



Coral Avenue Subdivision Project

Initial Study – Mitigated Negative Declaration

prepared by

City of Morro Bay, Community Development Department

955 Shasta Avenue

Morro Bay, California 93442

prepared with the assistance of

Rincon Consultants, Inc.

1530 Monterey Street, Suite D

San Luis Obispo, California 93401

May 2018

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Initial Study

1. Project Title

Morro Bay Coral Avenue Subdivision

2. Lead Agency Name and Address

City of Morro Bay
955 Shasta Avenue
Morro Bay, California 93442

3. Contact Person and Phone Number

Nancy Hubbard
Contract Planner
(805)-772-6211
nhubbard@morrobayca.gov

4. Project Location

The project site is located in the City of Morro Bay in western San Luis Obispo County. The 1-acre project site is identified as APN 065-386-015, and is located at the southeast corner of Coral Avenue and San Jacinto Street, adjacent to California State Route (SR) 1. The site is generally flat with a slope of under 3% and elevation of 31 feet above mean sea level (msl). The property is in the Cloisters subdivision (Tract 1996).

Figure 1 shows the project's regional location, and Figure 2 shows the project site location.

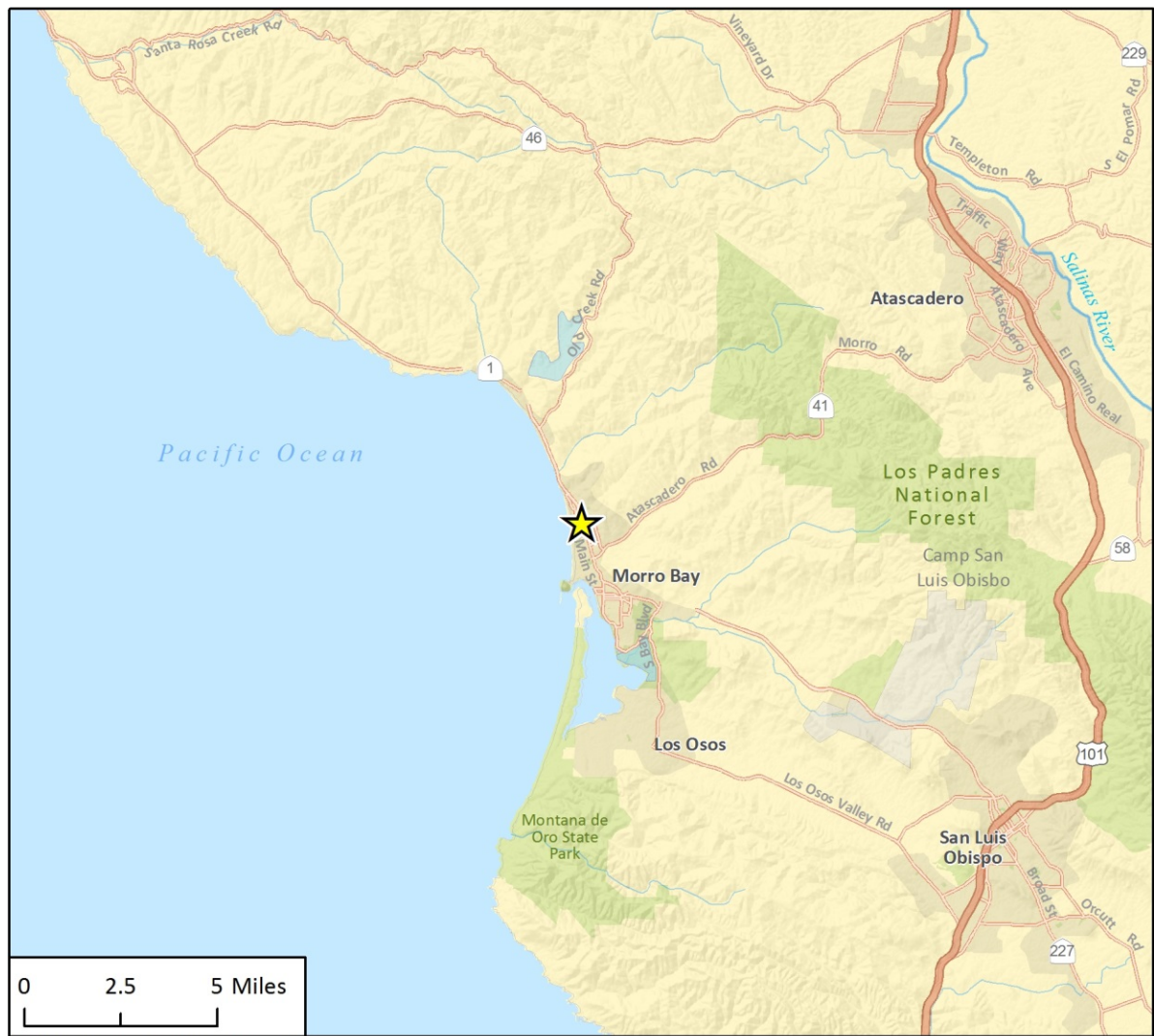
5. Project Sponsor's Name and Address

David Watson, AICP
Watson Planning Consultants
Post Office Box 385
Pismo Beach, California 93448

6. General Plan Designation

The project site is designated in the City of Morro Bay General Plan/Local Coastal Plan as Moderate Density Residential (4 to 7 dwelling units per acre). The site is located in the Coastal Zone.

Figure 1 Regional Location



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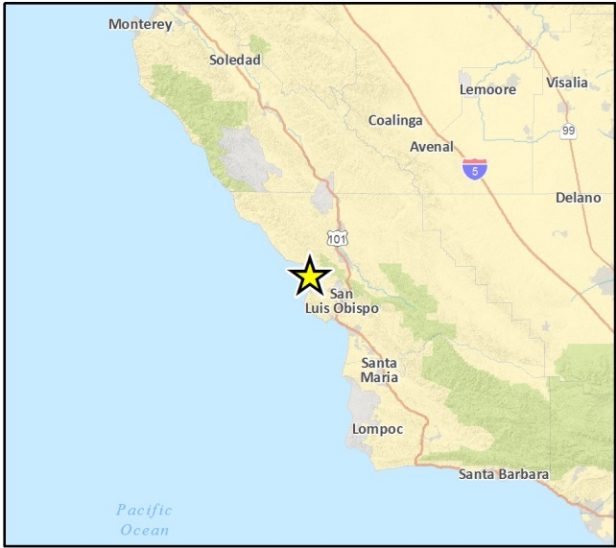
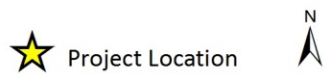


Fig 1 Regional Location

Figure 2 Site Location



Imagery provided by Google and its licensors © 2018.

Fig. 2 Project Location

7. Zoning

The project site is zoned Coastal Resource Residential with a Golf Course Planned Development Overlay (CRR/GC/PD). CRR/GC/PD allows for residential uses that are environmentally compatible with protection of coastal resources of local and statewide significance.

8. Description of Project

The project would subdivide the project site into six single family residential lots ranging in size from approximately 6,500 square feet (sf) to 8,500 sf. The two easternmost lots have been designed to accommodate the existing on-site drainage feature that flows north to south along the eastern portion of the site and to distance the proposed residences from SR 1.

Figure 3 shows the proposed Tentative Tract Map.

Access to the lots on the project site would come from a private drive (“Verdon Court”) that would be a shared easement area, maintained by the property owners. The drive includes a 20-foot wide access, with parking prohibited on the drive to facilitate fire and emergency access per City fire code standards. As part of the development, a common road agreement shall be created to maintain private road and all residences will comply with Cloister’s Coastal Resource Residential zoning and the Cloisters design guidelines.

Grading requirements for the site would be minimal, and would include installation of utilities to serve the lots and access on Verdon Court. Utilities for the site would be extended from existing facilities at Coral Avenue. The project would remove approximately 17 existing eucalyptus trees, most of which are located on the southwestern portion of the site, and two which are located near SR 1 in the southeastern portion of the site. Storm and surface drainage from the proposed lots would be directed to Verdon Court, and collected in a storm drain line that would connect to the existing public storm line in Coral Avenue. Utilities for the site would be extended from existing facilities at Coral Avenue into the site to serve each lot. The project would require approval of the Vesting Tentative Map (Tract No. 2859) as well as approval of a Coastal Development Permit by the City to ensure consistency with the California Coastal Act.

9. Surrounding Land Uses and Setting

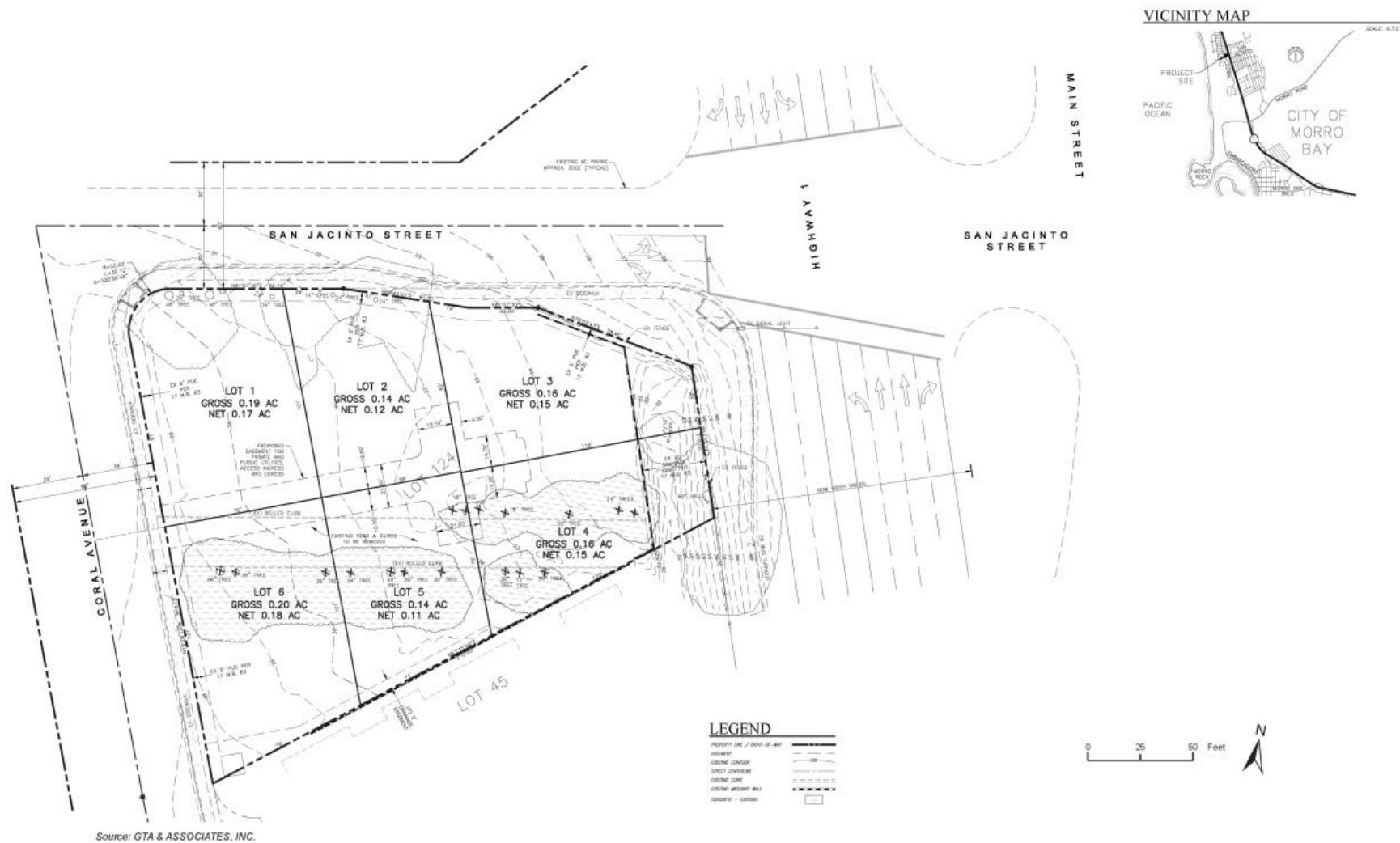
The project is located within the City of Morro Bay’s Coastal Zone and located in western San Luis Obispo County. The site is surrounded by residential land uses and sits adjacent to SR 1. Significant habitat types that exist on the site are eucalyptus and ruderal non-native annual grassland. A drainage feature located on the northeast corner that runs north to south along the eastern border of the site. Additionally, public and recreational (open space) facilities are located to the west and south of the project site.

10. Other Public Agencies Whose Approval is Required

City of Morro Bay – Tentative Tract Map Approval

City of Morro Bay – Local Coastal Development Permit

Figure 3 Tentative Tract Map



Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

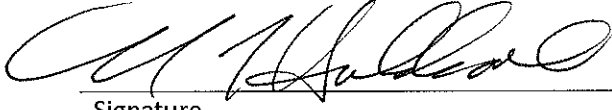
- | | | |
|--|---|--|
| ☒ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☐ Geology and Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards and Hazardous Materials | ☐ Hydrology and Water Quality |
| ☐ Land Use and Planning | ☐ Mineral Resources | ☒ Noise |
| ☐ Population and Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation/Traffic | ☐ Tribal Cultural Resources | ☐ Utilities and Service Systems |
| ☒ Mandatory Findings of Significance | | |

Determination

Based on 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 to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

5-4-18
Date

Nancy T Hubbard
Printed Name

Contract Planner
Title

Environmental Checklist

1 Aesthetics

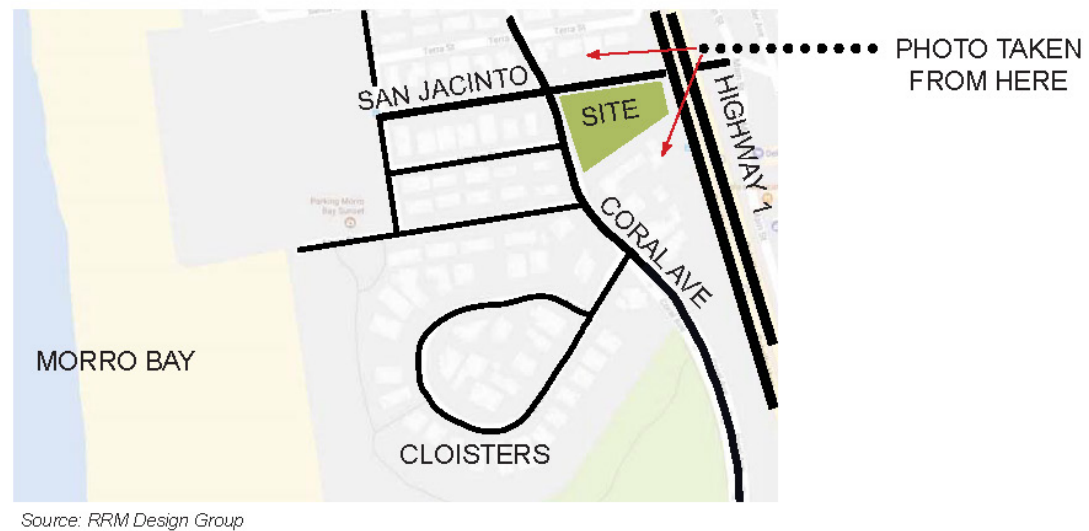
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings,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

The City of Morro Bay's General Plan provides guidance on scenic vistas through the Visual Resources and Scenic Highway Element. The project site is located adjacent to SR 1, which is a designated State Scenic Highway (Caltrans 2017). The west end of San Jacinto Street is also a designated Vista Point with a "fair" view (City of Morro Bay 2017). The Cloisters subdivision is also identified as an Area of Visual Significance in the City's Local Coastal Plan (City of Morro Bay 1988). The project site is currently undeveloped and contains 17 eucalyptus trees.

- a. *Would the project have a substantial adverse effect on a scenic vista?*
- b. *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

According the General Plan Visual Resources and Scenic Highway Element Scenic Route map, the project site is not located within a designated Scenic View along the State Scenic Highway. There are no existing historic buildings or scenic rock outcroppings on the site that would be damaged by the project. However, the project would result in the removal of up to 17 eucalyptus trees on the project site. Figure 4 shows existing and post-project views of the project site looking west from the intersection of SR 1 and San Jacinto Street.

Figure 4 Visual Impact – State Route 1 and San Jacinto Road



As shown in Figure 4, removal of existing eucalyptus trees on the project site would change the view of the site. It should be noted that there are ocean views from the southbound SR 1 travel lane that are not depicted in the post-project visual simulation shown in Figure 4, and would be partially obstructed by new development on the site. However, the post-development views would still be dominated by off-site vegetation, new on-site landscaping, and surrounding residential development, which is of similar scale and design to the proposed SFR units. The project site is at or slightly below the elevation of SR 1, and new SFR units on-site would be limited to one story in height. Therefore, the proposed development would not substantially obstruct existing views.

The City has adopted Implementation Measures for Major Vegetation Removal, Replacement and Protection Regarding Private Property Tree Removals. Because the project would remove more than three trees, replacement of vegetation would be required. The removal of trees on site would not impact any trees listed in the City's Landmark Tree Ordinance 12.08.150. Compliance with existing City requirements would ensure that the project would develop a City-approved replacement plan, and that the project would not cause any adverse impact to designated scenic vistas or views from the State Scenic Highway.

LESS THAN SIGNIFICANT IMPACT

- c. *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

The project site is vacant and contains 17 eucalyptus trees that would be removed as part of the project. As discussed under checklist items a.) and b.), above, the project would require a Coastal Development Permit and replacement of vegetation, and the removal of trees on site would not impact any trees listed in the City's Landmark Tree Ordinance 12.08.150. The proposed single-family residences would be constructed within an existing row of houses, and would be similar in scale and architectural appearance to surrounding development in the vicinity. The Coastal Resource Residential zone requires single story residential units in order to protect the view corridor. Architectural design would follow the design guidelines established for a SFR neighborhood under the City's LCP and Zoning standards, and would be subject to review and approval of the Design Committee as established in the Declaration of Covenants, Conditions, and Restrictions of the Cloisters subdivision. Therefore, the project would not result in a significant degradation of the visual character of the site or its surroundings.

LESS THAN SIGNIFICANT IMPACT

- d. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The project would include lighting, which would contribute to existing sources of light and glare in the surrounding neighborhood. However, the project would be required to comply with applicable lighting requirements, including Municipal Code Title 17, Chapter 17.52.080, which outlines site design standards for lighting, illuminated signs, and glare (City of Morro Bay, 2018). Additionally, the project would be required to comply with applicable design standards for Coastal Resources Residential zoning designation that would ensure that proposed structures would not incorporate material that would induce substantial new sources of glare. The project would not create lighting or glare inconsistent with adjacent uses, provided standard measures are incorporated. The

following mitigation measures are required to reduce potential impacts to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

Mitigation Measures

AES-1 Lighting Plan

Prior to issuance of a building permit, a comprehensive lighting plan shall be submitted for review and approval by the City. The lighting plan shall be prepared using guidance and best practices endorsed by the International Dark Sky Association. The lighting plan shall address all aspects of the lighting, including but not limited to all buildings, infrastructure, and driveways. The lighting plan shall include the following at minimum:

- a) The point source of all exterior lighting shall be shielded from offsite views.
- b) Light trespass from exterior lights shall be minimized by directing light downward and utilizing cut-off fixtures or shields.
- c) Illumination from exterior lights shall be the lowest level allowed by public safety standards.
- d) Exterior lighting shall be designed to not focus illumination onto exterior walls.
- e) Bright white-colored light shall not be used for exterior lighting.

Monitoring: The City of Morro Bay would verify implementation of lighting design details through review and approval of the lighting plan and building plans prior to issuance of building permits for the project.

2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

The soil type on the project site is Concepcion Loam (2-5 percent slopes), based on the Natural Resources Conservation Service's Web Soil Survey (U.S. Department of Agriculture [USDA] 2018). The Concepcion Loam series consists of deep, moderately well drained soils that formed in weakly consolidated stratified alluvium or wind-deposited sandy material. These soils are on terraces adjacent to and within two miles of the Pacific Ocean.

- Would the project convert Prime Farmland, Unique Farmland, 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?*
- Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

- c. *Would the project 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))?*
- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- e. *Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

The project site is located in the City of Morro Bay's Coastal Zone and is currently undeveloped. There is no Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or agriculturally zoned land on the project site. The Concepcion Loam soil type that underlies the project site is classified as Farmland of Statewide importance if irrigated; however, the site is not irrigated. The project does not involve any development that would convert agricultural land to a non-agricultural use, conflict with existing zoning of forest land or timberland, result in the loss or conversion of forest land to non-forest uses, interrupt ongoing agricultural activity, or conflict with a Williamson Act contract. Therefore, the project would not adversely affect agricultural, forest land, or timberland resources.

NO IMPACT

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	■	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	■	☐
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	■	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	■	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☐	■

As the local Air Quality Control District, the San Luis Obispo County Air Pollution Control District (SLOAPCD) monitors air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards. The primary pollutants of concern in San Luis Obispo County are ozone (O₃) and particulate matter (PM₁₀). The major local sources for PM₁₀ are agricultural operations, vehicle dust, grading, and dust produced by high winds. Ozone is a secondary pollutant that is not produced directly by a source, but rather is formed by a reaction between nitrogen oxides (NO_x) and reactive organic gases (ROG) in the presence of sunlight. In San Luis Obispo County, the major sources of ROG are motor vehicles, organic solvents, the petroleum industry, and pesticides; and the major sources of NO_x are motor vehicles, public utility power generation, and fuel combustion by various industrial sources (SLOAPCD 2001).

Certain population groups are more sensitive to air pollution than others. Standards are designed to protect that segment of the public most susceptible to respiratory distress, such as children under 14, the elderly over 65, persons engaged in strenuous work or exercise, and people with cardiovascular and chronic respiratory diseases. Therefore, the majority of sensitive receptor locations are residences, schools, and hospitals. The project site is located adjacent to residential units to the north, south, and west.

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

As part of the California Clean Air Act, SLOAPCD is required to develop a plan to achieve and maintain the state ozone standard by the earliest practical date. The Clean Air Plan (CAP) outlines the SLOAPCD strategies to reduce ozone precursor emissions from wide variety of stationary and mobile sources. The most recent CAP was adopted by SLOAPCD in 2001. The 2001 CAP addresses the attainment and maintenance of state and federal ambient air quality standards within the SCCAB. A project's consistency with the 2001 CAP is based on whether the growth that the project would result in is accounted for in the growth assumptions of the CAP. The project is consistent with the land use designation and zoning for the project site, and the level of growth associated with the project is anticipated in the City's long term forecast and would not exceed the official regional population projections. Therefore, the project would not conflict with the growth assumptions in the CAP.

LESS THAN SIGNIFICANT IMPACT

b. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

An evaluation of both short-term and long term air pollutant emissions is provided below. Models were generated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2. Where project-specific information was not available, model default assumptions for projects within SLOAPCD were used.

Construction Emissions

Construction of the project would result in temporary increases in air pollutant emissions associated with site grading, building construction, and paving activities. Table 1 and Table 2 shows the estimates of maximum daily and quarterly construction emissions associated with the proposed development, and compares the emissions with the applicable SLOAPCD significance thresholds.

Table 1 Quarterly Construction Emissions

Pollutant	Maximum Emissions (tons/quarter) ¹	Significance Threshold (tons/quarter)	Significant Impact?
Ozone Precursors (ROG + NO _x)	1.0	2.5	No
Fugitive Particulate Matter (PM ₁₀)	0.1	2.5	No
DPM	0.11	0.13	No

1. Quarterly emissions were calculated by dividing maximum annual construction emissions by 4, since construction activities would extend for a duration exceeding 90 days, as recommended by SLOAPCD.

See Appendix A for CalEEMod software program output.

Table 2 Maximum Daily Construction Emissions

Pollutant	Maximum Daily Emissions (pounds/day)	Significance Threshold (pounds/day)	Significant Impact?
Ozone Precursors (ROG + NO _x)	57.0	137	No
Diesel Particulate Matter (DPM) ¹	1.3	7	No

1. The DPM estimations were derived from the "PM₁₀ Exhaust" output from CalEEMod as recommended by SLOAPCD. This estimation represents a worst case scenario because it includes other PM₁₀ exhaust other than DPM.

See Appendix A for CalEEMod worksheets.

As shown in Table 1 and Table 2, the project would not generate emissions in excess of SLOAPCD thresholds during construction activities. Because the County of San Luis Obispo portion of the South Central Coast Air Basin does not meet the state standard for PM₁₀, SLOAPCD requires any project with grading areas greater than 4.0 acres or that are within 1,000 feet of any sensitive receptor to implement standard fugitive dust mitigation measures. Implementation of standard SLOAPCD dust and emission control requirements during project construction ensures that PM₁₀ emissions generated by construction activities would be further reduced.

Operational Emissions

Operational emissions are contributed by on-site and off-site stationary and area sources and by mobile sources. Area source emissions include releases from combustion to heat buildings, architectural coatings, landscaping equipment exhaust, aerosol products, and similar activities at the project site. Table 3 and Table 4 summarize the daily and annual operational emissions that would result from the project, and compares the emissions with the applicable SLOAPCD significance thresholds.

Table 3 Daily Operational Emissions

Pollutant	Total Emissions (pounds/day)	Significance Threshold (pounds/day)	Significant Impact?
Ozone Precursors (ROG + NO _x)	1.0	25	No
CO	2.0	550	No
Fugitive Particulate Matter (PM ₁₀)	0.3	25	No
Diesel Particulate Matter (DPM)	0.01	1.25	No

Daily and annual emission thresholds are based on SLOAPCD CEQA Guidelines

CalEEMod – summer operational emission data to compare to operational thresholds, see Appendix A for CalEEMod worksheets.

Table 4 Annual Operational Emissions

Pollutant	Total Emissions (tons/year)	Significance Threshold (tons/year)	Significant Impact?
Ozone Precursors (ROG + NO _x)	0.2	25	No
Fugitive Particulate Matter (PM ₁₀)	0.1	25	No

Daily and annual emission thresholds are based on SLOAPCD CEQA Guidelines

1. CalEEMod – summer operational emission data to compare to operational thresholds, see Appendix A for CalEEMod worksheets.

As shown in Table 3 and Table 4, the operation of the project would not generate emissions that would exceed adopted SLOAPCD emissions thresholds.

LESS THAN SIGNIFICANT IMPACT

d. Would the project expose sensitive receptors to substantial pollutant concentrations?

Land uses such as schools, daycare centers, hospitals, or senior centers are sensitive to poor air quality conditions because infants, the elderly, and people with respiratory ailments are more susceptible to air quality-related health problems than the general public. Residential areas are also considered sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present. In the vicinity of the project site, sensitive receptors include residential areas located adjacent to the north, south, and west of the project site, as well as the project itself. The majority of project emissions would be from mobile sources that would contribute to regional emissions, but would not substantially contribute to localized elevated criteria pollutant levels. The project does not include any stationary sources of emissions on the project site. As shown in Table 1 and Table 2, the project would not generate air pollutant emissions in exceedance of SLOAPCD thresholds during construction activities or project operation. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations.

LESS THAN SIGNIFICANT IMPACT

e. Would the project create objectionable odors affecting a substantial number of people?

The project does not involve development of any uses with potential to cause significant odor impacts. As such, the project would not result in objectionable odors affecting a substantial number of people.

NO IMPACT

4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☒	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
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?	☐	☐	☐	☒

A Biological Resources Addendum for Tract No.2859 (BRA) based on the Draft and Final Environmental Impact Report for the Cloisters Residential Subdivision Project (EIR) was prepared by Sage Institute in 2017 (refer to Appendix B). There are numerous protected habitats and species that exist in Morro Bay. The BRA identifies wetlands, active dune and scrub habitats, monarch butterfly winter roosts, and species recorded in the California Natural Diversity Database (CNDD) as the primary biological resources associated with the Cloisters development.

The project site is undeveloped and supports ruderal non-native grassland cover with two rows of blue gum eucalyptus trees. A drainage feature emanating from three culverts in the northeast corner draining the urbanized north Morro Bay area runs from north to south along the eastern border of the site and connects to a pond feature in the Cloisters subdivision. At the time of the survey of the site for the BRA, the ditch was dry and the BRA states that there is no apparent natural creek flow to the site and no other drainage pattern through the site. There is no existing or proposed Environmentally Sensitive Habitat Area (ESHA) on the project site (Sage 2017).

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?*
- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- c. *Would the project 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?*

Special status species include those species that are listed as rare, threatened, or endangered by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service. Wetlands are defined by Section 404 of the United States Clean Water Act (CWA) as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions (USEPA 2018). Wetlands are critical habitat for the California red-legged frog (CRLF), a federally and state listed threatened species that has been identified in Morro Bay. According to a previous environmental impact report (EIR) for development of the Cloisters subdivision in 1991, the site did not contain any wetland habitat, and after a 2017 field survey, it was affirmed no wetland habitat are contained on site and therefore there is no expectation the CRLF would occur on the project site (Sage 2017).

Eucalyptus rows on the project site provide potential roosting habitat for monarch butterflies. A 2007 monarch butterfly winter roost survey described in the BRA found that the on-site trees were not being actively used as roosting habitat by butterflies, and that they do not provide suitable habitat based on key criteria. A search of the California Natural Diversity Database (CNDD) performed for the BRA did not identify monarch butterfly roost sites on the project site (Sage 2017).

The project site does not contain any known special status species identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service, special-status habitat, federally designated wetland areas, or riparian areas.

LESS THAN SIGNIFICANT IMPACT

- d. *Would the project 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?*

The project site is surrounded by existing residential development and is not located within any wildlife movement corridors or native wildlife nursery sites. However, the project may indirectly impact nesting birds protected under the Migratory Bird Treaty Act and their habitat within existing trees on or adjacent to the project site. Project construction would require the removal of up to 17 existing eucalyptus trees on the project site. As described in the BRA (refer to Appendix B), no large stick nests for raptors or other birds were observed in any of the eucalyptus trees and the trees do not have an open structure conducive to secretive bird nesting, though the potential for bird nesting still remains (Sage 2017). The City prohibits tree removal during the nesting bird season – February 1st to June 30th – except in cases of emergencies (City of Morro Bay 2006). However, because the project would require the removal of existing trees, mitigation is required to ensure that impacts to migratory birds would be reduced to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The City of Morro Bay has adopted Implementation Measures for Major Vegetation Removal, Replacement and Protection Regarding Private Property Tree Removals. The guidelines establish when replacement of vegetation is required, and define vegetation types. Because the project would remove more than three trees, replacement of vegetation would be required. A Certified Arborist Report was prepared for the site in 2007 (see Appendix C), which describes the existing trees on-site and the applicable City tree replacement requirements. The Arborist Report concludes that the site is not an active overnight roosting location for monarch butterflies, and that removal of the existing blue gum eucalyptus trees on the site would not impact sensitive species (Schreiber 2007). The following mitigation measures from the Arborist Report are required to reduce potential impacts to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

- f. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The project site is not located in an area covered by an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approval local, regional, state habitat conservation plan.

NO IMPACT

Mitigation Measures

BIO-1 Nesting Bird Mitigation

Vegetation removal and initial site disturbance for any project elements shall be conducted between July 1 and January 31, outside of the nesting season for birds. If vegetation removal would occur during the bird nesting season (February 1 to June 30th), preconstruction nesting bird surveys shall be required to determine if any active nests are present on the project site. If no active nests are found, then no further mitigation shall be required. If any active nests are found that would be

impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist.

Monitoring: Construction and grading plans shall clearly note the above mitigation measure on applicable sheets, and be clearly visible to contractors and City inspectors. Community Development Department staff shall inspect the site for compliance with the above requirement.

BIO-2 Tree Replacement

Eucalyptus trees removed shall be replaced at a ratio of two five-gallon trees, or one 15-gallon tree, for every tree removed. The replacement trees may be planted on the project site, or on other privately-held lands within the property owners' permission, or presented to the City to plant on public lands. Replacement trees as appropriate for the site shall be incorporated into a landscape plan for the project, and if planted prior to construction of residences, shall be protected during construction to ensure their viability.

Monitoring: The City of Morro Bay would approve landscape plans prior to issuance of building permits for the project and verify implementation of the landscape plan prior to occupancy.

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 §15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	☐	☒	☐	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☒	☐	☐
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

The California Environmental Quality Act (CEQA) requires a lead agency determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1) and tribal cultural resources (PRC Section 21074 [a][1][A]-[B]). A historical resource is a resource listed in, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources, or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (State CEQA Guidelines, Section 15064.5[a][1-3]).

A resource shall be considered historically significant if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Rincon Consultants reviewed a records search conducted by the Central Coast Information Center at University of California Santa Barbara. There are over 30 surveyed archaeological sites in the incorporated boundary of Morro Bay, three of which are located within one half mile of the project site.

California Assembly Bill 52 of 2014 (AB 52) and California State Senate Bill 18 of 2004 (SB 18) require Native American consultation for the project to address potential impacts to tribal cultural resources as a result of the project.

Section 15064.5 of the CEQA Guidelines assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. The disposition of human remains is governed by Health and Safety Section 7050.5 and PRC Sections 5097.94 and 5097.98, and falls within the jurisdiction of the Native American Heritage Commission (NAHC). In the event that human remains are discovered, the County Coroner must be notified within 48 hours and there can be no further disturbance to the site where the remains were found. If the remains are determined by the coroner to be Native American, the coroner is responsible for contacting the NAHC within 24 hours. The NAHC, pursuant to PRC Section 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment or disposal.

- a. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

Rincon Consultants reviewed the National Register of Historic Places and California Register of Historical Resources databases of significant historical and archeological resources. There are no recognized historic buildings, objects, sites, or districts on the project site (National Park Service 2018, City of Morro Bay 2016).

NO IMPACT

- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?*
- c. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?*

Two surveys have been performed for archaeological resources on the project site, in 2017 and 2007. The 2007 surface archaeologic survey by Cultural Resource Management Services found no evidence of significant historic or prehistoric archeological resources within the project area. In 2017 City staff performed a records search of the Central Coast Information Center at the University of California Santa Barbara identified no archaeological resources on site or within a 300 foot radius (Central Coast Information Center, 2018). The nature of the 2007 surface survey and the follow up records search in 2017 does not preclude the possible existence of such remains or archaeological resources, especially in region that is demonstrated to be archeologically sensitive. The City of Morro Bay's General Plan outlines policies and programs related to archeological resources. Development on the project site would be required to comply with General Plan Program LU – 82.4, which outlines mitigation measures in the case archaeological resources are discovered during construction of new development (City of Morro Bay 1988). Mitigation Measure CUL-1 describes construction monitoring that would ensure potential impacts to undiscovered cultural resources would remain less than significant.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

- d. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Unanticipated discovery of human remains during project excavation would require compliance with Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98. Compliance with Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98 would ensure that unanticipated discovery of human remains during project excavation would be addressed appropriately by the County Coroner and NAHC (if required), and would not constitute a significant impact.

NO IMPACT

Mitigation Measures

CUL-1 Construction Monitoring

A qualified archaeologist with experience in Northern Chumash Tribal Cultural materials and paleontologist shall monitor all groundbreaking and earthmoving activities within the project site. In the event that archaeological and historic artifacts are encountered during project construction, all work in the vicinity of the find will be halted until such time as the find is evaluated by a qualified archaeologist and appropriate mitigation (e.g., curation, preservation in place, etc.), if necessary, is implemented. If further testing is required as a result of encounter with archaeological or historic artifacts, a Northern Chumash monitor shall be retained for monitoring.

Monitoring: Construction and grading plans shall clearly note the above mitigation measure on applicable sheets, and be clearly visible to contractors and City inspectors. Community Development Department staff shall inspect the site for compliance with the above requirement.

6 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:				
1. 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?	☐	☐	☒	☐
2. Strong seismic ground shaking?	☐	☐	☒	☐
3. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
4. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
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?	☐	☐	☐	☒

The City of Morro Bay is located in a seismically active area. Nearby faults that are seismically active and could potentially affect the City include the Los Osos fault, the Hosgri fault, the Oceanic-West Huasna fault, the Rinconada fault, East Huasna fault, the La Panza fault, and the San Andreas fault

(City of Morro Bay, 2017). The project site is general flat, and is located in an area with low risk of landslide and moderate liquefaction potential (City of Morro Bay, 2017). The site is located in a San Luis Obispo Air Pollution Control District Naturally Occurring Asbestos (NOA) buffer zone, which indicates that the site may contain serpentine soils (SLOAPCD, 2018).

- a.1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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?*
- a.2. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

The project consists of minor grading and land alteration for development of residential units. Under the Alquist-Priolo Special Studies Zone Act, the State is required to delineate study zones that encompass all potentially or recently-active fault traces deemed sufficiently active to constitute a potential hazard to structures from surface faulting or fault creep. The project site is located within a moderate zone for seismic hazard and ground shaking (California Department of Conservation 2003). To minimize potential seismic impacts, California Building Code includes minimum standards for structural design, necessary tests and inspections, provisions addressing building foundations, and standards for the use of certain materials (City of Morro Bay, 2006). The City's 2006 Local Hazard Mitigation Plan outlines mitigation strategies intended to minimize risk to people, existing and future critical facilities due to earthquakes (City of Morro Bay 2006). Compliance with local policies and state regulations regarding building standards, hazard mitigation and seismic safety would minimize risk and exposure to adverse effects of seismic ground shaking.

LESS THAN SIGNIFICANT IMPACT

- a.3. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*
- a.4. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*
- b. Would the project result in substantial soil erosion or the loss of topsoil?*
- c. Would the project be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?*
- d. Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

Construction on the project site would be required to comply with all applicable City code requirements, including the Building Code, which requires proper documentation of soil characteristics for designing structures that are built to resist shaking or to remain standing in an earthquake. The Building Division of the City's Community Development Department reviews project plans for compliance with applicable soils engineering requirements.

Landslide prone areas in the City of Morro Bay are generally located east of SR 1 and north of SR 41. The project site is general flat, and is located in an area with low risk of landslide (City of Morro Bay, 2017). Compliance with NPDES permit requirements regarding stormwater would limit project runoff levels to pre-project levels and minimize potential soil erosion and loss of top soil.

LESS THAN SIGNIFICANT IMPACT

- e. *Would the project 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?*

The proposed development would be connected to the City's existing sewer system for wastewater disposal. Therefore, the project would not result in impacts associated with soils that are incapable of supporting septic tanks and alternative wastewater disposal systems.

NO IMPACT

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?	☐	☐	☒	☐
b. Conflict with any applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Project implementation would generate greenhouse gas (GHG) emissions through the burning of fossil fuels or other emissions of GHGs, thus potentially contributing to cumulative impacts related to climate change. In response to an increase in man-made GHG concentrations over the past 150 years, California has implemented AB 32, the “California Global Warming Solutions Act of 2006.” AB 32 codifies the Statewide goal of reducing emissions to 1990 levels by 2020 (essentially a 15% reduction below 2005 emission levels) and the adoption of regulations to require reporting and verification of statewide GHG emissions. Furthermore, on September 8, 2016, the governor signed Senate Bill 32 (SB 32) into law, which requires the State to further reduce GHGs to 40 percent below 1990 levels by 2030. SB 32 extends AB 32, directing the California Air Resources Board (ARB) to ensure that GHGs are reduced to 40 percent below the 1990 level by 2030.

On December 14, 2017, CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. The 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally-appropriate quantitative thresholds consistent with a statewide per capita goal of six metric tons (MT) CO₂e by 2030 and two MT CO₂e by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, subregional, or regional level), but not for specific individual projects because they include all emissions sectors in the State.

The vast majority of individual projects do not generate sufficient GHG emissions to directly influence climate change. However, physical changes caused by a project can contribute incrementally to cumulative effects that are significant, even if individual changes resulting from a project are limited. The issue of climate change typically involves an analysis of whether a project’s contribution towards an impact would be cumulatively considerable. “Cumulatively considerable” means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15064[h][1]).

In January 2014, Morro Bay adopted a Climate Action Plan (CAP), which provides qualitative thresholds consistent with AB 32 Scoping Plan measures and goals. As identified in SLOAPCD’s *CEQA Air Quality Handbook*, if a project is consistent with an adopted Qualified GHG Reduction Strategy,

such as a CAP, that addresses the project's GHG emissions, it can be presumed that the potential climate change impact of the project's GHG emissions would be less than significant. This approach is consistent with State CEQA Guidelines Section 15064(h) and 15183.5(b). The City's CAP was developed to be consistent with State CEQA Guidelines Section 15183.5 and SLOAPCD's *CEQA Air Quality Handbook* to mitigate emissions and climate change impacts, and serves as a Qualified GHG Reduction Strategy for the City of Morro Bay.

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

In the short term, the project would result in minor increases in GHG emissions during project construction. Such an increase would not individually contribute to climate change. However, it would contribute to the global cumulative impact from GHG emissions. Standard City construction regulations would apply to the project, including requirements that:

- A minimum of six percent of construction vehicles and equipment be electrically-powered or use alternative fuels such as compressed natural gas, and
- The contractor will limit idling of construction equipment to three minutes and will post signs to that effect.

Long-term impacts would be primarily associated with vehicle trips to and from the project site. However, the project is consistent with the General Plan land use designation for the site and policy provisions of the City's General Plan, and would result in infill development, located in close proximity to transit, City services, and employment centers. City policies recognize that compact, infill development allows for more efficient use of existing infrastructure and city-wide efforts to reduce GHG emissions. The Morro Bay CAP also recognizes that energy-efficient design will result in significant energy savings, which result in GHG emissions reductions.

Appendix C of the Morro Bay CAP contains a CAP Compliance Worksheet, which includes mandatory and voluntary emissions reduction measures used by the City to demonstrate project-level compliance with the CAP. The project would be required through Conditions of Approval to comply with all mandatory measures from Appendix C of the CAP, including provision of bicycle parking, pedestrian linkages and interconnectivity, traffic calming, and landscaping.

LESS THAN SIGNIFICANT IMPACT

8 Hazards and 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located in 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

The City's Local Hazard Mitigation Plan states that the potential for hazardous materials emergencies in Morro Bay is low (City of Morro Bay 2006). The project site is currently vacated and there are no known historical uses on the site that would result in hazardous material contamination, such as previous development, agricultural use, or industrial storage. Additionally, there are no known sources of hazardous materials, such as industrial uses, manufacturing, or fuel stations, located in the project site proximity.

The project site is located within a 'Local Responsibility Area' (LRA) as defined by the California Department of Forestry and Fire Protection (CalFire). Morro Bay is responsible for fire prevention and support within its city limits (City of Morro Bay, 8-15, 2017). The City has areas of elevated wildfire risk along the southeastern edge of the community, near Black Hill and Cerro Carrillo, which are designated as Very High Fire Hazard Zone or High Fire Hazard Zone (City of Morro Bay, 8-15, 2017).

- Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- Would the project 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?*
- Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

The project would not involve the transport, use, or disposal of substantial quantities of hazardous materials. Construction activities related to the project would be subject to standard requirements for the handling of hazardous materials. Proper handling, transportation, and disposal in accordance with federal, state, and local law and regulations would avoid significant exposure and hazards to people and the environment from potential hazardous materials contamination. The project site is located adjacent to SR 1, which is a major transportation corridor but is not identified as a major corridor for transportation of hazardous waste (City of Morro Bay 2006). The residential development of the project site would not increase transportation of hazardous materials, and would not result in an increase in the potential risk of upset along this corridor.

The project is located less than 0.2 miles from Del Mar Elementary School. However, the project does not involve development of any uses or operations that would result in the emission of hazardous materials.

LESS THAN SIGNIFICANT IMPACT

- d. *Would the project be located on a site included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

In order to evaluate hazardous materials records located on the project site or adjacent to the project site, the following databases were reviewed: California State Water Resources Control Board Geotracker, United States Environmental Protection Agency (USEPA) Resource and Recovery Act, Enviro Facts, USEPA Permit Compliance System, the California Department of Toxic Substances EnviroStar Database, and the USEPA CERCLS Public Access Database. Review of these databases indicates that the project site is not located in a site or within 1,000 feet of a site that is considered to contain hazardous materials pursuant to Government Code Section 65962.5.

NO IMPACT

- 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?*
- f. *For a project near a private airstrip, would it result in a safety hazard for people residing or working in the project area?*

The project site is not located within an airport land use plan area, within two miles of a public airport, or near a private airstrip. Therefore, there would be no impacts regarding airport safety hazards.

NO IMPACT

- g. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The City of Morro Bay's Multi-hazard Emergency Response Plan outlines policies and concepts for responding to earthquakes, hazardous material, multi-casualty, storm and flooding, wildland fire, terrorism, nuclear emergencies, and tsunamis. The plan was adopted in 2003 and most recently revised in 2008 (City of Morro Bay, 2008). Residential development of the project site and associated minimal population growth would not interfere with implementation of programs outlined in the Multi-hazard Emergency Response Plan.

NO IMPACT

- h. *Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

The project site is located within an existing residential, developed area. According the City of Morro Bay's Local Hazard Mitigation Plan, the probability of a wildland fire in the community is low and risk of wildland fire is not substantive (City of Morro Bay, 2006). Additionally, according to the California Department of Forestry and Fire Protection (CalFire), the project site is not located within a Very

High Fire Hazard Severity Zone (CalFire, 2009). Therefore, the risk of significant adverse effects from wildland fires would be minimal.

LESS THAN SIGNIFICANT IMPACT

9 Hydrology and 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?	☐	☐	☒	☐
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 that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d. Substantially alter the existing drainage pattern of the site or area, including the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f. Otherwise substantially degrade water quality?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g. Place housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?	☐	☐	☒	☐
h. Place structures in a 100-year flood hazard area that would impede or redirect flood flows?	☐	☐	☒	☐
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including that occurring as a result of the failure of a levee or dam?	☐	☐	☒	☐
j. Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

The project site is located within an area designated as zone X by the Federal Emergency Management Agency (FEMA), which is outside of the 0.2 percent annual chance floodplain (500-year flood) FEMA, 2018). The closest creek to the site, Alva Paul creek, is located approximately 0.3 miles to the north of the project site. The topography of the project site is generally flat with 2-5 percent slopes and ability to transmit water from very low to moderately low. Water quality standards and requirements for the project are maintained by the Regional Water Quality Control Board.

- a. *Would the project violate any water quality standards or waste discharge requirements?*
- c. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?*
- d. *Would the project substantially alter the existing drainage pattern of the site or area, including the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?*
- e. *Would the project create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- f. *Would the project otherwise substantially degrade water quality?*

The project site would disturb more than one acre and would add up to 24,407 square feet of impervious surface, which would increase stormwater runoff from the site (Gary Taylor & Associates

2017). The project would be required to comply with National Pollutant Discharge Elimination System (NPDES) General Permit requirements, which would limit peak post-project runoff levels to pre-project levels. The NPDES program controls water pollution by regulating point sources that discharge pollutants into waters of the United States, including construction activity. According to the City's Stormwater Management Guidance Manual, this project would require application of Performance Requirement No. 1-3, which require that Low Impact Development (LID) strategies be incorporated in the project design, and preparation of a SWCP (City of Morro Bay 2014). A Stormwater Control Plan (SWCP) was completed for the site in 2017, which outlines drainage designs, applies performance requirements, and estimates post-development runoff from the site. As described in the SWCP, on-site retention and infiltration facilities would have sufficient capacity to treat estimated stormwater runoff associated with site development (Gary Taylor & Associates 2017).

Surface drainage from the proposed lots would be directed to Verdon Court and collected in a storm drain line that would connect to the existing public storm line in Coral Avenue. The project would be consistent with Policy 9.12 of the City's Coastal Land Use Plan Chapter X, Hazards, which requires that all development incorporate Regional Water Quality Control Board Best Management Practices for water quality protection (City of Morro Bay 1988) and incorporate Stormwater Management Guidance Manual Low Impact Development and Post-Construction Requirements (City of Morro Bay, 2018).

LESS THAN SIGNIFICANT IMPACT

- b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering or the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?*

The Morro Valley and Chorro Valley Groundwater Basis are the main groundwater basins that underlie the City. The City operates seven drinking water wells, four of them active, in the Morro Groundwater Basin, and eight wells in the Chorro Groundwater Basin, with only one being active due to high nitrate levels. The use of groundwater resources from these groundwater basins is controlled by the State Water Resources Control Board (SWRCB). The project would rely on groundwater; however, the City of Morro Bay's Urban Water Management Plan (UWMP) indicates that the City is expected to have an available groundwater supply in excess of projected demands through 2035 (City of Morro Bay 2017). In addition, the project would be required to comply with NPDES requirements, which would limit peak post-project runoff levels – and associated groundwater recharge – to pre-project levels.

LESS THAN SIGNIFICANT IMPACT

- g. Would the project place housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?*
- h. Would the project place structures in a 100-year flood hazard area that would impede or redirect flood flows?*

The project site is mapped within Federal Emergency Management Agency (FEMA) Zone X, according to a recent Federal Emergency Management Agency (FEMA) May 2017 Map Change

(FEMA, 2017). Areas in Zone X are considered outside of the 0.2 percent annual chance floodplain (500-year flood). The project would not place any structures or housing within in a 100-year floodplain, and would not affect the floodplain elevation offsite.

LESS THAN SIGNIFICANT IMPACT

- i. *Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, including that occurring as a result of the failure of a levee or dam?*
- j. *Would the project result in inundation by seiche, tsunami, or mudflow?*

The County of San Luis Obispo has developed an inundation flood hazard map for county, including incorporated cities. Based on the County's inundation flood hazard map, the project site is not located within a dam inundation area and is not subject to flood risk from dam or levee failure according to the County of San Luis Obispo's Dam inundation flood hazard map (County of San Luis Obispo, 2018). The City's Safety Element states that there may be future construction of dams, and studies to analyze flood risk for the community as a result of dam construction will be conducted (City of Morro Bay, V 12, 1988). The project site is located within a tsunami hazard area (City of Morro Bay, 2017). The City of Morro Bay's Multi-Hazard Emergency Response Plan outlines City operations and mutual aid agreements that would take effect in the event of a disaster such as a tsunami (City of Morro Bay, 2008). In addition, the San Luis Obispo County Tsunami Response Plan, which outlines coordinated response to tsunami threats for the areas at risk in the County, includes risk assessment and evacuation guidance. The site is not located adjacent to bodies of water such as Morro Bay, which has potential risk for seiche run up (County of San Luis Obispo, 2016).

LESS THAN SIGNIFICANT IMPACT

10 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c. Conflict with an applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a. *Would the project physically divide an established community?*

The project does not contain features, such as a new road or wall, which would physically divide an established community.

NO IMPACT

b. *Would the project 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?*

The project site is designated as Moderate Density Residential (4 to 7 dwelling units per acre) in the Morro Bay General Plan/Local Coastal Plan. The project would result in development of residential uses in an area of the City that is planned and zoned for residential development. Additionally, the project would adhere to the City's Local Coastal Plan Policy 0.6.1.a, which states that the Coastal Resources Residential areas outside of the public view corridor may be used for single family detached residences with minimum lot areas of not less than 6,000 square feet and consistent with Chapter 16 of the Municipal Code (City of Morro Bay 1988).

NO IMPACT

- c. *Would the project conflict with an applicable habitat conservation plan or natural community conservation plan?*

The project site is not located within an area covered by an adopted habitat conservation plan or natural community conservation plan.

NO IMPACT

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

The project site does not contain any known valuable mineral resources or mineral resource recovery sites. According to the California Department of Conservation (DOC), the project site is located within a Surface Mining and Reclamation Act (SMARA) study area for concrete aggregate in the San Luis Obispo-Santa Barbara Production Consumption Region. However, there are no existing SMARA petitions on the project site or within the study area (DOC 2018).

- a. *Would the project 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?*
- b. *Would the project 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?*

There are no known mineral resources that would be of value to the region and the residents of the state within the project site, according to the California Department of Conservation. Additionally, the site does not contain known mineral resource recovery sites that have been previously delineated by the local general plan, specific plan, or other land use plan.

NO IMPACT

12 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. A substantial permanent increase in ambient noise levels above those existing prior to implementation of the project?	☐	☐	☒	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e. For a project located in 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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f. For a project near a private airstrip, would it expose people residing or working in the project area to excessive noise?	☐	☐	☐	☒

Noise is defined as unwanted sound. Noise level measurements include intensity, frequency, and duration, as well as time of occurrence. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Sound pressure level is measured on a logarithmic scale with the 0 dBA level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound).

pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dBA, and a sound that is 10 dBA less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dBA greater than the ambient noise level to be judged as twice as loud. In general, a 3 dBA change in the ambient noise level is noticeable, while 1-2 dBA changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while areas adjacent to arterial streets are typically in the 50-60+ dBA range. Normal conversational levels are usually in the 60-65 dBA range and ambient noise levels greater than 65 dBA can interrupt conversations.

Noise levels from point sources, such as those from individual pieces of machinery, typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from the noise source. Noise levels from lightly traveled roads typically attenuate at a rate of about 4.5 dBA per doubling of distance. Noise levels from heavily traveled roads typically attenuate at about 3 dBA per doubling of distance. Noise levels may also be reduced by intervening structures; generally, a solid wall or berm can reduce noise levels by 5 to 10 dBA (Federal Transit Administration [FTA] 2006). The manner in which homes in California are constructed generally provides a reduction of exterior-to-interior noise levels of approximately 20 to 25 dBA with closed windows (FTA 2006).

Some land uses are more sensitive to ambient noise levels than other uses due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, museums, cultural facilities, parks, and outdoor recreation areas are more sensitive to noise than commercial and industrial land uses. Sensitive uses located within the vicinity of the project site include single family and residential units.

The City's General Plan Noise Element threshold for noise exposure is 60dB for most land uses. Additionally, the City's Zoning Ordinance contains noise limitations and specifies operations hours, review criteria, noise mitigation, and requirements for noise analysis.

- a. *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The project site's noise levels were analyzed in an acoustics report prepared by 45dB Acoustics in 2017 (refer to Appendix D). Existing noise levels on the project site range from range from 72 dBA nearest SR 1, down to 56 dBA at the western edge of the project site. Twenty-year future (year 2037) noise levels were estimated to increase by approximately one decibel to 73 dBA nearest to SR 1 down to 57 dBA at the western edge of the project site. Traffic noise from SR 1 is the primary source of noise on the site. The proposed SFR units would be set back by approximately 50 feet from the eastern site boundary, which is the nearest portion of the site to SR 1. The City's General Plan Noise Element threshold for noise exposure is 60 dB for most land uses. For residential land uses, this threshold is intended to ensure that interior spaces would not be exposed to noise levels that would impact residents. New residential uses would be required to be designed and constructed in compliance with California Green Building Standard Code (CGBSC) for interior spaces. The manner in which homes in California are constructed generally provides a reduction of exterior-to-interior noise levels of approximately 20 to 25 dBA with closed windows (FTA 2006). Therefore, the proposed SFR units closest to SR 1 would be exposed to interior noise levels up to approximately 47 dBA, which exceeds the Title 24 interior noise level maximum of 45 dBA. Mitigation is required to ensure that noise levels at new residential uses would not be exposed to noise that would exceed applicable state and local regulations.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

- b. *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*
- d. *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Site development would result in short-term increases in ambient noise levels related to the use of construction equipment, including generator sets, forklifts, graders, pavers, rollers, and tractors. Potential short-term construction noise levels are dependent on the location of the equipment on the site as well as the number and types of construction equipment used during construction. Construction activities may also result in temporary ground borne vibration. Construction and ground borne vibration is regulated by the City's Municipal Code, which regulates noise and vibration levels of equipment during construction by limiting construction activity to daytime hours. Compliance with the City's Municipal Code for construction activity would ensure that short-term noise and vibration during construction would not result in a significant noise impact at adjacent uses.

LESS THAN SIGNIFICANT IMPACT

- c. *Would the project result in a substantial permanent increase in ambient noise levels above levels existing without the project?*

New development on the project site would result in new vehicle trips on area roadways, primarily Coral Avenue, San Jacinto Street, and SR 1, that may increase noise along area roadways. For new vehicle trips to result in a perceptible (approximately 3 dBA) traffic noise increase, a project would typically have to double of vehicle traffic on area roadways in the project site vicinity. Estimated traffic volumes on San Jacinto Street, bordering the project site, are between 600-650 trips per day (City of Morro Bay 1988). The proposed six residential units would result in approximately 59 new daily trips on area roadways, based on trip generation factors in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition (refer to Appendix A), which would be less than a 10% increase on San Jacinto Street, the lowest-volume roadway that would receive a substantial proportion of project traffic. This addition of new vehicle trips to area roadways would not substantially increase daily traffic on area roadways, or otherwise cause traffic noise levels to increase perceptibly offsite.

LESS THAN SIGNIFICANT IMPACT

- e. *For a project located in 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 expose people residing or working in the project area to excessive noise levels?*
- f. *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?*

The project is not located in an adopted airport land use plan or within two miles of a public airport or private airstrip.

NO IMPACT

Mitigation Measures

N-1 Sound Transmission Class Rating for Wall/Window Assemblies

To the extent feasible, habitable spaces in SFR homes will face away from State Route 1. Bathrooms, kitchens, corridors and closets are not habitable spaces. If habitable spaces face east toward State Route 1, a composite/combined wall/window assembly of Sound Transmission Class 33 facing the noise source is required to ensure that the interior habitable space noise level would be below 45 dBA CNEL.

Monitoring: The City of Morro Bay will verify implementation of design details through review and approval of building plans prior to issuance of building permits for the project.

13 Population and Housing

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

California Department of Finance (DOF) current population estimate for the City of Morro Bay is 10,762 (DOF, Table E-1, 2017). The San Luis Obispo County Association of Governments (SLOCOG) Regional Growth Forecast 2010-2050 presents forecasts of population and employment between 2010 and 2050 for the County of San Luis Obispo, including the City of Morro Bay. SLOCOG projects that the City will have a population of 12,261 residents and 7,433 housing units by 2050.

- Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*
- Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
- Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

The project would involve the construction of six new single family residences. The DOF estimates an average occupancy rate of 2.08 persons per household in Morro Bay. Therefore, the project would add up to 13 new residents to the City. The project would not add population beyond that anticipated by the SLOCOG growth forecast. The level of growth associated with the project is anticipated in the City's long term forecast, and would not cumulatively exceed the official regional population projections. The project site is currently undeveloped; therefore, the project would not result in the displacement of a substantial number of housing units or people.

NO IMPACT

14 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 public services:				
1 Fire protection?	☐	☐	☒	☐
2 Police protection?	☐	☐	☒	☐
3 Schools?	☐	☐	☒	☐
4 Parks?	☐	☐	☒	☐
5 Other public facilities?	☐	☐	☒	☐

Police, Fire, and Emergency Services

The City of Morro Bay provides fire protection, police protection, and emergency services. The project site is served by the City of Morro Bay Police Department, which is located at 850 Morro Bay Boulevard. The City of Morro Bay Fire Department maintains two stations at 715 Harbor Street and 460 Bonita Street. The average response time for the department within the community varies depending on geographic location of the incident. The average response time north of Highway 41 is approximately five minutes and the average response time south of Highway 41 is approximately three minutes. The department operates and manages two fire engines, one quint, one rescue truck, one command vehicle, two utility vehicles, and a mass casualty vehicle. Additionally, the department also operates an engine provided the California State Office of Emergency Services.

Emergency service includes ambulance and hospital service. Private companies throughout the County and within the City of Morro Bay are provided by private ambulance service. Hospital services are provided by Urgent Care Morro Bay and additional facilities located in San Luis Obispo. Additionally, the Morro Bay Fire Department has mutual and automatic aid agreements with neighboring communities and responds cooperatively with Morro Bay Harbor Patrol and United States Coast Guard for offshore emergency services.

Schools

The City of Morro Bay is served by the San Luis Coastal Unified School District (SLCUSD), which is responsible for managing fifteen preschool to twelfth grade schools that serve approximately 7,500 students. Two SLCUSD schools are located in Morro Bay: Morro Bay High School located 235 Atascadero Road and Del Mar Elementary located at 501 Sequoia Street. In the 2016-2017 school years, Morro Bay High School had 813 students and Del Mar Elementary had 409 students.

Parks

The City of Morro Bay manages numerous parks within the City including Morro Rock Beach, Morro Bay High School, Monte Young Park, Del Mar Park, Anchor Street Park, Keiser Park, Morro Bay City Park, Centennial Park, Coleman Park, Bayshore Bluffs, Tidelands Park, North Point, and Cloisters Park. In addition, Morro Bay is home to Morro Strand State Beach and Morro Bay State Park, which are managed by the California Department of Parks and Recreation, and a state marine recreational management area. Together, these recreational resources total over 5,000 acres of recreation and open space area, including 10 miles of ocean and bay front shoreline (City of Morro Bay, 2017). Approximately 95 percent of this shoreline has public lateral access, which provides active recreational opportunities for residents.

- a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the 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?*

The project site is surrounded by existing development that is served by existing fire protective services, and the project would not result in any change to fire response or performance objectives. There is an existing fire hydrant adjacent to the project site on Coral Avenue. Future construction and structures on site would be required to comply with applicable building and fire codes and would be served by existing fire protection services. No new construction or physical alterations of fire protection facilities would be required.

LESS THAN SIGNIFICANT IMPACT

- a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The project site is surrounded by existing development that is served by existing fire protective services, and the project would not lower police service ratios or increase response times for the Morro Bay Police Department. As a result, no new construction or physical alterations of police protection facilities would be required.

LESS THAN SIGNIFICANT IMPACT

- a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

As described in Section 13, Population and Housing, the project would add up to 13 new residents to the City. Projected capacity over the next five years within SLCUSD's coastal areas is 1,314 (SLCUSD, 2016). The project would not directly increase the population of school-aged children or directly result in an increase in school enrollment. However, consistent with the requirements of Senate Bill 50, the project would be required to pay a school impact fee (Government Code Section 65970) to the SLCUSD. The fees necessary for development of the project would be directed towards the maintenance of adequate schools service levels, which includes the expected increases in capacity. Implementation of the state fee system would ensure that significant impacts to schools, which could directly result from implementation of the project, would be offset by development fees. Therefore, the project would not result in new physical impacts associated with school facility expansion or new school facility construction.

LESS THAN SIGNIFICANT IMPACT

- a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.5. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 other public facilities?*

As described in Section 13, Population and Housing, the project would add up to 13 new residents to the City. The increase in the City's population as a result of the project would result in an incremental increase use of nearby City parks and other public facilities. However, the City has adequate City- and State-managed recreational facilities. The Recreation and Parks Department upgrades City facilities as funds become available. Therefore, the addition of 13 new residents to the City would not lead to the substantial physical deterioration of facilities, or require additional facilities.

LESS THAN SIGNIFICANT IMPACT

15 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project 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?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

The City of Morro Bay currently has 31.56 acres of park space. The City manages numerous parks including Morro Rock Beach, Morro Bay High School, Monte Young Park, Del Mar Park, Anchor Street Park, Keiser Park, Morro Bay City Park, Centennial Park, Coleman Park, Bayshore Bluffs, Tidelands Park, North Point, and Cloisters Park. In addition, Morro Bay is home to Morro Strand State Beach and Morro Bay State Park, which are managed by the California Department of Parks and Recreation, as well as a state marine recreational management area. Together, these recreational resources total over 5,000 acres of recreation and open space area. In addition to parks, Morro Bay maintains numerous City-owned buildings and open areas available to community members for use and for rent, including basketball courts, tennis courts, and baseball fields.

- a. *Would the project 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?*
- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The project does not include any new recreational facilities, and the project site is located adjacent to community recreational and park facilities, including Cloisters Community Park and Morro Strand State Beach. The increase in the City's population as a result of the project would result in an incremental increase use of nearby recreational facilities. However, the increase in use of City parks and recreational facilities as a result of the project would be minimal and the project would not result in the need for new or altered recreational facilities.

LESS THAN SIGNIFICANT IMPACT

16 Transportation/Traffic

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
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, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
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 county congestion management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☐	☒
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	☐	☐	☐	☒

The project site is located at San Jacinto Street and Coral Avenue adjacent to SR 1. Estimated traffic volumes on San Jacinto Street, bordering the project site, are between 600-650 trips per day (City of Morro Bay 1988). The project would result in approximately 59 new daily weekday trips (refer to Appendix A).

- a. *Would the project conflict with an applicable plan, ordinance or policy establishing a measure 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, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?*
- b. *Would the project 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 county congestion management agency for designated roads or highways?*

Project vehicle trips would primarily use Coral Avenue and San Jacinto Street to access SR 1. Roadways in the site vicinity, including the intersections at San Jacinto Street/SR 1 and San Jacinto Street/Main Street, function acceptably (City of Morro Bay, 2017), and project-added vehicle trips would not add substantially to the demand on the circulation system or conflict with performance standards in any applicable circulation system plan, congestion management program, or any other agency's plans for congestion management.

LESS THAN SIGNIFICANT IMPACT

- c. *Would the project 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?*

The project is not located within the any airport influence area or Airport Land Use Plan. Therefore, the project would not affect airport operations, and would have no direct or indirect effects on air traffic.

NO IMPACT

- d. *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*
- e. *Would the project result in inadequate emergency access?*

The project does not include any new roadways or other public infrastructure. Therefore the project would not result in roadway hazards on or in the vicinity of the site. Project site design, including ingress and egress, would be required to comply with applicable standards pertaining to site access. Parking would be prohibited on Verdon Court to facilitate fire and emergency access, consistent with City fire code standards

NO IMPACT

- f. Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?*

The project site is located adjacent to transit options and bicycle and pedestrian facilities. The project is located along San Jacinto Street, which is a corridor proposed from a Class II Bike Lane and proposed sidewalk improvement (City of Morro Bay, 13-25, 2017). Additionally, the site is located within 600 feet of regional and local transit routes, including San Luis Obispo Regional Transit Agency Route 15 and Morro Bay Transit. The project would not result in any changes to transit operations, bicycle, or pedestrian facilities, or result in decreased performance or safety of these operations and facilities.

NO IMPACT

17 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 2024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

As of July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted and expands CEQA by defining a new resource category, "tribal cultural resources." AB 52 establishes that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 2024.1?*

Pursuant to AB 52, the City of Morro Bay has prepared and sent letters to representatives of tribes who have requested AB 52 consultation. Two representatives have inquired about or provided comments on the project, including a request that the City conducted an updated cultural records search. City staff is managing formal consultation with tribes that have made inquiries and requests, including an updated records search that was received by the City on January 11, 2018. As discussed in Section 4, no historical and/or archaeological resources have been identified on the project site, and Mitigation Measure CUL-1 has been included to provide mitigation for the potential encounter of previously unidentified archaeological or historic artifacts during project groundbreaking or earthmoving activities.

LESS THAN SIGNIFICANT IMPACT

18 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Water Supply

The Morro Bay Public Works Water Division provides water service for the City. The 2015 UWMP provides water supply and demand estimates for 25 years into the future). The UWMP projects that the service area population will reach 12,255 in 2035 (City of Morro Bay 2015). The City received the majority of its water supply from the State Water Project (SWP), which is purchased the San Luis

Obispo County, and local groundwater. Two local groundwater basins, Morro and Chorro Basins, provide the majority of groundwater for the City and the City operates seven drinking water wells, four of them active, in the Morro Groundwater Basin, and eight wells in the Chorro Groundwater Basin, with only one being active due to high nitrate levels. Additionally, a desalination plant supplements the City's water supply in drought conditions. In 2015, total water production available to the City was 1,088 acre feet. The City's water supply is projected to remain relatively constant from 2015-2035 to meet associated projected water demands, and the City is expected to have an available water supply in excess of projected demands through 2035.

Wastewater

The Morro Bay – Cayucos Wastewater Treatment Plan (MBCSD) is committed to consistently meeting and exceeding performance requirements and providing wastewater treatment on behalf of the communities of Morro Bay and Cayucos. The facility is jointly owned by the City of Morro Bay and the Cayucos Sanitary District and serves approximately 13,300 people and in 2007, had an average daily flow of 1.089 million gallons per day (City of Morro Bay 2017). The Morro Bay Wastewater Treatment Plant (WWTP) is rated for an average daily dry flow weather (ADFW) of 2.06 mgd, a peak seasonal dry weather flow (PSDFW) of 2.36 mgd, and a peak hour flow (PHF) of 6.6 mgd. The rated design capacity for secondary treatment facilities is 0.97 mgd. Flows in excess of 0.97 receive primary treatment only (City of Morro Bay 2007).

Stormwater

The City is in compliance the National Pollutant Discharge Elimination System (NPDES) General Permit for the discharge of stormwater from small-sized Municipal Separate Storm Sewer Systems (MS4). The current Phase II Small MS4 General Permit became effective on July 1, 2013. The City complies with a list of requirements which includes the City's Stormwater Management Program. According to the City's Storm Drainage Master Plan (SDMP), which was adopted in 1987, all development and redevelopment projects with create or replace more than 2,500 square feet of impervious surface must incorporate stormwater management controls as describes in the Stormwater Management Guide Manual for Low Impact Development and Post-Construction Requirements (City of Morro Bay 2017).

Solid Waste

The City's Municipal Code Section 8.16 outlines garbage collection in the City. Waste collected in Morro Bay is deposited at the Cold Canyon Landfill, which has a permitted capacity of approximately 23 million cubic yards, with an anticipated 62 years of remaining life (City of Morro Bay 2017). The City contracts with Morro Bay Garbage, which serves the San Luis Obispo Integrated Waste Management Authority jurisdictional area (IWMA) (City of Morro Bay 2017).

- a. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*
- b. *Would the project 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?*
- e. *Would the project 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?*

Between 2002 and 2006, the WWTP had a 5-year average flow of 0.86 mgd (City of Morro Bay 2007). The City anticipates that the WWTP will reach capacity in 2021 and is in the process of developing an updated facility master plan to accommodate future growth. The project would not induce substantial population growth or otherwise contribute to a substantial increase in demand for wastewater treatment. No new or additional wastewater treatment facilities would be required to serve the project. Additionally, the project would not cause an exceedance of wastewater treatment requirements of the Central Coastal Regional Water Quality Control Board.

LESS THAN SIGNIFICANT IMPACT

- c. *Would the project 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?*

The project site is currently undeveloped, which an existing drainage feature on the northeast portion of the site. The proposed development would increase impervious surface on the site. Surface drainage would be directed to Verdon Court and collected in a storm drain line that would connect to the existing public storm line in Coral Avenue. In compliance with the California State Water Quality Control Board's current Phase II Small MS4 General permit, the project would be required to incorporate Stormwater Management Guidance Manual Low Impact Development and Post-Construction Requirements (City of Morro Bay 2014). A SWCP was developed for the site in 2017 that requires drainage facilities to provide adequate treatment capacity for stormwater runoff. As described in the SWCP, on-site retention and infiltration facilities would have sufficient capacity to treat estimated stormwater runoff associated with site development, and no new additional offsite drainage facilities would be required (Gary Taylor & Associates 2017).

LESS THAN SIGNIFICANT IMPACT

- d. *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

The UWMP indicates that the City is expected to have an available supply in excess of projected demands through 2035. The proposed residential development is consistent with the land use designation and zoning for the project site, and anticipated growth associated with development of the site is accounted for in the UWMP. Therefore, existing water entitlements and resources would be sufficient to serve the project, and the project would not result in the need for new water entitlements or resources.

LESS THAN SIGNIFICANT IMPACT

- f. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*
- g. Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

Solid waste generated as part of the project would be transported to Cold Canyon Landfill, which has a permitted throughput of 1,200 tons per day (CalRecycle 2015). The landfill has been recently expanded and has adequate capacity for an estimated 62 years of remaining life (City of Morro Bay, 2017). Residential disposal rates in San Luis Obispo County were 4.9 pounds per person per day in 2014 (CalRecycle 2015). The project is anticipated to add up to 13 new residents to the City, which would result in a projected increase of 63.7 pounds of waste per day. Therefore, long-term disposal needs associated with the project would not exceed the capacity of local facilities. In addition, the project would be required to comply with applicable federal, state, and local regulations regarding solid waste.

LESS THAN SIGNIFICANT IMPACT

19 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, 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?	☐	☒	☐	☐
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the 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)?	☐	☐	☒	☐
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

- a. *Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, 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?*

Based on the information and analysis provided throughout this Initial Study, implementation of the project would not substantially degrade the quality of the environment and would not 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 rare or endangered plants or animals, or eliminate important examples of California history or prehistory. Because the project would require the removal of existing trees, mitigation is required to ensure that impacts to migratory birds would be reduced to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the 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)?*

Current, planned or proposed developments in the City of Morro Bay include commercial, industrial, and residential projects. As described in the discussion of environmental checklist Sections 1-18, all environmental issues considered in this Initial Study were found to have either no impact, a less than significant impact, or a less than significant impact with mitigation incorporated. Cumulative impacts of several resource areas have been addressed in the individual resource sections, including Air Quality, Greenhouse Gas Emissions, Noise, Transportation/Circulation, and Utilities and Service Systems (CEQA Guidelines Section 15064(h)(3)). These impacts would be less than significant at the project level and cumulatively. Other resource areas were determined to have no impact in comparison to existing conditions and therefore would not contribute to cumulative impacts, such as Population and Housing, Public Services, Recreation, Mineral Resources, and Agricultural Resources. Other issues (e.g., Geology/Soils, Hazards and Hazardous Materials) are by their nature project-specific and impacts at one location do not add to impacts at other locations or create additive impacts. Therefore, implementation of the project would result in less than significant cumulative environmental impacts.

LESS THAN SIGNIFICANT IMPACT

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Effects to human beings are generally associated with air quality, noise, traffic safety, geology/soils, and hazards/hazardous materials. As discussed in this Initial Study, with standard regulatory compliance the project would result in less than significant impacts related to these issues.

LESS THAN SIGNIFICANT IMPACT

Mitigation Measures

Mitigation Measure BIO-1 would ensure that impacts to migratory birds would be reduced to a less than significant level.

Mitigation Summary

AES-1 Lighting Plan

Prior to issuance of a building permit, a comprehensive lighting plan shall be submitted for review and approval by the City. The lighting plan shall be prepared using guidance and best practices endorsed by the International Dark Sky Association. The lighting plan shall address all aspects of the lighting, including but not limited to all buildings, infrastructure, and driveways. The lighting plan shall include the following at minimum:

- a) The point source of all exterior lighting shall be shielded from offsite views.
- b) Light trespass from exterior lights shall be minimized by directing light downward and utilizing cut-off fixtures or shields.
- c) Illumination from exterior lights shall be the lowest level allowed by public safety standards.
- d) Exterior lighting shall be designed to not focus illumination onto exterior walls.
- e) Bright white-colored light shall not be used for exterior lighting.

Monitoring: The City of Morro Bay would verify implementation of lighting design details through review and approval of the lighting plan and building plans prior to issuance of building permits for the project.

BIO-1 Nesting Bird Mitigation

Vegetation removal and initial site disturbance for any project elements shall be conducted between July 1 and January 31, outside of the nesting season for birds. If vegetation removal would occur during the bird nesting season (February 1 to June 30th), preconstruction nesting bird surveys shall be required to determine if any active nests are present on the project site. If no active nests are found, then no further mitigation shall be required. If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist.

Monitoring: Construction and grading plans shall clearly note the above mitigation measure on applicable sheets, and be clearly visible to contractors and City inspectors. Community Development Department staff shall inspect the site for compliance with the above requirement.

BIO-2 Tree Replacement

Eucalyptus trees removed shall be replaced at a ratio of two five-gallon trees, or one 15-gallon tree, for every tree removed. The replacement trees may be planted on the project site, or on other privately-held lands within the property owners' permission, or presented to the City to plant on public lands. Replacement trees as appropriate for the site shall be incorporated into a landscape plan for the project, and if planted prior to construction of residences, shall be protected during construction to ensure their viability.

Monitoring: The City of Morro Bay would approve landscape plans prior to issuance of building permits for the project and verify implementation of the landscape plan prior to occupancy.

CUL-1 Construction Monitoring

A qualified archaeologist with experience in Northern Chumash Tribal Cultural materials and paleontologist shall monitor all groundbreaking and earthmoving activities within the project site. In the event that archaeological and historic artifacts are encountered during project construction, all work in the vicinity of the find will be halted until such time as the find is evaluated by a qualified archaeologist and appropriate mitigation (e.g., curation, preservation in place, etc.), if necessary, is implemented. If further testing is required as a result of encounter with archaeological or historic artifacts, a Northern Chumash monitor shall be retained for monitoring.

Monitoring: Construction and grading plans shall clearly note the above mitigation measure on applicable sheets, and be clearly visible to contractors and City inspectors. Community Development Department staff shall inspect the site for compliance with the above requirement.

N-1 Sound Transmission Class Rating for Wall/Window Assemblies

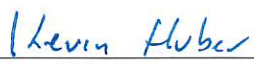
To the extent feasible, habitable spaces in SFR homes will face away from State Route 1. Bathrooms, kitchens, corridors and closets are not habitable spaces. If habitable spaces face east toward State Route 1, a composite/combined wall/window assembly of Sound Transmission Class 33 facing the noise source is required to ensure that the interior habitable space noise level would be below 45 dBA CNEL.

Monitoring: The City of Morro Bay will verify implementation of design details through review and approval of building plans prior to issuance of building permits for the project.

The project sponsor's signature below indicates agreement with the finding that while the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent, in the form of the mitigation measures described in this Mitigated Negative Declaration.



Signature



Printed Name



Date



Title

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Rincon Consultants, Inc. prepared this IS-MND under contract to the City of Morro Bay. Persons involved in data gathering analysis, project management, and quality control are listed below.

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