

Biological Monitoring Plan
3300 Panorama Drive Fuel Tank Demolition Project
City of Morro Bay, San Luis Obispo County, California

Prepared for:
Rhine LP and CVI Group LLC
2141 Tuolumne Street
Fresno, California 93721

Prepared by:
Terra Verde Environmental Consulting, LLC
3765 South Higuera Street, Suite 102
San Luis Obispo, California 93401

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Biological Monitoring Plan

This Biological Monitoring Plan (Plan) has been prepared on behalf of Chris Mathys of Rhine LP and CVI Group LLC by Terra Verde Environmental Consulting, LLC (Terra Verde) in support of the Fuel Tank Demolition Project (project) located at 3300 Panorama Drive, Morro Bay, San Luis Obispo County (County), California (see Figure 1 – Project Vicinity Map). The project consists of the demolition and removal of two large holding tanks, a water tank, and all associated ancillary structures (e.g., pipes, pumps, foundations, and building structures, etc.) (see Figure 2 – Project Component and Sensitive Resources Map). The City of Morro Bay (City) has issued a Draft Mitigated Negative Declaration (MND) for the project (UP0-440 & CP0-500). The Draft MND requires the submittal of a number of Plans and other documentation to the City Community Development Department for approval prior to the initiation of the project. This Plan is one of the requirements set forth in the Draft MND and includes: 1) the 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) stop work authority; and 6) action to be taken in the event of non-compliance.

Project Description

The project will be completed in a two phase approach. Phase I of the demolition activities include removal of two fuel holding tanks, one water tank, associated piping, and shot-crete berms surrounding the holding tank areas. Phase II of the demolition work includes removal of the three existing buildings, the asphalt parking lot, and the concrete foundations supporting the tank structures. Project activities are expected to require approximately 4 months (i.e., October 1 to December 31) to complete. Project activities have been designed to avoid impacts to sensitive biological resources including Environmentally Sensitive Habitat Areas (ESHA), California red-legged frog (CRLF), and nesting birds.

Purpose of the Plan

As stated above, this Plan has been prepared to fulfill the Mitigation and Monitoring Program Requirements set forth in Attachment A of the Draft MND. A summary of the mitigation measures that will be monitored for compliance are as follows:

- BR-2: Environmental awareness training
- BR-3: Project delineation fencing (i.e., storage and stockpile areas)
- BR-4: Protection measures for ESHA
- BR-5: Protection measures for CRLF
- BR-6: Protection measures for special-status species and nesting birds
- BR-7: Compensatory mitigation requirements

This Plan will be used a guideline by the City Community Development Department and the designated qualified biological monitor for monitoring compliance.

General Approach

Biological monitoring for this project will be completed by a qualified biological monitor familiar with the life history, ecology, and habitat requirements for CRLF and other potentially occurring special-status resources. Additionally, the biological monitor will work closely with the City Community Development Department via compliance reporting to confirm implementation of biological resource mitigation measures. The general approach for biological monitoring will occur as follows:

- 1) Biological monitor implements mitigation measures (i.e., environmental awareness training, pre-activity surveys, coordinates with contractor for the installation of protective fencing, etc.);
- 2) Biological monitor documents compliance/non-compliance with mitigation measures;
- 3) Biological monitor reports compliance/non-compliance to the City Community Development Department;
- 4) Corrective actions are implemented, as necessary.

The biological monitor has the authority to stop work at any time during the project if non-compliance with mitigation measures is observed. Non-compliance issues will first be resolved through coordination between the biological monitor and contractor and reported to the City Community Development Department. If continued non-compliance occurs, corrective actions will be implemented, as necessary. Potential corrective actions are included below.

Areas to be Surveyed and Monitored

The areas surveyed and monitored for this project will vary depending on the task. Pre-activity surveys (i.e., special-status species and nesting birds) will include the entire project area, an immediate 50-foot buffer, and a scan of mature trees in the surrounding area up to 500-feet for nesting raptors. Monitoring efforts for compliance with all biological mitigation measures as well as best management practices (BMPs) (i.e., erosion and sediment control measures) will be conducted within the project area limits. See Figure 2 for property boundaries and mapped sensitive resources (i.e., ESHA).

Monitoring Schedule and Deliverables

The following schedule will be followed to ensure compliance with the measures set forth in Attachment A of the Draft MND and to ensure that compliance is documented and reported appropriately.

Table 1. Monitoring Schedule and Deliverables

Mitigation Measure	Task	Timing/Schedule	Reporting
BR-2	<ul style="list-style-type: none">Biological monitor conducts environmental awareness training to all project personnel.	Prior to project activities.	Trainee signature log.
BR-3	<ul style="list-style-type: none">Biological monitor coordinates with the contractor on the placement of the project delineation fencing as shown on	Prior to and following completion of project activities.	Weekly compliance reports.

Mitigation Measure	Task	Timing/Schedule	Reporting
	the approved plans and documents installation of fencing with the City Community Development Department. Upon project completion, biologist monitors fence removal and documents effort to City Community Development Department.		
BR-4	<ul style="list-style-type: none"> Biological monitor ensure compliance with avoidance and minimization measures to protect ESHA. 	Prior to and during project activities.	Weekly compliance reports.
BR-5	<ul style="list-style-type: none"> Biological monitor conducts pre-activity survey for CRLF. Biological monitor implements avoidance and minimization measures to protect CRLF. 	Pre-activity survey no more than 48-hours prior to the start of project activities. For the duration of the project	Survey letter report and weekly compliance reports.
BR-6	<ul style="list-style-type: none"> Biological monitor ensures compliance with avoidance and minimization measures to protect special-status species and nesting birds during the typical nesting bird season (i.e., Feb 1 – Sept 15). Biological monitor conducts nesting bird survey if project activities cannot avoid the nesting bird season. 	Pre-activity survey no more than one week prior to project activities.	Survey letter report.
BR-7	<ul style="list-style-type: none"> Biological monitor ensures implementation of compensatory mitigation at a 2:1 ratio for all mature Monterey cypress trees removed as a result of project activities. 	Within 5 years following the date of issuance of the demolition permit.	Mitigation completion acknowledgement page signed by a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist).

Summary of Deliverables

The environmental training signature log will be submitted concurrently with the initial weekly monitoring report. Survey letter reports will be provided to the City Community Development Department prior to the start of demolition activities. Compliance reports will be provided to the City Development Department weekly until the completion of construction. Mitigation completion acknowledgement page shall be submitted upon completion of compensatory mitigation implementation.

Corrective Actions

The biological monitor will report all non-compliance issues to the City Community Development Department via compliance reports and work with the City on recommendations to achieve compliance. Corrective actions may include, but are not limited to, the following:

- Conduct additional environmental training sessions,

- Install additional erosion and sediment control devices (i.e., non-monofilament fiber rolls, jute netting, hydroseeding, etc.);
- Maintain/repair project delineation fencing and/or ESHA fencing; and,
- Conduct supplemental biological surveys and monitoring, as necessary.

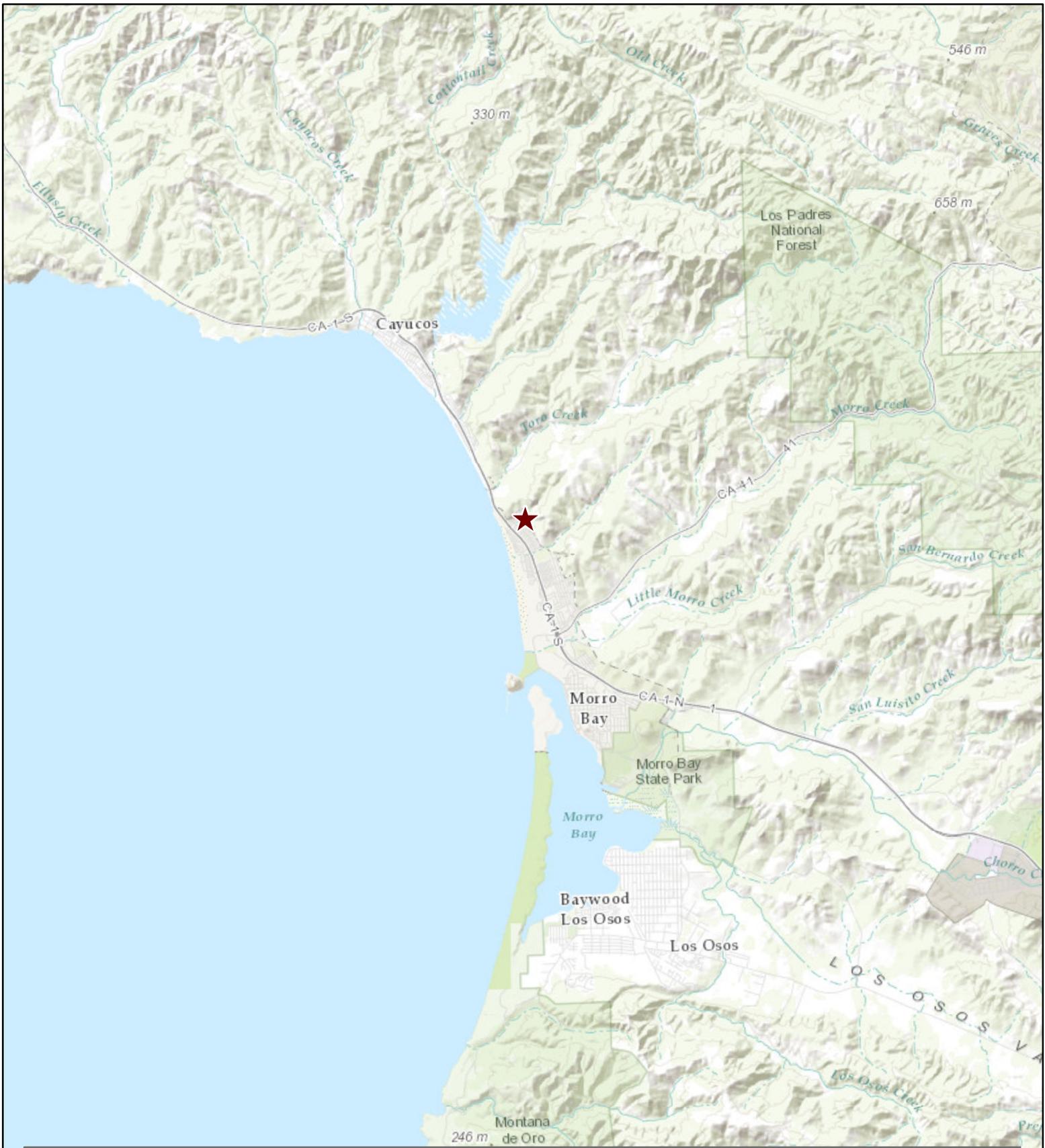
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FIGURES

Figure 1 – Project Vicinity Map

Figure 2 – Project Component and Sensitive Resource Map

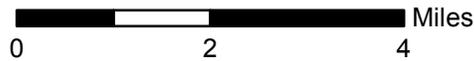
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**3300 Panorama Drive: Fuel Tank Demolition Project
Figure 1: Project Vicinity Map**



★ Project Location



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



3300 Panorama Drive: Fuel Tank Demolition Project
Figure 2 - Project Component and Sensitive Resource Map

-  Culvert Entrance
-  Approximate Property Boundary
-  Riparian Scrub
-  Barn Swallow Nest
-  Ornamental
- AG: Nonnative Annual Grasslands**
-  ESHA Boundary
-  Drainage Feature



Stream data: County of SLO, 2006; accessed March 2016.
 Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community