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

Public Notice of Availability

Document Type: Mitigated Negative Declaration

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY OF MORRO BAY

The City has determined that the following proposal qualifies for a

☐ **Negative Declaration** ☒ **Mitigated Negative Declaration.**

PROJECT TITLE: New Single Family Residence at 420 Island

PROJECT LOCATION: 420 Island (APN 065-075-069)

CITY: Morro Bay **COUNTY:** San Luis Obispo

CASE NO.: CP0-443 (Coastal Development Permit)

PROJECT DESCRIPTION: Construction of a two story 2,160 square foot single family home (including garage) on a vacant lot at 420 Island. The home is 24.38 feet in height and located on a lot 2,290 square foot lot on property zoned R-1/S.1.

LEAD AGENCY: City of Morro Bay

CONTACT PERSON: Scot Graham, Planning Manager

TELEPHONE: (805) 772-6291

ADDRESS WHERE DOCUMENT MAY BE OBTAINED:

Public Services Department
955 Shasta Avenue
Morro Bay, California 93442
(805) 772-6261

PUBLIC REVIEW PERIOD: Begins: November 3, 2014 to December 03, 2014

Anyone interested in this matter is invited to comment on the document by written response or contacting the Public Services Department.

_____
Scot Graham, Planning Manager

City of Morro Bay
PUBLIC SERVICES DEPARTMENT
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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

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.: Coastal Development Permit No. CP0-443
PROJECT TITLE: New Single Family Residence at 420 Island
APPLICANT / PROJECT SPONSOR: David Chanley and Daniel Sotelo

PROJECT DESCRIPTION: Construction of a two story 2,160 square foot single family home (including garage) on a vacant lot at 420 Island. The home is 24.38 feet in height and located on a 2,290 square foot lot on property zoned R-1/S.1.

PROJECT LOCATION: The project site is located at 420 Island which is accessed from north Main street, east of Highway 1 within the City of Morro Bay. The site is within the R-1/S.1 overlay, (Single-family residential with special building site and yard standards identified in the Coastal Land Use Plan). The project is also located in the Coastal Commission's Appeals Jurisdiction.

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.

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INITIAL STUDY AND CHECKLIST

I. PROJECT INFORMATION

Project Title: Project CP0 – 443; New Single Family Residence at 420 Island Street

Project Location: 420 Island (APN 065–075–069)

Case Number: Coastal Development Permit #CP0-443

LEAD AGENCY:	City of Morro Bay	Phone:	(805) 772-6291
	955 Shasta Ave	Fax:	(805) 772-6268
	Morro Bay, CA 93442		
Project Applicant:	Daniel Sotelo	Phone:	805-343-1915
	400 Avalon	Fax:	
	Morro Bay, CA 93442		
Project Landowner:	David Chanley	Phone:	

Project Description:

Construction of a two story 2,160 square foot single family home (including garage) on a vacant lot at 420 Island, abutting Alva Paul creek. The home is 24.38 feet in height and located on a 2,290 square foot lot on property zoned R-1/S.1.

Project Location:	420 Island
Assessor Parcel Number(s):	065-075-069
General Plan Designation:	Low-Medium Density Residential
Zoning:	Single Family Residential (R-1)/ Special Building Site & Yard Standards (S.1 overlay)

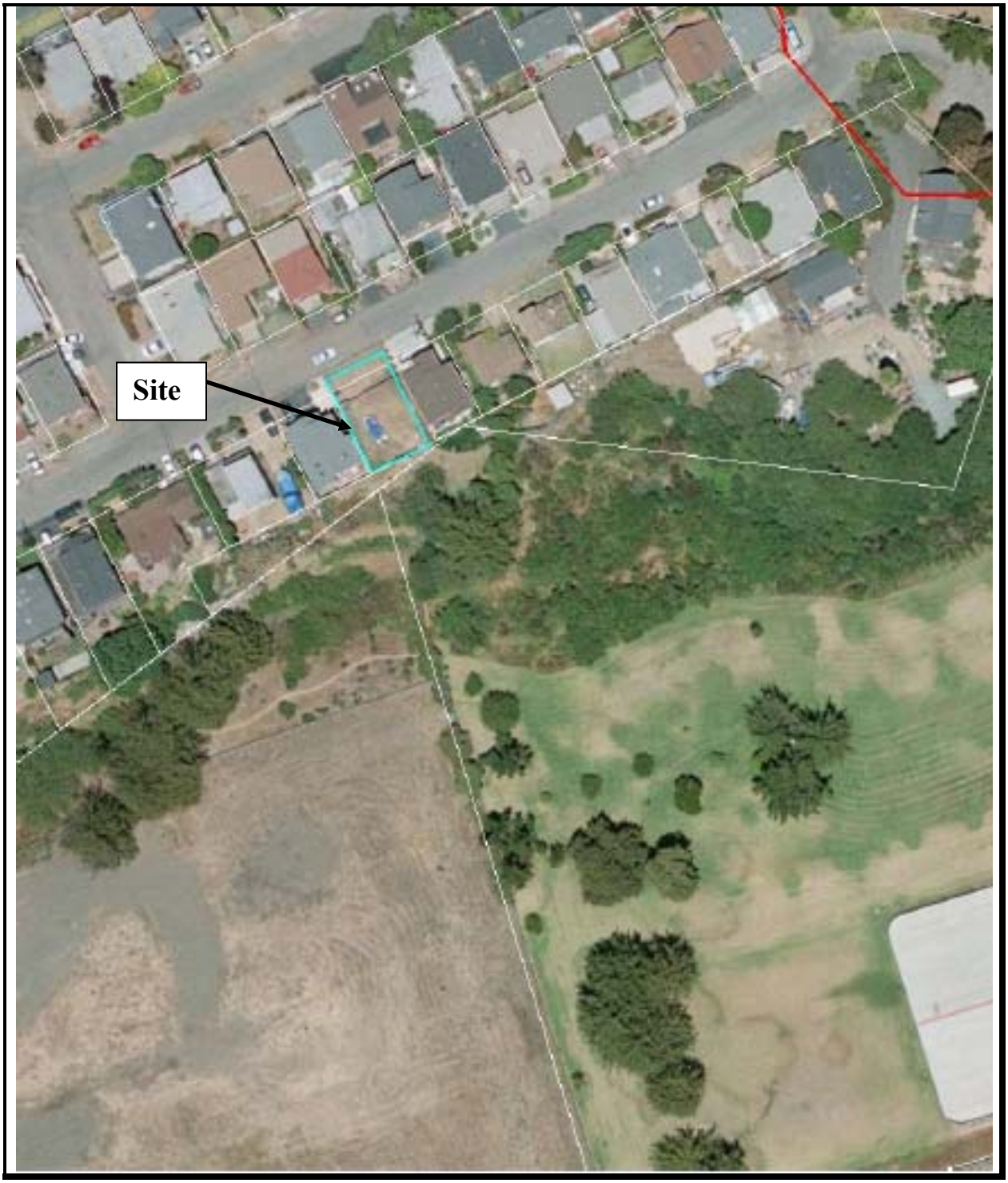
Surrounding Zoning and Land Uses	
South	Open Area 1 (OA-2/PD) / Environmentally Sensitive Habitat (ESH) – Beach Access
North	Single Family Residential (R-1/S.1) – Residential

West	Single Family Residential (R-1/S.1)
East	Single Family Residential (R-1/S.1) – Residential

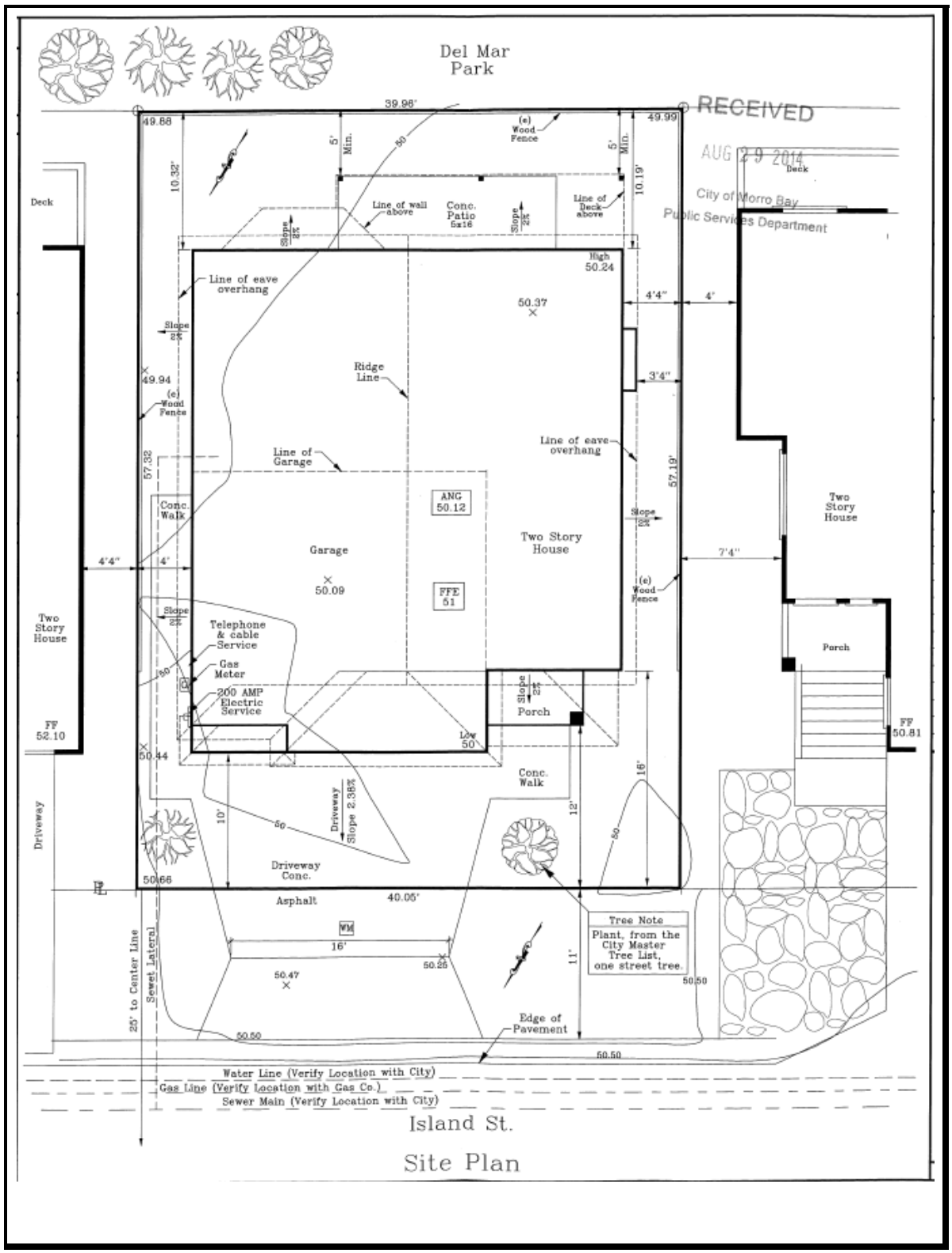
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

San Luis Obispo Air Pollution Control District (SLOAPCD)

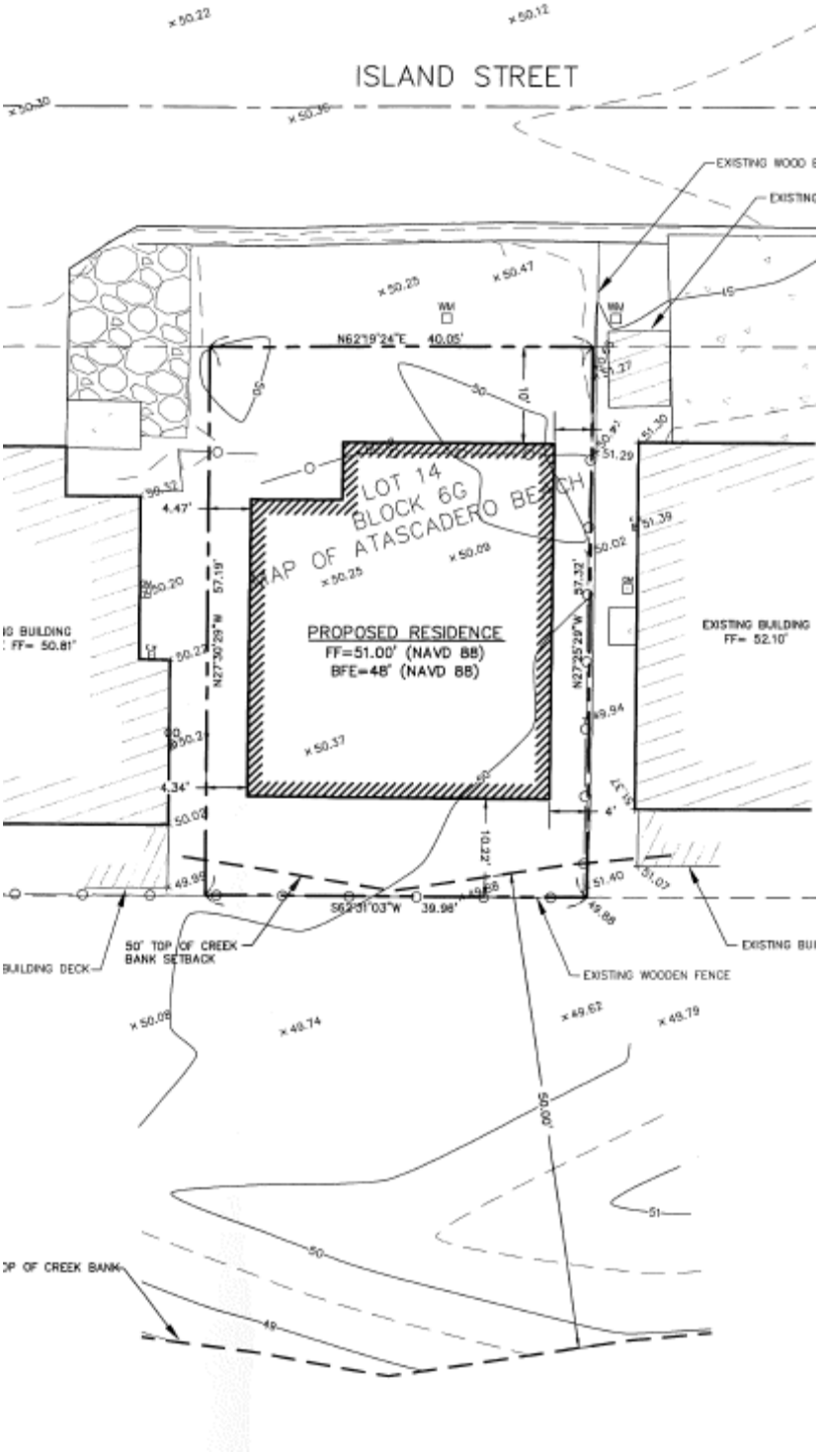
VICINITY MAP 420 Island



SITE PLAN


Del Mar Park
RECEIVED
AUG 29 2014
City of Morro Bay
Public Services Department
Deck
Line of wall above
Conc. Patio 6x16
Line of Deck above
Line of eave overhang
Ridge Line
Line of Garage
Garage
Two Story House
ANG 50.12
FFE 51
Conc. Walk
Telephone & cable Service
Gas Meter
200 AMP Electric Service
Porch
Driveway
Driveway Conc.
Asphalt
Tree Note
Plant, from the City Master Tree List, one street tree.
Edge of Pavement
Water Line (Verify Location with City)
Gas Line (Verify Location with Gas Co.)
Sewer Main (Verify Location with City)
Island St.
Site Plan

Creek Bank Setback



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" or is "Potentially Significant Unless Mitigated", as indicated by the Environmental Checklist:

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

Determination 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.

☒ 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" or "potentially significant unless mitigated" impact 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 effect 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 (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measure that are imposed upon the proposed project, nothing further is required.

Signature	Date
Printed Name	For

III. 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 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 Discussion: The visual resources of an area comprise the features of its built and natural land forms, vegetation, water surfaces and landscape. Landscape features, naturally occurring or otherwise, form the overall impression of the area.

The project site is vacant, and located on Island Street at approximately mid-block on the south side of the street adjacent to Alva Paul Creek.

The General Plan and the 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.

Impact Discussion:
a.,c.) The project proposes to construct a new approximately 2,160 square foot single family residence including an attached 482 square foot garage and further develop the site with landscape and hardscape including a driveway to the garage. The residence would be centrally located on the parcel, accessed via Island Street.

The project constitutes infill development in a neighborhood comprised of other single family homes. The home is two story in height, similar to adjacent homes in the neighborhood and includes a pitched roof, readily identifiable front entry, garage and articulated front elevation.

The development of a single family home on this lot will be subject to all the standard development requirements of the R.1/S.1 zone district including lot coverage, setbacks and height restrictions. These standards serve to minimize the massing of the structure and ensure that the building is consistent with the neighborhood.

b.) There have been no scenic resources (trees, rock outcroppings, and historic buildings within a state scenic highway) identified on the project site or adjacent to; therefore the project would not substantially impact on scenic resources.

d.) The project would include lighting, which could contribute to existing sources of light and glare in the surrounding neighborhood. However, the project would not create lighting or glare inconsistent with adjacent uses, as the project is required to comply with the City's lighting requirements found in section 17.52.080 of the Zoning Code. Lighting cannot be directed toward adjacent residential uses and must be screened from other residences and other sensitive glare uses.

Mitigation Measures
No Mitigation required

2. AGRICULTURAL RESOURCES: 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Discussion: The proposed use on the site is consistent with the zoning designation of Single Family Residential (R-1/S1). The property and surrounding areas are not zoned for agricultural uses. The site has not historically been used for farming nor has it been designated as prime farmland. The property is located in a residential district. The City of Morro Bay contains a relatively limited area devoted to agricultural uses within the city limits. The Chorro and Morro Valleys, within and adjacent to the city, support intensive agricultural activity.

Impact Discussion:

a. The project site is classified as Urban and Built Up Land by the Department of Conservation's Farmland Monitoring and Mapping Program. No Farmland would be converted; no impacts would result.

b. The project site is within the R-1/S1 zone and is not subject to a Williamson Act contract. The proposed use would not conflict with any existing zoning and no impacts would result.

c. The project location does not consist of forest land or timberland; no impacts would result.

d. The project location does not consist of forest land or timberland; no impacts would result.

e. The project would not result in any changes to the environment that would impact existing agricultural uses in the region. The project would continue to be served by City water supplies, which are considered sufficient to

adequately meet project-related demands, and construction and long-term operation of the project is not expected to cause any significant impacts on regional agricultural uses. No impact would occur.

Mitigation and Residual Impact:
The project is not expected to result in any potentially significant impacts to agricultural resources and no mitigation measures are necessary.

Monitoring.
None required.

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 project area is located in the South Central Coast Air Basin (SCCAB). The SCCAB consists of San Luis Obispo County and a portion of Santa Barbara County north of the Santa Ynez Mountain ridgeline. Atmospheric pollutant concentrations in the SCCAB are generally moderate, due to persistent west-to-northwesterly winds that blow off the Pacific Ocean and enhance atmospheric mixing. Although meteorological conditions in the project area are usually conducive to pollutant dispersal, pollution can sometimes accumulate during the fall and summer months when the Eastern Pacific High can combine with high pressure over the continent to produce light winds and extended inversion conditions in the region. As a result, Morro Bay is considered a non-attainment area for particulate matter less than 10 microns in diameter (PM_{10}) and ozone (O_3).

The San Luis Obispo County Air Pollution Control District (SLOAPCD) has developed the CEQA Air Quality Handbook (2013) 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.

Impact Discussion:

a.) The proposed development is consistent with the goals and policies of the City of Morro Bay General Plan and is consistent with the APCD's CEQA Handbook and Clean Air Plan. The project includes residential development within an urban area currently zoned for this type of development. There would be no impact.

b.) The project proposes to construct a new single family residence with other miscellaneous improvements. The disturbance of fine particulate matter will be minimal during the construction phase and the site will be developed and exposed dirt will be covered or landscaped to prevent erosion. The project would result in the disturbance of approximately 2,000 square feet of soils with the construction of the project. These project activities would result in

the creation of construction dust and short-term construction vehicle emissions (Construction Emissions). The project would generate long-term emissions due to trip generation and area source emissions (Operational Emissions).

Construction Emissions. Construction of the project, would generate emissions including reactive organic gasses (ROG), oxides of nitrogen (NOx), carbon monoxide (CO), carbon dioxide (C02), fugitive dust (PM10), and exhaust particulates (PM_{10} and $PM_{2.5}$) including diesel particulate matter (DPM). Construction emissions that would result from the proposed project were calculated using CalEEMod, pursuant to the CEQA Handbook. Construction emissions (winter) are estimated in Table 1 Construction Emissions, below. Estimated construction emissions are not expected to exceed the APCD thresholds requiring mitigation. Any potential impacts would be further minimized by implementation of the City's standard dust control measures.

In addition to the construction air quality thresholds defined above, there are a number of special conditions, local regulations or state and federal rules that apply to construction activities. These conditions must be addressed in proposed construction activity and are summarized below.

Table 1. Construction Emissions

	ROG	NOx	CO	PM10	PM_{10} (Exhaust)	$PM_{2.5}$ (Exhaust)	CO2
Winter (lbs/day	26.00	36.31	21.82	1.066	1.76	1.62	3,568.55
Threshold (lbs/day)*	137		n/a	n/a	7		n/a
Mitigation Required	No		n/a	n/a	No		n/a

*Source: County of San Luis Obispo, APCD CEQA Air Quality Handbook, 2012

Sensitive Receptors
The proximity of sensitive individuals (receptors) to a construction site constitutes a special condition and may require a more comprehensive evaluation of toxic diesel PM impacts and more aggressive implementation of mitigation measures described below in the diesel idling section (if deemed necessary by the SLOAPCD). Areas where sensitive receptors are most likely to spend time include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The types of construction projects that typically require a more comprehensive evaluation include large-scale, long-term projects that occur within 1,000 feet of a sensitive receptor locations. This project is located within an established residential neighborhood.

Permits
Portable equipment and engines 50 horsepower (hp) or greater, used during construction activities will require California statewide portable equipment registration (issued by the Air Resources Board) or an Air District permit.

Operational Emissions. The SLOAPCD has set thresholds for ozone precursor emissions, DPM, fugitive particulate matter emissions (dust), and CO. Ozone precursor emissions are measured as combined ROG and NOx emissions. DPM is seldom emitted from individual projects in quantities which lead to local or regional air quality attainment violations. DPM is, however, a toxic air contaminant and carcinogen, and exposure to DPM may lead to increased cancer risk and respiratory problems. Operation of the project would generate approximately 9.6 daily trips. Due to the minimal amount of operational trips, resulting emissions would be negligible. No significant long-term air quality effects are expected to occur and no mitigation measures are required.

c., d.) San Luis Obispo County is a non-attainment area for the State PM_{10} (fine particulate matter 10 microns or less in diameter) air quality standards. State law requires that emissions of non-attainment pollutants and their precursors be reduced by at least 5% per year until the standards are attained. The Clean Air Plan (CAP) for San Luis Obispo County was developed and adopted by the Air Pollution Control District (APCD) to meet that requirement. The CAP is a comprehensive planning document designed to reduce emissions from traditional industrial and commercial sources, as well as from motor vehicle use. According to the APCD "CEQA Air Quality Handbook" (2012), both construction activities and ongoing activities of land uses can generate air quality impacts. The APCD has established the threshold of significance as project construction activities lasting more than one quarter in a year and land uses that generate 1.25 or more pounds per day (PPD) of diesel particulate matter, .25 PPD of reactive organic gases, oxides or

nitrogen, sulfur dioxide, or fine particulate matter, or more than 550 PPD of carbon monoxide, as having the potential to affect air quality significantly. The project is a size that is below APCD's air quality significance thresholds. The project site is relatively isolated from major roadways and associated vehicle emissions. The project would generate roadway traffic only during construction, when workers and trucks would be traveling to and from the project site.

The number of daily vehicle trips that would be generated during construction would not add substantially to local traffic volumes. Considering this, the project would not be expected to create or contribute substantially to the violation of air standards.

Naturally Occurring Asbestos. According to the SLOAPCD Naturally Occurring Asbestos Zones map, the project site is located in an area that is known to contain naturally occurring asbestos. Naturally occurring asbestos has been identified by the State Air Resources Board as a toxic air contaminant. The proposed project would result in grading activities and therefore naturally occurring asbestos may be encountered. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any construction or grading activities at the site, the applicant must comply with all applicable requirements outlined in the Asbestos ATCM, which include preparation of an Asbestos Dust Mitigation Plan and/or an Asbestos Health and Safety Program.

e.) No objectionable odors would be produced from the project during or following construction. Standard construction practices required by the Municipal Code will be imposed upon the project and the project will be subject to comply with all permit requirements for demolition including APCD notification requirements.

Mitigation and Residual Impact:

AQ Impact 1 **Construction activities associated with development of the proposed project would result in short-term emissions of DPM, potentially affecting sensitive receptors.**

AQ/mm-1 *Prior to issuance of grading and construction permits, the applicant shall submit plans including the following notes, and shall comply with the following standard mitigation measures for reducing diesel particulate matter (DPM) emissions from construction equipment:*

a) Maintain all construction equipment in proper tune according to manufacturer's specifications;

b) Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);

c) Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;

d) Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;

e) Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;

f) All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit;

g) Excessive diesel idling within 1,000 feet of sensitive receptors is not permitted;

h) Electrify equipment when feasible;

i) Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,

j) Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

AQ Impact 2 **Construction activities associated with development of the proposed project could generate dust that could be a nuisance to adjacent sensitive receptors.**

AQ/mm-2 *Prior to issuance of grading and construction permits, the applicant shall include the following notes on applicable grading and construction plans, and shall comply with the following standard mitigation measures for reducing fugitive dust emissions such that they do not exceed the APCD's 20 percent opacity limit (APCD Rule 401) and do not impact off-site areas prompting nuisance violations (APCD Rule 402) as follows:*

a) Reduce the amount of disturbed area where possible;

b) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;

c) All dirt stockpile areas should be sprayed daily 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 freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114;

j) Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;

k) Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;

l) All PM10 mitigation measures required shall be shown on grading and building plans; and
m) 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, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site. 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.

AQ Impact 3 **Construction activities associated with development of the proposed project could generate dust that could be a nuisance to adjacent sensitive receptors.**

AQ/mm-3 *Prior to issuance of a grading permit, the applicant shall submit a geologic evaluation that determines if naturally occurring asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request shall be filed with the District. If NOA is found at the site, the applicant shall 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.*

With implementation of these measures, air quality impacts would be less than significant.

Monitoring:

Copies of regulatory forms will be submitted to the APCD for review and approval, consistent with existing regulations. The applicant is required to submit approval documentation from APCD to the City Environmental Coordinator/Planning Manager. Monitoring or inspection shall occur as necessary to ensure all construction activities are conducted in compliance with the above measures. Measures also require that a person be appointed to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site. All potential violations, remediation actions, and correspondence with APCD will be documented and on file with the City Environmental Coordinator.

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 applicant provided a Biological Resources Assessment (Terra-Verde Environmental Consulting, LLC, July 2014). The results of the assessments are provided below.

The project proposes construction of a new single family residence with landscape on site. The rectangular shaped 2,290 square foot parcel is a mostly flat site bordered by similar residential areas and abutting Alva Paul Creek to the south.

The 2014 biological assessment included review of habitat assessment, a late-season botanical survey, a wildlife survey and a jurisdictional determination. No special-status botanical or wildlife species were observed during the survey; however, suitable habitat for four special-status wildlife species was identified in the nearby Alva Paul Creek corridor.

Applicable LCP policies include the following:
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.

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.

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.

Impact Discussion:

a.-b. ***Vegetation.*** The biological assessment includes a botanical survey that identified a limited variety of non-native, herbaceous species on site. The remainder of the survey area is characterized as a willow dominated, ruderal stream corridor. A total of 19 plant species were identified during the survey, including 13 non-native species and 6 native species. The high incidence of non-native species is an indication of a high level of disturbance on site.

The assessment concludes that based on the type and quality of habitat on site, there is not potential for special status botanical species or sensitive naturel communities to occur within the project area.

Wildlife. During the survey, the project site and buffer were inspected for the presence of wildlife and sign, and the habitat on site was assessed for the potential to support special status wildlife species. No special status wildlife species were observed during the survey; however, suitable habitat for several special status species was identified on site, or within the buffer.

Birds. Habitat for migratory birds was identified within the adjacent Alva Paul Creek riparian corridor. Two special status avian species have been previously identified in the vicinity, white tailed kite and Cooper's hawk have the potential to nest within the immediate vicinity.

Mammals. No mammals were observed on site; however, common mammals species such as ground squirrel are expected to occur on site. Due to the absence of suitable habitat, no special status mammal species are expected to occur on site.

Reptiles. No Reptiles were observed during the survey; however, common reptiles such as western fence lizard are likely present. Additionally, suitable habitat for western pond turtle exists in Alva Paul Creek, where two occurrences of the species have been documented.

Amphibians. No amphibians were observed during the survey; however, Alva Paul Creek provides suitable habitat for the common Sierran treefrog and special status California red-legged frog (CRLF). Two occurrences of CRLF have been documented in within Alva Paul Creek adjacent to the project site. Additional USFWS-designated critical habitat for CRLF occurs east of the project site and includes the upper reaches of Alva Paul Creek.

c.- d. ***Waters and Wetlands.*** The site abuts one ephemeral, blue line stream, Alva Paul Creek, which occurs within the survey area, but outside the proposed development footprint. At the time of survey, the creek was dry, and the vegetation along the top of the bank was comprised of both wetland and upland plant species and the stream channel vegetated primarily with grasses and forbes.

A jurisdictional determination was completed to assess the potential impacts of the proposed project on Alva Paul Creek. The top of creek bank were located and the edge of riparian vegetation identified. The existing property fence is located approximately 50'feet from the top of bank and corresponds with adjacent property fence lines. Based on the proposed site plans, the jurisdictional features will be avoided and no impacts to the existing riparian vegetation and stream channel are anticipated.

e.,f. No policies or ordinances protecting biological resources, or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan govern the project site.

Mitigation and Residual Impact:

BIOLOGICAL RESOURCES

BIO Impact 1 **Sensitive wildlife.** The project could result in direct and/or indirect impacts to special-status wildlife species described above if present during construction. Likewise, elevated noise levels, increased traffic and human activity and construction related disturbance could result in indirect impacts to these species.

BIO/mm-1 *A preconstruction wildlife survey shall be conducted by a qualified biologist within one week of the initiation of construction activities in all areas of suitable habitat for special-status wildlife species (e.g. CRLF, western pond turtle, etc.). If any sensitive species are observed during the survey, the applicant shall consult with the City and/or appropriate resource agencies prior to any work occurring on site.*

BIO Impact 2 **Nesting Birds.** The project has the potential to impact migratory nesting birds of construction activities occur during the typical nesting season (February 1 to September 15). Activities associated with the project could impact nesting birds if their nests are located within or near the work area.

BIO/mm-2 *To protect sensitive bird species and those species protected by the MBTA, the applicant shall avoid vegetation clearing and earth disturbance during the typical nesting season. If avoiding construction during this season is deemed infeasible, a qualified biologist shall survey a 250-foot buffer around the project site within one week prior to construction activity beginning on site. If nesting birds are identified during the survey, they shall be avoided until they have successfully fledged. A buffer zone of 50 fee will be placed around all non-sensitive, passerine*

species and a 250 buffer will be implemented for raptor species and all activity will remain outside of that buffer until the applicant's biologist has determined that the young have fledged. If special-status bird species are identified, no work will begin until an appropriate buffer is determined via consultation with the local CDFW biologist and/or the USFWS.

BIO Impact 3 **Jurisdictional Features.** The proposed project is not expected to impact aquatic or wetland habitat off site. There is a 50 foot buffer proposed and the project has been designed to drain away from the creek to Island Street. With drainage directed away from the creek and inclusion of the 50 foot buffer, long term impacts are not anticipated.

Short term indirect impacts to the drainage feature may result from machinery and equipment disturbance nearby**.**

BIO/mm-3 *To minimize indirect impacts to the creek, construction activities shall occur only during dry conditions. For temporary stabilization, erosion and sediment control and best management practices (BMPs) shall be implemented to prevent potential erosion and sedimentation into the creek during construction. Acceptable stabilization methods include the use of weed free, nature fiber (i.e. non-monofilament) fiber rolls, jute or coir netting, and/or other industry standard BMPs. All BMPs shall be installed and maintained for the duration of the project. Any revegetation or landscaping along the edge of the riparian corridor shall incorporate native species, as outlined in the LCP.*

BIO/mm-4 *The following general measures to minimize impact to sensitive resources are recommended:*

1. *Prior to grading or earthwork, an environmental awareness orientation shall be provided to construction personnel by a qualified biologist. The orientation shall familiarize workers with the sensitive environmental resources with potential to occur on site and in nearby Alva Paul Creek.*
2. *The use of heavy equipment and vehicles shall be limited to the proposed development area and defined staging areas/access points. The boundaries of the work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits.*
3. *All equipment and materials shall be stored away from the creek riparian corridor at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the creek.*
4. *During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 50 feet from the creek. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering the drainage. In addition, all equipment and materials shall be stored/stockpiled away from the drainage. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment in in good working order and no fuel or lubricant lease are present.*

After implementation of these measures, impacts would be less than significant.

Monitoring:

The City shall verify required elements on plans and compliance in the field. The City shall review and approve plans and monitoring reports.

The applicant shall provide signed contracts for all Biological monitoring and orientation work, prior to issuance of a building permit.

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:
There are over 30 surveyed archaeological sites in the incorporated boundaries of the City. At least two of these known sites are documented as the sites of prehistoric villages with significant resources including one with a cemetery. As a result of these discoveries, an inquiry was made with the Central Coast Information Center to determine whether the property was within 300 feet of any know archaeological site. The results of the inquiry were negative and therefore not additional archaeological survey is required.

Because of the presence of archaeological resources within City boundaries, the City employs a standard archaeological condition to address accidental discoveries of archaeological resources. The condition is provided below:

> If materials (including but not limited to bedrock mortars, historical trash deposits, and paleontological or geological resources) are encountered during excavation, work shall cease until a qualified archaeologist makes determinations on possible significance, recommends appropriate measures to minimize impacts, and provides information on how to proceed in light of the discoveries. All specialist recommendations shall be communicated to the City of Morro Bay Public Services Department prior to resuming work to ensure the project continues within procedural parameters accepted by the City of Morro Bay and the State of California.

Impact Discussion:

a. The project site does not include any resources included on a local register of historical resources, and does not contain any building, structure or other object that is historically significant to California's history or cultural heritage as defined by CEQA Section 15064.5. No historic resources are located onsite; therefore impacts are less than significant.

b. No archaeological resources were documented by the records search on the property. Based on the lack of evidence indicating the presence of significant resources and the incorporation of mitigations, potential impacts would be less than significant.

c. No unique paleontological or geographic resources are known to exist at the project site. Based on the area of disturbance, significant paleontological discovery is unlikely; therefore, impacts are less than significant.

d. Based on the results of the archaeological study and location of the project site, discovery of human remains is unlikely. Health and Safety Code Section 7050.5 requires construction to cease if in situ cultural resources are encountered until the County Coroner has been notified and necessary findings as to origin and disposition of the remains can be made pursuant to Public Resources Code Section 5097.98. Construction must halt in the area of the discovery, the area must be protected, and consultation and treatment must occur as prescribed by law. Based on results of the study and compliance with existing regulations, impacts would be less than significant.

Mitigation and Residual Impact:
Impacts are less than significant and Mitigation Measures are therefore not required.

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:				
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 project is located in the North Morro Bay planning area. Pursuant to the Safety Element of the General Plan, there are no known faults within City Limits.

Impact Discussion:

a. The Southern Coast Ranges Province is one of the most complex geologic provinces in the state, characterized by a number of sub-parallel structural blocks bounded by several on- and off-shore faults. There are no official maps of Alquist-Priolo Earthquake Fault Zones in or near the City of Morro Bay, and the site is not within a State Earthquake Fault Zone. The closest active fault to the project site is the Los Osos Fault, approximately 1.5 miles to the southeast, which is not a fault with historic surface rupture. The closest mapped fault to the site (regardless of activity) is the San Simeon Fault located approximately 1.25 miles from the project site.

The project site is located in a region of generally high seismicity, and has the potential to experience strong ground shaking from earthquakes on regional and/or local causative faults. Based on the location of known faults, the potential for surface fault rupture is low. There is a high potential for existing soil slumps to reactivate as a result of strong ground shaking from a seismic event.

Liquefaction occurs when saturated, cohesionless soils lose strength due to earthquake shaking. The presence of loose, poorly graded, fine sand material that is saturated by groundwater within an area known to be subjected to high intensity earth quakes and long-duration ground motion are the key factors that indicate potentially liquefiable areas and conditions that could lead to liquefaction.

The applicant will be required to provide a soils report at time of building permit submittal in compliance with existing Building Code requirements. Potential impacts would be less than significant.

b. The subject site is considered infill development within an existing developed tract. The lot is small at 2,290 square feet and is proposed to be graded to drain to the street. There is limited potential for top soil erosion since the disturbed footprint is so small. The project will also be subject to the City's Stormwater Management plan, which requires preparation of an erosion control for all building permit submittals where grading is proposed. Therefore, the impact is less than significant.

c. The coastline in the vicinity of the project faces west, and the predominant wave direction is from the northeast. The site analysis performed in the Geologic Assessment determined that the project does not meet the definition of a coastal bluff or seacliff. The site is separated from the beach by several hundred feet of coastal dunes and beach. Also, based on the Soils Engineering Report, the potential for seismic liquefaction of soils at the site is low. With the recommendations of the Soils Engineering report implemented, the potential for seismically induced settlement and differential settlement at the site will be low and therefore, the impact would be less than significant.

d. The building code required soils report will address this potential impact; therefore, the residual effect would be less than significant.

e. The project does not include the construction of an onsite septic system; therefore, no impacts would occur.

Mitigation and Residual Impact:
All effects are less than significant and therefore no mitigation is necessary.

Monitoring:
N/A

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	

In California, the main sources of Greenhouse Gases (GHGs) are from the transportation and energy sectors. According to the San Luis Obispo County Annual Resource Summary Report (2013), approximately 40 percent of GHG emissions result from transportation and 23.5 percent result from commercial/industrial uses (County of San Luis Obispo, 2010). GHGs remain in the atmosphere for periods ranging from decades to centuries; the main GHGs emitted by human activities include CO2, methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCS), perfluorocarbons (PFCS), and sulfur hexafluoride (SF6).

A warming trend of approximately 1.0 to 1.7 degrees Fahrenheit occurred during the 20th Century. It is generally agreed that human activity has been increasing the concentration of GHGs in the atmosphere, mostly CO2 from the combustion of coal, oil and gas. The effect of each GHG on climate change is measured as a combination of the volume or mass of its emissions, and the potential of a gas or aerosol to trap heat in the atmosphere (global warming potential), and is expressed as a function of how much warming would be caused by the same mass of CO_2.

The potential effects on future climate change on California resources include increases of air temperature, sea level rise, reduced water resources and changed flood hydrology, changed forest composition and productivity, increased wild fires, changed habitats and ecosystems, changed crop yields and increased irrigation demands, and increased smog and public health issues.

Impact Discussion:

a. Carbon dioxide (CO_2) is the most dominant greenhouse gas, making up approximately 84 percent of total GHGs by volume. Based on Table 1-1: Operational Screening Criteria for Project Air Quality Analysis (APCD 2012), the project would not generate emissions exceeding the APCD's bright-line threshold of 1,150 metric tons (MT) of CO_2e per year. Therefore, potential impacts would be less than significant.

b. The proposed project is consistent with the goals and policies of the City of Morro Bay General Plan, SLOAPCD's CEQA Handbook, Clean Air Plan, and GHG Thresholds and Supporting Evidence document. Impacts would be less than significant.

Mitigation and Residual Impact:

The project is not expected to result in any potentially significant impacts related to greenhouse gas emissions, and no mitigation measures are necessary.

Monitoring:

None required.

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 wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Environmental Setting:
Based on review of the City of Morro Bay General Plan, Local Coastal Plan, and the California Department of Toxic Substances Control Cortese List and EnviroStar databases, there is no evidence that hazardous materials were ever used, stored or spilled on the project site at any time in the past, and there are no oil wells, tanks or related structures located on the property.

In general, residential developments do not use hazardous materials or present hazards that would threaten construction workers, residents, the public, or the environment. However, risks related to hazardous materials and their release into the environment could occur during both the construction and operational stages of the project. Sensitive uses/resources that could be impacted by hazards resulting from the proposed project include adjacent residents and plants and animals residing in or utilizing the adjacent stream corridor.

Impact Discussion:

a. The project does not propose the routine transport, use or disposal of hazardous materials. Construction materials, including fuels and oils, may be transported during construction, in compliance with existing regulations. Associated hazard to the public or the environment would be less than significant.

b. Risks related to hazardous materials and their release into the environment could occur during the construction phase of the project. Although a limited amount of hazardous materials would be present at the project site (namely oil and gas for construction equipment and vehicles) during normal construction conditions, hazardous materials would not pose a substantial risk. However, there is the potential for spills to occur at the project site, which would potentially affect sensitive areas. Mitigation, including preparation of a Spill Prevention Control and Countermeasure Plan, is recommended to avoid the potential for incidental exposure; therefore, potential impacts would be less than significant.

c. The project would not be located within 0.25 mile of a school and does not propose to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Impacts would be less than significant.

d. The project site is not located on a known hazardous materials site. No impacts would occur.

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

f. 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 would be served by the City Fire Department, and the applicant would comply with standard practices during construction to minimize the potential for incidental fires, including inspection of equipment. The project would not expose people or structures to a significant risk of fire, and impacts would be less than significant.

Mitigation and Residual Impact:

HAZ Impact 1 **Development associated with the proposed project has the potential to result in the accidental release of hazardous materials into sensitive areas adjacent to the project site.**

HAZ/mm-1 *Prior to issuance of grading permits, a Spill Prevention Control and Countermeasure Plan shall be developed and submitted to the City for approval. The plan shall identify hazardous materials to be used during construction and operation, and shall identify procedures for storage, distribution, and spill response. The plan shall specifically address potential spill events into the adjacent beachfront area. Equipment refueling shall be done in non-sensitive areas and such that spills can be easily and quickly contained and cleaned up without entering the 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.*

With implementation of these mitigation measures, impacts would be less than significant.

Monitoring:

The applicant shall be responsible for implementing the approved Spill Prevention Control and Countermeasure Plan. The City Engineer or his designee shall conduct periodic inspections to verify compliance.

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 of 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: The site is located in Morro Bay. The watershed of Morro Bay is approximately 48,450 acres and is bounded by the Santa Lucia Range on the north, Cerro Romauldo to the east and the San Luis Range to the south. Eventually draining to Morro Bay, the watershed houses two significant creek systems: Los Osos and Chorro Creeks. The Chorro Creek watershed drains approximately 27,670 acres, while Los Osos Creek drains 16,933 acres, the remaining area drains directly into the bay through small local tributaries or urban runoff facilities. Sixty percent of the Chorro Creek watershed is classified as rangeland, while twenty percent is brushland.

Morro Bay contains approximately 2,100 acres of water surface at low tide and approximately 6,500 acres at high tide, leaving approximately 980 acres of tidal mud flat and approximately 470 acres of salt marsh. The water quality of Morro Bay is affected by presence of nutrients, toxic substances, hydrocarbons, bacteria, heavy metals, suspended sediment, and turbidity. Studies by various authors also suggest that Morro Bay is subjected to a relatively rapid increase in sedimentation. Morro Bay, Los Osos and Chorro Creek are listed as "impaired waters" under the federal Clean Water Act, Section 303(d). These water areas, and the Morro Bay Estuary, are also listed as waters impaired by sedimentation/siltation, and are the subject of a Total Maximum Daily Load (TMDL), which is a calculation of the maximum amount of a pollutant that a water body can receive and still meet water quality standards.

The project site is located adjacent to Alva Paul Creek (also referred to as unnamed creek). The drainage is within the Federal Emergency Management Agency Flood Insurance Rate Map Zone AE (areas subject to inundation by the one percent annual chance flood event [100 year flood zone]). The Pacific Ocean is located to the west.

Impact Discussion:

a. The project site is located on property adjacent to Alva Paul Creek. As discussed in Section 4 (Biological Resources), and Section 8 (Hazards/ Hazardous Materials), construction of the project may result in erosion or the accidental release of fuels, oils, or other materials, which may discharge into the adjacent creek corridor area. Mitigation is recommended to address these potential impacts. Based on implementation of recommended best management practices and mitigation measures addressed in Section 4 (Biological Resources), and Section (8 Hazardous Materials), no violations of any water quality standards or waste discharge requirements are expected. Impacts would be less than significant.

b. The proposed project would utilize City water supplies, which are estimated to be sufficient to meet project demands (refer to Section 17, Utilities and Service Systems, below). No depletion of groundwater supplies or effects on groundwater recharge would result. Impacts would be less than significant.

c. The project would disturb approximately 2,290 square feet and would increase pervious surfaces at the location with development of a residence and garage, paving and other infrastructure. Based on the size and location of the development, it would not substantially alter the existing drainage pattern on the site. Based

on the location and size of the project, and implementation of drainage management features, potential impacts to erosion and siltation would be less than significant. The project would be required to comply with the City's adopted Stormwater management program which contains requirements for LID to further reduce impervious surfaces and associated increased runoff. With implementation of these measures, impacts would be less than significant.

d. Refer to c., above. The project would not substantially increase runoff which would result in flooding on- or off-site. Impacts would be less than significant with implementation of the recommended mitigation measures.

e. Refer to c., above. The project would contribute additional runoff and would be subject to low impact development (LID) requirements pursuant to the City's Stormwater Management Program. Based on the size of the project, no substantial increase in capacity or additional sources of runoff would occur. With implementation of earlier recommended mitigation measures, impacts would be less than significant.

f. The proposed project is not anticipated to substantially degrade water quality. The development of a single family residence will result in an increase in runoff but would not substantially increase runoff which would degrade water quality substantially. With implementation of earlier recommended mitigations measures, impacts would be less than significant.

g. According to the Flood Insurance Rate Map for San Luis Obispo County, California, the site is located within a 100-year flood zone AE with a flood elevation of 47.5' feet (NAVD 88 datum). The finish floor elevation of the residence is proposed at 51' feet in this location. The applicant will be required to submit a flood elevation certification, consistent with the City's Flood Hazard Ordinance Section 14.72, prior to final, which indicates that the lower level finish floor is at least 2 feet above the base flood elevation. Therefore, impacts would be less than significant.

h. Refer to g) above. Impacts would be less than significant.

i. Refer to g) above. Impacts would be less than significant.

j. Tsunamis along the Morro Bay coastline are relatively rare. Because the project site is located approximately 50' above mean high tide the likelihood of inundation by tsunami is greatly reduced. However there is no established methodology to predict recurrence intervals of tsunamis. As discussed in the Safety Element of the General Plan and Hazards Mitigation Plan the most feasible protection in the event of a tsunami is a warning system, evacuation plan, including emergency preparedness planning. Given the relative height of the lot and the emergency preparedness documents in place the threat posed by tsunamis is less than significant.

Mitigation and Residual Impact:
None Required

Monitoring:
None required.

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 is located within northern Morro Bay and zoned Single Family Residential (R-1) in the S.1 overlay district, and within the City's coastal permitting jurisdiction. The existing residence is an allowed use in the R-1 zoning district.

Impact Discussion:

a. The proposed project proposes residential development consistent with surrounding land uses. The project would not divide an existing community and impacts would be less than significant.

b. The project does not conflict with City policies, land use plans or regulations. The development is being carried out in conformance with the City's General Plan, Zoning Ordinance, Local Coastal Plan, Stormwater Management Plan, Hazards Mitigation Plan and the California Building Code. Impacts would therefore be less than significant.

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

Mitigation and Residual Impact:
The project is not expected to result in any potentially significant impacts to land use and planning. LCP consistency determinations will be made by the City Planning Commission and/or the City Council. Mitigation identified in the Air Quality, Biology and Hazardous Materials section would address potential impacts (refer to respective resource sections). After implementation of these measures, residual impacts would be less than significant.

Monitoring:

Compliance will be verified by the City Public Services Department through review of project plans and onsite inspection.

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 resources 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: According to the California Geological Survey, this area of the City is comprised of Quaternary deposits (marine and sand deposits). 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 proposed site is not designated a site with mineral resources, therefore no mineral resources will be lost.

Mitigation and Residual Impact: The site is not designated as a mineral resource in Morro Bay and will not be substantially impacted by the new single family residence, therefore no mitigation is required.

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	

Environmental Setting: The most significant source of noise to the project is from traffic or transportation. The City's General Plan Noise Element threshold for traffic noise exposure is 60dB for most land uses. The City's Zoning Ordinance also contains noise limitations and specifies operational hours, review criteria, noise mitigation, and requirements for noise analyses. Sensitive receptors within the vicinity of the project include residential uses surrounding the site.

The City of Morro Bay 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. The proposed project would be located approximately 630 feet from State Route 1, which would be the primary noise-generator in the area. Based on review of the City's Noise Element Noise Contour Map, the site is outside of a noise impacted area due to its location in an existing residential neighborhood.

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 temporary noise levels that exceed those established in the Noise Element. This effect would be short-term, however, and would be limited to daytime hours pursuant to City policy. Residences are designated as noise sensitive by the General Plan. Noise levels of 60 dB are acceptable for outdoor activity areas and 45 dB for indoor areas. Exterior noise levels will be less than 60 dB when attenuation afforded by intervening buildings or property fencing is taken into account. Interior noise levels of less than 45dB will be achievable with standard building materials and construction techniques. Short-term construction impacts would be less than significant.

b. The proposed project would result in some groundborne vibration and noise during the short-term construction phase. These potential impacts would be short-term and limited to daytime hours consistent with City policy. Impacts would be less than significant.

c. Implementation of the project would generate approximately 9.6 average daily trips, which would not substantially increase noise levels in the immediate area. Use of the residential area would generate operational noise; however, the increase would not result in a substantial permanent increase in the ambient noise level, due to existing residential and transportation-related noise in the immediate area. The impact would be less than significant.

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, potential increased would not differ from those typically associated with similar development projects, and activities would be conducted in compliance with existing City policy. Impacts would be less than significant.

Mitigation and Residual Impact:

Impacts related to Noise will have less than significant impact.

Monitoring:

Not applicable.

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 project site is currently undeveloped and is currently not occupied by permanent residents. 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 2013 Regional Housing Needs Plan. The Plan designated a Regional Housing Needs Allocation (RHNA) of 155 of the total 4,885 countywide housing units to the City of Morro Bay over the 2014-2019 planning period. The City's 2014 Housing Element showed the City's capacity to accommodate all 155 allocated units, and a remaining surplus of lands suitable to develop as many as 450 additional units (City of Morro Bay 2014-2019 Housing Element).

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 proposes development of one single-family residence within the City, which would induce negligible population growth in the area. However, this growth is consistent with that anticipated in the Land Use Element, Zoning Code and build out under the General Plan. Infrastructure is in place to meet the anticipated growth and impacts would be less than significant.

Mitigation and Residual Impact:

The project is not expected to result in any potentially significant impacts to population or housing and no mitigation measures are necessary.

Monitoring:

None required.

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. Other governmental services?			X	

Environmental Setting: The project site lies within the City of Morro Bay and 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. The project is not expected to cause any change in governmental service levels or trigger the need for new facilities or equipment to maintain existing service levels.

According to the California Department of Finance, the City of Morro Bay's population in 2010 was 10,234 and San Luis Obispo County's population was 269,637. SLOCOG published an updated Long Range Socio-Economic Projections Report in August 2010, updating population projections in the county after accounting in the dramatic downturn in the economy and adjusting population projections accordingly. The report projects the City population to grow by 8.1 percent to 11,350 by 2035.

The City of Morro Bay is served by the Morro Bay Police and Fire Departments and the San Luis Coastal Unified School District. The project site is located in a Moderate Fire Hazard Zone on the County of San Luis Obispo safety maps.

There are two schools within the City, Del Mar Elementary School and Morro Bay High School. The San Luis Coastal Unified School District is operating at acceptable capacities at all grade levels. Elementary schools are currently operating at approximately 82.5 percent capacity, and serving 3,409 students. Middle schools serve approximately 1,071 students and are operating at 69.1 percent capacity. High schools within the district are the

closest to reaching their capacity levels, and currently serve approximately 2,493 students at 93.4 percent capacity (County of San Luis Obispo 2013). High school capacity levels have been designated a Level of Severity II, which means enrollment projections are estimated to reach school capacity with five years.

Impact Discussion:

a. The proposed project would result in the addition of one residential unit in the City, and may cause a minimal to negligible increase in demand for City services, including fire and police protection.

The project involves residential growth consistent with levels anticipated at build out under the City's General Plan and Zoning Code. The City has capacity and infrastructure in place to facilitate the residential use planned for this area. The project is not located within a moderate fire hazard risk area and is not expected to generate demand on police services above the level generally utilized for surrounding residential uses. The proposed project would not alter the existing services currently provided by the City, and no new or physically altered facilities would be required. The project's incremental effect on existing services would be mitigated through payment of standard development fees. Impacts would be less than significant.

b. Refer to a., above. Impacts would be less than significant.

c. Schools within Morro Bay are currently operating at acceptable levels. With an average household size of 2.1 (calculated by dividing the total City population by total number of housing units), it could be estimated that the development of 1 residential unit could result in the addition of one school aged child to local schools. Schools within the district would be capable of meeting this additional demand. Impacts would be less than significant.

d. Recreational facilities are discussed in Section 15, below. Impacts would be less than significant.

e. The proposed project is not expected to result in any significant adverse impacts on any other governmental services within the City or San Luis Obispo County. Impacts would be less than significant.

Mitigation and Residual Impact:

The project is not expected to result in any potentially significant impacts to public utilities and therefore no mitigation measures are necessary.

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, bird watching, 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.

Impact Discussion: a-b) The City of Morro Bay has adequate recreation facilities to accommodate the construction of a single family residence and the associated recreational needs. The Recreation and Parks Department upgrades the facilities as funds become available, therefore the addition of a single family residence will not lead to the substantial physical deterioration of facilities or require additional facilities.

Mitigation and Residual Impact: The recreation facilities in Morro Bay will not be substantially impacted by the new single family residence, therefore no mitigation is required.

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. 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 City of Morro Bay is primarily a residential and commercial community that is bisected by Highway 1, a major regional roadway. Another major roadway is Highway 41, which carries travelers east of the city. The two most used roadways are Highway 1 and Main Street. Most traffic generated in the city is on the local streets.

Impact Discussion: a., b., d., e., f.,) The single family residence is proposed in a developed residential neighborhood with existing roads, alternative transit and emergency services with access already in place to service the new residential development. The development of this lot will not require designing new roads or construction of new roads that would increase hazards in the area as the site is already serviced by Island an existing street.

c.) The City of Morro Bay does not have an airstrip, therefore the project will not result in a change in air traffic patterns, increase traffic levels or change the location.

Mitigation and Residual Impact: Transportation and circulation of Morro Bay will not be substantially impacted by the new single family residence, therefore no mitigation is required.

Monitoring: Not applicable.

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 receives water from a variety of sources: groundwater from the Morro Creek and Chorro Creek underflows, converted water through the City's desalination facility, and state water via the Chorro Valley pipeline (refer to Table 3 below). The desalination facility also treats brackish water from the Morro Creek underflow for nitrate removal. The desalination facility provides water when the State Water Project pipeline undergoes annual maintenance. The City has an allocation from the State Water Project, including a drought buffer amount.

Water use in the City has remained relatively steady over the past 10 years (as has the City's population), ranging from 1,317 afy in 2009-2010 at its lowest, to 1,475 afy in 2003-2004 at the highest (refer to Table 4 below).

Table 3. City of Morro Bay Water Supply

Water Provider	Morro Bay Water Demand

	Source	2010-2011 afy	2011-2012 (afy)
City of Morro Bay	Subsurface flow – potable	87	15
	BWRO subsurface[1]	*	76
	State Water	1,136	1,149

Source: County of San Luis Obispo, Annual Resource Summary Report 2010-2012
* No data received
[1]BRWO: Brackish Water Reverse Osmosis

Table 4. City of Morro Bay Total Water Use (acre feet/year)

1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
1,372	1,417	1,437	1,423	1,475	1,400	1,384	1,420	1,369	1,317	1,223	1,240

*Source: County of San Luis Obispo, Annual Resource Summary Report 2010-2012

Based on information provided by the City for preparation of the County Resource Management System's 2010-2012 Annual Resources Summary Report, single-family residential water use in 2012 was approximately 46,316 gallons. The City's water rates are relatively high (the second highest rates in the county), with an average single family unit paying $66.90 per month.

The City shares a wastewater treatment plant with the Cayucos Sanitary District, located in Morro Bay near the Morro Bay power plant. The wastewater treatment plant currently has one of the few secondary treatment waivers in the state, which allows the plant to dispose of primary-treated sewage through an outfall to the ocean. The waiver is being phased out over the next several years, as the plant is being relocated and upgraded to at least tertiary treatment. At that level of treatment, the wastewater effluent could be recycled to augment the City's water supply.

As of 2012, the City's sewer treatment facility was operating at approximately 56 percent capacity (County of San Luis Obispo 2013). Average daily dry weather flows for 2012 were 1.154 million gallons per day (mgd). The facility's current daily capacity is 2.06 mgd. Wet weather flows are much higher (averaged approximately 2.6 mgd in 2010 and peaked at approximately 6.0 mgd). However, the system has sufficient detention capacity to hold these additional flow amounts and release flows consistent with the 2.06 mgd biological capacity. The City and Cayucos are in the process of relocating/upgrading the facility. Additional information can be found in the Facility Master Plan, and specifically the Facility Master Plan – July 2010 Amendment 2, which are located on the City's website, at http://www.morro-bay.ca.us/index.aspx?NID=352.

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. Cold Canyon is located approximately five miles south of the City of San Luis Obispo on State Route 227. Total capacity at the landfill is 10.9 million cubic yards, and the County is currently conducting environmental review for a proposal to expand the existing facility and services. Currently, about 75 percent of the landfill's capacity is filled.

Impact Discussion: a.-c., e.) The proposed project is a single family residence on a vacant parcel and will not create substantial new amounts of waste water. The WWTP exceeds the regulatory standards for effluent and the house is not

a use that would create toxic wastewater that would require additional treatment nor will it exceed wastewater treatment requirements. The current waste water treatment plant has the capacity to accommodate the new house.

d.) The City of Morro Bay has adequate water units for a new single family house, as the use is not a water intensive use. The water units are calculated every year and the City has not exceeded the water unit allocation in recent years as the City has limited new development.

f.-g.) The landfills in San Luis Obispo County have the capacity to accommodate the solid waste for the proposed new house.

Mitigation and Residual Impact: Utilities and service systems will not be substantially impacted by the wastewater and solid waste of the new single family residence, therefore no mitigation is required.

Monitoring: Not applicable.

IV. INFORMATION SOURCES:

A. City / County / Federal Departments Consulted :

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		

C. Other Sources of Information

X	Field Work / Site Visit	X	Flood Control Maps
X	Calculations	X	Zoning Maps
X	Project Plans / Description	X	Soils Maps / Reports
	Traffic Study	X	Plant Maps
X	Records	X	Archeological Maps
X	Grading Plans	X	Other: County of San Luis Obispo Air Pollution Control District, CEQA Air Quality Handbook, adopted December 2012
X	Elevations /Architectural Renderings	x	City of Morro Bay Municipal Code and Zoning Ordinance
X	Published Geological Maps	x	City of Morro Bay Local Coastal Plan
X	Topographic Maps	x	City of Morro Bay Stormwater Management Plan, June 2011
X	AG Preserve Maps		

D. References

California Department of Conservation, Division of Land Resource Protection. 2013. *Farmland Monitoring and Mapping Program – San Luis Obispo County Important Farmland Map 2010*.

California Department of Toxic Substances Control. Envirostar. http://www.envirostor.dtsc.ca.gov/public/. Accessed October 10, 2014.

California Department of Conservation. Hazards Mineral Resources Education Library Publications – http://www.consrv.ca.gov/cgs/minerals/mlc/Pages/index.aspx; Accessed October 10, 2014.

County of San Luis Obispo Air Pollution Control District. 2012. CEQA Air Quality Handbook.

County of San Luis Obispo Air Pollution Control District. 2012. GHG Thresholds for CEQA.

County of San Luis Obispo Air Pollution Control District. 2001. Clean Air Plan.

County of San Luis Obispo. March 12, 2013. Annual Resource Summary Report 2010-2012.

Department of Finance. 2011. Table E-4, Population Estimates, 2001-2010. Available at: http://www.dof.ca.gov/research/demographic/reports/estimates/e-4/2001-10/view.php. Accessed on: September 9, 2014.

Central Coast Information Center, Initial Records Search, August 11, 2014

Terra Verde Environmental Consulting, Biological Resources Assessment, July 2014

Federal Emergency Management Agency (FEMA). November 16, 2012. Flood Insurance Rate Map, San Luis Obispo County, California and Incorporated Areas. Panel 06079C0813G.

V. 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
***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		
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	
***Substantial adverse*:** Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Impact Discussion:

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 development of the project include impacts to Air Quality, Biological Resource and Hazards and Materials, . Mitigation measures have been proposed to mitigate for potential impacts. Refer to Sections 3 (Air Quality), 4 (Biological Resources) and 8 (Hazards and Materials) for additional information.

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.

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.

VI. DETERMINATION

On the basis of this initial evaluation:

The Public Services Director has found that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐

The Public Services Director has found 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.	**X**
The Public Services Director has found that the proposed project MAY have limited and specific significant effect on the environment, and a **FOCUSED ENVIRONMENTAL IMPACT REPORT** is required.	
The Public Services Director has found that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.	

[X] With Public Hearing [ ] Without Public Hearing

Previous Document : n/a

Project Evaluator : Scot Graham, Planning Manager

_____ October 10, 2014
Signature Initial Study Date

Scot Graham
Printed Name

On behalf of Scot Graham, Planning Manager
City of Morro Bay

_____
Lead Agency

VII. ATTACHMENTS

Attachment "A"

SUMMARY OF REQUIRED MITIGATION MEASURES

AIR QUALITY

AQ Impact 1 **Construction activities associated with development of the proposed project would result in short-term emissions of DPM, potentially affecting sensitive receptors.**

AQ/mm-1 *Prior to issuance of grading and construction permits, the applicant shall submit plans including the following notes, and shall comply with the following standard mitigation measures for reducing diesel particulate matter (DPM) emissions from construction equipment:*

a) Maintain all construction equipment in proper tune according to manufacturer's specifications;

b) Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);

c) Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;

d) Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;

e) Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;

f) All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit;

g) Excessive diesel idling within 1,000 feet of sensitive receptors is not permitted;

h) Electrify equipment when feasible;

i) Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,

j) Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

With implementation of these measures, air quality impacts would be less than significant.

Monitoring:

Copies of regulatory forms will be submitted to the APCD for review and approval, consistent with existing regulations. The applicant is required to submit approval documentation from APCD to the City Environmental Coordinator/Planning Manager. Monitoring or inspection shall occur as necessary to ensure all construction activities

are conducted in compliance with the above measures. Measures also require that a person be appointed to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site. All potential violations, remediation actions, and correspondence with APCD will be documented and on file with the City Environmental Coordinator.

AQ Impact 2 **Construction activities associated with development of the proposed project could generate dust that could be a nuisance to adjacent sensitive receptors.**

AQ/mm-2 *Prior to issuance of grading and construction permits, the applicant shall include the following notes on applicable grading and construction plans, and shall comply with the following standard mitigation measures for reducing fugitive dust emissions such that they do not exceed the APCD's 20 percent opacity limit (APCD Rule 401) and do not impact off-site areas prompting nuisance violations (APCD Rule 402) as follows:*

b) Reduce the amount of disturbed area where possible;

b) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;

c) All dirt stockpile areas should be sprayed daily 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 freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114;

j) Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;

k) Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;

l) All PM10 mitigation measures required shall be shown on grading and building plans; and
m) 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, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site. 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.

AQ Impact 3 **Construction activities associated with development of the proposed project could generate dust that could be a nuisance to adjacent sensitive receptors.**

AQ/mm-3 *Prior to issuance of a grading permit, the applicant shall submit a geologic evaluation that determines if naturally occurring asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request shall be filed with the District. If NOA is found at the site, the applicant shall 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.*

With implementation of these measures, air quality impacts would be less than significant.

Monitoring:

Copies of regulatory forms will be submitted to the APCD for review and approval, consistent with existing regulations. The applicant is required to submit approval documentation from APCD to the City Environmental Coordinator/Planning Manager. Monitoring or inspection shall occur as necessary to ensure all construction activities are conducted in compliance with the above measures. Measures also require that a person be appointed to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site. All potential violations, remediation actions, and correspondence with APCD will be documented and on file with the City Environmental Coordinator.

BIOLOGICAL RESOURCES

BIO Impact 1 **Sensitive wildlife.** The project could result in direct and/or indirect impacts to special-status wildlife species described above if present during construction. Likewise, elevated noise levels, increased traffic and human activity and construction related disturbance could result in indirect impacts to these species.

BIO/mm-1 *A preconstruction wildlife survey shall be conducted by a qualified biologist within one week of the initiation of construction activities in all areas of suitable habitat for special-status wildlife species (e.g. CRLF, western pond turtle, etc.). If any sensitive species are observed during the survey, the applicant shall consult with the City and/or appropriate resource agencies prior to any work occurring on site.*

BIO Impact 2 **Nesting Birds.** The project has the potential to impact migratory nesting birds of construction activities occur during the typical nesting season (February 1 to September 15). Activities associated with the project could impact nesting birds if their nests are located within or near the work area.

BIO/mm-2 *To protect sensitive bird species and those species protected by the MBTA, the applicant shall avoid vegetation clearing and earth disturbance during the typical nesting season. If avoiding construction during this season is deemed infeasible, a qualified biologist shall survey a 250-foot buffer around the project site within one week prior to construction activity beginning on site. If nesting birds are identified during the survey, they shall be avoided until they have successfully fledged. A buffer zone of 50 fee will be placed around all non-sensitive, passerine species and a 250 buffer will be implemented for raptor species and all activity will remain outside of that buffer until the applicant's biologist has determined that the young have fledged.*

If special-status bird species are identified, no work will begin until an appropriate buffer is determined via consultation with the local CDFW biologist and/or the USFWS.

BIO Impact 3 **Jurisdictional Features.** The proposed project is not expected to impact aquatic or wetland habitat off site. There is a 50 foot buffer proposed and the project has been designed to drain away from the creek to Island Street. With drainage directed away from the creek and inclusion of the 50 foot buffer, long term impacts are not anticipated.

Short term indirect impacts to the drainage feature may result from machinery and equipment disturbance nearby**.**

BIO/mm-3 *To minimize indirect impacts to the creek, construction activities shall occur only during dry conditions. For temporary stabilization, erosion and sediment control and best management practices (BMPs) shall be implemented to prevent potential erosion and sedimentation into the creek during construction. Acceptable stabilization methods include the use of weed free, nature fiber (i.e. non-monofilament) fiber rolls, jute or coir netting, and/or other industry standard BMPs. All BMPs shall be installed and maintained for the duration of the project. Any revegetation or landscaping along the edge of the riparian corridor shall incorporate native species, as outlined in the LCP.*

BIO/mm-4 *The following general measures to minimize impact to sensitive resources are recommended:*

5. *Prior to grading or earthwork, an environmental awareness orientation shall be provided to construction personnel by a qualified biologist. The orientation shall familiarize workers with the sensitive environmental resources with potential to occur on site and in nearby Alva Paul Creek.*
6. *The use of heavy equipment and vehicles shall be limited to the proposed development area and defined staging areas/access points. The boundaries of the work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits.*
7. *All equipment and materials shall be stored away from the creek riparian corridor at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the creek.*
8. *During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 50 feet from the creek. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering the drainage. In addition, all equipment and materials shall be stored/stockpiled away from the drainage. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment in in good working order and no fuel or lubricant lease are present.*

After implementation of these measures, impacts would be less than significant.

Monitoring:

The City shall verify required elements on plans and compliance in the field. The City shall review and approve plans and monitoring reports.

The applicant shall provide signed contracts for all monitoring and orientation work, prior to issuance of a building permit.

HAZARDS AND HAZARDOUS MATERIALS

HAZ Impact 1 **Development associated with the proposed project has the potential to result in the accidental release of hazardous materials into sensitive areas adjacent to the project site.**

HAZ/mm-1 *Prior to issuance of grading permits, a Spill Prevention Control and Countermeasure Plan shall be developed and submitted to the City for approval. The plan shall identify hazardous materials to be used during construction and operation, and shall identify procedures for storage, distribution, and spill response. The plan shall specifically address potential spill events into the adjacent beachfront area. Equipment refueling shall be done in non-sensitive areas and such that spills can be easily and quickly contained and cleaned up without entering the 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.*

With implementation of these mitigation measures, impacts would be less than significant.

Monitoring:

The applicant shall be responsible for implementing the approved Spill Prevention Control and Countermeasure Plan. The City Engineer or his designee shall conduct periodic inspections to verify compliance.

Acceptance of Mitigation Measures by Project Applicant:

D. Sotelo
Applicant

10/28/14
Date