

**NOTICE OF INTENT  
TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

The City of Morro Bay has completed the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed 3300 Panorama Drive, Demolition of Tanks and Associated Structures project (Case Nos. UP0-440 and CP0-500). The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, Cultural Resources, Hazards/Hazardous Materials, Hydrology/Water Quality, Noise, and Transportation/Circulation.

**LEAD AGENCY:** City of Morro Bay

**PROJECT APPLICANT / SPONSOR:** Rhine LP and CVI Group, LLC c/o Oro Financial of CA, Inc

**PROJECT LOCATION:** The project site is located at 3300 Panorama Drive, at the northeast corner of the City of Morro Bay (Assessor's Parcel No. APN 065-038-001). The site was previously used by the Department of the Navy for jet fuel storage and distribution. The site is within the R-1/PD/ESH (Single-Family Residential/Planned Development / Environmentally Sensitive Habitat) zoning district and designated by the General Plan and Coastal Land Use Plan (CLUP) as General Light Industrial / Planned Development. The ESH overlay is located along an existing drainage proximate to the northwest property boundary. The project site is partially located in the Coastal Commission's Appeals Jurisdiction, due to the presence of the coastal stream/drainage (ESH).

**PROJECT DESCRIPTION:** The applicant proposes to demolish and remove two large holding tanks (approximately 4,350,000 gallons each) once used by the United States Navy to store jet fuel, one approximately 131,600-gallon water tank, all piping attached to the tanks, pumps and both exposed and underground piping behind the pump house building structure, and approximately 24 yards of shotcrete located along a center berm between the two large Navy tanks and the berm between the pump house and tanks. The applicant proposes a primary staging area (for equipment and waiting trucks) to be located between the southern Navy tank and Panorama Drive, and a secondary staging area (for equipment and pump removal) near the entrance to the project site, adjacent to Panorama Drive. The project is anticipated to require some level of disturbance over approximately 8 acres of the 10.6-acre site. The project is expected to require 1.5 to 2 months to complete.

**HAZARDOUS WASTE/SUBSTANCES:** The project site is currently included on the U.S. Environmental Protection Agency (EPA) Superfund Non-National Priorities List (Non-NPL) (EPA ID: CA2971590029). The site was, and is presumed to be, contaminated with total petroleum hydrocarbons (TPH), as a result of the site's previous use a jet fuel storage facility (Envirostor ID: 40970001; Site Code: 200262).

**PUBLIC REVIEW PERIOD:** The 30-day public review period for the IS/MND begins on August 2, 2016 and ends on August 30, 2016. Written comments should be sent to Whitney McIlvaine, Contract Planner, City of Morro Bay Community Development Department, 955 Shasta Avenue, Morro Bay, California 93442 or to [wmcilvaine@morrobayca.gov](mailto:wmcilvaine@morrobayca.gov) by 5:00 p.m., August 30, 2016.

**AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION:** Copies of the IS/MND and all referenced documents are available for review at the City of Morro Bay Community Development Department, 955 Shasta Avenue, Morro Bay, California 93442 and the City's website at the following link: <http://www.morro-bay.ca.us/DocumentCenter/View/9845>.