

From: Charlette Stroup
Sent: Wednesday, September 21, 2016 11:55 AM
To: Dana Swanson
Subject: case no. UPO-440 and CPO-500

Case #UPO-440 and CPO-500
Project Title: 3300 Panorama Drive, Demolition of Tanks and associated structures.

Dana Swanson, City Clerk

After receiving a postcard in the mail regarding this proposal I tried several times to access the website with failure.

As a major stake holder and one in the zone of influence, (property owner and resident), my concerns are as follows:

1. Air quality/dust issues. What will be required, how are requirements to be monitored, who does the monitoring
2. Water and sewer lines. Major heavy truck traffic possibility for damage is very real. How are problems to be avoided, how are problems to be mitigated, who will pay
3. Traffic. Streets in the area are narrow with lots of parked cars in front of houses, traffic congestion/flow, foot traffic is also heavy, children playing, what was the traffic study outcome
4. Roads. Streets are already in bad condition, what will heavy trucks contribute to their condition, have alternate routes been considered for heavy equipment to use?, will streets be repaired after heavy equipment has ruined them
5. Hazardous waste issues. How will it be removed, Who monitors the removal, what will be done to keep hazards from becoming airborne
- 6 Contaminated soil. Same issues as #5.
7. If violations of requirements from city, county, state for federal governments occur, who monitors for violations, who can shut down project if violations occur

As a member of the neighborhood , these issues are not adequately addressed. As I understand, there is to be a Planning Commission meeting agenda item for this project on October 4, 2016. I feel the meeting is too soon for the issues to be addressed. I want an extension of this project review to be put off until mid November, 2016. This will give the neighborhood more time to investigate and compile requirements for the project.

Charlette Stroup
561 Yerba Buena St\

Morro Bay, CA

cc

Planning Commission Members

City Manager

City Attorney

Subject: RE: Tank removal at 3300 Panorama Drive

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

From: Michelle Cerami
Sent: Wednesday, September 21, 2016 3:11 PM
To: Dana Swanson
Subject: Tank removal at 3300 Panorama Drive

Dear City Planners and those involved in the approval of the removal of the tanks at 3300 Panorama Drive,

I am a homeowner on Whidbey Way and will be greatly affected by the removal of the fuel tanks. I am disabled and can not get to your meetings but I want my voice to be heard. I am home all day and will be subjected to the noise and air pollution that this project will produce. I want to make sure that you have strict regulations on when and how long they may work during the day. I am requesting restrictions on truck noise including the idle of waiting engines. I do not understand how you expect our dilapidated streets to support large trucks. Come look at the pot hole I look at every day on Whidbey Way that grows with car activity. How can our streets and aging pipes survive? Will this developer be replacing all of our aging infrastructure? I am assuming that they will be using all of our roads and sewers, shouldn't they make sure they can handle the extra pressure and usage.

Since I am home all day, I am greatly afraid of the air quality being affected. I suffer greatly from allergies and I understand these tanks had toxic chemical and lead in them. That will affect my health if not removed properly. How would you feel about this if it were one block from your home? I am asking you to do your homework here. I know once the project starts it is too late to change operations. Please remember the citizens of this city that live here full time and stop making the investors happy. Honestly, I don't know how this project is being approved given our constant water shortage. We had to wait many years in a lottery for approval to build. How can you possibly approve of this development when we were just informed that Morro Bay did not conserve enough water? Lastly, please don't clutter our mountains with square stucco boxes. Morro Bay should not be cluttered with more empty vacation homes.

Please consider what the neighbors are worried about.

Joyce Denavich
451 Whidbey Way
805-772-6310

Please forward to all planning members. Thank you.

Sent from my iPad

From: ed griggs
Sent: Wednesday, September 21, 2016 12:15 PM
To: Dana Swanson
Subject: Jet Fuel Tank Removal at 3300 Panorama

Morro Bay Planning Commission:

RE: UP0-440 and CP0-500 known as the "Demolition of tanks and associated structures along 3300 Panorama Drive"

On Tuesday, September 20th, I hosted a meeting of North Morro Bay neighbors concerning the proposed demolition of the former jet fuel tanks at 3300 Panorama. As stakeholders, living within the zone of influence of the tank farm, we are critically concerned about the process and outcome of the project. The fact of the tank removal is not so much of concern as the possible impact that their removal will have on the health of ourselves and our neighbors: the impact on the air quality, from paint removal, dust from all phases of the project; the release of contaminants in the soil once the concrete containment basin is removed; noise levels from trucks hauling the metal, concrete containment basin, and contaminated soil that has possibly leaked from the tanks through the containment basin and into the soil.

We are concerned about the impact of the project on our already crumbling streets, main sewer lines under the streets, and the drain lines coming from our homes that we are personally responsible for. many of these drain lines are made of old galvanized pipe, clay tiles and worse yet, Orangeburg(also known as "fiber conduit", "bituminous fiber pipe" or "Bermico") drains that are even more subject to failure.

Once the soil is exposed how will possible contaminants be kept from entering the drainages passing through our gutters and storm drains into the ocean and the environmental health of the ocean into which the drains empty. How will exposure of possible contaminants affect our air quality.

We are also concerned that the City Staff has adopted negative attitude towards our concerns as evidenced by their patronizing, condescending attitude towards the people who live in our neighborhood at the September 6th Morro Bay Planning Commission Meeting.

Also, and though this issue is not part of proposed tank removal: What are the long term development plans for the property? One cannot be logically be disassociated from the other. If and when the tank removal process is completed, how many housing units will be built, will there be low income housing available in this high rent area? What will the nature of the housing be? Single family, multiple housing units?

Finally, the man who often visits the property, who I am informed is Chris Mathys or Chris Mathys Rhine has not been a good neighbor. We don't know who he is, what his role is in the property management or ownership. He has been rude and dismissive to me personally and my neighbors have reported the same behaviors in their interactions with him. He has never reached out to anyone in our neighborhood in a friendly and positive way. When a fire was started on the property by someone carelessly dumping hot barbecue charcoal near the white pumps, near the trees along Tuscan Way(which the Morro Bay Fire Department had put out), He refused to talk to me about it! He merely shouted "that was a long time ago" and walked off. This carelessness could easily have reached the trees and the houses on Tuscan and Whidbey if our neighbors hadn't called the fire department!

Ed Griggs
539 Whidbey Street
Morro Bay, CA 93442
(805) 550-2199

CC: Morro Bay CityPlanning Commission
City Attorney
City Manager

From: Kristen Headland
Sent: Tuesday, September 20, 2016 9:18 PM
To: Dana Swanson
Subject: Project UPO-440 CP00-500 Project 3300 Panorama Drive

Ms. Swanson:

My wife and I are homeowners at 498 Yerba Buena Street. We have lived here for 26 years. We are greatly concerned about the proposed project to remove the jet fuel tanks and pumping station, Project UPO-440 CP00-500 Project 3300 Panorama Drive. The potential for environmental, human and neighborhood impact is huge.

We are requesting the October 4, 2016 Planning Commission Meeting be POSTPONED until the second scheduled meeting in November. We need time to review the impact this project will have on us.

We wish to continue this discussion with no approval until all of our concerns are addressed. Please convey this to the appropriate channels.

Thank you, Don and Kristen Headland

Subject: RE: Case # UP0-440 and CP0-500; Project Title 3300 Panorama Drive, Demolition of Tanks and associated structures

From: Annie Pivarski

Sent: Wednesday, September 21, 2016 4:37 PM

To: Dana Swanson

Subject: Case # UP0-440 and CP0-500; Project Title 3300 Panorama Drive, Demolition of Tanks and associated structures

Dear Ms. Swanson,

We own and live in our home at 515 Yerba Buena Street which is located one block from the site of this proposed project. One of us is a Cancer survivor.

We attended the Planning Commission meeting on September 6, and along with the Planning Commissioners, have many concerns about the demolition of the tanks and the associated risks surrounding it. As major stakeholders in our neighborhood, we are requesting the hearing for this project- scheduled for October 6-be postponed until the second Tuesday in November so that questions raised during that meeting can be adequately addressed.

These are the issues related to the project that are foremost for us should the permit be approved:

- The accountability and integrity of the owners and contractors who will be working on the project; and the process by which we can express our concerns on a daily basis, if needed, for its duration.
- The proposed hours of the project. Do they include the time workers will arrive and depart the work site?
- The actual demolition process and methods used to ensure that safe practices are in place to control dust, noise, and air quality affecting those of us who live here.
- Environmental and chemical damage-from trees being removed, to lead dust, asbestos, and other chemicals being ground into the soil; and abatement.
- On-going monitoring of the project and follow-up once the demolition is completed regarding soil sample testing and results.
- Protection of wildlife habitats.
- Diesel trucks driving up and down already fragile streets on a daily basis, with and without scrap metal.
- The City's plan for repairing road damage, should it occur.
- Who assumes responsibility and pays for the damage of lateral sewer lines to our homes should they be damaged by truck traffic?

As a matter of decorum during future Planning Commission Meetings, we would also appreciate City Staff to show respect for our concerns, unlike their behavior on September 6, when this project was treated like "it's not a big deal." For us, it IS a big deal.

Sincerely,

Annie Pivarski and Carol Golden

Cc: Morro Bay Planning Commission
Morro Bay Community Development Staff
City Manager
City Attorney

From: Harry Stroup
Sent: Wednesday, September 21, 2016 10:55 AM
To: Dana Swanson
Subject: case no. UP0-440 and CP0-500

Case No. UP0-440 and CP0-500
Project Title: 3300 Panorama Drive, Demolition of Tanks and associated structures

Dana Swanson, City Clerk

First of all I tried several times to access the documents as listed from the postcard concerning the proposal. I was unable to access to site. I pasted the information as printed on the postcard. So I was not able to retrieve that information.

<https://www.morrobay.ca.us/documentcenter/view/9845>

Second, I did get some information from a neighborhood meeting September 20, 2016. From this information I as well as those attending are deeply disturbed concerning this project.

As a major stake holder, and one in the zone of influence, (property owner and resident), my concerns are as follows.

- 1) Air quality/dust issues. What will be required, how are requirements to be monitored, who does the monitoring. I have asthma and air quality is very important to my quality of life.
- 2) Water and sewer lines integrity. Major heavy truck traffic possibility for damage is very real. How are problems to be avoided, how are problems to be mitigated, who would pay.
- 3) Traffic. Every street in the area are very narrow, Concerns/issues are in traffic congestion/flow for us residents, foot traffic is also heavy, children on and near streets. Has there been a traffic study, who did it, when was it done.
- 4) Roads. The roads/streets are not the best shape for normal vehicle traffic. Concerned they will be much more put into disrepair by use on heavy equipment/trucks. Has there been alternate routes considered that would take heavy additional traffic away from any and all neighborhood streets. What steps are to be taken to minimize damage, how is damage to be repaired, what time frame for any repair. Repairs that would be dragged out for weeks is unacceptable.
- 5) Hazardous waste issues. How are hazards to be removed. Who monitors the removal, what will be done to keep hazards from becoming airborne.
- 6) Contaminated soil. Some issues as #5 above.
- 7) If violations of requirements from city, county, state for federal governments occur, who monitors for violations, who can shut down project if violations occur.

As a member of the neighborhood, these issues are not adequately address. As I understand, there is to be a Planning Commission meeting agenda item for this project on October 4, 2016. I feel the meeting too some for

these issues to get addressed. I want an extension of this project review to the meeting in mid November. Propose of extension is for time for myself and also my neighbors to investigate and compile requirements for the project.

Harry Stroup
524 Yerba Buena
Morro Bay, CA 93442

cc
Planning Commission Members
City Manager
City Attorney

From: Carole Truesdale
Sent: Wednesday, September 21, 2016 10:53 AM
To: Dana Swanson
Cc: Dave Buckingham
Subject: Case No. UPO-440 and CPO-500 - Demolition of Jet Fuel Storage Tanks at 3300 Panorama Drive, Moro Bay, CA

Dear Morro Bay City Planning Commission:

I have been a resident of Morro Bay since 1995 and homeowner since 1999. The area of this demolition has the potential to gravely impact the residences surrounding this site and my property.

I am asking the city leaders to postpone the October 4, 2016 meeting for this case to mid-November 2016 so people who are concerned in this neighborhood can do further due diligence in understanding the impact to, but not limited to:

- Increase traffic in the neighborhood and surrounding area
- Impact to roads that are already on the "poor" list in North Morro Bay and future expenses for repair
- Impact to the existing underground pipes/both sewer, gas etc., during demolition and after
- Air quality to residences as the demolition is being conducted and future site being developed
- Remediation of toxic soil
- Impact on hillside erosion and water runoff to property below the site
- Impact to current natural flora and fauna
- Impact on wildlife

These are just a few of my concerns, I am sure I will have more...this is just the start.

Please forward a copy of my notes to:
Planning Commission members
City Attorney

Thank you.

Carole Truesdale

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

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FEB 01 2016

City of Morro Bay
Community Development Dept.



December 20, 1996

Cal/EPA

Department of
Toxic Substances
Control

10151 Croydon Way
Suite 3
Sacramento, CA
95827-2106

Mr. Jack O'Donovan
Defense Logistics Agency
Defense Fuel Supply Center
DESC - FQ
8725 John J. Kingman Road, Suite 2941
Fort Belvoir, Virginia 22060-62222

Pete Wilson
Governor

James M. Strock
Secretary for
Environmental
Protection

Dear Mr. O'Donovan:

APPROVAL TO RISK-BASED CLOSURE REPORT, DEFENSE FUEL
SUPPLY POINT - ESTERO BAY FACILITY, MORRO BAY, CALIFORNIA

The Department of Toxic Substances Control (DTSC) has completed its review of the Risk-Based Closure Report (September 23, 1996) for Defense Fuel Supply Point (DFSP) Estero Bay Facility. The Report presents a summary of the Remedial Investigation activities and proposes a risk-based approach for addressing the releases of jet fuel which have impacted the soil and ground water at the facility.

Based on the risk calculations in the report, the site will not pose a risk to any receptors under the current use scenario. The approach for calculating potential risks to future receptors in the Risk-Based Closure Report was to compare carcinogenic chemicals of potential concern (COPCs) to an excess cancer risk of 10^{-5} . The only COPC that fell in this category for this site was benzene. DTSC compared this value for benzene to the value contained in U.S. Environmental Protection Agency's, Region IX Preliminary Remediation Goals (PRGs). There is a small discrepancy in the value. However, DTSC is aware of the fact that benzene will continue to naturally biodegrade. Non-carcinogenic COPCs were compared to conservative values of hazard indices and do not appear to be a problem.

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Enclosure (9)

Mr. Jack O'Donovan

December 20, 1996

Page Two

The site is a Total Petroleum Hydrocarbon (TPH) for which the Regional Water Quality Control Board (RWQCB) has jurisdiction. The attached RWQCB comments indicate there are no threats to future water quality. DTSC concurs with RWQCB in the belief that natural biodegradation will continue to effectively reduce TPH concentration in the soil and groundwater. Therefore, the approach is approved by DTSC.

DTSC understands the site will be transferred to civilian use after closure. If the site were to be converted to typical residential use, DTSC recommends reassessing the potential benzene contamination in the soil. Values should be compared to the PRGs.

If you have any questions regarding this letter, please contact me at (916) 255-3741.

Sincerely,



Jose E. Salcedo
Remedial Project Manager
Office of Military Facilities

Enclosure

cc: Mr. Hector Hernandez
California Regional Quality Control Board
Central Coast Region
81 Higuera Street, Suite 200
San Luis Obispo, California 93401-5414

Mr. Redwan Hassan
Fluor Daniel GTI
20000/200 Mariner Avenue
Torrance, California 90503

State of California

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MEMORANDUM

FEB 01 2016

City of Morro Bay
Community Development Dept.

To: **Jose Salcedo**
Department of Toxic Substances Control, Region 1
10151 Croydon Way, Suite 3
Sacramento, CA 95827-2106

Date: October 18, 1996

From: **ROGER W. BRIGGS**, Executive Officer
California Regional Water Quality Control Board
Central Coast Region - 81 Higuera St., Suite 200
San Luis Obispo, California 93401-5414

Subject: **DoD - ESTERO BAY DFSP; RISK-BASED CLOSURE REPORT,
DFSP ESTERO BAY FACILITY, CONTRACT #DLA600-93-C-5306,
TASK ORDER ACO-0019 MORRO BAY, CALIFORNIA**

We have reviewed the subject closure report prepared by Fluor Daniel GTI and received September 27, 1996. The report summarizes results of an environmental risk assessment and focused feasibility analysis performed. The investigation evaluated the potential risk hazards and health effects upon the general public through possible exposure to on-site subsurface jet fuel hydrocarbons in residual concentrations and possible remediation technologies. Data collected during the investigation included an on-site fauna and flora biologic survey, information regarding future land use and the site vicinity, and locations of nearby existing drinking water supply wells and utilized water-bearing zones.

Analytical data indicate dissolved-phase jet fuel hydrocarbons exist beneath the site. Ground water TPH concentrations range from 0.1 to 56.6 milli-grams per liter (as JP-5). Impacts to potential receptors of migrating hydrocarbons in ground water are reported negligible for the following reasons:

1. There are no reported ground water extraction wells within 1.5 miles.
2. The local westerly gradient indicates ground water is not migrating toward any water supply well.
3. The site is separated from the ground water supply area of Morro Creek drainage basin by approximately 1.75 miles, and by a hydraulic boundary created by a small creek north of Morro Creek.

Post-It Fax Note	7071	Date	10/21	# of pages	3
To	Jose Salcedo	From	Rodriguez		
Company	DTSC Sacramento	Co.	EDG		
Phone	(916) 255-3741	Phone	(916) 371-4394		
Fax	(916) 255-3692	Fax	(916) 371-4782		

Jose Salcedo

2

October 18, 1996

4. Future ground water use through on-site wells is unlikely, due to the relatively poor natural background water quality (high total dissolved solids), and the limited water yields from the wells tested. The City of Morro Bay does not recognize underlying formations as water-bearing.
5. The petroleum hydrocarbons impacting ground water are known to effectively biodegrade under natural conditions. These conditions will limit the downgradient hydrocarbon migration, and the hydrocarbon concentrations are expected to decline naturally over time.

A risk-based criteria (RBC) approach was used to enable risk managers to determine what chemical concentrations can remain in the environment without posing potential adverse effects on an exposed individual. The RBC approach utilized the following components:

- identification of chemicals of potential concern
- exposure assessment
- toxicity assessment
- risk characterization

A conservative RBC approach was considered assuming that the site will be a potential residential area. Based on the assumed residential scenario, the risk-based action levels for soil were set to be protective of a resident adult and child, and of a hypothetical construction worker associated with the redevelopment activities.

Based on detailed assessment of the vadose zone, the report indicates present conditions (existing hydrocarbon concentrations in soil) represent the worst hydrocarbon distribution case, and that further vertical hydrocarbon migration to ground water from the vadose zone will be limited. Considering the local ground water usage data, the site hydrogeologic setting and the chemistry demonstrate that no exposure through the direct ground water use is expected, the RBC approach proposes no action levels for constituents of potential concern dissolved in ground water. Thus, the exposure through a ground water route was eliminated. Further, the report concludes no surface soil samples contain TPH concentrations exceeding the risk based action levels. Thus, it is proposed the facility be closed without any further action.

As you know our primary responsibility is water quality protection. As such, our review and comments are limited to water quality related issues. Considering the RBC approach results and that the extent and degree of soil and ground water contamination have been adequately delineated, we believe the report is complete and thorough. We concur with the report's findings and conclusions; the risk associated with the residual JP-5 hydrocarbons present is low. Currently used drinking supplies are not threatened. Perched ground water adjacent to and directly beneath the Tank Farm area does not appear to be significantly impacted. Overall, the threat to water quality is insignificant. Considering site specific conditions and the ground water hydrocarbon's extent and

Jose Salcedo

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October 18, 1996

degree, we believe natural biodegradation will continue to effectively reduce TPH concentrations and limit any downgradient migration.

Based on the information provided, no further water quality related actions are necessary at the Estero Bay DFSP facility. You are reminded, however, other state and local agencies may have comments or concerns regarding health and safety issues which must be addressed.

Please note this memorandum is being transmitted to several interested parties. Until the Department of Toxic Substances Control, as the lead State agency, submits formal comments, this memorandum may not be considered final.

If you have any questions, please contact Hector Hernandez at (805) 546-4641 or Eric Gobler at (805) 549-3467.

c: Mr. John Adams
SWRCB, CWP
P.O. Box 944212
Sacramento, CA 95827

Jack O'Donovan, Facility Contact
Defense Logistics Agency
Fuel Supply Center
8725 John J. Kingman Rd.
Suite 2941
Fort Belovod, VA 22069-6222

Redwan Hassan
Groundwater Tech., Inc.
20000/200 Mariner Avenue
Torrance, CA 90503

Catherine Tice
Comm. Relations Manager
Woodward-Clyde
2020 E. First Street, Suite 400
Santa Ana, CA 92705

Loveriza A. Sarmiento
Risk Assessment Group Mgr.
Groundwater Technology, Inc.
4820 McGrath Street, Suite 100
Ventura, CA 93003

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City of Morro Bay
Morro Bay Planning Commission
Public Hearing
November 28, 2016
Case: CPO 500 and UPO-440

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NOV 29 2016
City of Morro Bay
Community Development Dept.

Comments: Robert and Carol Walker
523 Whidbey Street, Morro Bay

Carol and I are expressing our concerns about the tank demolition project at 3300 Panorama Drive, Morro Bay, CA. At least one member of the planning commission has described this as a large, complicated project with a lot of moving parts. There is one really large unknown, that is what is under the tanks and what are the possible costs of remediation? The applicants have purchased the property and gamble they can develop it at a profit, which is okay. If the costs far exceed their expectations, they could just walk away and leave the mess for the City or whomever to clean up. The applicants have protected themselves from this possibility by shielding themselves from any personal or financial liability under the umbrella of an LLC.

So, in place of performance bond, an insurance guarantee has been suggested. We are not sure how this is different than a performance bond. It seems that it will be very difficult to define the terms of the insurance to make sure that the terms of the insurance provide the same protection as a performance bond. It seems an insurance policy requires claims and acceptance of those claims before any monetary compensation, which involves lawyers and their fees, as well as the possibility of a drawn out settlement. If there is resistance by the applicant to provide such insurance, it may a red flag that the applicant cannot obtain the required insurance? So, why, and where does that leave the City and the taxpayers?

Ultimately, do you really feel the City and its citizens are adequately protected against the unexpected, finding hazardous materials under the tanks and lack of performance by the applicants? We feel it is imperative that the Planning Commission require the applicants to provide evidence of an insurance guarantee policy prior to approving their application for a permit to demolish the fuel tanks.

Carol Walker

November 30, 2016

City of Morro Bay
Planning Commission

We have noted, many inconsistencies in this project which include: the application dated July 25, 2016; the on-site meeting with the applicant on October 17; the meeting with Scot Graham, Whitney McIlvaine, and Christopher Neumeyer on November 16; the information contained on the "NOTICE OF PENDING DEVELOPMENT" posted at the project site on November 25; and the information posted outside the Community Development Department. These inconsistencies cause further distrust of this project which we have expressed to all of you in prior documents/ public comments. We question the scope of the demolition plan since it has changed significantly from the July 25 application.

At the onsite meeting with the applicant on October 17, Mr. Mathys stated that "Phase 1" of the project would "only" involve removal of the two jet fuel tanks, the water tank, the piping attached to the tanks, the underground piping behind the pump house building, and cutting through the Shotcrete to allow trucks to enter and exit the demolition area. "Phase 2" would be another project, which we assumed requires another permit. As stated in the application the length of time to complete the project was 1-1/2 to 2 months. The updated Staff Report(12/6/2016) states that the project will take 2-3 months.

When we met with City Staff on November 16, Ms. McIlvaine stated there was not a Phase 1 or Phase 2 to the project. Mr. Neumeyer stated that other components of the project might require "one, or other" permits. When we expressed our concerns about protecting the City from damages that might occur to city property during the course of the project, Mr. Neumeyer stated that an Insurance Guaranty could be written into the Updated Staff Report(December 6, 2016) as a condition of approval for the permit. This has been addressed on page 59(of PDF), B-1, Exhibit A, item 9. Insurance, Commercial General Liability Insurance. As yet, the signed insurance document has not been added to this Staff Report.

We look forward to meeting with you on December 6. Thank you for your time and consideration of our concerns.

Sincerely,

Carole Truesdale
Kristen Headland
Annie Pivarski
Ed Griggs
Morro Bay Stakeholders

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DEC 03 2016

City of Morro Bay
Community Development Dept.

December 6, 2016

Morro Bay Planning Commission

RE: UPO-440, CPO-500

We are almost back to square one from the September 6th Planning Committee Meeting. The Morro Bay Stakeholders asked that the decision on the tank demolition project be put back to give the community time to review the project. Yet on November 29th, 2016 we received the Staff Report on the the project prepared for the December 6th, 2016 Planning Commission Meeting. In the time between the September 6th Planning Commission Meeting and the recent Staff Report, the volume of material to be removed has grown steadily from an estimated 36 cubic yards to an estimated 150 yards and the number of expected 80,000 round trip loads has gone from 6 per day to up to 15 per day!

These are facts that I have carefully cited from several well documented sources in the references below.

The following is an analysis of the dramatic difference between the original estimates of the total materials to be removed between the the time of the July 25, 2016 Initial Study and Checklist, and the current Staff Report dated December 6, 2016. They are organized to reflect how the volume of material and the resulting loads have increased over time.

Volume of material to removed, shifted on site, and area to be disturbed.

July 25, 2016- 1st estimated cubic yards to be removed

According to the Exhibit C, Initial Study and Checklist dated July 25, 2016(submitted at the September 6th, 2016 Planning Commission Meeting), the volume of material to be removed from the site is as follows:

Page 3, paragraph 1: ...approximately 24 cubic yards of shot-crete located along a central line...

Page 4, paragraph 1... approximately 12 cubic yards of soil removed to expose underground pipe...

Page 4, paragraph 1 states 20 yards of material are to be shifted

The total material to be removed is 36 cubic yards of material, from this portion of the Mitigated Negative Declaration.

October, 2016- 2nd estimated cubic yards to be removed

The October, 2016 Bedford Demolition Plan states on age 15, paragraph 1, that:

Metals – fifty loads

Debris – four loads

Domestic trash miscellaneous debris -- two loads.
A total of 56 Loads will be hauled away.

November 21, 2016- 3rd estimated loads to be removed

Truck Traffic Impact Analysis, Completed by Diversified Project Services International on November 21, 2016 stated on Page 1:

A total of 1,050 yards of concrete is anticipated to be removed

December 6th, 2016- 4th estimated cubic yards to be removed

According to the updated Staff Report of December 6th, 2016, B-1, Exhibit B, Sheet 2, titled Demolition Plan Exiting Tanks and Piping, the following material is to be removed, shifted, disturbed(in fine print, in a map of the site):

1,050 cubic yards of concrete removal
1,950 cubic yards of dirt(cut)
225,000 square feet disturbed area

The total cubic material from the recent Staff Report is 1,050 yards of material, 1,950 yards of material to be shifted, and 225,000 square feet to be disturbed.

Conclusion: the original plan stated that a total of 36 yards were to be removed, the recent Staff Report(released Nov.29) states that 1,050 are to be removed(29 times the original figures).

Also the amount of material originally to be shifted within the site went from 20 cubic feet to 1,950 cubic yards.

At no place in the original document did they state that 225,000 square feet of material was to be disturbed.

Total number of loads to be moved from the site.

Page 4(page 56 on the PDF packet tiled 09-06-16_PC Packet), of the September 6th Packet of information titled Initial Study and Checklist, paragraph 3, sentence 1 states:

"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.

According to the Staff Report dated November 28, 2016(released on Dec. 29th), for the December 6th, 2016 Planning Commission Meeting, Page 1 of the Staff Report, the estimated number of trucks has increased significantly:

"Demolition is anticipated to take approximately 2 to 3 months and will involve roughly 40 to 50 truckloads for the tank, pipeline and pump removal, and approximately 50 to 100 additional truckloads for removal of the concrete foundations and shot-crete".

The Truck Traffic Impact Analysis, Completed by Diversified Project Services International on November 21, 2016 stated on Page 1:

An anticipated 70 truckloads (10 to 15 per day only during hauling of material) will be required for this portion of the removal.

The total number of truck loads went from a estimated total 40 round trip truck loads, to a minimum of 90(more than twice the original) round-trip truck loads and a maximum of 150 round-trip truck loads(almost 4 times the original).

Summary:

The total cubic yardage that is proposed to be removed has grown steadily from 36 cubic yards to 1,050 cubic yards from the original figures in July, 2016.

The number of truck loads of up to 80,000lbs each has grown from 40 loads(6 loads per day) to a a maximum total of 150 loads per day or 10-15 loads per day.

These are significant changes from the figures submitted at the September 6th, 2016, and need serious consideration.

Conclusion

The present Staff Report is a dramatic change in the volume of material being transported through our neighborhood from the application presented on September 6th, 2016! The present Staff Report on the 29th of November shows a volume in cubic yards, representing a 29 fold increase; and an increase that doubles the round trip loads per day!

It seems as though the applicant is attempting to jump the gun, in preparing the site for a future development, rather than just remove the tanks, which would require at least another permit application, if not an EIR!

Recommendation

I recommend that the project be scaled back, to be completed in phases, such as the applicant originally suggested. If the applicant successfully completes each phase a new permit should be required to advance to the next phase.

Ed Griggs

Morro Bay Stakeholders



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer



Public Health
Prevent. Promote. Protect.

November 23, 2016

Chris Mathys
Rhine LP & CVI Group, LLC
Oro Financial of California, Inc.
2304 W. Shaw Ave, Suite 102 | Fresno, CA 93711

RE: FORMER NAVY JET FUEL STORAGE SITE, 3300 PANORAMA RD., MORRO BAY, CA, ABOVE GROUND STORAGE TANK DEMOLITION PLAN REVIEW

The site is located in a residential neighborhood and stored jet fuel within two storage tanks (10 million gallons total approximate storage capacity) with above and below ground delivery piping. Site visits have been performed by personnel from the Certified Unified Program Agency (CUPA) inspectors, City of Morro Bay Fire Department, and Morro Bay city planners. During the site inspection, verification that all piping that formerly delivered fuel has been disconnected, properly sealed and capped could not be confirmed.

Our Agency and the City of Morro Bay Fire Department are required to ensure the safety of the residential community before, during, and after demolition. This includes ensuring written procedures for tank and piping entry, testing, and dismantling does not pose a risk to human health or the environment. We will conduct joint inspections to confirm compliance with the approved demolition plan.

On October 28, 2016, a revised demolition work plan was submitted. We have compared the document provided to our direction letter, and have determined the plan is deficient. To aid in the submittal of a compliant plan, I have included the August 8, 2016 agency direction letter. The direction letter specifies what is required in the Demolition plan to receive an approved agency Aboveground Storage Tank demolition/removal permit. In addition to what is required in the August 8, 2016 direction letter, please provide the following:

- A separate, continuous tank and piping monitoring plan, developed and submitted by the C.I.H. The agency requires continuous vapor monitoring on the tanks and piping until removal. Continuous or periodic flammable vapor and toxic exposure monitoring and continued mechanical ventilation during entry and work is required per *Requirements for Safe Entry and Cleaning of Petroleum Storage*

Tanks, API Standard 2015 (The referenced guidance plan in the draft demolition plan submitted, Review Section 6.3, Atmosphere Testing, and Section 7, Storage Tank Hazards)

- The Lead Compliance Plan
- Plan for piping removal and confirmation all piping (underground and aboveground) will be removed. The agency requires removal of all piping.
- Provide a map of all piping, underground and aboveground.
- Specific, separate sampling plan for contaminated soil.
- HazWoper certification of employees who will pressure wash tanks, and provide plan that includes testing of rinsate, containers, labeling, storage, and identify hazardous waste hauler
- Identify the disposal site for hazardous waste.

August 8, 2016 agency direction letter:

The following amendments, additions or corrections are required to complete the AGT Demolition Plan:

1) PRE-DEMOLITION PLAN REQUIREMENTS

In the pre-demolition plan, add sections that address: the certification of both tank and piping atmosphere, and the removal of all underground piping that includes the following: Trained and qualified person responsible for hazard evaluation and atmospheric testing of both tanks and all piping (underground and aboveground)

Only the following qualified professionals may develop written procedures and documentation that certify both tanks and piping is safe for demolition pursuant to 22 California Code of Regulations (CCR), Section 67383.3

- Certified Industrial Hygienist
 - Certified Marine Chemist
 - Registered Professional Engineer
 - Registered Environmental Assessor, Class II, (defined in Section 25570.3, California Health and Safety Code (HSC))
 - A contractor properly licensed by the Contractor's State License Board (CSLB) to contract for the removal of underground storage tanks and who holds a Hazardous Substance Removal Certification issued by the CSLB
- Atmospheric measurements shall be taken and documented, prior to and during demolition, at the start of each work day, along the entire pipe length, and inside and outside of the tanks. The documentation shall be available for inspection.
 - Identify the intrinsically safe and calibrated testing equipment to confirm a non-flammable/non-explosive atmosphere in the tanks and piping

- Identify the process for isolating the incoming and outgoing pipelines
- A written compliance plan shall be developed, to handle and dispose of lead paint chips on the ground and peeling off the tanks plan in accordance with Title 8 CCR, Section 1532.1, submitted by a qualified environmental consultant. The demolition plan did not include a plan to manage the lead paint chips on the ground, or to remove flaking lead paint from equipment identified as containing lead paint, before demolition.
- Submit copy of pre-job notification to Cal-OSHA for any level 3 trigger task (cutting or torch burning on structures where lead-containing coatings or materials are present).
- Submit an addendum to the Hazardous Waste Management plan to identify, segregate, and test the presumed asbestos containing equipment identified, before demolition begins, specifically, the flanges/gaskets identified in the Hazard Management Services report, dated May 13, 2016 by Jeffrey Olsen, CSST, "Inspection of Storage Tanks and Pump Station for Demolition, 3300 Panorama Dr., Morro Bay, CA. The work plan shall be drafted and submitted by a qualified asbestos contractor, in compliance with Cal OSHA requirements, pursuant to 8 CCR, Section 1529.

2) DEMOLITION PLAN REQUIREMENTS:

State which standard the demolition work plan is following pursuant to 22 CCR, Section 67383.3, General Standards for Tank Systems:

- American Petroleum Institute, Recommended Practice for the Closure of Underground Storage Tanks, API Publication 1604, Third Edition, American Petroleum Institute, March 1996
 - American Petroleum Institute, Safe Entry and Cleaning of Petroleum Storage Tanks, API Publication 2015, American Petroleum Institute, May 1994;
 - National Fire Protection Association, Standard Procedures for Cleaning or Safeguarding Small Tanks and Containers Without Entry, NFPA 327, 1993 Edition
- Include a continuous monitoring plan for tanks and piping, prior to demolition, during demolition, at the start of each work day, along the entire pipe length, and inside and outside of the tanks. Documentation of the continuous monitoring shall be available for inspection.
 - Confirmation all piping onsite will be removed.
 - A site map depicting all underground and aboveground piping.
 - Include in the plan confirmation the tank will be isolated from all connected lines such as product, vent, vapor, relief, gauging, and sampling

- Include a plan to isolate all electrical energy sources.
- A cathodic protection plan to insure when a tank valve or line is disconnected, safe isolation practices are followed.
- Plan to control potential ignition sources and installation of proper grounding and bonding.
- Electrical bonding and grounding cables and clamps shall be inspected by a qualified person to assure good condition, adequacy, and integrity prior to the start of work and periodically, as necessary, during work.
- Perform a hazard assessment/analysis to confirm work and entry permit requirements for employees working inside and around the tank. Provide a copy of the approved confined space entry plan that complies with 8 CCR Section 5157 or 5158.
- Confirm if above ground fuel storage tank or refueler tank will be used to refuel equipment during the project. If stationary above ground fuel tank is used, secondary containment is required, and confirmation the fuel tank is included in the storm-water management plan.
- Ensure all compressed gases used and stored on site, will be managed properly.

A. SITE SAFETY PLAN

Confirm, and submit the supporting documentation, that: all workers on-site, including crane/backhoe operator, have been certified to work on a hazardous waste site in accordance with Title 8 CCR 5192, with the appropriate level of training, depending upon job tasks. Additionally, submit the following:

- Pre-fire plan complies with California Fire Code (FC), Section 3308, and approved by the Morro Bay Fire Department
- Hot Work plan complies with California FC, Chapter 35, and approved by the Morro Bay Fire Department
- An emergency response and rescue plan designates rescuers and determines required rescue equipment.
- Daily Safety plan is reviewed with employees and safety tail-gate meeting is documented.
- Normal and emergency communication and notification procedures are reviewed.
- Confined space work permit compliant with Title 8 CCR 5157 or 5158.
- Confirm "Dig Alert" or "Underground Services Alert" has been contracted for location of underground utilities before digging.

B. ENVIRONMENTAL SAMPLING PLAN SHALL INCLUDE:

- The name of certified environmental consultant who will sample, and provide copies of their certifications.
- Proposal and justification for sample distribution and quantity, that includes sampling under the tank, along the piping, of any visibly stained soil, or soil that exhibits a strong odor.
- Analytical methods used to analyze samples, based on all products historically used, stored and transported at the subject site.
- Methods shall include but not limited to the analysis of volatile and semi volatile organic compounds and metals.

C. HAZARDOUS WASTE MANAGEMENT PLAN,

The Contingency Plan for Hazardous Waste, submitted by Bedford Demolition, June 2016, is deficient. In the revision, include:

- Identify onsite personnel who are qualified to handle hazardous waste, and provide their training certifications.
- For hazardous wastes stored in containers, a plan that is compliant pursuant to 22 CCR 66262.30, 66262.31, 66262.32, 66262.33, 66262.34
- Provide copy of site specific temporary EPA Identification Number for hazardous waste disposal, per 22 CCR Section 66262.12
- Identification of state certified hazardous waste hauler
- State certified hazardous waste disposal site

A subsection of the Hazardous Waste Management plan shall include a Contingency Plan that addresses hazardous substances discovered during demolition, to include:

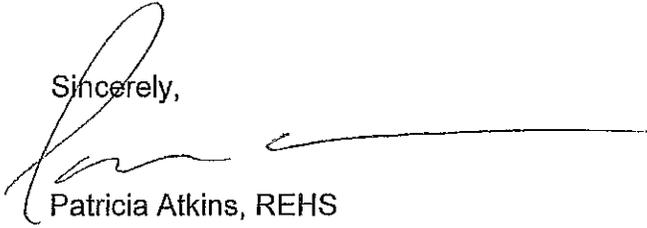
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Cost for oversight:

This agency is required to recover its personnel costs associated with oversight at \$115 per hour. This agency also utilizes professional services to evaluate the referenced specialized reports and work plans. Specialists are contracted at a prevailing rate from \$140 to \$190 per hour depending on what specialist is required. The property owner is invoiced for these costs on a monthly basis.

Please contact Patricia Atkins at (805) 781-1105 (tatkings@co.slo.ca.us.) regarding the tank closure and contact Aaron LaBarre for all other questions at 805-781-5595 (alabarre@co.slo.ca.us).

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Atkins', with a long horizontal flourish extending to the right.

Patricia Atkins, REHS
Environmental Health Specialist III
Hazardous Materials Section

C: Whitney McIlvaine, Planner, Community Development Dept., Morro Bay
Tom Prows, Fire Marshal, City of Morro Bay Fire Department
Tim Fuhs, Air Quality Specialist, County Air Pollution Control District



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

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August 8, 2016

Chris Mathys
Rhine LP & CVI Group, LLC
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Our Agency and the City of Morro Bay Fire Department are required to ensure the safety of the residential community before, during, and after demolition. This includes ensuring written procedures for tank and piping entry, testing, and dismantling does not pose a risk to human health or the environment. We will conduct joint inspections to confirm compliance with the approved demolition plan.

We have yet to receive certification documents indicating the tanks and pipelines on site have been properly cleaned and rendered safe and non-explosive. This information is necessary to ensure demolition operations are safe and do not present a danger to the residential neighborhood and the workers onsite.

On July 8, 2016, a revised demolition work plan was submitted. We have compared the documents provided to our direction letter, and are providing directions herein.

The following amendments, additions or corrections are required to complete the AGT Demolition Plan:

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Sincerely,



Patricia Atkins, REHS
Environmental Health Specialist III
Hazardous Materials Section

C: Whitney McIlvaine, Planner, Community Development Dept., Morro Bay
Tom Prows, Fire Marshal, City of Morro Bay Fire Department
Tim Fuhs, Air Quality Specialist, County Air Pollution Control District

From: betty winholtz [mailto:winholtz@sbcglobal.net]
Sent: Wednesday, December 28, 2016 11:35 PM
To: Whitney McIlvaine <wmclvaine@morrobayca.gov>
Subject: Fw: panorama demotion

Whitney,

I am forwarding the email below to be included in correspondence as directed in your email dated today, Wednesday, December 28, 2016.

Betty

----- Forwarded Message -----

From: betty winholtz <winholtz@sbcglobal.net>
To: Whitney McIlvaine <wmclvaine@morrobayca.gov>
Cc: Bob Tefft <rtefft@morrobayca.gov>; "gluhr@morrobayca.gov" <gluhr@morrobayca.gov>; "jlngraffia@morrobayca.gov" <jlngraffia@morrobayca.gov>; Michael Lucas <mlucas@morrobayca.gov>; Richard Sadowski <rsadowski@morrobayca.gov>
Sent: Tuesday, December 6, 2016 3:55 AM
Subject: panorama demotion

Ms. McIlvaine,

These are questions I have for you as well as 7 proposed Conditions of Approval. These are also my comments submitted for the record to the Planning Commission, whom I have copied.

It is unlikely I will be present for the entire hearing. Thank you in advance for answering my questions.

Betty Winholtz

1. Please explain why you used the date of September 6, 2016, rather than the date of October 4, 2016, as the date from which this project was **continued**?

2. Please show me a copy of the **hearing notice** in *The Tribune*. I did not find it.

3. Where is the new fencing in relationship to the **ESH, buffer area, and Coastal Appeals Jurisdiction?**

a.) The **ESH** is defined in the staff report as the "stream channel and areas of adjacent riparian vegetation, collectively called the 'stream corridor.'" How wide is the stream corridor?

b.) "A **buffer area** of 25 to 50 feet is required along stream corridors. Is the choice between 25 to 50 feet being designated by the Planning Commission?

c.) "The **stream corridor** and an area of 100 feet on either side are within the California Coastal Commission Appeals Jurisdiction." The Appeals Jurisdiction area extends beyond the buffer area. Has the 100' beyond the corridor been staked on the ground? Do you have a map that I can see that marks this area?

d.) Was the **fencing** done by survey? If so, who is the surveyor, and how do I get a copy of the report?

e.) Has the ESH been **surveyed and marked**? Has the buffer been surveyed and marked? Has the CCC Appeals Jurisdiction been surveyed and marked? (page 5 of staff report) I think not since the *Report* submitted by the developer only "generally shows" this. (page 8 of staff report). When will these designations be required on a map and on the ground so the public can see them? **This should be a condition.**

4. **The additional demolition/development may "not raise new issues," but it intensifies them.** (page 6 of staff report)

5. **"Revisions provide equivalent or more effective mitigation." Not so:**

a.) **Air quality**--adding monitoring doesn't stop dangerous air. Monitoring does not clean particles off of people's houses, cars, or yards. Why isn't some form of shielding (draping, plastic) being required? **This should be a condition.** (page 7 of staff report)

b.) **Traffic/Circulation**--"Design standards for underground infrastructure anticipate road use." It is common knowledge that North Morro Bay streets do not meet current design standards, and maybe not design standards when they were built. "Prior to demolition...staff will drive the approved truck route and video the street surface." This is fine, but it does not address the current condition of water and sewer infrastructure. The public has asked for this infrastructure to be videoed and it appears it is not being required by staff. **This should be a condition.** (page 8 of staff report)

c.) **Biological Resources**--Work will be done "near the drainage bank." No future development will be allowed within the ESH. Why go so deep into the ESH to remove pipe; whatever damage has occurred over the last 50 years has been successfully managed by nature. Capping both ends will cause the least amount of damage. Avoidance is preferred over Mitigation; **this should be a condition.** (page 10 of staff report)

d.) **Hazardous materials**--where is the water, or whatever substance will be used to clean the tanks and pipes, be disposed? Assuming it is carried off property, are these additional truck loads? (page 12 staff report)

6. Won't using **insurance and indemnification** as opposed to a performance bond set the stage for lawsuits? Doesn't this method protect the City but not the individual residents? For example, the underground mains but not the lateral hook ups? This

seems to put the burden on individual residents without the backing of the City. **A performance bond should be a condition.** (page 13 of staff report)

7. **Conclusion**--without requiring those items that the public as requested, this project is not consistent with the GP or LCP. (page 14)

8. **Exhibit A**

a.) **Mitigation Measure BR-3**--"the applicant's contractors and the biological monitor shall coordinate the placement of...fencing." Based on surveys which will be performed when?

b.) **Mitigation Measure BR-4b and c**--directly contradict the staff text that work will be done "near the stream bank" and soils will be disturbed within the ESH.

c.) **Mitigation Measure BR-4i**--prohibits grading and demolition during rainy season (Nov-March). However, **Mitigation Measure BR-6** does not prohibit those same activities during nesting season (Feb-Sept 15) as requested by the public and affirmed by the planning commission during the first hearing. A compromise 3-month period which encompasses Sept 15-October **should be agreed upon as a condition.**

d.) **Mitigation Measures Haz Mat/ Circulation, Noise**--there are no posting requirements noticing the public as to activities or dates as requested by the neighbors so they might choose to be away and/or protect their property on days with certain activities. **This should be made a condition.**

Re: Case No.:#CPO-500 and #UPO-440
3300 Panorama Drive, Morro Bay

Dear Committee members,

December 28, 2016

We live in the neighborhood of the abandoned jet fuel tanks and would like to express our support for the demolition project proposed by the developers. These tanks need to come down. The longer they remain, the more of a chance they will deteriorate into the surrounding land and neighborhood. In addition, they're an eyesore, especially if the trees hiding them were to die or fall. We attended a meeting the developers organized to inform the neighborhood of their plans. They did a good job explaining what they were going to do and how they were going to do it. They assembled a number of qualified people and companies to ensure this process goes as smooth as possible. We have a party willing to remove these tanks at no cost to the city or residents. We believe this group will complete the project in a timely and responsible way. By delaying it we could lose out on this opportunity. Please vote to move this project ahead as soon as possible.

Thank-you,

Bob & Betsy Mastro
582 Zanzibar St.

Morro Bay City Council

Re: UPC-4400, OPC-500

December 6, 2016

New Biological Issues

The applicant plans to start work on the project on January 15th, 2017. If the application is approved by the Planning Commission, and the project will take 2-3 months to complete (instead of the original one and half to two months), how do you reconcile the provision in Mitigated Negative Declaration:

Mitigation Measure BR-6:

a. To avoid impacts to special-status and nesting bird resources, the following measures are required:

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.**

Question: If the project is not to take place during the nesting season, and it supposed to take 2-3 months, why is it starting in January, and extending through 15th of April, well into the nesting season?

New Staked Line in the ESHA

On November 22nd, 2016 Mr. Mathys stated in an email that they would be staking out the Pipeline near the ESHA. On the next day, November 23rd I viewed the staked line from Whidbey/Tuscan Streets: I observed a bright hot pink painted stake line, that I presumed to be over the 6 inch pipeline.

Now, there is a new, white painted stake line, within a few feet of the hot pink stake line, that was not there previously. What are these new stakes, and why do they not show up on any new maps?

Is the hot pink line the edge of the southeast border of the ESHA, and the white staked line the 66 inch pipeline? Or is the the newly designated Buffer Zone line?

The following pages are a few of the birds that I have photographed in, near, or have used the ESHA for hunting, cover or shelter.

Photographs of the Birds use the ESHA

Great Horned Owl(*Bubo virginianus*)

Taken on the site, within the ESHA. I hear that Great Horned Owl often, and have photographed it a many times. It is calling tonight, even as I write these lines. It's a plaintive, haunting call, like a viola taking the low notes to compliment the violins. The male and it's mate echoing those notes through the trees, rocks, scrub of their myriad habitats. These owls are preparing to mate now, they will start to nest in March-April why are the applicants planning to start construction during this critical time?

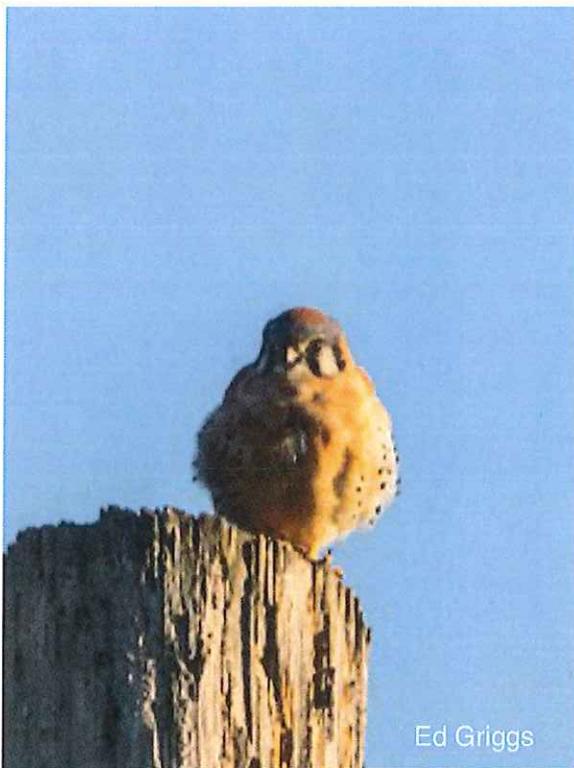


Ed Griggs

Photographs of the Birds that use the ESHA

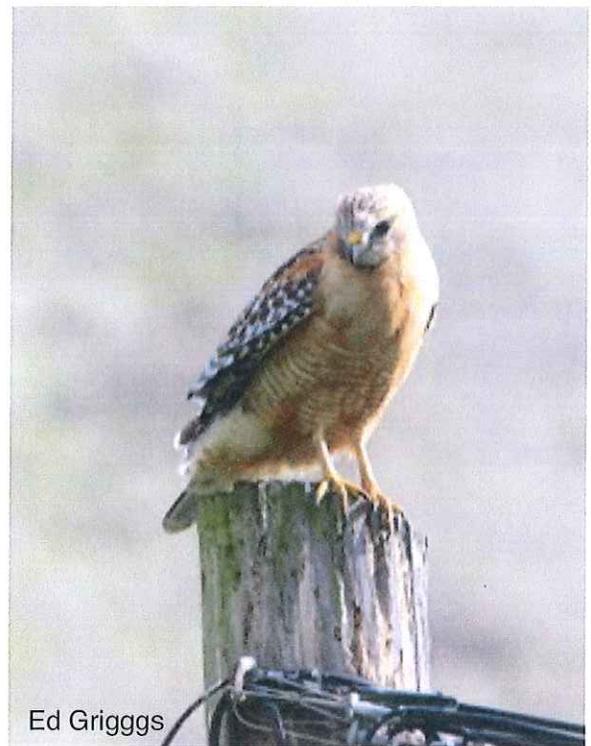
American Kestrel(*Falco sparverius*).

All fluffed up against the cold onshore breeze. It is staring at me because I am simulating the call of a competitor the Red-tailed Hawk.



Red-shouldered Hawk(*Buteo lineatus*).

Using the same pole as in the left image, the hawk is searching for insects, rodents, reptiles, birds.



Photographs of the Birds that use the ESHA

Turkey Vulture(Cathartus aura).When animals die in the ESHA turkey vultures will find, and consume it in time.



Ed Griggs

Red-tailed Hawk(buteo jamaicensis) being mobbed by an American Kestrel(Falco sparverius) during the nesting season.This is a common sight over the former Jet Fuel fuel terminal at 3300



Ed Griggs

Juvenile Red-shouldered Hawk(Buteo lineatus) perched in the ESHA shortly after the nesting season, surveying the open field where the goats live now



Ed Griggs

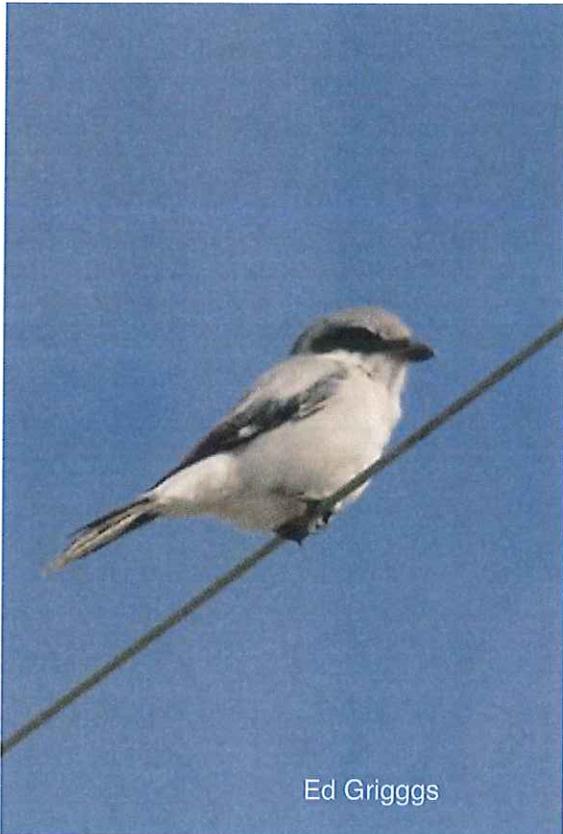
Photographs of the Birds that use the ESHA

Bewicks Wren(*Thryomanes bewckii*) Perched in the willows in the riparian habitat on the narrowest border of the ESHA. They have often nested in the ESHA, and make a most joyous call.



Photographs of the Birds that use the ESHA

Loggerhead Shrike(*Lanius ludovicianus*).
The species name, **ludovicianus**, comes from their hunting strategy of viciously impaling their victims on thorn bushes.



Ed Grigggs

Coopers Hawk(*Accipiter cooperii*).
They like to chase birds into dense vegetation, catch them on the wing or force them to ground and dispatch them with beak and talon.



Ed Griggs