Workshop Agenda

- Welcome and Introductions (5 minutes)
- Rough Screening Evaluation Preliminary Recommendations & Fine Screening Criteria Presentation (20 minutes)
- Public Comment Period (60 minutes)
- Open Forum – Question & Answer Period (30 minutes)
- Closing Remarks (5 minutes)
Coastal Commission Process Overview

Past Actions

- **December 2008** – Regional Water Quality Control Board and MBCSD Settlement Agreement for Plant Upgrade to Full Secondary Treatment

- **January 11, 2011** – Final EIR Adopted and Coastal Development Permit Approved by City Council on Appeal

- **January 18 - 31, 2011** – Coastal Commission (CCC) Appeals Filed

- **March 11, 2011** – CCC Hearing & Finding of Substantial Issue

- **June 27 & 28, 2011** – Public Workshops to Review/Comment on Work Plan, Identify Potential Alternative Sites, and Discuss Proposed Criteria for Draft Rough Screening Analysis

- **August 25, 2011** – Meeting with CCC Staff to Discuss Work Plan, Alternative Sites Identified, and Fatal Flaw Preliminary Results

- **September 8, 2011** – Presentation to JPA on Draft Rough Screening Evaluation Preliminary Recommendations
Coastal Commission Process Overview

Current Actions

- Conduct Robust Alternative Sites Analysis & Commence Additional Technical Studies
  - Phase 1 – Draft Rough Screening Alternative Sites Evaluation
    - Fatal Flaw Assessment of Potential Alternative Sites Identified Through Public Input and Site Evaluation

Next Steps

- Prepare for Coastal Commission De Novo Review
  - Phase 2 – Fine Screening Alternative Sites Evaluation
    - Detailed Analysis of Potential Alternative Sites Identified Through Rough Screening Evaluation, Additional Site Evaluation and Technical Study
  - Phase 3 – De Novo Review Analysis
    - Prepare Coastal Act/LCP Policy Consistency Analysis Based on Results of Alternative Sites Evaluation and Additional Technical Study Findings
      - Water Reclamation Feasibility Findings
      - Additional Site Specific Coastal Hazard Assessment
      - Other Potential Policy Issues Raised During Alternative Sites Evaluation
  - Project Presentation at Next Local CCC Hearing March/April 2012
Alternative Sites Evaluation Work Plan

COASTAL COMMISSION APPROVAL PROCESS – DUDEK WORK PLAN

Phase 1: Rough Screening of Alternative Sites Analysis
- Engineering Site Constraints/Logistics
- Environmental Site Constraints/LCP Policy Analysis
- Public Workshops to Identify Sites/Criteria
  - CCC Staff Meeting

Phase 2: Fine Screening of Alternative Sites Analysis
- Preliminary Water Reclamation Project Analysis
  - Coastal Seawater Development
  - Coastal Hazards Technical Study
- CCC/LCP Preliminary Consistency Analysis
  - ESHA/Water Quality Evaluation

Phase 3: Substantive Issue Analysis/De Novo Hearing Preparation
- Water Reclamation Focused Evaluation
  - CCC/LCP Final Consistency Analysis

Evaluation Criteria
- Rough Screening
  - Environmental Constraints
  - LCP Policy Consistency
  - Site Restrictions
  - Engineering
  - Land Use
  - Regulatory
  - Legal
  - Recycled Water Opportunities
  - Economic Factors
- Ranking
  - JPA Presentation
  - CCC Staff Meeting

Fine Screening
- Minimize Environmental Impacts
  - Ensure
  - LCP Policy Consistency
  - Accommodate Existing/Planned Development
  - Maximize
  - Project Benefits
  - Minimize Costs

Alternatives Analysis
- Technical Studies
- Policy Consistency Analysis
  - Alternatives Determination
  - JPA Presentation
  - CCC Staff Meeting

Coastal Permit
  - CEC Hearing
  - Santa Cruz
  - CEC Hearing
  - Santa Barbara

Timeline:
- June 2011
- Aug 2011
- Nov 2011
- March/April 2012
Alternative Sites Considered

- 8 sites identified during prior EIR and CCC Appeals public processes

- 9 additional sites identified through public input received at the June 27 & 28 public workshops and associated review period (June 15 – July 14, 2011)

- Of 17 total sites proposed, 11 were carried forward for additional Rough Screening analysis based on a Fatal Flaw Assessment
Fatal Flaw Assessment

- Defined as:
  
  An underlying site condition or restriction, such as policy or regulatory prohibitions for new development, presence of unmitigable environmentally sensitive resources, or other such circumstance that would reasonably inhibit the MBCSD’s ability to develop a site/s with a WWTP.

- Three fatal flaws determined in conjunction with MBCSD and CCC staff:
  
  1. Do the sites contain prime agricultural land, as defined by the Coastal Act, over the entirety of the site? (3 sites dismissed)

  2. Are environmentally sensitive habitat areas (ESHA) and related buffers located on-site that are unavoidable, making the site undevelopable? (0 sites dismissed)

  3. Does the 100-year flood hazard zone and/or other inundation zone cover the entirety of the site or its developable area? (3 sites dismissed)
Alternative Sites Carried Forward for Further Evaluation

MORRO BAY-CAYUCOS SANITARY DISTRICT WASTEWATER TREATMENT PLANT UPGRADE

Figure 6

Map # | Site Name |
--- | --- |
1 | Current WWTP Site |
2 | Chorro Valley Site |
3 | Whale Rock Site |
4 | Highway 41 / Madonna Property |
5 | Chevron Oil Facility |
6 | Hayashi or Gianinna Properties |
7 | Power Plant Site |
8 | PG&E / City Property |
9 | Panorama Street Site |
10 | Rancho Colina Site |
11 | Lila Keiser Park Site |
12 | California Men’s Colony (CMC) Wastewater Facility Site |
13 | Power Plant Hillside Tank Farm Site |
14 | Additional Highway 41 Properties (Multiple APNs) |
15 | 1/2 Mile Up Toro Creek Road (Chevron Facility Hillside Site) |
16 | 1 Mile Up Atascadero Road (Righetti Property) |
17 | APN 068-401-011 (Additional Gianinna Property)
Equal weighting applied to all criteria identified for environmental, LCP policy, land use, logistical, and site constraints considerations.

A site was determined to be either:
- Unconstrained by the criterion, and consistent (indicated by a “+”); or
- Constrained, and potentially inconsistent (indicated by a “-”).

Sites with the greatest number of consistent criteria were ultimately ranked above those with the least consistency.

Economic considerations applied to similar ranked sites to determine which would move forward through Fine Screening.
Environmental/ Local Coastal Program Policy Criteria Screening Results

13 Criteria Considered

- ESHA/Biological Resources
- Water Quality
- Coastal Priority Land Uses
- Coastal Dependent Development
- Floodplain
- Shore Development/ Coastal Hazards
- Public Access/ Restoration
- Visual Resources
- Agriculture
- Cultural Resources
- Sustainable Use of Public Resources
- Land Use Compatibility (Air, Noise, Traffic)
- Energy Consumption/ Greenhouse Gas Emissions

Top Ranked Sites

- Site 13 – Power Plant Hillside Tank Farm (6 consistent criteria)
- Site 1 – Current WWTP (5 consistent criteria)
- Site 2 – Chorro Valley Site (4 consistent criteria)
- Site 12 – CMC Wastewater Facility (4 consistent criteria)
- Site 15 – Chevron Facility Hillside Site (4 consistent criteria)
Logistics/ Site Constraints
Criteria Screening Results

10 Criteria Considered

- Land Use Designation
  - Consistent with General Plan
  - Consistent with LCP Land Use Plan
- Zoning Designation
  - Consistent with Zoning
  - Consistent with Coastal Zoning Ordinance
- Regulatory Restrictions
- Site Accessibility
- Site Availability
- Implementation
- Additional Site Requirements
  - Soil/Water Remediation Issues (Hazardous Waste Contamination)
  - Steep Topography/ Excessive Grading

Top Ranked Sites

- Site 1 – Current WWTP (10 consistent criteria)
- Site 12 – CMC Wastewater Facility (8 consistent criteria)
- Site 2 – Chorro Valley Site (7 consistent criteria)
- Site 16 – Righetti Property (7 consistent criteria)
Draft Rough Screening Alternative Sites Evaluation

**Engineering Constraints/Considerations**

- **Baseline Assumptions**
  - Only siting of facility considered, not treatment technology/ies
  - Minimum site requirement of 5 acres of contiguous, low-slope area could accommodate any plant and/or treatment technology
  - Existing collection system would remain in service, including terminus at existing WWTP site
  - For any alternative site, a new pump station and forcemain required

- **Disposal Options Receiving Preliminary Review**
  - Existing ocean outfall – potentially feasible at all sites
  - Groundwater recharge – most likely infeasible at all sites due to aquifer characteristics & number of drinking water wells in proximity
  - Live stream discharge – potentially feasible at sites nearest creeks
  - Land application (irrigation/percolation ponds/constructed wetlands) – infeasible at all sites due to soil & area constraints
Engineering Constraints/Considerations

- Recycled Water Feasibility
  - All sites could support implementation of a recycled water program; only difference is proximity to potential customers and a new distribution system

- Relative Economic Feasibility Criteria Screening Results
  - 2 Criteria Considered
    - Length of forcemain required to convey flows
    - Energy requirements/ power usage required for pumping needs
  - Top Ranked Sites
    - Site 1 – Current WWTP (lowest cost)
    - Site 7 – Power Plant Site
    - Site 16 – Righetti Property
Draft Rough Screening Alternative Sites Evaluation

**Results of All Screening Criteria / Alternative Site Recommendations for Fine Screening Evaluation**

- Site 1 – Current WWTP (15 consistent criteria)
- Site 15 – Chevron Facility Hillside Site (10 consistent criteria)
- Site 16 – Righetti Property (9 consistent criteria)

Although closely ranked, economic considerations ultimately found developing a WWTP at these sites cost-prohibitive due to the amount of piping needed to convey flows, and energy for pumping:

- Site 12 – CMC Wastewater Facility
- Site 13 – Power Plant Hillside Tank Farm
- Site 2 – Chorro Valley Site
- Site 5 – Chevron Oil Facility

Based on input received at the JPA Hearing on September 8, 2011, because of common ownership and contiguous site location, Sites 5 and 15 will be combined and carried forward for further evaluation.
Alternative Sites Carried Forward for Fine Screening Evaluation

MORRO BAY-CAYUCOS SANITARY DISTRICT WASTEWATER TREATMENT PLANT UPGRADE

City of Morro Bay Sanitary District Service Area
Cayucos Sanitary District Service Area

<table>
<thead>
<tr>
<th>Map #</th>
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Potential Fine Screening Analysis Criteria

Avoid and Minimize Environmental Impacts/Local Coastal Program (LCP) Consistency Analysis

- Coastal Hazards
  - Risk of flooding – 100-year storm event
  - Tsunamis
  - Shoreline erosion – sea level rise
  - Liquefaction

- Public Access, Recreation, and Visitor-Serving Uses
  - Traffic/parking/land use compatibility
  - Objectionable odors
  - Opportunities to enhance recreation/visitor-serving resources

- Visual Resources
  - Public viewsheds
  - Significant landforms
  - Compatible design

- Sustainable Use of Public Resources
  - Maximize water reclamation
  - Maximize treated wastewater disposal options
  - Biosolids treatment and reuse options
  - Greenhouse gas emissions/energy consumption

- Cultural Resources
  - Recorded archaeological and historical sites

- Environmentally Sensitive Habitat Areas (ESHA)
  - Water quality/groundwater basin recharge
  - Terrestrial resources/upland plant habitat
  - Marine habitat/ocean outfall

- Agricultural Resources
- Coastal Dependent Development

Project Implementation

- Maximize Adherence to Current NPDES Requirements
  - Compliance with secondary treatment standards
  - Compliance with “Settlement Agreement for Issuance of Permits to and Upgrade of Morro Bay Cayucos Wastewater Treatment Plant”

- Minimize Project Delays from Land Use Approvals
  - Additional infrastructure requirements – wastewater collection/conveyance system
  - Acquisition of land
  - Regulatory permits and approvals
  - Public controversy – hazardous materials remediation and site reuse

Economic Factors

- Minimize Capital Cost
  - Planning/permitting/design/property acquisition/construction/mitigation/renewed maintenance of the existing plant

- Minimize Comparative Life Cycle Cost
  - 20 year timeframe
Next JPA Hearing: Thursday, November 10, 2011

Public Comment Period Ends: Friday, September 30, at 5:00 PM.

Electronic comments may also be provided at the following URL:
www.morro-bay.ca.us/wwtpupgrade