, and shall verify compliance with all policies and guidelines identified in the Aboveground Hazardous Materials Storage Tank and Piping Closure permit application and *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016) in consultation with the County of San Luis Obispo.

Mitigation Measure HM-2: Prior to initiation of demolition actions, the applicant shall prepare and submit a Spill Prevention Control and Countermeasure Plan to the City Community Development Department. The plan shall supplement the approved *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016) and identify hazardous materials to be used on and off-site, and shall identify procedures for storage, distribution, and spill response. Equipment refueling shall be done in non-sensitive areas and such that spills can be easily and quickly contained and cleaned up without entering any existing stormwater drainage system or creek. The plan shall include procedures in the event of accidents or spills, identification of and contact information for immediate response personnel, and means to limit public access and exposure. Any necessary remedial work shall be done immediately to avoid surface or ground water contamination. The plan shall be implemented by the construction contractor, and verified by the City Engineer.

Monitoring HM-2: The City Community Development Department shall verify receipt of approval documentation from County Environmental Health Services, and shall verify compliance with all policies and guidelines identified in the Aboveground Hazardous Materials Storage Tank and Piping Closure permit application and *Contingency Plan for Discovered Hazardous Waste* (Bedford Contracting, Inc. 2016) in consultation with the County of San Luis Obispo.

NOISE

Mitigation Measure N-1: Prior to demolition actions, the applicant shall ensure that the following standard is included on the Demolition Plan, and shall verify compliance during construction and demolition: Use of metal shears, saws, and jack-hammers shall be limited to Monday through Friday, 8:00 a.m. to 4:00 p.m. only.

Monitoring N-1: The construction contractor shall be responsible for complying with demolition restrictions and notifying the City Community Development Department at least one week prior to initiation of demolition activities. The City Engineer shall conduct periodic inspections to verify compliance.

TRANSPORTATION/CIRCULATION

Mitigation Measure TR-1: Prior to initiation of demolition actions, the applicant shall prepare and submit a Construction Staging and Traffic Management Plan for approval by the City Community Development Department. The Plan shall be implemented during construction, and shall include, but not be limited to, the following elements:

a. Description of construction activities, including equipment lists and project schedule, including estimated start and end dates and working hours;
b. Name of on-site construction manager;
c. Identification of the work area, truck route(s), and staging areas in relation to cross streets, including all distances and dimensions;
d. Traffic control plan, including: identification of partial or full road closures and on-street parking, staging, and queuing; all temporary traffic control devices including signs and delineators; use of construction staff to manage or direct traffic; measures to reduce truck and equipment queuing on City streets; and safety measures for vehicles, pedestrians, bicyclists, and construction workers.

Monitoring TR-1: The construction contractor shall be responsible for complying with traffic mitigation measures and notifying the City Community Development Department at least one week prior to initiation of construction activities. The City Engineer shall conduct periodic inspections to verify compliance.

Acceptance of Mitigation Measures by Project Applicant:

_____ _____

Applicant **Date**

EXHIBIT D

August 25, 2016

To: Whitney McIlvaine
Contract Planner

From: Robert and Carol Walker
523 Whidbey Street
Morro Bay, CA 93442

RECEIVED
AUG 29 2016
City of Morro Bay
Community Development Dept.

Subject: Review Comments

PROJECT TITLE: 3300 Panorama Drive, Demolition of Tanks and associated structures

There is a 30 day period for review of this application, but it is unclear how the public was to know that the document exists. We stumbled upon this document as a result of a WEB search of the Morro Bay Planning Department.

After a review of this Document we do have some concerns.
In monitoring Measure AQ-2 through AQ-7, it appears the "City" is verifying documentation to demonstrate compliance. Who is doing the actual "monitoring"?

Tree replacement: Mitigation is to replace 2 trees for each tree removed. The mitigation says replacement "in kind". What does that mean? The trees being removed are at least 20 years old and should be replaced with tress of significant size. Irrigation of the trees is mentioned but does not define the duration of irrigation during establishment. Because of the drought the new trees may require irrigation for two or more years.

The one day visit to identify wild life could hardly be adequate. The trees on the property are used by range of birds. We are not experts but here are some of the birds we have been able to identify on or near the property: red shouldered hawk, red tail hawk, Kastler hawk, and in past five years on two occasions I have seen a Peregrine falcon chasing a collared dove. There is a pair of Great Horned Owls that frequently roost in the trees on the property, especially "Tree Projection Area A & B and Trees 1 & 2.

There is a discussion about the possibility that lighting might be necessary, but this is not consistent with the statement that work is limited to the hours of operation Monday

R SW

EXHIBIT D

through Friday 8:00 am to 4:00 pm. So the questions why is lighting necessary? And, for those of us that live on the perimeter, night time lighting will be disruptive to us.

It is impossible to verify the estimated 40 truck trips required to remove the debris from the project, but it is seems to me that it is drastically under estimated.

We strongly disagree that the truck traffic will have no affect on the roads or the neighborhood. Most of streets that are planned to be used for the truck load were not designed to any engineering standard; this is especially true for portions of Panorama. The streets are NOT very wide and the trucks are sure to affect two way traffic and residents ability to park on the street. This is not even accounting for the noise generated by all the trucks.

Most importantly, as a resident of the neighborhood adjacent to the project, who do we contact when we feel the noise is too loud, the smell is too strong, or there is too much dust? Will residents living adjacent to the project be compensated for having our properties pressure washed to clean it up after all this is done? There seems to be little concern for all of us who will be extremely inconvenienced by this "progress". We enjoy a peaceful neighborhood and you have no idea how disruptive this will be.

R E Walker
Carol Walker

EXHIBIT D

AGENDA NO: B-3

MEETING DATE: September 6, 2016

Staff Report

TO: **Planning Commissioners** **DATE: September 6, 2016**

FROM: **Joan Gargiulo, Assistant Planner**

SUBJECT: Coastal Development and Conditional Use Permit (CP0-512 & UP0-394) approval at the corner of Main and Cabrillo for installation of an unmanned telecommunication wireless facility which consists of a cylindrical antenna on top of an existing 33.5 ft. utility pole and the installation of an equipment cabinet adjacent to the utility pole within the public right-of-way.

RECOMMENDATION:
CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

A. Adopt Planning Commission Resolution 19-16 which includes the Findings and Conditions of Approval for the project depicted on site development plans date stamped received May 26, 2016.

APPLICANT/AGENT:
Tricia Knight, Agent for Verizon Wireless

LEGAL DESCRIPTION/APN:
Adjacent to 066-272-001

PROJECT DESCRIPTION:
The Applicant, Verizon Wireless, is requesting Coastal Development and Conditional Use Permit approval to establish a Verizon Wireless unmanned telecommunications facility (aka "cell site") to be co-located with other utilities (existing PG&E

Vicinity Map

Prepared By:___JG_____ Department Review: _____

pole) at the corner of Main and Cabrillo. Specifically, the proposal includes installation of one (1) new Verizon Wireless four (4) foot tall cylindrical antenna and associated equipment. The associated equipment includes four (4) new remote radio units (RRU)*, two (2) new diplexers, one (1) new manual transfer switch, one (1) new generator receptacle, and one (1) new PG&E/Verizon Wireless meter. Associated equipment also includes an equipment cabinet (2'7" by 2') on a concrete pad to be screened with a 6-foot-tall fence with a sliding gate to be installed at ground level adjacent to the existing utility pole as shown on the attached plans dated stamped received May 26, 2016 (Exhibit D). New Verizon wireless DC power and fiber cable will be routed from the ground-mounted equipment cabinet, underground and then to the antenna location at the top of the utility pole.

**An RRU (remote radio unit) is also known as a wireless base station. RRUs facilitate wireless communication between user equipment and the network.*

PROJECT SETTING:

Adjacent Zoning/Land Use			
North	R-1 Residential	South:	R-1 Residential
East:	R-1 Residential	West:	R-2/PD Residential Planned Development

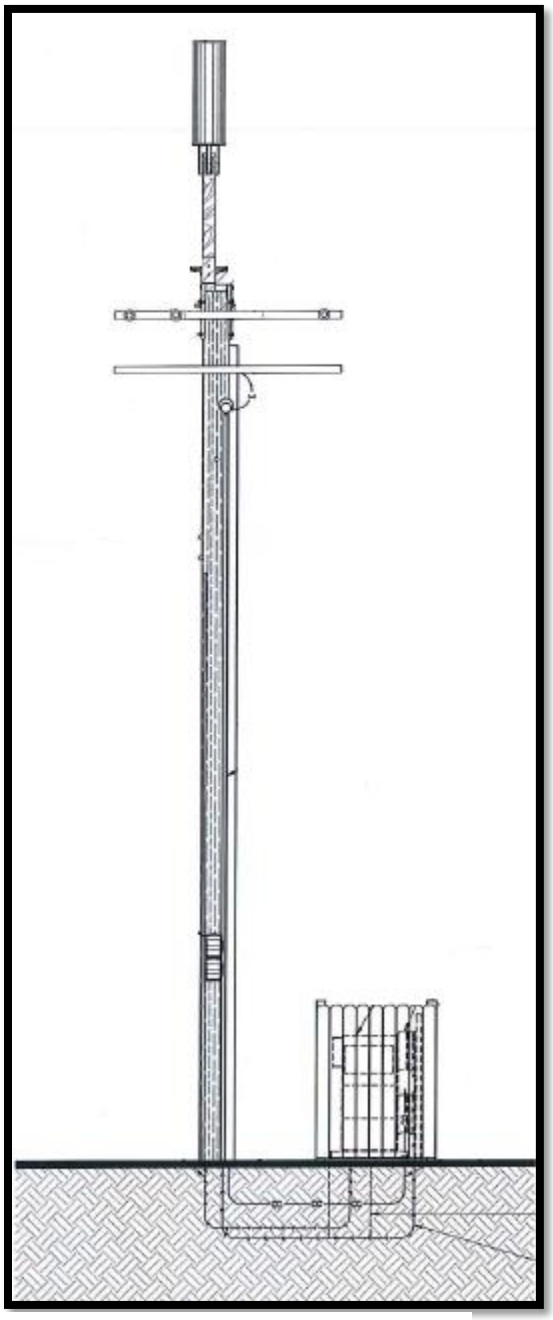
Site Characteristics	
Overall Site Area	65 sq. ft.
Existing Use	Public Right-of-Way
Terrain	Level and landscaped
Vegetation/Wildlife	Ornamental ground cover
Access	Main Street
Archaeological Resources	Site is not located within 300 feet of an archeological resource

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Single-Family Residential
Base Zone District	R-1
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Located in the Coastal Zone, but not within appeals jurisdiction

REGULATIONS:
Per sections 17.30.030(F) and 17.30.030(P) of the Zoning Ordinance antennas and public utility facilities can be located within any zoning district after obtaining a Conditional Use Permit. Establishment of a new wireless facility is considered development and therefore also requires a Coastal Development Permit.

PROJECT ANALYSIS:

Background / Discussion: The Applicant proposes to co-locate the new Verizon Wireless cylindrical antenna on an existing 33.5 ft. high PG&E utility pole. On page A-3 of the plan set (Exhibit D), a 5 ft. wood extension assembly is shown attached to the top of the existing pole to provide for adequate clearance between the existing power lines and the proposed wireless antenna. The antenna itself measures 4 ft. high thereby bringing the total height to 43.1 ft. above ground level. Pursuant to Morro Bay Municipal Code Section 17.48.070, the 25 ft. height limit in the R-1 zoning district may be exceeded with the approval of a use permit.



Southeast Elevation

Visual Analysis:

Staff has reviewed the project for impacts to visual aesthetics via submission of photo visual simulations illustrating existing and proposed conditions (Exhibit B). The proposed Verizon facility would be co-located on an existing PG&E utility pole. The one (1) cylindrical antenna would be installed on top of the 33.5" high pole. The antenna itself has a diameter of 14.6 ft. and measures 4 feet tall to be mounted on a new 5 ft. wooden extension to be secured to the top of the existing utility pole. The equipment cabinet will be located approximately 2.5 ft. to the north and east of the utility pole in the public right-of-way. Access to the cabinet will not obstruct bicycle or other vehicle traffic along Main Street or Cabrillo. The cabinet encompasses approximately 65 sq. ft. and the proposed 6 ft. fence will provide adequate screening. The proposal has been found to be consistent with Visual Resources Chapter XIII of the Morro Bay Coastal Land Use Plan and Chapter IV Visual Resources and Scenic Highway Element of the City's General Plan.

Hazards/Hazardous Materials

A Radio Frequency (RF) report was prepared by Hammett & Edison, Inc., dated May 20, 2016, to evaluate the proposed project for compliance with appropriate guidelines limiting human

exposure to radio frequency electromagnetic fields. The report (Exhibit C) concluded that for a person anywhere at ground level, the maximum RF exposure level due to the proposed Verizon operation would be 0.82% of the applicable maximum public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building is 1.6% of the public exposure limit. It should be noted that these results include several worst-case scenarios assumptions and therefore are expected to overstate actual power density levels.

The RF report recommends mitigation measures in its conclusion which have been added as conditions of approval in Resolution 19-16 (Exhibit A); namely training authorized personnel and posting explanatory signs to establish compliance with occupational exposure limits. With the recommended measures, the report concludes that the project would be well within FCC maximum exposure limits.

U.S. Federal Communications Commission
The project has been designed to be in compliance with FCC regulations. The Federal Communications Commission (FCC) regulates interstate and international communications by radio, television, wire, satellite and cable. It was established by the Communications Act of 1934 and operates as an independent U.S. government agency overseen by Congress. Section 332(c)(7) of the Communications Act was added by Congress in the Telecommunications Act of 1996 which imposes limitations on local governments that they may not unreasonable discriminate among providers of functionally equivalent services, may not prohibit provision of personal wireless services, must act on requests within a reasonable period of time, must make any denial decision in writing, supported by substantial evidence, and may not regulate radio frequency (RF), but may require applicant to satisfy FCC rules.

ENVIRONMENTAL DETERMINATION

Environmental review was performed for this project which staff determined meets the required for a Categorical Exemption Class 3, CEQA Guidelines Section 15303 (e), (New construction of small structures). This exemption applies to the construction and location of limited numbers of new, small facilities or structures and temporary use of land having no permanent effects on the environment. There are no known sensitive environmental resources on the project site; consequently, this exemption is appropriate for this project.

PUBLIC NOTICE:

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on August 26, 2016, and mailed directly to all property owners and occupants of record within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed project.

CONCLUSION:

Improved wireless communication abilities are a community need from the standpoint of both convenience and public safety. Based upon the photo simulations and RF report submitted by the Applicant and required conditions as recommended by the RF report, staff has determined that the proposed project would not significantly degrade the aesthetics of the site nor present unmitigated hazards to surrounding uses. The project, as proposed, is consistent with all

required development standards of the Zoning Ordinance and all applicable provisions of the General Plan and Local Coastal Plan with incorporation of the recommended conditions of approval.

Staff recommends that the Planning Commission approve the requested Coastal Development Permit and Conditional Use Permit for installation of 1 new Verizon wireless antenna and associated equipment with the incorporation of the conditions of approval attached herein by approving Planning Commission Resolution 19-16.

EXHIBITS:
Exhibit A – Planning Commission Resolution 19-16
Exhibit B – Visual Simulation, Existing and Proposed
Exhibit C – Radio Frequency Compliance Report dated May 20, 2016
Exhibit D – Graphics/Plan Reductions date stamped May 26, 2016
Exhibit E – Correspondence

EXHIBIT A

RESOLUTION NO. PC 19-16

RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-512) AND CONDITIONAL USE PERMIT (UP0-394) FOR INSTALLATION OF UNMANNED TELECOMMUNICATION WIRELESS FACILITY WHICH CONSISTS OF A CYLINDRICAL ANTENNA ON AN EXISTING UTILITY POLE WITH ASSOCIATED EQUIPMENT CABINET AT MAIN AND CABRILLO.

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on September 6, 2016, for the purpose of considering Coastal Development Permit CP0-512 & Conditional Use Permit # UP0-394 to allow the installation of an unmanned telecommunication facility to include a cylindrical antenna on top of an existing 33.5 ft. utility pole with an overall height of 43.1 ft. and the installation of an equipment cabinet adjacent to the utility pole within the public right-of-way at the corner of Main and Cabrillo (APN 066-272-001) and outside of the Coastal Commission Appeals Jurisdiction; and

WHEREAS, notice of the public hearing was provided at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing: and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Planning Commission makes the following findings:

<u>California Environmental Quality Act (CEQA) Finding</u>

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3: New construction of small structures. This exemption applies to the construction and location of limited numbers of new, small facilities or structures and temporary use of land having no permanent effects on the environment.

<u>Coastal Development Permit Findings</u>

1. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay. "Antennas" and "Public Utility Facilities" are both listed as uses that may be permitted in any zone district with an approved Conditional Use Permit (Zoning Ordinance Section 17.30.0030 (F) & (P), respectively).

<u>Conditional Use Permit Findings</u>

1. The establishment, maintenance, or operation of the use applied for will not be detrimental

to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use in that the project will be consistent with all applicable zoning and plan requirements as indicated in the attached staff report, and potential public health impacts were studied and addressed in an RF report prepared by Hammett & Edison, Inc,. dated May 20, 2016; and

2. The use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City since the project, as conditioned, will be constructed consistent with all applicable City regulations and will limit access to the equipment cabinet, provide occupational training and post explanatory warning signs to ensure compliance with occupational exposure limits.

3. The total height of the utility pole and antenna measures 43.1 ft. which exceeds the maximum allowed for the R-1 zoning district will not be injurious or detrimental to the surrounding area as reviewed by the Planning Commission because as stated at MBMC 17.48.070, height limits are allowed to be exceeded through a use permit.

Section 2: Action. The Planning Commission does hereby approve Coastal Development Permit CP0-512 and Conditional Use Permit UP0-394 for property at the corner of Main and Cabrillo (adjacent to APN number 066-272-001) subject to the following conditions:

STANDARD CONDITIONS

1. Permits: This Coastal Development Permit and Conditional Use Permit are granted for the uses described in the September 6, 2016 staff report and all attachments thereto, and as shown on the plans date stamped received May 26, 2016. In addition to satisfying all of the foregoing Conditions of Approval for the proposed use, the applicant shall obtain and maintain compliance with all other required permits and approvals.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced within two (2) years of the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Community Development Manager, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change, as so deemed by the Community Development Director will require the filing of an application for an amendment to be reviewed by the Planning Commission.

4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.

5. Compliance with Conditions: Prior to issuance of a bulding permit for the proposed use or development, the owner or designee accepts and agrees to comply with all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Community Development Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.

6. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the Zoning Ordinance, certified Coastal Land Use Plan and General Plan for the City of Morro Bay.

7. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.

8. Construction Hours: Pursuant to MBMC Section 9.28.030 (I), noise-generating construction related activities and routine maintenance activities shall be limited to the hours of 7:00 AM to 7:00 PM Monday through Friday, and 8:00 A.M. to 7:00 P.M. on Saturday and Sunday, unless an exception is granted by the Community Development Manager pursuant to the terms of this regulation.

9. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

1. Antenna and Equipment Screening: As presented in the photo simulations of the proposed project, the fencing proposed as equipment screening shall be kept in good repair. The canister containing the antenna shall be painted to match the color of the utility pole.

2. Exposure Signs: Prior to final inspection, as recommended by the RF study dated May 20, 2016 explanatory warning signs shall be posted on the utility pole, at or near the antenna, readily visible from any angle of approach to persons who might need to work within that distance. Content of explanatory sign shall include summary results of the post construction RF compliance report and inform personnel of the maximum permissible exposure (MPE) levels. The applicant shall submit building plans illustrating the placement of the required explanatory warning signs. As discussed in the Radio Frequency (RF) exposure study, the warning signs should be utilized to establish awareness as long as they

provide information in a prominent manner on the risk of potential exposure and instructions on methods to minimize such exposure risk.

3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and windblown earth problems shall be submitted for review and approval by the Building Official. (MBMC Section 17.52.070)

4. Conditions of Approval: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

5. Inspection: The applicant shall comply with all Planning conditions listed above and obtain a final inspection from the Planning Division at the necessary time in order to ensure all conditions have been met.

6. The equipment cabinet shall be kept locked at all times, limiting access only to authorized personnel or emergency services officials as noted in Fire Condition 2.

7. Prior to final inspection, Applicant shall provide evidence of appropriate RF safety training to all authorized personnel who have access to the utility pole and equipment cabinet, including but not limited to employees and contractors of the wireless carriers and of the property owner.

8. A minimum of 72 hours of backup power supply to the antenna, in the form of a generator or other acceptable back up power source, shall be supplied and shown on building plans unless deemed infeasible by the Community Development Director.

9. A post construction RF compliance report shall be submitted to the Community Development Director prior to final inspection. The study shall measure actual RF emission levels for all antennas.

BUILDING CONDITION

1. Building Permit: Prior to construction, the applicant shall submit a complete Building Permit Application and obtain the required Permit.

FIRE CONDITIONS

The following Fire Department conditions shall be satisfied prior to issuance of a building permit:

1. Fire Safety During Construction and Demolition. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations (CFC Chapter 33). Compliance with NFPA 241 is required for items not specifically addressed herein. Applicant shall comply with CFC Chapter 33.

2. Knox Lock. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box or lock to be installed in an approved location (CFC 506). Provide a Knox Lock on the access gate. Please obtain a Knox application from Morro Bay Fire Department during business hours.

3. Vehicle impact protection. Vehicle impact protection required by this code shall be provided by posts that comply with CFC Section 312.2 or by other approved physical barriers that comply with Section 312.3. Posts shall comply with all of the following requirements:

    a. Constructed of steel not less than 4 inches in diameter and concrete filled.
    b. Set not less than 3 feet deep in a concrete footing of not less than a 15 inch diameter.
    c. Set with the top of the post not less than 3 feet above ground.

    Applicant shall provide approved vehicle impact protection around the perimeter of the fenced enclosure, as depicted on Sheet A-2 and in accordance with CFC Section 312.

4. Cabinet signage. Cabinets shall have exterior labels that identify the manufacturer and model number of system and electrical rating (voltage and current) of the contained battery system. Applicant shall provide signage on the cabinet that indicates the relevant electrical, chemical and fire hazard. (CFC 608.7.2). Stationary storage battery systems, and equipment room and building signage shall be in accordance with 2013 California Fire Code, (Section 608) and will be examined closely during Building Permit phase and verified during field inspection. Applicant shall provide appropriate signage relative to Stationary Storage Battery Systems.

5. Equipment room door signage. Provide approved signage of "CAUTION-ENERGIZED ELECTRICAL EQUIPMENT". Sign shall have red lettering ¼ inch stroke and 3 inches high on white reflective background of durable material so to withstand a marine environment. (CFC 605.3.1) Applicant shall provide above signage relative to energized electrical equipment.

6. Documentation of EPCRA reporting. Pursuant to Federal Emergency Planning Community Right-to Know Act (EPCRA), Section 311 and 312, USEPA regulations at 40 CFR Part 355 implementing EPCRA, and corresponding state and local requirements. Where applicable, Applicant shall provide a Tier Two Emergency and Hazardous Chemical Inventory (form OMB 2050-0072).

PUBLIC WORKS CONDITIONS

1. Any damage to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Services Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

EXHIBIT A

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 6th day of September, 2016 upon motion of Commissioner XXX and seconded by Commissioner XXX on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Chairperson Robert Tefft

ATTEST

_____

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 6th day of September, 2016

EXHIBIT B

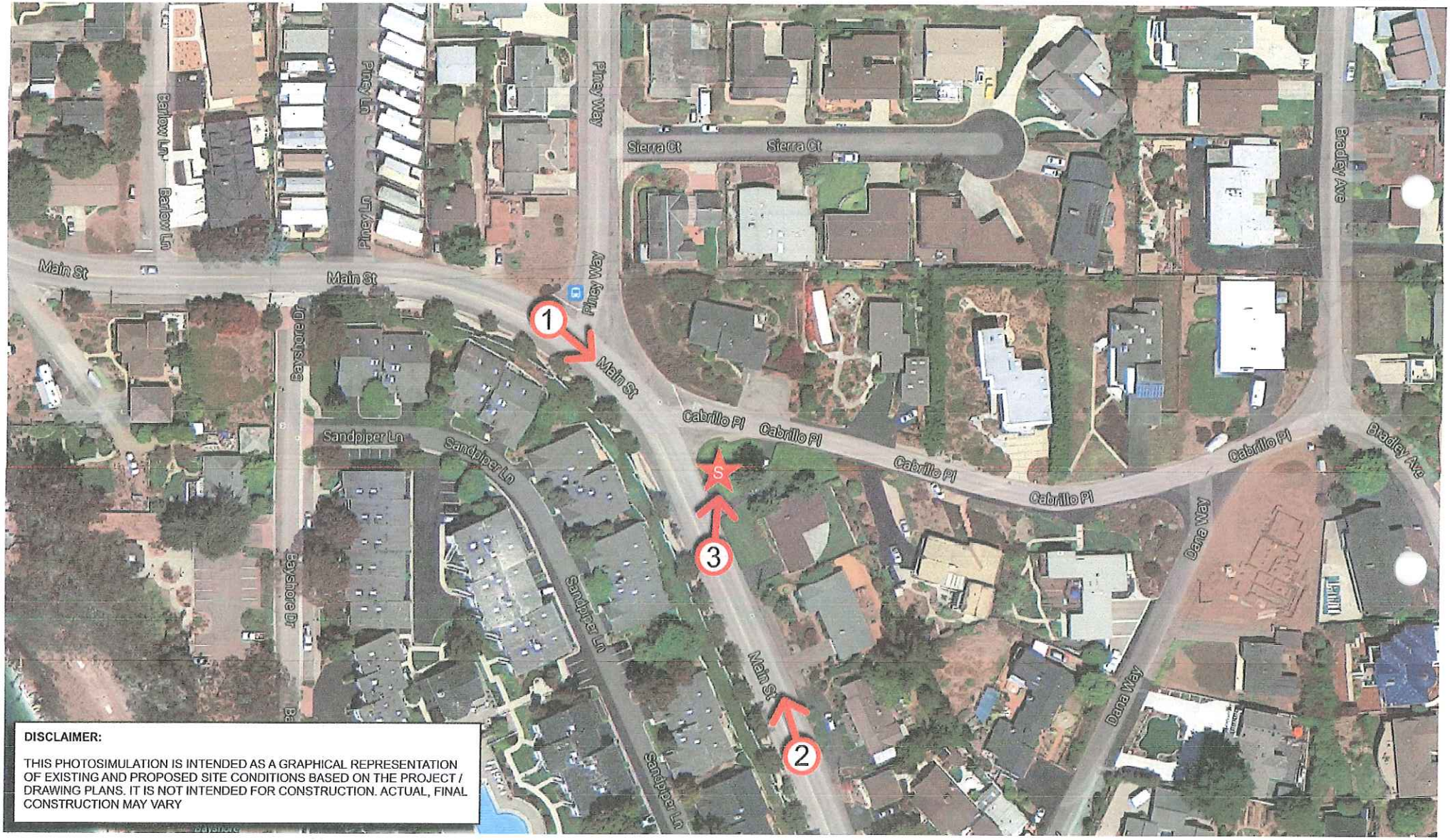
RECEIVED
MAY 26 2016
City of Morro Bay
Community Development Dept.

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS

verizon

MORRO BAY SC1
PSL # 270032
COUNTRY CLUB DRIVE & CABRILLO PLACE
WITHIN RIGHT-OF-WAY
MORRO BAY, CA 93442
LATITUDE: 35° 21' 19.95" N
LONGITUDE: 120° 50' 39.41" W

SAC WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 735-3766



DISCLAIMER:

THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

EXHIBIT B

RECEIVED
MAY 26 2016
City of Morro Bay
Community Development Dept.

verizon

MORRO BAY SC1 .
PSL # 270032
COUNTRY CLUB DRIVE & CABRILLO PLACE
WITHIN RIGHT-OF-WAY
MORRO BAY, CA 93442
LATITUDE: 35° 21' 19.95" N
LONGITUDE: 120° 50' 39.41" W

SBC WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 736-3766

PHOTOSIMULATION VIEWPOINT 1

EXHIBIT B

RECEIVED
MAY 26 2016
City of Morro Bay
Community Development Dept.

verizon

MORRO BAY SC1
PSL # 270032
COUNTRY CLUB DRIVE & CABRILLO PLACE
WITHIN RIGHT-OF-WAY
MORRO BAY, CA 93442
LATITUDE: 35° 21' 19.95" N
LONGITUDE: 120° 50' 39.41" W

SDC WIRELESS
5915 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 736-3766

PHOTOSIMULATION VIEWPOINT 2

EXHIBIT B

verizon

MORRO BAY SC1
PSL # 270032
COUNTRY CLUB DRIVE & CABRILLO PLACE
WITHIN RIGHT-OF-WAY
MORRO BAY, CA 93442
LATITUDE: 35° 21' 19.95" N
LONGITUDE: 120° 50' 39.41" W

SBC WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 738-3766

PHOTOSIMULATION VIEWPOINT 3

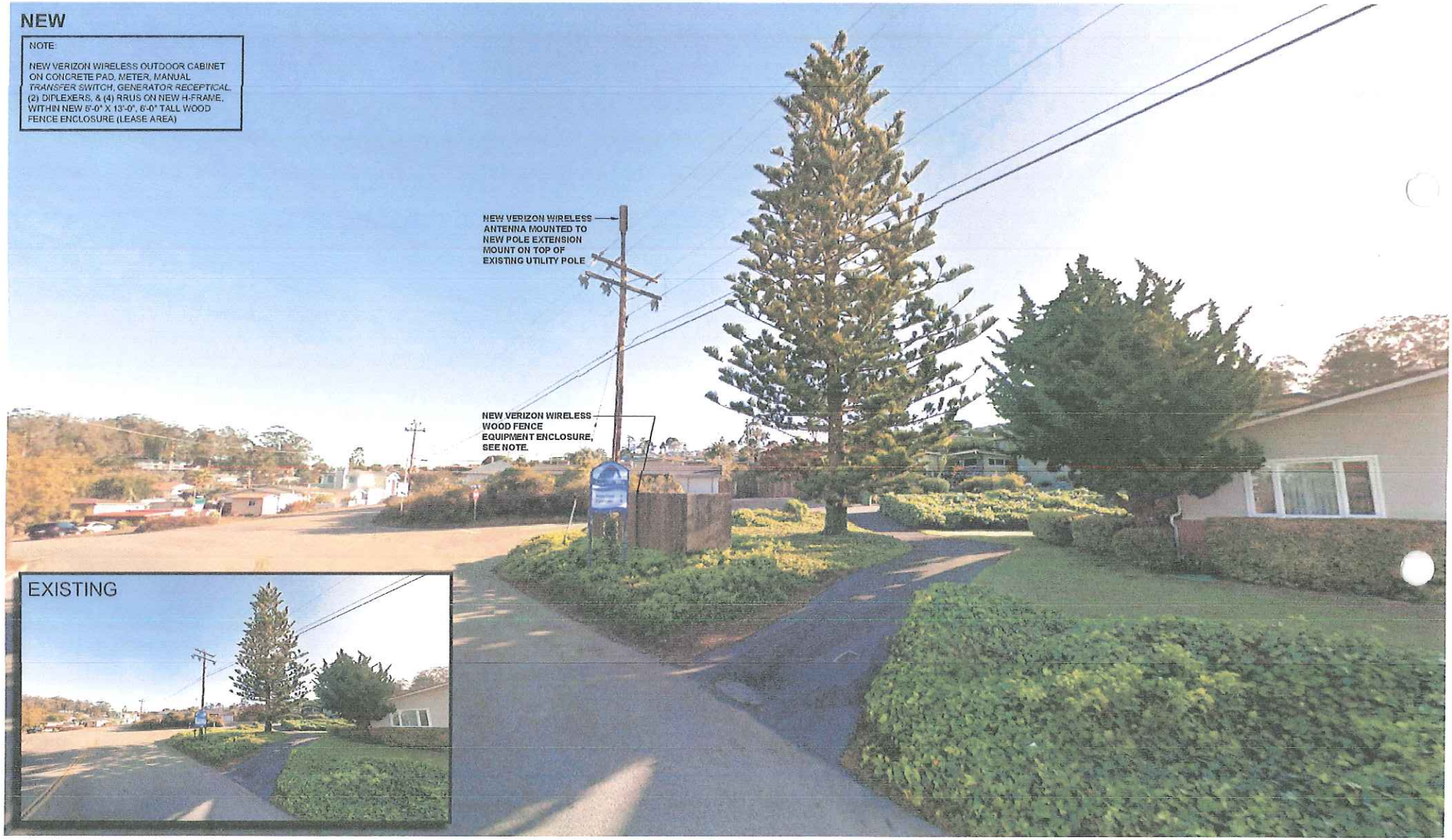


EXHIBIT C

Verizon Wireless • Proposed Base Station (Site No. 270032 "Morro Bay SC1")
Country Club Drive and Cabrillo Place • Morro Bay, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 270032 "Morro Bay SC1") proposed to be located at Country Club Drive and Cabrillo Place in Morro Bay, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install one directional cylinder antenna on top of the utility pole located at Country Club Drive and Cabrillo Place in Morro Bay. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm^2	1.00 mW/cm^2
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

Power line frequencies (60 Hz) are well below the applicable range of these standards, and there is considered to be no compounding effect from simultaneous exposure to power line and radio frequency fields.

RECEIVED
MAY 26 2016
City of Morro Bay
Community Development Dept.

EXHIBIT C

Verizon Wireless • Proposed Base Station (Site No. 270032 "Morro Bay SC1")
Country Club Drive and Cabrillo Place • Morro Bay, California

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by SAC Wireless Engineering Group, dated April 12, 2016, it is proposed to install one Andrew Model CWB070X12F bi-directional cylindrical antenna on a 6-foot extension on top of the existing 33½-foot utility pole sited in the public right-of-way on the east side of Main Street*, just south of its intersection with Cabrillo Place in Morro Bay. The antenna would employ no downtilt, would be mounted at an effective height of about 41 feet above ground, and would have its principal directions oriented toward 165°T and 345°T. The maximum effective radiated power in any direction would be 2,850 watts, representing simultaneous operation at 2,150 watts for AWS and 700 watts for 700 MHz service.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.0060 mW/cm^2, which is 0.82% of the applicable public exposure limit.

---

* Reportedly also known as Country Club Drive in this block.

As shown in Figure 3, the maximum calculated level at the second-floor elevation of any nearby residence† is 1.6% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

Recommended Mitigation Measures

Due to its mounting location and height, the Verizon antenna would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the antenna, including employees and contractors of Verizon and of the property owner. No access within 10 feet directly in front of the Verizon antenna itself, such as might occur during certain maintenance activities on the pole, should be allowed while the antenna is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs‡ be posted at the antenna and/or on the pole below the antenna, readily visible from any angle of approach to persons who might need to work within that distance.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at Country Club Drive and Cabrillo Place in Morro Bay, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

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† Located at least 50 feet away, based on photographs from Google Maps.

‡ Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required. Signage may also need to comply with the requirements of California Public Utilities Commission General Order No. 95.

EXHIBIT C

Verizon Wireless • Proposed Base Station (Site No. 270032 "Morro Bay SC1")
Country Club Drive and Cabrillo Place • Morro Bay, California

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

William F. Hammett, P.E.
707/996-5200

May 20, 2016

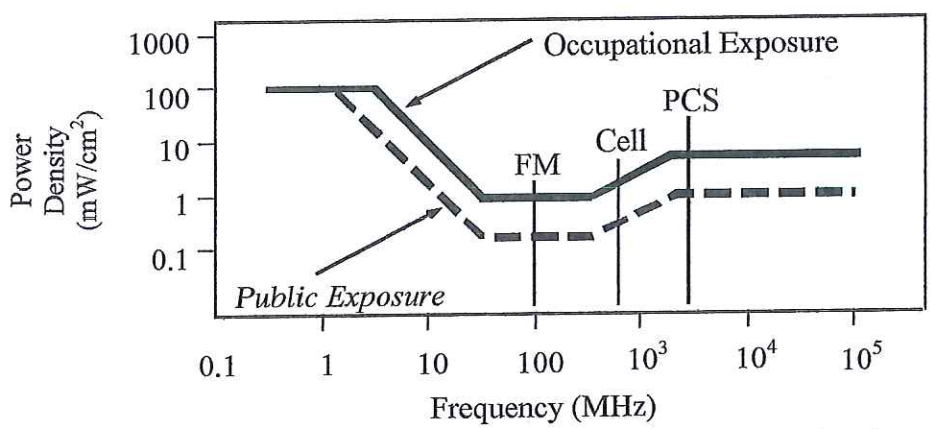
EXHIBIT C

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*180/f^2*
3.0 – 30	1842/f	*823.8/f*	4.89/f	*2.19/f*	900/f^2	*180/f^2*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	$3.54\sqrt{f}$	*$1.59\sqrt{f}$*	$\sqrt{f}/106$	*$\sqrt{f}/238$*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

EXHIBIT C

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm^2,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm^2,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
P_{net} = net power input to the antenna, in watts,
D = distance from antenna, in meters,
h = aperture height of the antenna, in meters, and
η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in mW/cm}^2,$$

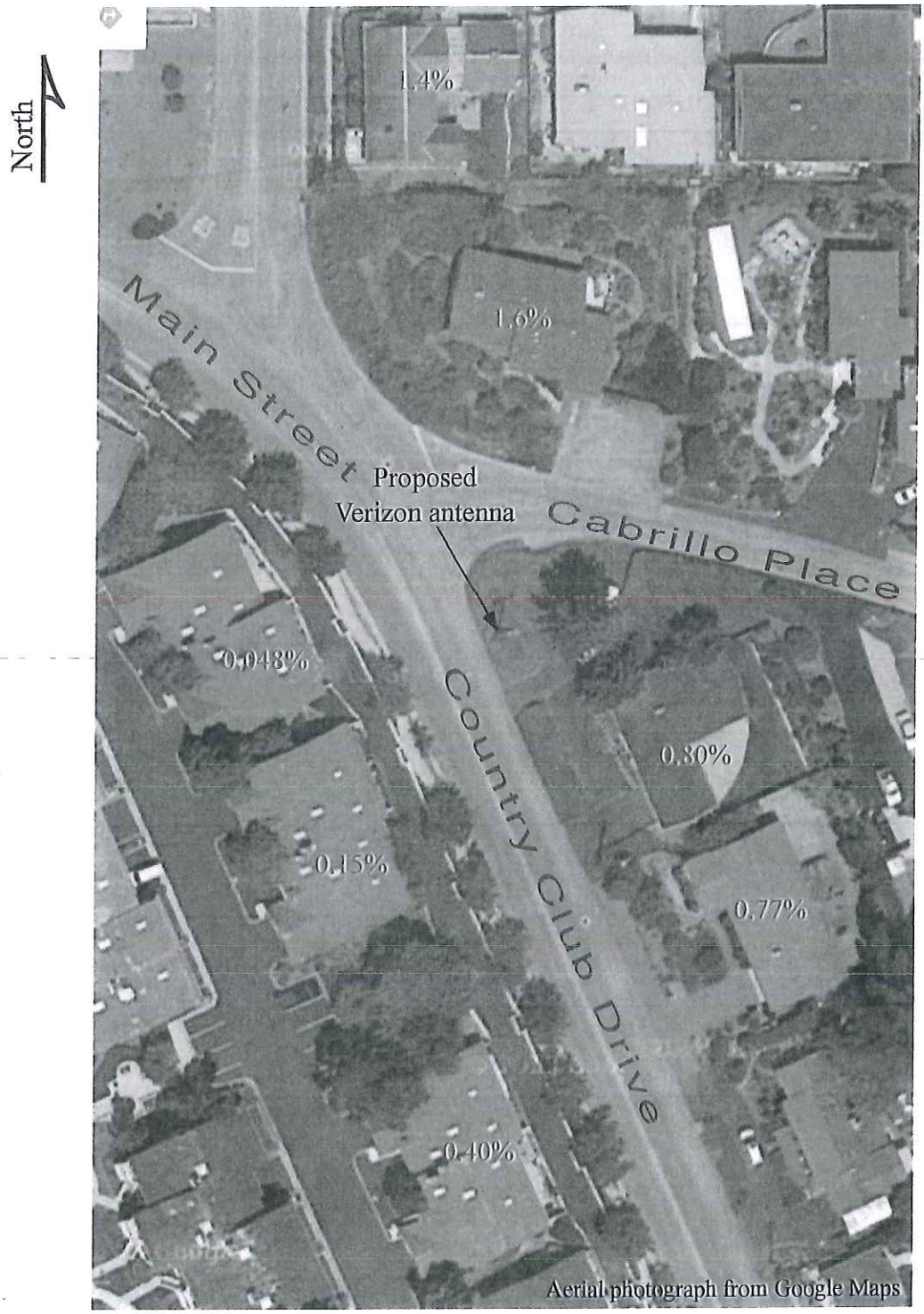
where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

EXHIBIT C

Verizon Wireless • Proposed Base Station (Site No. 270032 "Morro Bay SC1")
Country Club Drive and Cabrillo Place • Morro Bay, California

Calculated Exposure Levels
at Second-Floor Elevation



Calculated levels shown in blue; maximum cumulative level at the second-floor elevation of any nearby residence is 1.6% of the public limit. Calculations in accordance with OET-65. See text.

EXHIBIT D

verizon wireless

MORRO BAY SC1
PSL # 270032

COUNTRY CLUB DRIVE & CABRILLO PLACE
WITHIN RIGHT-OF-WAY
MORRO BAY, CA 93442
LATITUDE: 35° 21' 19.95" N
LONGITUDE: 120° 50' 39.41" W

RECEIVED
MAY 26 2016
City of Morro Bay
Community Development Dept.

CALL 811
WWW.CALL811.COM
CONTRACTOR TO CALL TO VERIFY UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO DIGGING
Know what's below. Call before you dig.

PROJECT TEAM

SITE ACQUISITION
SAC WIRELESS, LLC
1651 HERITAGE LANE, SUITE 182
SACRAMENTO, CA 95815
CONTACT: JC CONCANNON
TELEPHONE: (925) 914-7654
EMAIL: JANETTE.CONCANNON@SACW.COM

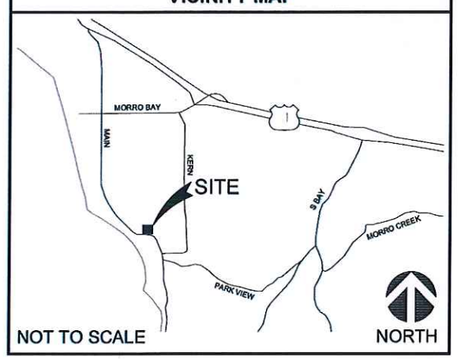
PLANNING
TEK CONSULTING INC.
PERMIT PROCESSING SERVICES
123 SEACLIFF DR
PISMO BEACH, CA 93449
CONTACT: TRICIA KNIGHT
TELEPHONE: (805) 448-4221
FAX: (805) 888-2807
TEK-CONSULTING.NET

ARCHITECT:
SAC WIRELESS, LLC.
NESTOR POPOWYCH, AIA
5015 SHOREHAM PL, SUITE 150
SAN DIEGO, CA 92122
CONTACT: NICHOLAS BRITT
TELEPHONE: (619) 322-6425
FAX: (619) 736-3721

UTILITY COORDINATOR:
SAC WIRELESS
1057 LA VISTA ROAD
SANTA BARBARA, CA 93110
CONTACT: CRAIG ENGEL
TELEPHONE: (805) 440-0038

SURVEYOR:
SMITHCO SURVEYING ENGINEERING
P.O. BOX 81628
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH
TELEPHONE: (661) 393-1217

VICINITY MAP



DRIVING DIRECTIONS

FROM: 2785 MITCHELL DR.
WALNUT CREEK, CA 94958

TO: COUNTRY CLUB DRIVE & CABRILLO PLACE
MORRO BAY, CA 93442

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
2. TURN RIGHT ONTO OAK GROVE RD
3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD
4. CONTINUE ONTO HILLSIDE AVE
5. TURN LEFT ONTO THE INTERSTATE 680 S RAMP TO SAN JOSE
6. MERGE ONTO I-680 S
7. TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES
8. TAKE THE MORRO RD/CA-41 EXIT
9. TURN RIGHT ONTO CA-41 S/MORRO RD
10. TURN LEFT ONTO MAIN ST\
11. DESTINATION WILL BE ON THE LEFT

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- (1) NEW ANTENNA
- (1) NEW EQUIPMENT CABINET
- (4) NEW VERIZON WIRELESS RRUS
- (2) NEW DIPLEXERS
- (1) NEW MANUAL TRANSFER SWITCH
- (1) NEW GENERATOR RECEPTACLE
- (1) NEW PG&E / VERIZON WIRELESS METER
- NEW VERIZON WIRELESS 6'-0" HIGH WOOD FENCE ENCLOSURE

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

PROJECT SUMMARY

APPLICANT/LESSEE
verizon wireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598
OFFICE: (925) 279-6000

APPLICANT'S REPRESENTATIVE
TEK CONSULTING INC.
PERMIT PROCESSING SERVICES
123 SEACLIFF DR
PISMO BEACH, CA 93449
CONTACT: TRICIA KNIGHT
TELEPHONE: (805) 448-4221
FAX: (805) 888-2807
TEK-CONSULTING.NET

POLE LOCATION:
WITHIN RIGHT-OF-WAY OF COUNTRY CLUB DRIVE, NEAR OF APN: 066-272-001

POLE OWNER:
JPA / PG&E
PACIFIC GAS & ELECTRIC
160 COW MEADOW PL.
TEMPLETON, CA 93465
CONTACT: BRIAN MORROW
TELEPHONE: (661) 319-9087

SITE INFORMATION:

SITE NAME:	MORRO BAY SC1
SITE NUMBER:	270032
SITE ADDRESS:	COUNTRY CLUB DRIVE & CABRILLO PLACE MORRO BAY, CA 93442
COORDINATES (NAD 83):	
LATITUDE	35° 21' 19.95" N
LONGITUDE	120° 50' 39.41" W
JURISDICTION:	CITY OF MORRO BAY

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION:	13'-0" x 5'-0" = 65 SF
OCCUPANCY:	U
TYPE OF CONSTRUCTION:	V-B
CURRENT ZONING:	PUBLIC RIGHT OF WAY
ACCESSIBILITY REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA MECHANICAL CODE

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
C-1	SITE SURVEY	2
A-1	OVERALL SITE PLAN	0
A-2	EQUIPMENT & ANTENNA LAYOUT	0
A-3	SOUTHWEST & SOUTHEAST ELEVATIONS	0
A-4	DETAILS	0

ZONING DRAWINGS - NOT FOR CONSTRUCTION

SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/10/16	SUBMITTAL	FR

SAC WIRELESS
SAC AE DESIGN GROUP, LLC.
5015 SHOREHAM PL, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon wireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

SMALL CELL PROJECT

MORRO BAY SC1
PSL # 270032
COUNTRY CLUB DRIVE & CABRILLO PLACE
WITHIN RIGHT-OF-WAY
MORRO BAY, CA 93442
LAT: 35° 21' 19.95" N
LONG: 120° 50' 39.41" W

SHEET TITLE:
TITLE SHEET

T-1

NOTE: THE ORIGINAL SET OF THE PLANS IS A 24" X 36", SCALE MARKS ARE NOT VALID ON REDUCED OR ENLARGED SHEET SIZES

EXHIBIT D

NOTES

OWNER: WITHIN RIGHT-OF-WAY OF COUNTRY CLUB DRIVE, NEAR APN: 066-272-001

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 06079C, PANEL NO. 1026G, DATED NOVEMBER 16, 2012, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 35° 21' 19.95" N. NAD 83
LONG. 120° 50' 39.41" W. NAD 83
ELEV. 79.2' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

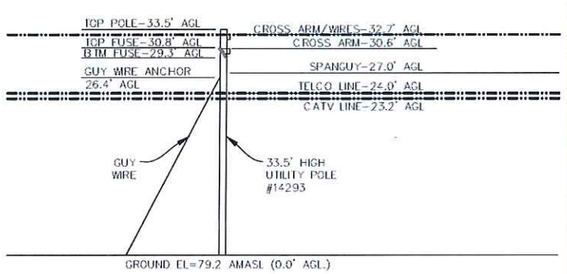
PROPOSED VERIZON WIRELESS EQUIPMENT AREA DESCRIPTION:

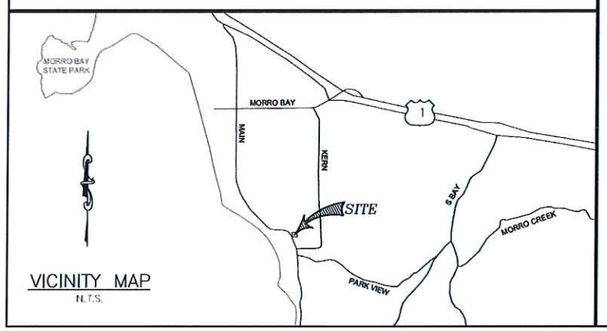
A PARCEL OF LAND SITUATE IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AND LOCATED WITHIN ZONE 5 OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT HAVING A COORDINATE VALUES OF N 2327730.14, E 5713637.04;

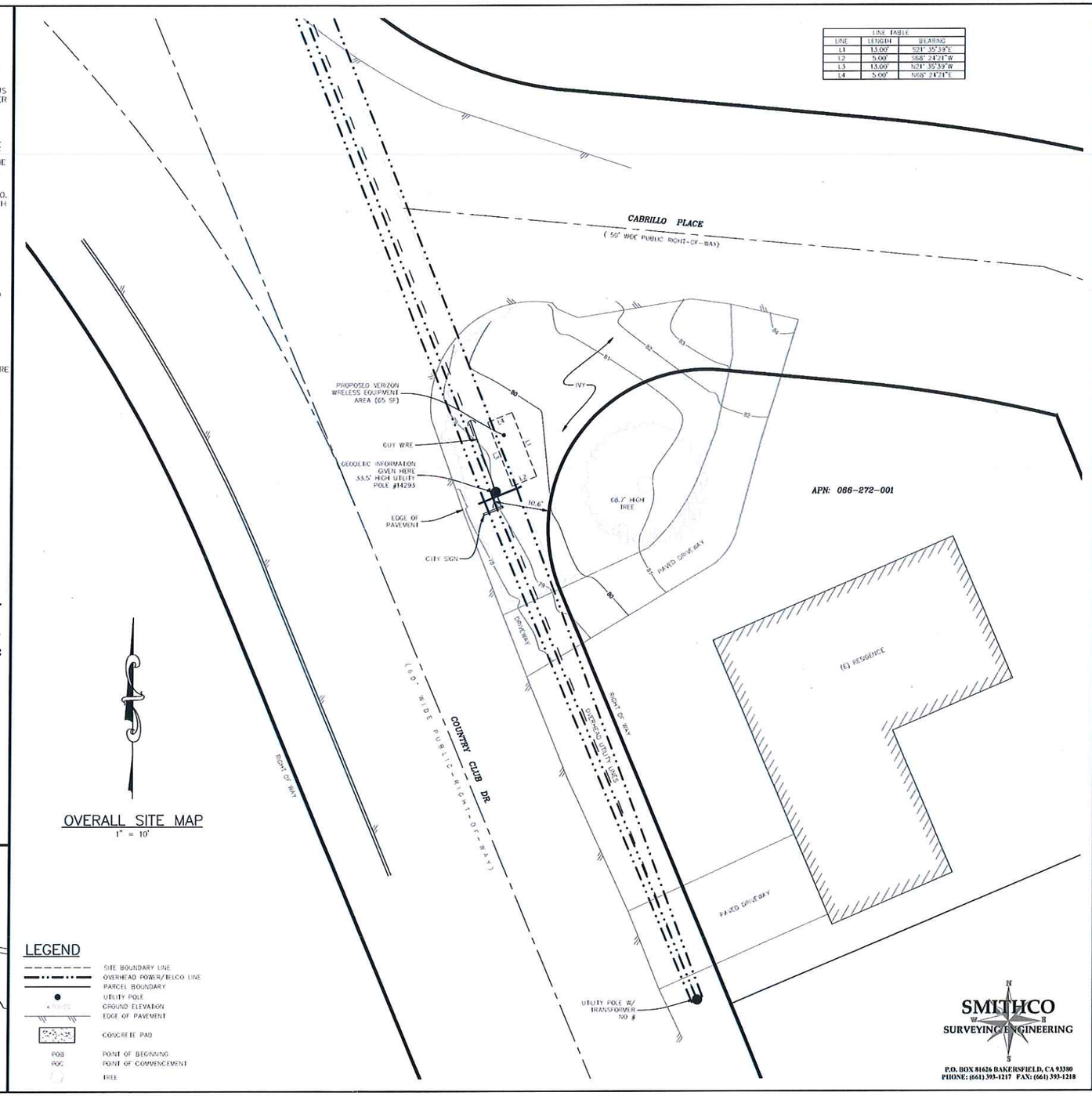
COURSE 1) THENCE S 21° 35'39" E, A DISTANCE OF 13.00 FEET TO A POINT WITH COORDINATE VALUES OF N 2327718.05, E 5713641.82;
COURSE 2) THENCE S 68° 24'21" W, A DISTANCE OF 5.00 FEET;
COURSE 3) THENCE N 21° 35'39" W, A DISTANCE OF 13.00 FEET;
COURSE 4) THENCE N 68° 24'21" E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 65 SQUARE FEET, MORE OR LESS.





VICINITY MAP
N.T.S.



OVERALL SITE MAP
1" = 10'

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER/TELCO LINE
- PARCEL BOUNDARY
- UTILITY POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- TREE

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	S21° 35'39"E
L2	5.00'	S68° 24'21"W
L3	13.00'	N21° 35'39"W
L4	5.00'	N68° 24'21"E

SMITHCO
SURVEYING & ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	02/11/16	PRELIMINARY	SL
2	02/26/16	EQUIPMENT AREA	SL

SMITHCO JOB NO.: 82-428

SBC WIRELESS
ENGINEERING GROUP
5015 SHOREHAM PL, SUITE 150
SAN DIEGO, CA 92122
www.sbcw.com
619.736.3768

PROPRIETARY INFORMATION

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ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

270032
MORRO BAY
SC1

NEAR CORNER OF COUNTRY CLUB DR. & CABRILLO PL.
WITHIN RIGHT-OF-WAY
MORRO BAY, CA
SAN LUIS OBISPO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

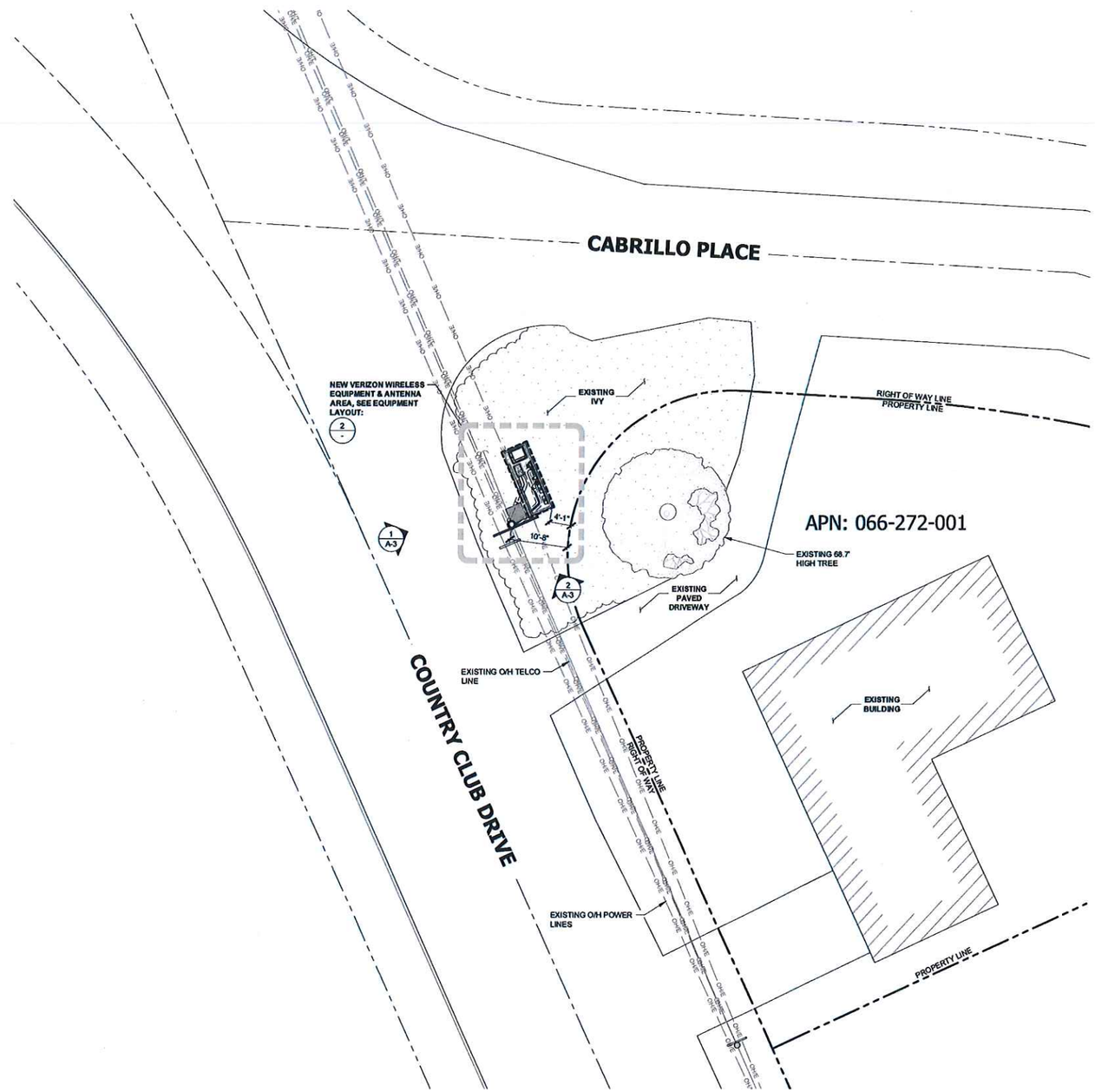
C-1

EXHIBIT D

NOTE:

POWER PLAN: PG&E DESIGN TO BE DETERMINED

TRANSPORT SOLUTION: DESIGN TO BE DETERMINED



NORTH

OVERALL SITE PLAN

0 3' 6' 12'

SCALE: 3/32" = 1'-0" (24x36)
(OR) 3/64" = 1'-0" (11x17)

1

NOTE: THE ORIGINAL SET OF THIS PLAN IS 24" X 36". SCALE RATIOS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/10/15	SUBMITTAL	FR

SAC WIRELESS

SAC AE DESIGN GROUP, LLC.
5015 SHOREHAM PL, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon wireless

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

SMALL CELL PROJECT

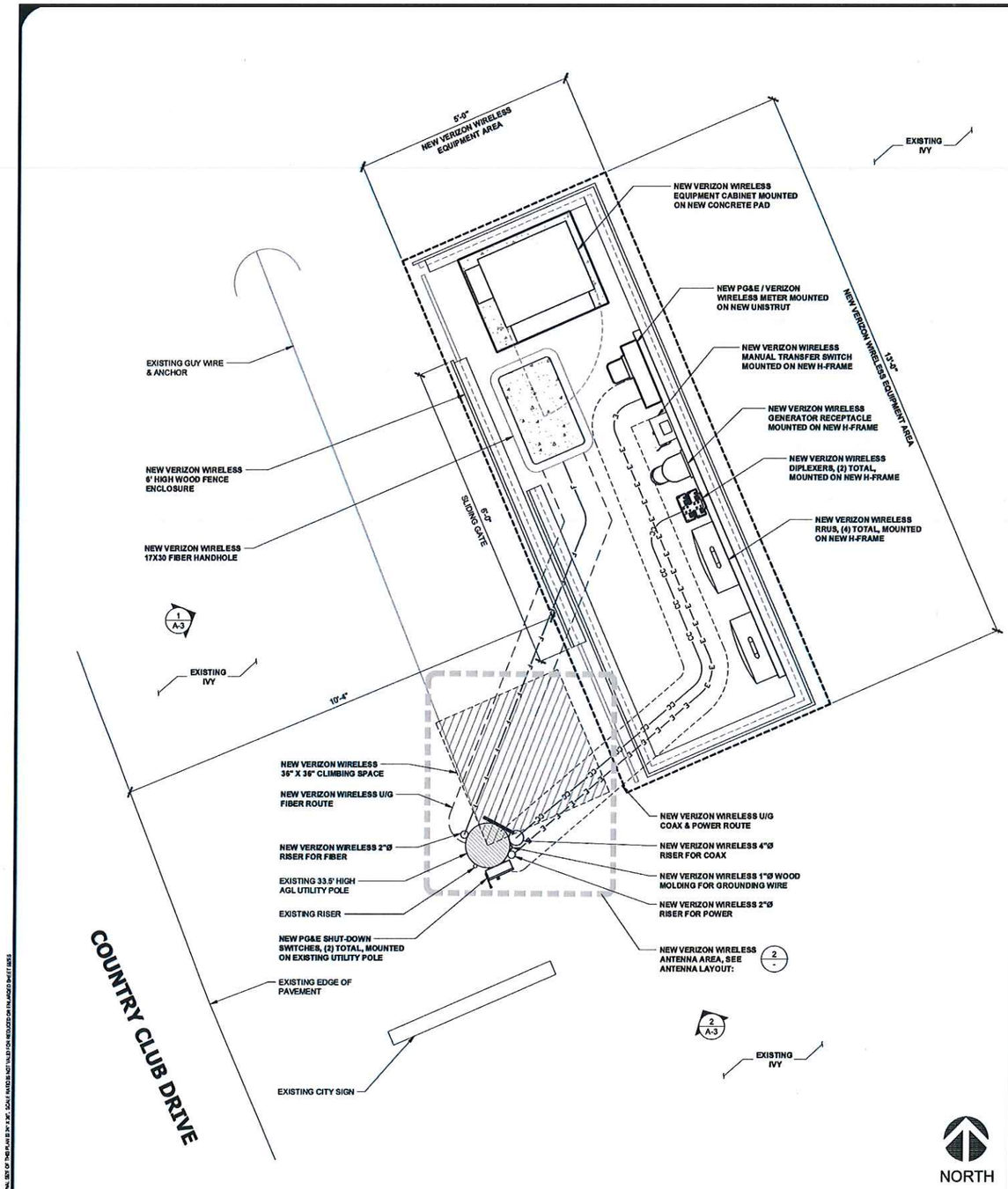
MORRO BAY SC1
PSL # 270032
COUNTRY CLUB DRIVE & CABRILLO PLACE
WITHIN RIGHT-OF-WAY
MORRO BAY, CA 93442
LAT: 35° 21' 19.95" N
LONG: 120° 50' 39.41" W

SHEET TITLE:

OVERALL SITE PLAN

A-1

EXHIBIT D

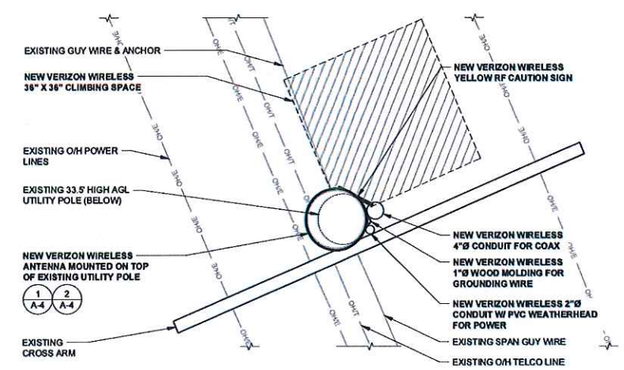


EQUIPMENT LAYOUT

0 3" 6" 1'

SCALE: 3/4 = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

1



ANTENNA LAYOUT

0 3" 6" 1'

SCALE: 3/4 = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

2

NOTE: THE ORIGINAL SET OF THIS PLAN IS 24" X 36", SCALE NOTES ARE VALID ON REGULAR OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/10/16	SUBMITTAL	FR

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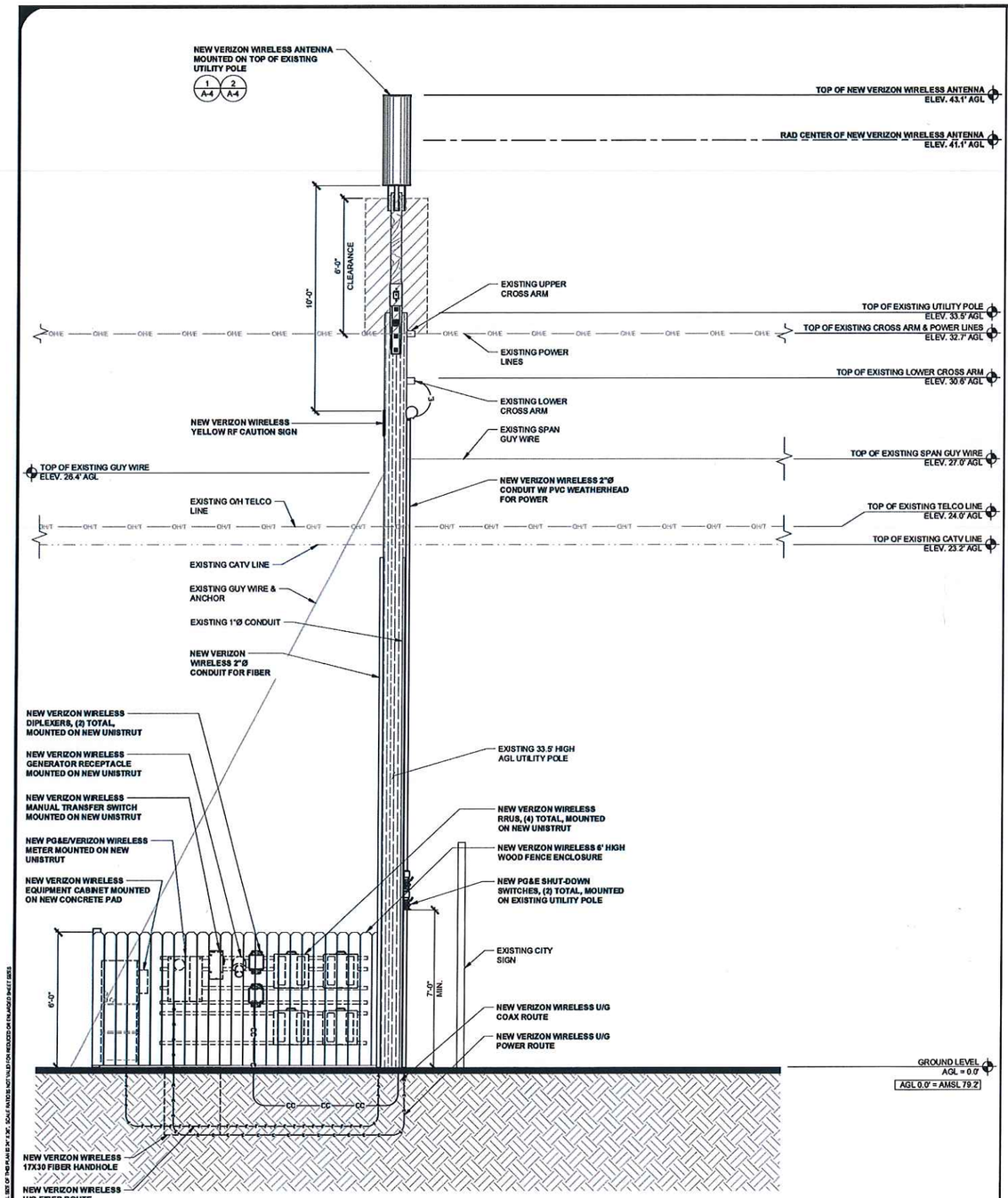
SMALL CELL PROJECT

MORRO BAY SC1
PSL # 270032
COUNTRY CLUB DRIVE & CABRILLO PLACE
WITHIN RIGHT-OF-WAY
MORRO BAY, CA 93442
LAT: 35° 21' 19.95" N
LONG: 120° 50' 39.41" W

SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUT

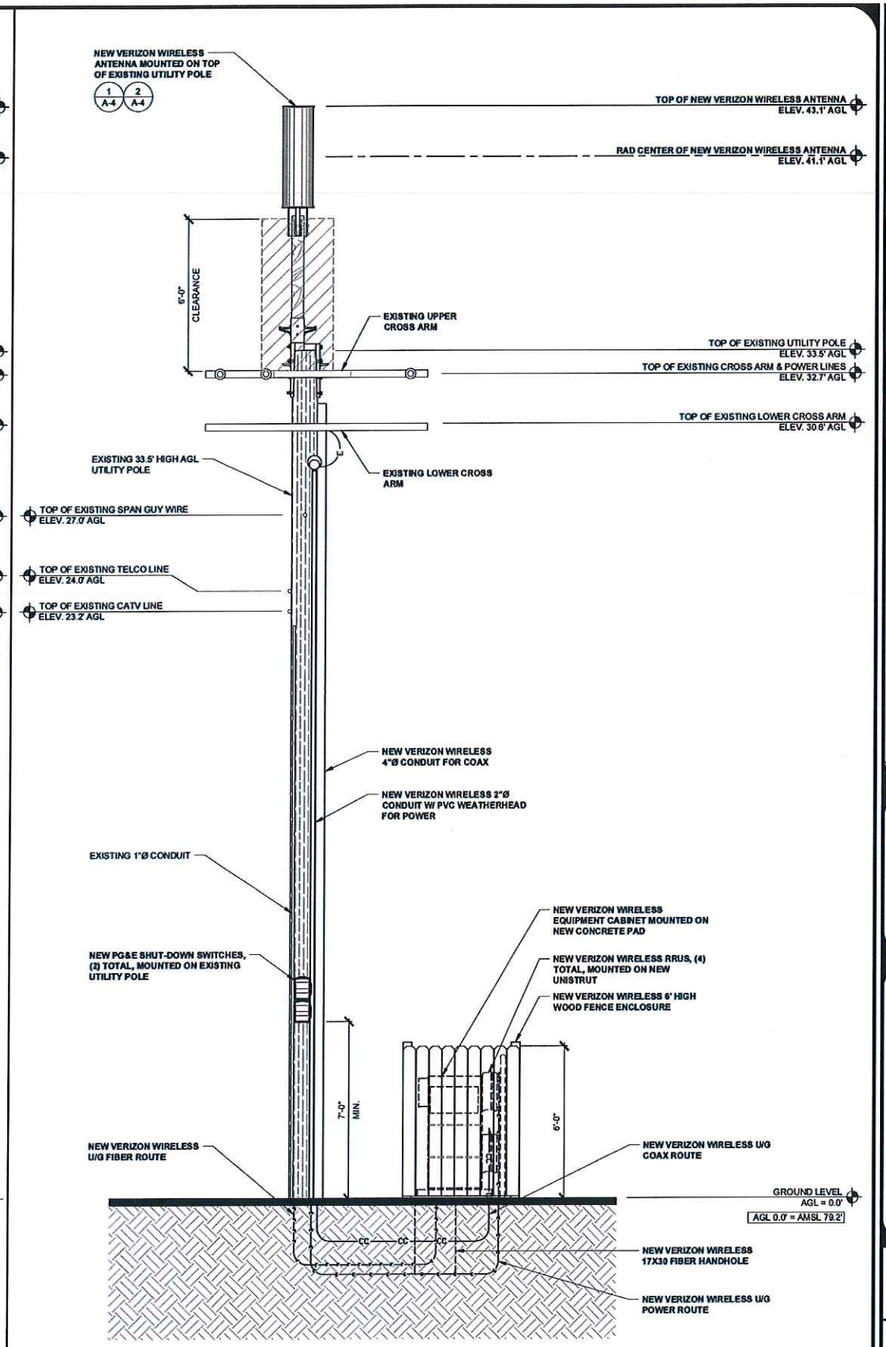
A-2

EXHIBIT D



SOUTHWEST ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **1**



SOUTHEAST ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **2**

NOTE: THE ORIGINAL SET OF PLANS IS 24" X 36", SCALE NOTES ARE VALID ON REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/10/18	SUBMITTAL	FR

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2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

SMALL CELL PROJECT

MORRO BAY SC1
PSL # 270032
COUNTRY CLUB DRIVE & CABRILLO PLACE
WITHIN RIGHT-OF-WAY
MORRO BAY, CA 93442
LAT: 35° 21' 19.95" N
LONG: 120° 50' 39.41" W

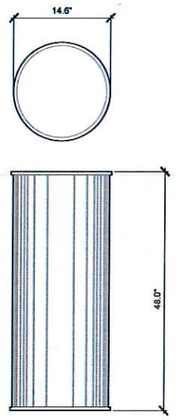
SHEET TITLE:
SOUTHWEST & SOUTHEAST ELEVATIONS

A-3

EXHIBIT D

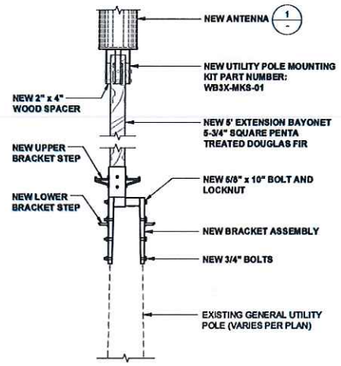
AMPHENOL
CWB070X12F0Y

LENGTH: 48.0"
DIAMETER: 14.6"

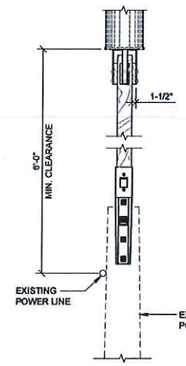


ANTENNA DETAIL

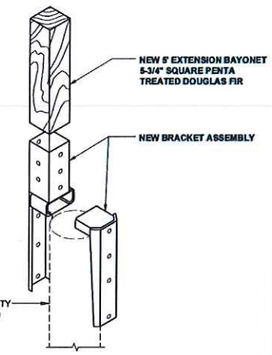
SCALE N.T.S. | 1



SIDE VIEW



FRONT VIEW



ISOMETRIC VIEW

POLE EXTENSION MOUNT

SCALE N.T.S. | 2

NOT USED

SCALE N.T.S. | 3

NOT USED

SCALE N.T.S. | 4

NOT USED

SCALE N.T.S. | 5

NOT USED

SCALE N.T.S. | 6

NOT USED

SCALE N.T.S. | 7

NOT USED

SCALE N.T.S. | 8

NOT USED

SCALE N.T.S. | 9

NOT USED

SCALE N.T.S. | 10

NOT USED

SCALE N.T.S. | 11

NOTE: THE ORIGINAL SET OF PLANS WAS 24" X 36". SCALE AND DIMENSIONS VALID ON 24X36 SHEETS ONLY. ENLARGED SHEETS SHOULD BE REDUCED TO 24X36 SIZE

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/10/16	SUBMITTAL	FR

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PSL # 270032
COUNTRY CLUB DRIVE & CABRILLO PLACE
WITHIN RIGHT-OF-WAY
MORRO BAY, CA 93442
LAT: 35° 21' 19.95" N
LONG: 120° 50' 39.41" W

SHEET TITLE:
DETAILS

A-4

EXHIBIT E

August 29, 2016

RECEIVED

AUG 31 2016

City of Morro Bay
Community Development Dept.

City of Morro Bay

Community Development Department

955 Shasta

Morro Bay, CA 93442

RE: Case No: #UPO-394 and #CPO-512

Dear Community Development Department:

Are you serious? No one would want this in their neighborhood. We are surprised the city would entertain construction of this project. We don't think the owl who sits on top of that telephone pole most nights would like it either. He keeps a lot of rodents under control.

Sincerely,

William & Judy Cappello

William and Judy Cappello
200 Bradley Avenue
Morro Bay, CA 92663

EXHIBIT E

Joan Gargiulo

From:	Joan Sullivan <sullivanjoan@live.com>
Sent:	Tuesday, August 30, 2016 4:13 PM
To:	Joan Gargiulo
Cc:	Rocky Ullum; John Richardson
Subject:	Cabrillo Place cell phone antenna

Dear Joan,

Thank you for taking the time this afternoon to meet with us regarding the unmanned telecommunication facility proposed for our neighborhood.

As mentioned, I am enclosing a couple of informational websites regarding HUD's (U.S. Department of Housing and Urban Development) appraisal guidelines and real estate info regarding property values with regard to the cell phone towers and antennas.

In researching this online, I have concerns. What is one concern to our neighborhood as a whole is the potential, if approved, that this 'facility' would lower property values. Specifically, the U.S. Department of Housing and Urban Development (HUD) guidelines categorize cell towers with hazards and & nuisances, and HUD requires its certified appraisers to take the presence of nearby cell towers into consideration when determining the value of residential properties: (http://archives.hud.gov/offices/hsg/sfh/ref/sfh1-18f.cfm).

There are multiple articles on the internet on the issues of decreased property values. Just taking an excerpts from the Daily Real Estate News, 25 July 2014 article: Cell Towers, Antennas Problematic for Buyers state: *"The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods," which was published in The Appraisal Journal in 2006, found that buyers would pay as much as 20 percent less for a property near a cell tower or antenna."* and, *"an overwhelming 94 percent of home buyers and renters surveyed by the National Institute for Science, Law & Public Policy (NISLAPP) say they are less interested and would pay less for a property located near a cell tower or antenna."* (http://realtormag.realtor.org/daily-news/2014/07/25/cell-towers-antennas-problematic-for-buyers.)

Another future concern is the potential precedent it would set as approval of this initial application will make it easier for others to install their cell phone towers/antennas nearby.

I am looking forward to the info you said you would forward.

Thank you.

Joan Sullivan
168 Sandpiper Lane
Morro Bay

EXHIBIT E

Joan Gargiulo

From: Scot Graham
Sent: Tuesday, August 30, 2016 4:41 PM
To: Joan Gargiulo
Subject: FW: Telecommunication Cabrillo Place Fwd: Bayshore Village - City of Morro Bay Hearing Notice

Correspondence for PC

From: Jeff Shaw [mailto:jshawcpa@aol.com]
Sent: Tuesday, August 30, 2016 4:02 PM
To: Scot Graham <sgraham@morrobayca.gov>
Cc: lshaw333@aol.com
Subject: Telecommunication Cabrillo Place Fwd: Bayshore Village - City of Morro Bay Hearing Notice

Dear Mr. Graham,
My wife and I own the condominium at 157 Sandpiper Lane in Bayshore Village.

I understand your department will hold a public hearing on September 6 regarding installation of a telecommunication wireless facility on an existing pole at Cabrillo Place and Main Street. On that date I will not be in Morro Bay.

I strongly support such an installation. Current cell phone reception in the area, especially ATT, is terrible, one bar at best in Bayshore Village. As we do not have a land line, I believe the frequent inability to make cell calls is something of a safety issue in the case of emergency. Hopefully a closer cell tower will correct the issue.

Thank you,
Jeffrey Shaw

-----Original Message-----
From: michael.montero <michael.montero@managementtrust.com>
To: michael.montero <michael.montero@managementtrust.com>
Sent: Tue, Aug 30, 2016 2:44 pm
Subject: Bayshore Village - City of Morro Bay Hearing Notice

Good Afternoon Homeowners,

The City of Morro Bay, Community Development Department, is holding a public hearing on September 6th for request of approval for installation of an unmanned telecommunication wireless facility (cell phone tower). This is proposed to be installed on the corner of Main Street and Cabrillo Place on top of an existing 33.5ft. utility pole. It would consists of a cylindrical antenna on top of this pole. If you would like to attend this hearing, please see the below address.

Date: September 6, 2016
Time: 6:00 PM
Location: Veteran's Memorial Building
Address: 209 Surf Street
Morro Bay, CA 93442

Thank you,

Michael Montero | Community Association Manager, CCAM