

City of Morro Bay
COMMUNITY DEVELOPMENT 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
June 2018

**The City has determined that the following proposal qualifies for a
Mitigated Negative Declaration of Environmental Impact in accordance with the California
Environmental Quality Act.**

PROJECT TITLE: 1501 Quintana Road, Bay Pines Solar Array

PROJECT LOCATION: 1501 Quintana Road, APN: (APN 068-411-010)

PROJECT DESCRIPTION: The Applicant proposes to construct a 420-panel solar array mounted on top of a proposed carport structure. Specifically, the proposed structure is 231'8" long and 39'6" wide and tilted towards the south. The southern edge of the structure is 14 ft. high while the northern edge of the structure is approximately 20'10" high. The project proposal includes eleven (11) support columns with pier footings, a solar sub panel adjacent to the proposed structure, and approximately 500 ft. of conduit run in a trench to an existing electrical room on site.

APPLICANT: James A. Wells, III; Shorebreak Energy

LEAD AGENCY: City of Morro Bay

CONTACT PERSON: Joan Gargiulo, Assistant Planner

TELEPHONE: (805) 772-6270

ADDRESS WHERE DOCUMENT MAY BE OBTAINED:

Community Development Department
955 Shasta Avenue
Morro Bay, California 93442
(805) 772-6261

PUBLIC REVIEW PERIOD: June 22, 2018 through July 23, 2018

A 30-day public review period for the Mitigated Negative Declaration (MND) will begin on June 22, 2018 and end on July 23, 2018 for interested and concerned individuals and public agencies to submit written comments on the document. Copies of the MND are available for review at the Community Development Department and on the City of Morro Bay's website. Comments should be submitted to the Community Development Department at the above address within the public review time period.

A public hearing to consider adoption of the Mitigated Negative Declaration is tentatively scheduled for Tuesday, August 7, 2018 at 6:00 p.m. at the Morro Bay Planning Commission meeting held at the Veteran's Memorial Building at 209 Surf Street, Morro Bay, California.



Joan Gargiulo, Assistant Planner
Signature

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 1501 Quintana Road, Bay Pines Solar Array

Lead Agency: City of Morro Bay, CA Contact Person: Joan Gargiulo, Assistant Planner
 Mailing Address: 955 Shasta Avenue Phone: (805) 772-6270
 City: Morro Bay Zip: 93442 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: Morro Bay
 Cross Streets: Quintana Road and South Bay Blvd. Zip Code: 93442
 Longitude/Latitude (degrees, minutes and seconds): 35 ° 21 ' 46.13" N / 120 ° 49 ' 22.7" W Total Acres: 4.08 acres
 Assessor's Parcel No.: 068-411-010 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: Highway 1 Waterways: Chorro Creek, Little Morro Creek, Estero Bay
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 553 Acres _____ Employees 0
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

C-VS Visitor-Serving Commercial

Project Description: (please use a separate page if necessary)

The Applicant proposes to construct a 420-panel solar array mounted on top of a proposed carport structure. Specifically, the proposed structure is 231'8" long and 39'6" wide and tilted towards the south. The southern edge of the structure is 14 ft. high while the northern edge of the structure is approximately 20'10" high. The project proposal includes eleven (11) support columns with pier footings, a solar sub panel adjacent to the proposed structure, and approximately 500 ft. of conduit run in a trench to an existing electrical room on site.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

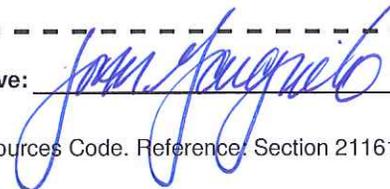
<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>5</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>3</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4 & 7</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 22, 2018 Ending Date July 23, 2018

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>City of Morro Bay</u>
Address: _____	Address: <u>955 Shasta Avenue</u>
City/State/Zip: _____	City/State/Zip: <u>Morro Bay, CA 93442</u>
Contact: _____	Phone: <u>(805) 772-6270</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 6/4/2018

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



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

DRAFT MITIGATED NEGATIVE DECLARATION

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

June, 2018

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.: UPO 463 and CP0-525

PROJECT TITLE: 1501 Quintana Road, Bay Pines Solar Array

APPLICANT / PROJECT SPONSOR:

Owner:

Larry Smith
Bay Pines Mobile Home Park
1501 Quintana Road
Morro Bay, CA 93442
T 805.772.3221

Applicant/Agent:

James A. Wells, III
Shorebreak Energy
1 Peters Canyon Road, #110
Irvine, CA 92606
T 858.602.8491

PROJECT DESCRIPTION: The Applicant proposes to construct a 420-panel solar array mounted on top of a proposed carport structure. Specifically, the proposed structure is 231'8" long and 39'6" wide and tilted towards the south. The southern edge of the structure is 14 ft. high while the northern edge of the structure is approximately 20'10" high. The project proposal includes eleven (11) support columns with pier footings, a solar sub panel adjacent to the proposed structure, and approximately 500 ft. of conduit run in a trench to an existing electrical room on site.

1501 Quintana Road
CASE NO. UPO 463 and CP0-525
DATE: May 21, 2018

PROJECT LOCATION: The project site is located at 1501 Quintana Road at the northeast corner of Quintana Road and South Bay Boulevard and at the southeast corner of Highway 1 and South Bay Blvd. The site is within the C-VS (Visitor Serving Commercial) zoning district and designated by the General Plan and Coastal Land Use Plan (CLUP) as Visitor Serving Commercial. The project is located within the Coastal Commission Appeal 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.



City of Morro Bay
COMMUNITY DEVELOPMENT DEPARTMENT
955 SHASTA AVENUE ♦ MORRO BAY, CA 93442
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INITIAL STUDY AND CHECKLIST

I. PROJECT INFORMATION

Project Title: Bay Pines Solar Array _____

Project Location: 1501 Quintana Road (APN 068 – 411 – 010) _____

Case Number: Use Permit #UPO-463 and Coastal Development Permit #CP0-525

Lead Agency: City of Morro Bay Phone: (805) 772-6270
955 Shasta Ave. Fax: (805) 772-6268
Morro Bay, CA 93442 _____
Contact: Joan Gargiulo _____

Project Applicant: James A. Wells III Phone: (858) 601-8491
Shorebreak Energy Fax: _____
1 Peters Canyon Road #110 _____
Irvine, CA 92606 _____

Project Landowner: Larry Smith Phone: (805) 772-3221
1501 Quintana Road Fax: _____
Morro Bay, CA 93442 _____

General Plan Designation: Visitor-Serving Commercial

Zoning Designation: C-VS Visitor-Serving Commercial

PROJECT DESCRIPTION: The Applicant proposes to construct a 420-panel solar array mounted on top of a proposed carport structure. Specifically, the proposed structure is 231'8" long and 39'6" wide and tilted towards the south. The southern edge of the structure is 14 ft. high while the northern edge of the structure is approximately 20'10" high. The project proposal includes eleven (11) support columns with pier footings, a solar sub panel adjacent to the proposed structure, and approximately 500 ft. of conduit run in a trench to an existing electrical room on site.

PROJECT LOCATION: The project site is located at 1501 Quintana Road at the northeast corner of Quintana Road and South Bay Boulevard and at the southeast corner of Highway 1 and South Bay Blvd. The site is within the C-VS (Visitor Serving Commercial) zoning district and designated by the General Plan and Coastal Land Use Plan (CLUP) as Visitor Serving Commercial. The project is located within the Coastal Commission Appeal Jurisdiction.

Surrounding Land Use			
North:	Highway 1	East:	Mobile Home Park, C-VS Visitor-Serving Commercial zoning district
South:	Vacant land outside of the City Limits and within San Luis Obispo County Jurisdiction	West:	Rock Harbor Christian Church, C-1 Central Business zoning district

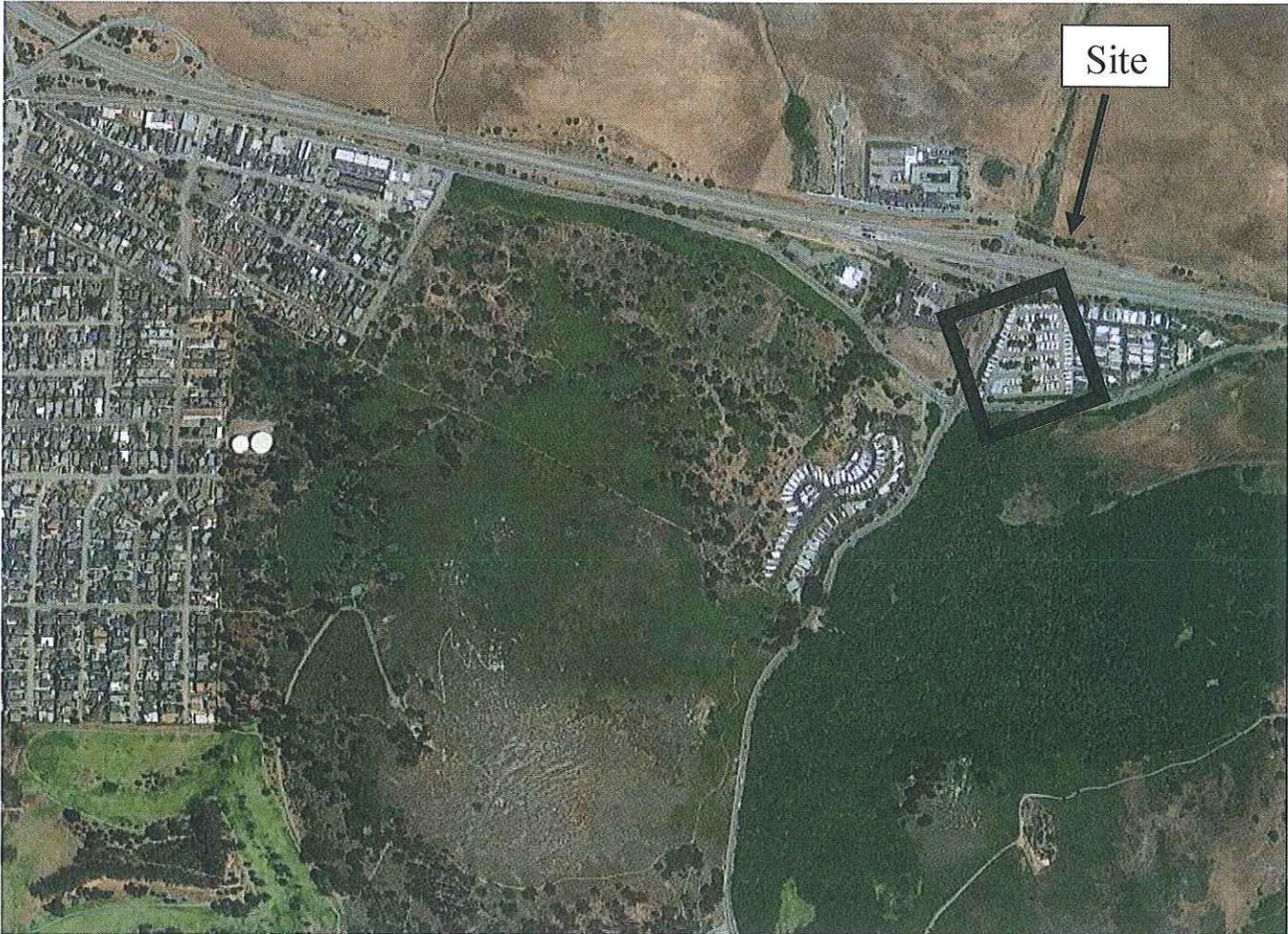
Project Entitlements Requested: Use Permit (UPO) and Coastal Development Permit (CPO) approvals are required for the installation of a solar array with the associated carport structure and mechanical equipment

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

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

- California Coastal Commission
- San Luis Obispo County Air Pollution Control Board (SLO APCD)
- Regional Water Quality Control Board (RWQCB)
- California Department of Transportation (CalTrans)
- California Department of Fish and Wildlife (CDFW)
- U.S. Fish and Wildlife Service (USFWS)

Figure 1: VICINITY MAP



II. ENVIRONMENTAL SETTING AND IMPACTS

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

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

FISH AND GAME FEES

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

STATE CLEARINGHOUSE

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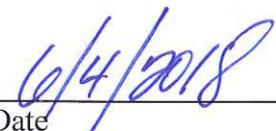
III. DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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



 Signature



 Date

 Joan Gargiulo
 Assistant Planner

 For: Scot Graham
 Community Development Director

With Public Hearing

Without Public Hearing

Previous Document: N/A

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 19, "Earlier Analysis," as described in (5) below, may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063 (c) (3) (D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they addressed site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

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IV. ENVIRONMENTAL CHECKLIST

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

Environmental Setting:

The General Plan and Local Coastal Plan contain policies that protect the City’s visual resources. The waterfront and Embarcadero are designated as scenic view areas in the City’s Visual Resources and Scenic Highway Element. The Morro Rock, sand spit, harbor and navigable waterways are all considered significant scenic resources. Adjacent to the project site to the north is Highway 1 which is identified as a “scenic highway.” This site is located at the intersection of Scenic Highway 1 and South Bay Blvd.

Impact Discussion:

a-d) The proposed development would not block a publicly recognized scenic vista, nor are there scenic resources on the site itself that would be impacted by development. The scenic views in the vicinity include Black Hill and the National Estuary of Morro Bay, both of which are south of the site, neither of which would be affected. The project site is located directly adjacent to the southbound entrance ramp to Highway 1, designated as a Scenic Highway where visual resources and aesthetics in general are important and must be preserved. A portion of the proposed project may be briefly visible from the Highway but the impact is considered less than significant based on photos taken from the Highway and photosimulations presented by the Applicant. Distance and angles from the Highway along with surrounding vegetation are designed to mitigate visual effects. The panels themselves are designed to mitigate any potential glint and glare and will therefore have a less than significant impact.

Conclusion: *No significant impacts to aesthetics have been identified.*

Mitigation/Monitoring: Not Applicable.

Sources:

1. City of Morro Bay General Plan
2. City of Morro Bay Local Coastal Plan

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 Setting: The project site is designated C-VS (Visitor-Serving Commercial). Surrounding land uses include Highway 1 to the north, District Commercial to the east, Visitor-Serving Commercial to the west, and undeveloped unincorporated land designated Agricultural to the south. No agricultural activities are present within or proximate to the project site. Based on review of the San Luis Obispo County Important Farmland 2012 map (California Department of Conservation 2015), the project site is designated as Urban and Built-Up Land.

Impact Discussion:

- a. Based on the site's designation of Urban and Built-Up Land, the project would not result in the conversion of Farmland to non-agricultural use. No impact would occur.
- b. The current zoning for the site is Visitor-Serving Commercial and urban development is present to the north east and west. Adjacent land to the south is Agriculture. No agricultural activities were observed either onsite or in adjacent areas. The project site and surrounding areas are not under a Williamson Act contract or County Agricultural Preserve.
- c-d. No forestland or timberland is present on or in the vicinity of the project site; therefore, no impact would occur.
- e. Based on the location of the project within an urban area, short-term duration of the construction, and lack of agricultural production in the vicinity of the project site, the project would not involve any other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to

nonagricultural use or conversion of forest land to non-forest use. Therefore, impacts would be less than significant.

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

Mitigation/Monitoring: Not Applicable.

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

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

The 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 (PM10) and ozone (O₃). 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 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 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 proposed project area is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Serpentine is a very common rock and has been identified by the ARB as having the potential to contain naturally occurring asbestos. Projects that would potentially disturb serpentine rocks subject to the ARB Asbestos Airborne Toxics Control Measure (ATCM) for construction, Grading, Quarrying, and Surface Mining Operations.

Impact Discussion:

a-c) 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 commercial development of a carport solar array structure on a developed parcel currently zoned for this type of development. Based on reference Table 1-1 of the SLO County APCD CEQA Air Quality Handbook, both thresholds of significance for the APCD Annual Brite Line Threshold (MT CO₂e) and Reactive Organic Gases (ROG) and oxides of nitrogen (NO_x) would not be exceeded by the proposed project. Due to the small size and nature of the proposed development, the project is well below operational thresholds of significance.

d.) The project is located within 1,000 ft. of a Recreational Vehicle (RV) Park, identified by APCD as being a sensitive receptor. Sensitive receptors are people that have an increased sensitivity to air pollution or environmental contaminants, such as 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. The construction of a carport structure with solar array falls well below the threshold required for mitigation and is considered less than significant.

Naturally Occurring Asbestos: According to the SLOAPCD Naturally Occurring Asbestos 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 and site disturbance 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.) The proposed use would not create objectionable odors, other than minimal effects potentially associated with short-term construction activities. Impacts would be less than significant.

Conclusion: *With implementation of the abovementioned mitigation measure, the project will have less than significant impacts on air quality resources. The project is subject to standard construction practices, including dust control measures required by the Municipal Code. All permit conditions are required as notes on the plans and Public Services Department staff will monitor compliance in the normal course of reviewing plans.*

Mitigation:

AQ-1. 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.

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 Community Development Director/Planning Manager. All potential violations, remediation actions, and correspondence with APCD will be documented and on file with the City Community Development Director.

Sources:

1. "CEQA Air Quality Handbook" (2012), San Luis Obispo County Air Pollution Control District

4. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife service?			X	
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc) through direct removal, filling, hydrological interruption, or other means?			X	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?			X	

Environmental Setting: The project site is designated Visitor-Serving Commercial (C-VS) and is located adjacent to the southbound entrance to Highway 1 at South Bay Blvd. The site is a developed Recreational Vehicle (RV) Park and the proposed project is designed to be located over an existing parking area.

The Applicant provided a Biological Assessment Report (Terra Verde Environmental Consulting, August 3, 2016); the results of the report are incorporated into the discussion and analysis below. Prior to conducting the biological survey, background research was conducted of literature and studies pertaining to sensitive resources in the project area. Specifically, the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) was assessed to identify special-status plant and wildlife species which have potential to occur on site or in the immediate surrounding area. Additionally, the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) mapper was accessed to evaluate potential hydrologic features within the survey area. Lastly, the USFWS Critical Habitat maps were evaluated for designated Critical Habitat within the project area.

The survey area primarily consists of a manmade landscape as it is located within an existing R.V. Park (i.e. devoid of vegetation). The proposed solar panel installation area is comprised of both a paved road and gravel R.V. lots with the immediate eastern and southern boundaries abutting ruderal components of the park (e.g., access road, dog-run, and gravel lots, etc.). The northern and western boundary is defined by an existing, slatted, chain-link fence. The fence divides the mobile home park from a small strip of disturbed land between the park and U.S. Highway 1

(HWY 1) southbound on-ramp to the north and an unnamed, ephemeral drainage to the northwest. A number of Monterey pine trees (*Pinus radiata*) and coyote brush (*Baccharis pilularis*) are scattered along the northern edge of disturbed land between HWY 1 and the property; however, the community is disturbed and dominated by non-native and ornamental species.

No wetland or water features are located immediately within the proposed project work area or on the R.V. Park property; however, two unnamed ephemeral drainage features border the park property to the west and southeast parallel to South Bay Blvd. and Quintana Road respectively. Vegetation within the western unnamed ephemeral drainage feature varies from ornamentally dominated reaches at the northern extent to those with established riparian vegetation further south near Quintana Road. The southeastern drainage feature is located on the south side of Quintana Road and is comprised of dense riparian and wetland vegetation; however, this feature is well outside of the proposed project footprint and not included in the survey area. The two ephemeral drainage features are tributaries to Chorro Creek and flow south around the property connecting to Chorro Creek approximately 0.5 mile south of the park property.

Chorro Creek is a USGS blue-line drainage feature which discharges to Morro Bay and the Pacific Ocean (i.e., navigable waters of the U.S.). The western unnamed ephemeral drainage feature contained a defined bed and bank and is likely within the jurisdiction of CDFW, U.S. Army Corps of Engineers (Corps), and the Regional Water Quality Control Board (RWQCB). Due to the project area occurring within the Coastal Zone, these aquatic features and their associated riparian/wetland habitat would likely be considered Environmentally Sensitive Habitat Areas (ESHAs) per the California Coastal Commission (CCC) pursuant to the City's Local Coastal Program (LCP).

Impact Discussion:

- a-f) Based on results of the 1.5-mile radius CNDDDB query, 11 sensitive wildlife species and 10 sensitive plant species have potential to occur. Most of these species were determined to have no potential to occur based on lack of suitable habitat or lack of species observation. Species with no potential to occur are not discussed further. According to the USFWS Critical habitat maps, two USFWS/NOAA-designated Critical Habitat for California red-legged frog (*Rana aurora draytonii* [CRLF]) overlaps with the entire project area. Further, Chorro Creek, located approximately 0.5 mile south of the proposed project, is also NOAA-designated Critical Habitat for south-central California coast steelhead Distinct Population Segment (DPS) (*Oncorhynchus mykiss irideus*).

No special-status plants or wildlife were observed within the survey area. Additionally, it was determined based on the field survey that no reliable habitat is present for any special-status plant or wildlife species within the project disturbance area.

Marginally suitable habitat for CRLF was identified in the unnamed ephemeral drainage located outside and adjacent to the western boundary of the R.V. Park. The western extent of the solar panel area is situated adjacent to the northern extent of the drainage. The ephemeral drainage lacked surface water and exhibited no evidence of pooling within the drainage bed. Intermittent sections of the drainage bank were armored with concrete and rip-rap. No exposed root wads, undercut banks, or other suitable amphibian refugia were noted along the lower drainage banks. Vegetation management was noted along the westerly side of the drainage. South of Quintana Road, the drainage is connected to the freshwater forest shrub wetland associated with Chorro Creek via culvert under Quintana Road. CRLF have been documented within this wetland area based upon CNDDDB records (2016); therefore, this area is considered suitable habitat for CRLF. CRLF are capable of dispersing up to two miles between suitable habitat areas.

Based on the lack of vegetation cover within the site and the existing, slatted chain-link fence between the ephemeral drainage and the project disturbance area; CRLF are not expected to occur within any of the proposed project impact areas. However, due to the quality of habitat within Chorro Creek coupled with the dispersal capability of CRLF, and lack of dispersal barriers between the wetlands and the ephemeral drainage, there is potential for CRLF to be present in the ephemeral drainage adjacent to the northwestern boundary of the proposed solar panel area.

The ornamental and native trees including riparian vegetation (i.e., arroyo willow thickets) throughout the survey area also provide suitable nesting habitat for a variety of avian species. Passerines may utilize the mid-to lower tree canopies for nesting while raptors are more likely to utilize the upper canopy of mature trees. Several common passerine and one common raptor species were observed near the project area; however, no active nests or evidence of past raptor nests were discovered. Nests of common passerine and raptor species are protected from disturbance per Fish and Game Code and the Migratory Bird Treaty Act (MBTA), while additional protections under the California Endangered Species Act (CESA) and Federal Endangered Species Act (ESA) are afforded for nests of special-status nesting birds.

No aquatic features of any associated riparian/wetland habitat (i.e., ESHA) is present within the proposed project area; however, these features were identified within the survey area (i.e., unnamed ephemeral drainage feature) and are known to occur south outside of the survey area.

There is potential for inadvertent silt and sedimentation and dust impacts to the bordering ephemeral drainage and associated CRLF habitat located adjacent to the northwestern perimeter of the project as a result of soil destabilization (i.e., trenching and stockpiling) and associated general construction activities. Further, these potential inadvertent impacts may also affect downstream habitat for south-central California coast steelhead (DPS including NOAA-designated Critical Habitat).

Minor, temporary impacts in the form of tree-trimming may occur to ornamental vegetation along the northern park boundary if branches are found overhanging the panel installation area. However, no tree removals are anticipated and no native vegetation that may be considered ESHA is present within the proposed project area. Tree trimming activities conducted during the typical avian nesting season (February 1 to September 15) have the potential to impact nesting birds protected under the MBTA and Fish and Game Code, if present. Impacts may occur through nest disruption or abandonment.

Conclusion: *There are potentially significant impacts to Biological Resources, specifically to the ephemeral drainage and CRLF habitat as well as nesting birds, unless mitigation is incorporated.*

Mitigation:

- BR-1. To protect the ephemeral drainage and CRLF habitat features, no project related materials (i.e., soils, debris, rinse water, etc.) shall be allowed to escape the R.V. park's perimeter fencing. Appropriate erosion and sedimentation control materials, lacking any monofilament, shall be installed and maintained for the duration of the project area along the project limits abutting the drainage bank where materials may wash into the drainage. Stockpiled soils shall be placed in a manner where they cannot be discharged into the drainage during storm events. Permanent stabilization of any disturbed soils shall occur at the earliest possible date following project completion.
- BR-2. Existing, slatted, chain link fencing along the project's northwestern perimeter shall remain in place for the duration of project activities. No undermining shall occur to the fence which may allow wildlife to pass under
- BR-3. No equipment or personnel shall enter the ephemeral drainage for any reason during project activities.
- BR-4. To protect nesting birds, the Applicant should avoid vegetation trimming during typical nesting season (February 1- September 15). If avoiding construction during this season is not feasible, a qualified biologist shall survey the tree trimming area two days prior to activity beginning on site. If nesting birds are identified, they shall be avoided until they have successfully fledged or the nest has naturally failed. A buffer zone of 250 feet will be placed around all non-sensitive passerine bird species and 500 feet for all raptor species. Activity will remain outside of buffers until the Applicant's biologist has determined that the young have fledged or the nest is no longer active. If special status bird species are located, no work will begin until an appropriate buffer is determined via consultation with the City, the local CDFW biologist, and/or the USFWS.

Monitoring:

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

Sources:

1. "Biological Resources Assessment Letter Report for the Bay Pines Solar Project," Terra Verde Environmental Consulting, August 2016
2. United States Fish and Wildlife Service National Wetlands Inventory Mapper
3. California Department of Fish and Wildlife California Natural Diversity Database

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

Environmental Setting: The project site is located in an area historically occupied by the Obispeno Chumash as well as the southern boundary of the Playano Salinan people. During prehistoric times, the areas surrounding the Morro Bay inlet and estuary were rich in terrestrial, littoral, and estuarine resources, which directly correlate to the high frequency of prehistoric cultural sites identified in the Morro Bay region.

An Archaeological Phase I report was conducted in October 2016 by Applied EarthWorks, Inc. The Central Coast Information Center (CCIC) has record of one prior cultural resource investigation within the R.V. Park. This survey did not identify any cultural resources within the Project Area. However, one historic archaeological site, CA-SLO-2232, is adjacent to the southwest corner of the Project area.

Impact Discussion:

a-d) Nine previously recorded archaeological sites are within a 0.5 mile radius of the project area, including eight prehistoric sites and one historic site. The eight prehistoric sites include (CA-SLO-1529, -1530, and -2022), (CA-SLO-1183 and -1184), (CA-SLO-1528), (CA-SLO-213), (CA-SLO-1379).

Due to the sensitivity of the immediate vicinity, there is potential for encountering prehistoric or historic-period materials.

Conclusion: *There are potentially significant impacts to Cultural and Historic Resources unless mitigation is incorporated.*

Mitigation Measures:

CULT-1. An archaeological monitor and culturally affiliated Native American tribal representative shall be present during all ground disturbing activities for the proposed project. If cultural materials are encountered, all

work should be temporally stopped within 30 feet of the find. The project Archaeologist should inspect the find and determine if it is an isolated artifact or potentially significant archaeological deposit. If significant, consultation between the City of Morro Bay, local Native American Tribal representatives, and the Project Archaeologist should be initiated to determine a course of action and proper treatment.

Monitoring:

The Community Development Department shall verify compliance with this measure.

Sources:

1. "Cultural Resources Study of The Bay Pines Solar Project, Morro Bay, San Luis Obispo County, California," Applied EarthWorks, Inc. October 2016.
2. Central Coast Information Center, University of California Santa Barbara

6. GEOLOGY /SOILS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Publication 42)			X	
ii Strong Seismic ground shaking?		X		
iii Seismic-related ground failure, including liquefaction?		X		
iv Landslides?				X
b. Result in substantial erosion or the loss of topsoil?				X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Environmental Setting: San Luis Obispo County, including the City of Morro Bay is located within the San Luis Range of the Coast Range Geomorphic Province of California. The Coast Ranges lie between the Pacific Ocean and the Sacramento-San Joaquin Valley and trend northwesterly along the California Coast for approximately 600 miles between Santa Maria and the Oregon border. This region is characterized by extensive folding, faulting, and fracturing of variable intensity. In general, the folds and faults of this province comprise the pronounced northwest trending ridge-valley system of the central and northern coast of California.

The City of Morro Bay General Plan Safety Element depicts landslide prone areas, flood prone areas, areas of high liquefaction potential, and areas of potential ground shaking. The proposed site is located within an area of potential ground shaking and has moderate to high liquefaction potential.

Impact Discussion:

a i-iv) The project consists of minor ground disturbance for the placement of the support columns of the structure and a trench for the service cables. Under the Alquist-Priolo Special Studies Zone Act, the State Geologist is required to delineate appropriately wide special studies zones to encompass all potentially and recently-active fault traces deemed sufficiently active and well-defined as to constitute a potential hazard to structures from surface faulting or fault creep. In San Luis Obispo County, the special Studies Zone includes the San Andreas and Los Osos faults. The San Andreas Fault is located approximately 41 miles at its closest point from the City. The site is located in an area that has the potential for ground shaking and a moderate to high liquefaction potential. To minimize this potential impact, the California Building Code and City Codes require new structures be built to resist such shaking or to remain standing in an earthquake. No actions are proposed that would reasonably trigger a landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, impacts would be less than significant and no mitigation measures are necessary.

No mitigation measures are necessary.

b) The subject site is limited to a carport structure with solar panels on a previously disturbed commercial lot. Ground disturbance is limited to support columns and trenching for the utility cables. There is a limited potential for top soil erosion because the disturbed area will be limited to the column footings and a single trench.

c-d) The project is located on an urban site that has been previously developed. Construction will be required to comply with all City Codes, including Building Codes, which require proper documentation of soil characteristics for designing structurally sound buildings to ensure new structures are built to resist such shaking or to remain standing in an earthquake. The Building Division of the Community Development Department routinely reviews project plans for compliance with recommendations of the soils engineering reports.

e) The proposed project does not to connect to the City’s sewer system. Septic tanks or alternative wastewater systems are not proposed and will not be used on the site.

Conclusion: *Impacts related to Geology and Soils will have less than significant impact.*

Mitigation Monitoring: Not applicable

Source:

1. City of Morro Bay General Plan

7. GREENHOUSE GAS EMISSIONS		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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

Environmental Setting: 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 2014-2016, approximately 40 percent of GHG emissions result from transportation and 23.5 percent result from commercial/industrial uses (County of San Luis Obispo, 2017). GHGs remain in the atmosphere for periods ranging

from decades to centuries; the main GHGs emitted by human activities include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydroflourocarbons (HFCS), perflourocarbons (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 CO₂.

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

- a) Carbon Dioxide (CO₂) 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 CO₂ 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. Therefore, no impacts would occur.

Conclusion: *Impacts related to Greenhouse Gas Emissions will have less than significant impact.*

Mitigation Monitoring: Not applicable.

Sources:

- 1. San Luis Obispo County Annual Resource Summary Report 2014-2016
- 2. City of Morro Bay Climate Action Plan, 2014

8. HAZARDS/HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?				X
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h.	Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Environmental Setting: Based on review of the City of Morro Bay General Plan, City of Morro Bay Local Coastal Plan, and the Department of California Toxic Substances Control Cortese List and EnviroStor 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.

Human caused hazards often occur as a result of modern activities and technologies. These potential hazards can include the use of hazardous materials and buildings that may be unsafe during a strong earthquake. The proposed project includes construction of a new carport structure with solar arrays and associated site improvements.

Impact Discussion:

a-h) The proposed project includes construction of a new carport structure with solar array and associated site improvements and will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or 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. The project site is not located within one-quarter mile of an existing or proposed school nor is it located in the vicinity of an airport. Within 500 feet of the project site, there are no known Leaking Underground Tank (LUST) Cleanup sites, and therefore there is no known significant hazard in the immediate vicinity of the project site. Plans have been reviewed by the Fire Marshall and Public Works staff, who determined that as designed, the project will not conflict with any emergency response plan, evacuation plan, or future plans for improvements in the immediate vicinity of Highway 1. The site is not directly adjacent to any wild lands.

Conclusion: *No impacts related to Hazards and Hazardous Materials would occur.*

Mitigation Monitoring: Not applicable

Sources:

1. City of Morro Bay General Plan
2. City of Morro Bay Local Coastal Plan
3. California Department of Toxic Substances Control Cortese List

4. EnviroStor Database

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

Environmental Setting: The project site is located at the southwest corner of South Bay Blvd. and Highway 1, adjacent to the southbound entrance ramp to the Highway. 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 has 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) 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.

Impact Discussion:

- a) The project site is located approximately ½ mile to the north of Chorro Creek and directly adjacent to an unnamed ephemeral drainage feature that runs along South Bay Blvd. and drains to Morro Bay. As discussed in Section 4 (Biological Resources), construction of the project may result in inadvertent silt and sedimentation and dust impacts to the bordering ephemeral drainage feature as a result of soil destabilization a (ie. trenching and stockpiling) and the associated general construction activities. Mitigation is recommended to address these potential impacts. Based on implementation of best management practices and mitigation measures addressed in Section 4 (Biological Resources) and Section 9 (Hydrology/Water Quality), no violations of any water quality standards or waste discharge requirements are expected. Impacts would be less than significant.
- b) The City's predominant source of water to serve commercial uses is obtained from the State Water Project and will not substantially deplete ground water. The project is a carport solar array structure. No depletion of groundwater supplies or effects on groundwater recharge would result.
- c-f) Refer to (a) above. The project may result in inadvertent silt and sedimentation and dust impacts to the bordering ephemeral drainage feature as a result of the construction of the project. Based on implementation of best management practices and mitigation measures addressed in Section 4 (Biological Resources) and Section 9 (Hydrology/Water Quality), no violations of any water quality standards or waste discharge requirements are expected. Impacts would be less than significant.
- g-i) The project site is not located within a 100-year flood hazard area as delineated on FEMA's Flood Insurance Rate Map #06079C1027H, and is located in Zone X, an Area of Minimal Flood Hazard. No structures would impede or redirect flow nor would there be exposure to significant risk or loss or injury or death as a result of this project.
- j) Because the project site is located relatively near the coast, a potential hazard from tsunamis exists. However, there is no established methodology to predict recurrence intervals of tsunamis. The last known tsunami warning occurred in the mid-1960's. Although the sand dunes offer some protection from tsunamis, past history suggests that the project site is still vulnerable to large tsunamis. As discussed in the Safety Element of the General Plan, the most feasible protection in the event of a tsunami is a warning system and evacuation plan. The warning is handled by the United States Weather Service and the Safety Element outlines safety preparedness measures. Therefore, the hazard presented by tsunamis is less than significant when approved safety measures are adhered to.

Conclusion:

With adherence to mitigation measures, impacts related to Hydrology and Water Quality will have less than significant impact.

Mitigation:

HWQ-1. To protect the ephemeral drainage, no project related materials (i.e., soils, debris, rinse water, etc.,) shall be allowed to escape the R.V. Park's perimeter fencing. Appropriate erosion and sedimentation control materials, lacking any monofilament, shall be installed and maintained for the duration of the project area along the project limits abutting the drainage bank where materials may wash into the drainage. Stockpiled soils shall be placed in a manner where they cannot be discharged into the drainage during storm events. Permanent stabilization of any disturbed soils shall occur at the earliest possible date following project completion.

HWQ-2. No equipment or personnel shall enter the ephemeral drainage for any reason during project activities.

HWQ-3. The Applicant shall provide notification of Lake or Streambed Alteration (LSA) to the California Department of Fish and Wildlife (CDFW) prior to construction as required by Section 1602 of the CDFW Code.

HWQ-4. Prior to issuance to issuance of grading and building permits, the Applicant shall provide a standard erosion and sediment control plan. The Plan shall show control measures to prevent sediment and debris from entering the adjacent ephemeral drainage feature.

Monitoring:

Monitoring shall be conducted by Building and Public Works staff as necessary to ensure development is proceeding consistent with the final grading and building plans.

Source:

1. "Biological Resources Assessment Letter Report for the Bay Pines Solar Project," Terra Verde Environmental Consulting, August 2016

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

Environmental Setting: The project site is located at the corner of Quintana, a major collector and South Bay Blvd., a minor arterial, and at the southbound on-ramp to Highway 1. The parcel is zoned C-VS (visitor-serving commercial and the proposed solar array is to be located above an existing parking area.

Impact Discussion:

- a) The proposed project is to be located above an existing parking area within an existing RV park. The project would not divide an existing community; therefore, no impact would occur.
- b) The project cannot be approved unless found consistent with the General Plan, Zoning Ordinance, California Coastal Act, Local Coastal Program and Municipal Code. The site is within the C-VS, (Visitor-Serving Commercial) zoning district and adjacent to CalTrans right-of-way (Highway 1). With the approval of the Coastal Development and Conditional Use Permits, the use can be found to be consistent with City regulations. Additionally, the project has been reviewed by the Public Works Department, Fire Department, and Community Development staff, who have found that the project can be developed consistently with City standards.
- c) The City of Morro Bay does not have an adopted habitat conservation plan; therefore, the project would not conflict with applicable habitat conservation plan or a natural community conservation plan.

Conclusion: *No impacts to Land Use and Planning have been identified.*

Mitigation/Monitoring: Not applicable.

Sources:

1. City of Morro Bay General Plan
2. City of Morro Bay Local Coastal Plan

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

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

Impact Discussion:

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

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

Mitigation/Monitoring: Not applicable.

Sources:

1. City of Morro Bay General Plan
2. City of Morro Bay Local Coastal Plan
3. California Coastal Act

12. NOISE		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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 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 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 100 feet from State Route 1, which is the primary noise-generator in the area. Based on review of the County of San Luis Obispo Noise Element, the site may be subject to noise levels within the 65 decibel noise contour. The site is located at a lower elevation than State Route 1, which would provide an approximately 5 decibel reduction in the noise level (City of Morro Bay Noise Element 1993).

Impact Discussion:

a, b, c.) Construction activities associated with the proposed project would generate increased noise and vibration levels due to the use of heavy construction equipment and vehicles. Development of the proposed project would likely expose surrounding areas to noise levels that exceed those established in the Noise Element. This effect would be short-term, however, and would be limited to daytime hours pursuant to City policy. Short-term construction impacts would be less than significant.

d.) The project would create temporary increased noise levels in the project vicinity above those existing without the project due to construction activities (refer to a, b, c above). However, potential increase 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.

Conclusion: *Impacts would be less than significant.*

Mitigation/Mitigation: Not Applicable

Sources:

1. City of Morro Bay General Plan
2. County of San Luis Obispo General Plan

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

Environmental Setting: The City of Morro Bay has a population of 10,234 based on data from the 2010 Census. The population has remained relatively constant over the last decade, down approximately 1.1 percent from 10,350 in 2000. The site is designated for Visitor-Serving Commercial uses

The site and vicinity surrounding the project are designated in the general Plan for a mixture of commercial and high-density residential uses, and is characterized by an eclectic mix of development. Currently vacant, this site occupies a prominent entry point to the City, and a major intersection of east-west and north-south traffic.

Impact Discussion:

a-c) The project involves development of a solar panel array situated above a new carport structure for the benefit of the commercial use, which will not displace people or housing units, nor induce substantial growth.

Conclusion: *No impacts related to Population and Housing have been identified.*

Mitigation/Monitoring: Not applicable.

Sources:

1. City of Morro Bay General Plan
2. United States Census (2010)

14. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in a substantial adverse physical impact 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:				
a. Fire protection?				X
b. Police protection?				X
c. Schools?				X
d. Parks or other recreational facilities?				X
e. Roads and other transportation infrastructure?				X
f. Other public facilities?				X

Environmental Setting: The project site lies within the sphere of influence of the City of Morro Bay; therefore the City of Morro Bay provides most of the public services, including Fire and Police protection.

Impact Discussion:

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

Conclusion: *No impacts related to Public Services have been identified.*

Mitigation/Monitoring: Not applicable.

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

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

Impact Discussion:

a-b) The project is limited to the development of a vacant in-fill site with a small restaurant use, and no increase in demand on parks and other recreational facilities is anticipated. No additional recreational facilities are proposed.

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

Mitigation/Monitoring: Not applicable.

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

Environmental Setting: The project site is located at the corner of Quintana, major collector and South Bay Blvd., a minor arterial, and at the southbound on-ramp to Highway 1.

Impact Discussion:

a-b) The project does not conflict with any applicable circulation system plans and does not add significantly to demand on the circulation system or conflict with any congestion management programs or any other agency's plans for congestion management. Development of the site will not significantly increase the traffic trips to and from the site, and existing streets have sufficient unused capacity to accommodate any added vehicular traffic without reducing levels of service. The proposed project would not result in a significant impact with regard to increased

vehicular trips and does not conflict with performance standards provided in City adopted plans or policies. The project will also contribute to overall impact mitigation for transportation infrastructure by participating in the Citywide Transportation Impact Fee program. The largest impact on traffic levels and circulation effectiveness would be affected in large part due to the construction activity and equipment associated with the project, which will temporarily result in minor increases in traffic to and from the site. Once construction is complete, traffic volumes and impacts will return to the same level as the existing site.

- c) The project will not result in any changes to air traffic patterns.
- d) The project proposal does not include dangerous design features and the proposed use would be consistent with existing uses. Impacts would be less than significant.
- e) The project has been reviewed by the City Fire Marshal to ensure adequate emergency access has been provided.
- f) The project would not conflict with any adopted plans, policies, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impact would occur.

Conclusion: *No impacts related to Transportation and Circulation have been identified.*

Mitigation/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 contracts with Morro Bay Garbage Service to provide residential and commercial garbage, recycling, and green waste collection services for Morro Bay. All of the City's waste is taken

to Cold Canyon Landfill. The project will comply with federal, state, and local statutes and regulations related to solid waste disposal, diverting materials from the demolition activities to recycling facilities as feasible.

Impact Discussion:

- a) The project would not require connection to existing City wastewater collection and treatment facilities, and would not include an onsite system. Therefore, no impact would occur.
- b) The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities; therefore, no impact would occur.
- c) The proposed project does not require or include the construction of additional stormwater management facilities. Therefore, no impact would occur.
- d) The project does not require the use of City water supply. Therefore, no impact would occur.
- e) The project does not require the use of the City's wastewater treatment facility. Therefore, no impact would occur.
- f) The proposed project's impact on capacity at Cold Canyon Landfill would be minimal during the construction phase of the project and would have no impact upon completion of construction activities. Therefore, no impact would occur.
- g) The project would comply with all applicable federal, state, and local statutes and regulations related to solid waste. Therefore, no impact would occur.

Conclusion: *No impacts to Utilities and Service Systems have been identified.*

Mitigation/Monitoring: Not applicable.

IV. MANDATORY FINDINGS OF SIGNIFICANCE (Section 15065)

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>a) Potential to degrade:</i> 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		
<i>b) Cumulative:</i> 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	
<i>c) Substantial adverse:</i> Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

Impact Discussion:

a) The project is commercial development in an urbanized area of the city. Without mitigation, the project could have the potential to have adverse impacts on all of the issue areas checked in the Table on Page 6. As discussed above, potential impacts to aesthetic and cultural resources and noise will be less than significant with incorporation of recommended mitigation measures.

b) The project is consistent with the Local Coastal Program, including the General Plan, Local Coastal Plan and Zoning Ordinance, which identifies this site as appropriate for visitor serving uses, and which supports infill development. The proposed project will not result in cumulatively considerable impacts.

c) With the incorporation of a mitigation measures, the project will not result in substantial adverse impacts on humans.

V. INFORMATION SOURCES:

A. County/City/Federal Departments Consulted:

City of Morro Bay:
Community Development Department (Planning and Building)
Public Works Department
Fire Department.
San Luis Obispo County Air Pollution Control District
CalTrans
California Department of Fish and Wildlife
United States Fish and Wildlife Service National Wetlands Inventory Mapper

B. General Plan

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

C. Other Sources of Information

x	Field work/Site Visit	x	Ag. Preserve Maps
x	Staff knowledge/ calculations	x	Flood Control Maps
x	Project Plans dated November 21, 2016	x	Archaeological maps and reports
x	Applicant project statement/description and submittal/resubmittal letters	x	Soils Maps/Reports
x	Cultural Resources Study of 1501 Quintana, Applied EarthWorks, October 2016	x	Published geological maps
x	Biological Resources Assessment, Terra Verde, August 2016	x	Topographic maps
x	California Department of Fish and Wildlife California Natural Diversity Database	x	County of San Luis Obispo Air Pollution Control District, CEQA Air Quality Handbook, April 2012
x	United States Fish and Wildlife Service National Wetlands Inventory Mapper	x	Central Coast Information Center, University of California Santa Barbara
x	San Luis Obispo County Annual Resource Summary Report 2014-2016	x	California Department of Toxic Substances Control Cortese List
x	EnviroStor Database	x	United States Census 2010

VI. ATTACHMENTS

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

Attachment A

SUMMARY OF REQUIRED MITIGATION MEASURES

AIR QUALITY

Mitigation Measure AQ-1: 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.

- **Monitoring AQ:** 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 Community Development Director/Planning Manager. All potential violations, remediation actions, and correspondence with APCD will be documented and on file with the City Community Development Director.

BIOLOGICAL RESOURCES

Mitigation Measure BR-1: To protect the ephemeral drainage and CRLF habitat features, no project related materials (i.e., soils, debris, rinse water, etc.) shall be allowed to escape the R.V. park's perimeter fencing. Appropriate erosion and sedimentation control materials, lacking any monofilament, shall be installed and maintained for the duration of the project area along the project limits abutting the drainage bank where materials may wash into the drainage. Stockpiled soils shall be placed in a manner where they cannot be discharged into the drainage during storm events. Permanent stabilization of any disturbed soils shall occur at the earliest possible date following project completion.

Mitigation Measure BR-2: Existing, slatted, chain link fencing along the project's northwestern perimeter shall remain in place for the duration of project activities. No undermining shall occur to the fence which may allow wildlife to pass under

Mitigation Measure BR-3: No equipment or personnel shall enter the ephemeral drainage for any reason during project activities.

Mitigation Measure BR-4: To protect nesting birds, the Applicant should avoid vegetation trimming during typical nesting season (February 1- September 15). If avoiding construction during this season is not feasible, a qualified biologist shall survey the tree trimming area two days prior to activity beginning on site. If nesting birds are identified, they shall be avoided until they have successfully fledged or the nest has naturally failed. A buffer zone of 250 feet will be placed around all non-sensitive passerine bird species and 500 feet for all raptor species. Activity will remain outside of buffers until the Applicant's biologist has determined that the young have fledged or the nest is no longer active. If special status bird species are located, no work will begin until an appropriate buffer is determined via consultation with the City, the local CDFW biologist, and/or the USFWS.

- **Monitoring BR:** The City shall verify required elements on building plans and compliance in the field. The City shall review and approve plans and monitoring reports.

HYDROLOGY/WATER QUALITY RESOURCES

Mitigation Measure HWQ-1: To protect the ephemeral drainage, no project related materials (i.e., soils, debris, rinse water, etc.) shall be allowed to escape the R.V. Park's perimeter fencing. Appropriate erosion and sedimentation control materials, lacking any monofilament, shall be installed and maintained for the duration of

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the project area along the project limits abutting the drainage bank where materials may wash into the drainage. Stockpiled soils shall be placed in a manner where they cannot be discharged into the drainage during storm events. Permanent stabilization of any disturbed soils shall occur at the earliest possible date following project completion.

Mitigation Measure HWQ-2: No equipment or personnel shall enter the ephemeral drainage for any reason during project activities.

Mitigation Measure HWQ-3: The Applicant shall provide notification of Lake or Streambed Alteration (LSA) to the California Department of Fish and Wildlife (CDFW) prior to construction as required by Section 1602 of the CDFW Code.

Mitigation Measure HWQ-4: Prior to issuance to issuance of grading and building permits, the Applicant shall provide a standard erosion and sediment control plan. The Plan shall show control measures to prevent sediment and debris from entering the adjacent ephemeral drainage feature.

➤ **Monitoring HWQ:**

Monitoring shall be conducted by Building and Public Works staff as necessary to ensure development is proceeding consistent with the final grading and building plans.

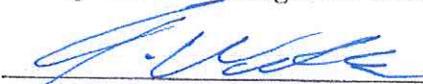
CULTURAL RESOURCES

Mitigation Measure CULT-1: An archaeological monitor and a Native American tribal representative shall be present during all ground disturbing activities for the proposed project. If cultural materials are encountered, all work should be temporally stopped within 30 feet of the find. The project Archaeologist should inspect the find and determine if it is an isolated artifact or potentially significant archaeological deposit. If significant, consultation between the City of Morro Bay, local Native American Tribal representatives, and the Project Archaeologist should be initiated to determine a course of action and proper treatment.

➤ **Monitoring CULT:**

The Community Development Department shall verify compliance with this measure.

Acceptance of Mitigation Measures by Project Applicant:

 _____	5-21-18 _____
Applicant	Date