



EIR Public Scoping Meeting

1290 EMBARCADERO RD

600-MW BATTERY ENERGY STORAGE SYSTEM PROJECT



Purpose of a Scoping Meeting

- ▶ Inform the community and resource agencies about the proposed project
- ▶ Solicit input regarding issues the Environmental Impact Report (EIR) should address
- ▶ Inform the community about future opportunities for input on the proposed project



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Public Scoping Meeting Agenda

- ▶ Project Background & Overview
- ▶ CEQA Overview/EIR Scoping Session
 - ▶ What is an EIR?
 - ▶ The EIR Process
 - ▶ Key Environmental Issues
- ▶ Projected Schedule & Next Steps
- ▶ Public Scoping Comment Period



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Project Background

- ▶ Location: 1290 Embarcadero; 95-acre Morro Bay Power Plant property
 - ▶ Morro Bay Power Plant has been idle since its retirement in 2014
 - ▶ Project Site includes 24 acres previously developed with above-ground fuel oil storage tanks (removed in 2011)
- ▶ Project Site has a land use designation of Visitor Serving Commercial with a Mixed-Use Residential Overlay
 - ▶ PG&E deed restriction prohibits developing portions of the property with lodging, health-care facilities, schools, and recreational uses
 - ▶ DTSC land use restriction restricts future uses on the tank farm portion of the property to commercial/industrial uses
 - ▶ Plan Morro Bay Policy LU-5.4 requires a Master Plan for the redevelopment of the former Morro Bay Power Plant property and surrounding area



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Project Overview

- ▶ The Project Site consists of a 43-acre portion of the Morro Bay Power Plant property located at
- ▶ The Proposed Project includes three components:
 - ▶ (1) Construction and operation of a 600 MW Battery Energy Storage System on approximately 24 acres of the Project Site
 - ▶ (2) Demolition and removal of the existing Power Plant building and stacks
 - ▶ (3) Adoption of Phase I of a Master Plan, which would change the land use designation of the BESS Site from Visitor Serving Commercial to General (Light) Industrial



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CEQA Overview

- ▶ The California Environmental Quality Act (CEQA) requires that public agencies disclose impacts of projects that have a physical effect on the environment
- ▶ The EIR is an informational document
 - ▶ Discloses information regarding the effects a proposed project could have on the environment
 - ▶ Identifies mitigation measures
 - ▶ Describes feasible alternatives to the proposed project
- ▶ Must be certified prior to project approval



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The EIR Process

Responsible agency decision-making bodies consider the Final EIR



Lead agency solicits comment from agencies & public on the scope and content of the Draft EIR

Lead agency solicits comment from agencies & public on the adequacy of the Draft EIR

- ▶ Current phase: ★
- ▶ Opportunities for public input: 🌅

Environmental Issues to be Analyzed

- ▶ All environmental topics identified in the CEQA Guidelines (Appendix G) will be analyzed in the EIR. The main potentially significant resource areas anticipated to be:
 - ▶ Aesthetics/Visual Resources
 - ▶ Agricultural Land
 - ▶ Air Quality
 - ▶ Archaeological/Historic Resources
 - ▶ Biological Resources
 - ▶ Coastal Zone
 - ▶ Drainage/Absorption
 - ▶ Economics/Jobs
 - ▶ Flood Plain/Flooding
 - ▶ Forest Land/Fire Hazard
 - ▶ Geologic/Seismic Hazards
 - ▶ Land Use
 - ▶ Minerals
 - ▶ Noise
 - ▶ Population/Housing Balance
 - ▶ Public Services/Facilities
 - ▶ Recreation/Parks
 - ▶ Schools/Universities
 - ▶ Sewer Capacity
 - ▶ Soil Erosion/Compaction/Grading
 - ▶ Solid Waste
 - ▶ Toxic/Hazardous Materials
 - ▶ Traffic/Circulation
 - ▶ Vegetation
 - ▶ Water Quality
 - ▶ Water Supply/Groundwater
 - ▶ Wetland/Riparian



EIR Scope

- ▶ The EIR will consider potential impacts of the following actions:
 - ▶ Construction and operation of a 600 MW Battery Energy Storage System on approximately 24 acres of the Project Site
 - ▶ Demolition and removal of the existing Power Plant building and stacks
 - ▶ Adoption of Phase I of a Master Plan, which would change the land use designation of the BESS Site from Visitor Serving Commercial to General (Light) Industrial
- ▶ The EIR analysis will be based on potential new development or other physical changes in the City that may result from implementation of the proposed Battery Energy Storage System Project.



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EIR Schedule and Next Steps

Accept Scoping Comments	June 3 through July 3 2022
Evaluate Potential Impacts (Draft EIR)	Now through Fall/Winter 2022
Draft EIR 45-day Public Comment Period	Fall/Winter 2022
Publish Final EIR with Responses to Comments	Winter/Spring 2023
Hearings on Final EIR and Battery Energy Storage System Project	Spring/Summer 2023



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Scoping Comments

- ▶ Receive public comments on:
 - ▶ The potential environmental impacts of the Battery Energy Storage System Project
 - ▶ Technical issues that should be addressed in the EIR
 - ▶ Potential mitigation measures
 - ▶ Appropriate range of alternatives to evaluate in the EIR



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Submit Scoping Comments

- ▶ 30-Day Public Scoping Period
- ▶ Submit comments by midnight on July 3, 2022 by:
 - ▶ Speaking at tonight's meeting
 - ▶ Mail or email to:
 - ▶ Cindy Jacinth, Senior Planner
City of Morro Bay
955 Shasta Avenue
Morro Bay, CA 93442
 - ▶ cjacinth@morrobayca.gov
 - ▶ Make subject line "Battery Energy Storage System Project EIR"



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