

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

**P u b l i c N o t i c e o f A v a i l a b i l i t y**

**D o c u m e n t T y p e : M i t i g a t e d N e g a t i v e D e c l a r a t i o n**

**CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT  
CITY OF MORRO BAY**

**The City has determined that the following proposal qualifies for a**

**Negative Declaration**     **Mitigated Negative Declaration.**

**PROJECT TITLE:** 356 Yerba Buena Street, Major additions to a single family home

**PROJECT LOCATION:** 356 Yerba Buena Street (APN 065-084-017)

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

**CASE NO.:** CP0-412 (Coastal Development Permit)

**PROJECT DESCRIPTION:** The project located at 356 Yerba Buena Street consists of major expansion of an existing single family home. The property owner is proposing to increase the existing 1,022 square foot home to 2,767 square feet of habitable space on two levels, with an additional 415 square feet of attached deck and patio space, a 460 square foot 2-car garage, and 420 square feet of enclosed storage.

**LEAD AGENCY:** City of Morro Bay

**CONTACT PERSON:** Cindy Jacinth, Associate Planner

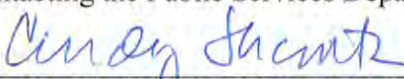
**TELEPHONE:** (805) 772-6577

**ADDRESS WHERE DOCUMENT MAY BE OBTAINED:**

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

**PUBLIC REVIEW PERIOD: Begins: November 26, 2014 to December 26, 2014**

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

  
\_\_\_\_\_  
Cindy Jacinth, Associate Planner  
Signature

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**D R A F T   M I T I G A T E D   N E G A T I V E   D E C L A R A T I O N**

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

November 2014

The State of California and the City of Morro Bay require, prior to the approval of any project, which is not exempt under CEQA that a determination be made whether or not that project may have any significant effects on the environment. In the case of the project described below, the City has determined that the proposal qualifies for a Mitigated Negative Declaration.

CASE NO.: CP0-412

PROJECT TITLE: 356 Yerba Buena Street, Major additions to a single family home

APPLICANT / PROJECT SPONSOR:

Owner:

Applicant/Agent:

Glen Turner  
36301 Oslo Place  
Bakersfield, CA 93306  
T 661.201.6422

C.P. Parker, Architect  
630 Quintana Road, Suite 330  
Morro Bay, CA 93442  
T 805.772.5700

**PROJECT DESCRIPTION:** The project located at 356 Yerba Buena Street consists of major expansion of an existing single family home. The property owner is proposing to increase the existing 1,022 square foot home to 2,767 square feet of habitable space on two levels, with an additional 415 square feet of attached deck and patio space, a 460 square foot 2-car garage, and 420 square feet of enclosed storage.

**PROJECT LOCATION:** The project site is located at 356 Yerba Buena Street between Main and Tide Streets within the City of Morro Bay. The site is within the R-1/S.1/SP overlay, (Single-family residential with special building site and yard standards, in the North Main Street Specific Plan Area) zoning district and adjacent to ESH identified in the Coastal Land Use Plan (CLUP). The project is located in the Coastal Commission's Appeals Jurisdiction and within the City's permitting jurisdiction for Coastal Development Permits.

**FINDINGS OF THE:** Environmental Coordinator

It has been found that the project described above will not have a significant effect on the environment. The Initial Study includes the reasons in support of this finding. Mitigation measures are required to assure that there will not be a significant effect in the environment; these are described in the attached Initial Study and Checklist and have been added to the permit conditions of approval.



**City of Morro Bay**  
 PUBLIC SERVICES DEPARTMENT  
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**INITIAL STUDY AND CHECKLIST**

**I. PROJECT INFORMATION**

**Project Title:** Turner Home Single Family Home Expansion

**Project Location:** 356 Yerba Buena Street (APN 065 – 064 – 017)

**Case Number:** Coastal Development Permit #CP0-412

**Lead Agency:** City of Morro Bay Phone: (805) 772-6577  
955 Shasta Ave. Fax: (805) 772-6268  
Morro Bay, CA 93442  
Contact: Cindy Jacinth

**Project Applicant:** C.P. Parker Architects Phone: (805) 772-5700  
630 Quintana road, 330 Fax: \_\_\_\_\_  
Morro Bay, CA 93442

**Project Landowner:** Glenn and Julie Turner Phone: (661) 2016422  
6301 Oslo Place Fax: \_\_\_\_\_  
Bakersfield, CA 93306

**General Plan Designation:** Medium Density Residential

**Zoning Designation:** Single-Family Residential with Special Building Site and Yard Standards, in North Main Street Specific Plan Area (R-1/S.1/SP)

**Project Description:** The project located at 356 Yerba Buena Street consists of major expansion of an existing single-family home. The property owner is proposing to increase the existing 1,022 square foot home to 2,767 square feet of habitable space on two levels, with an additional 415 square feet of attached deck and patio space, a 460 square foot 2-car garage, and 420 square feet of enclosed storage.

**Project Location and Environmental Setting:** The project site consists of 6,800 square feet (0.156 acres) located at 356 Yerba Buena Street, between Main and Tide Streets within the City of Morro Bay. The site is within the R-1/S.1/SP overlay (Single-Family Residential with special building site and yard standards, in the North Main Street Specific Plan Area) zoning district and adjacent to ESH identified in the Coastal Land Use Plan (CLUP). Existing uses at the site include a 1,022 square foot home and single car garage, and minimal urban landscaping. The project is located in the Coastal Commission’s Appeals Jurisdiction and within the City’s permitting jurisdiction for Coastal Development Permits.

<b>Surrounding Land Use</b>			
North:	Single-family residential with special building site and yard standards, in the North Main Street Specific Plan Area ( R-1/S.1/SP); single-family residential	East:	Single-family residential with special building site and yard standards, in the North Main Street Specific Plan Area ( R-1/S.1/SP); single-family residential
South:	Single-family residential with special building site and yard standards, in the North Main Street Specific Plan Area ( R-1/S.1/SP); undeveloped ESH, with single family residential beyond	West:	Multiple Residential-Hotel-Professional, in the North Main Street Specific Plan Area (R-4/SP); single-family residential

**Project Entitlements Requested:** Coastal Development Permit: Coastal Development Permit (CDP) approval is required to allow development of a site adjacent to Environmentally Sensitive Habitat (ESH).

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

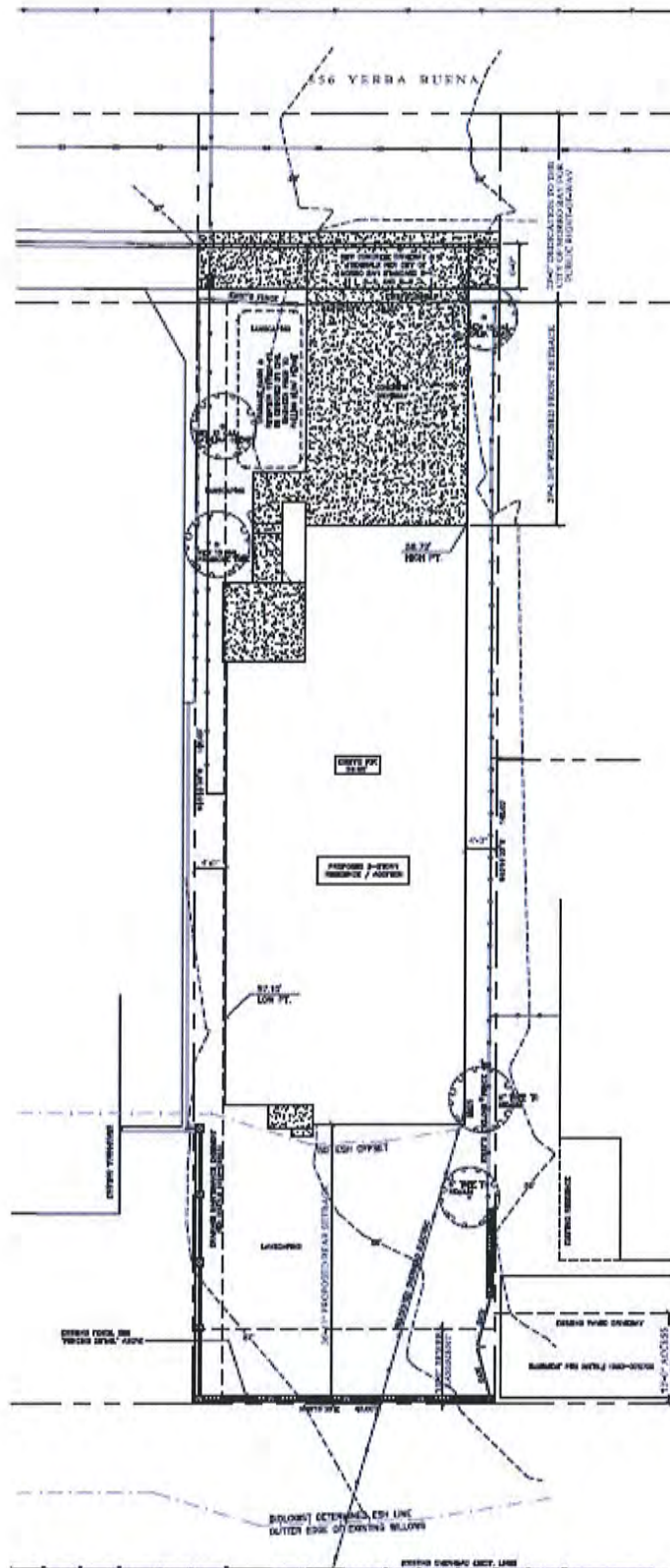
The City of Morro Bay is the lead agency for the proposed project. Responsible and trustee agencies may include, but are not limited to:

- Central Coast Regional Water Quality Control Board (RWQCB)
- San Luis Obispo Air Pollution Control District (SLOAPCD)

VICINITY MAP – 356 Yerba Buena



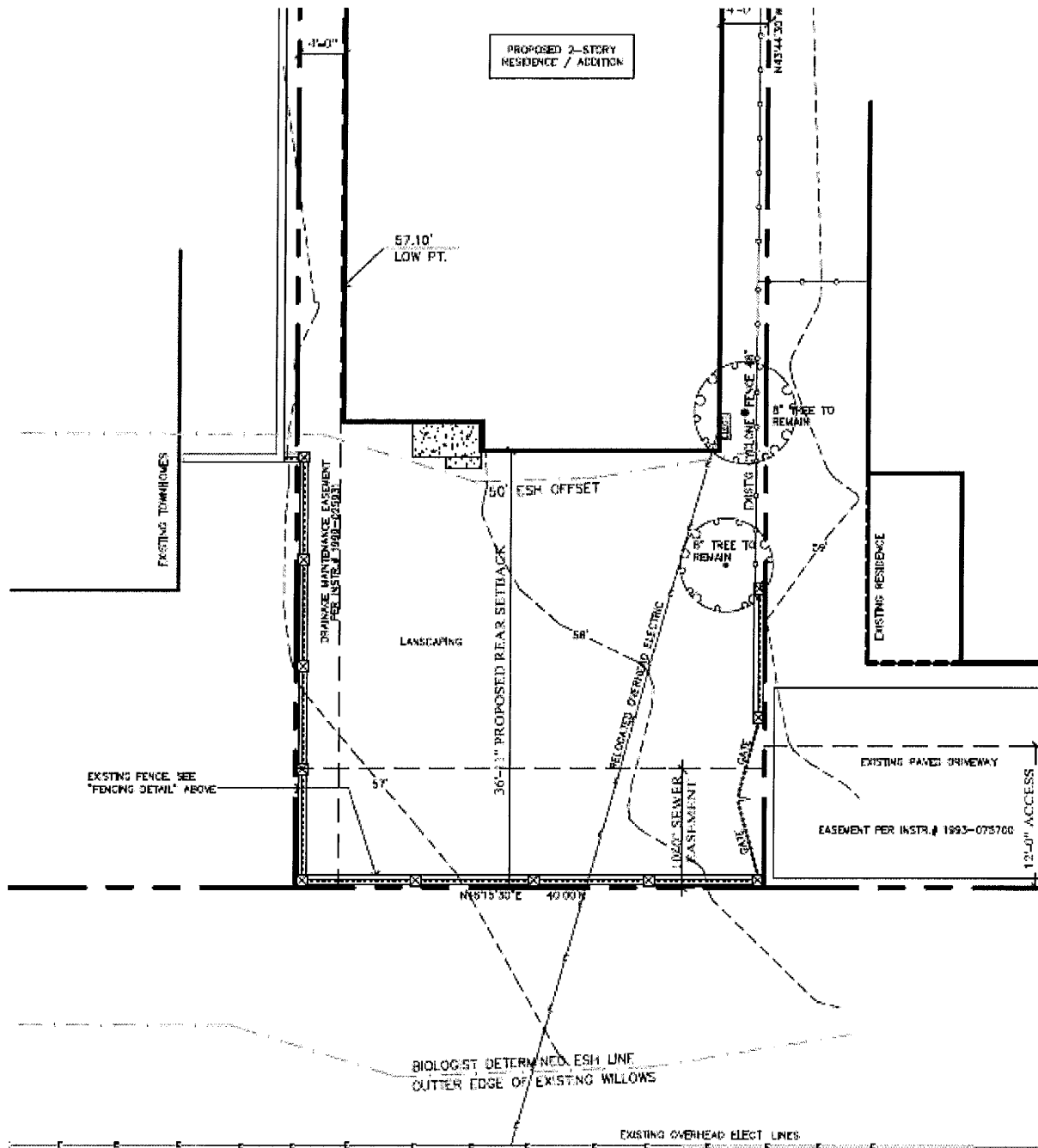
# PROPOSED SITE PLAN – 356 YERBA BUENA



**PROPOSED SITE PLAN**

SCALE: 1/8" = 1'-0"

# Environmentally Sensitive Habitat (ESH) Setback Detail



## PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



## II. ENVIRONMENTAL SETTING AND IMPACTS

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

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

### FISH AND GAME FEES

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

### STATE CLEARINGHOUSE

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

On the basis of this initial evaluation:

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

Cindy Jacinth  
Signature

11/21/14  
Date

Cindy Jacinth, Associate Planner  
Printed Name

For: Rob Livick  
Public Services Director

Previous Document: N/A

## EVALUATION OF ENVIRONMENTAL IMPACTS:

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

#### IV. 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?				X
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within view of a state scenic highway?			X	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

Environmental Setting:

The General Plan and the Local Coastal Plan contain policies that protect the City’s visual resources. The waterfront and Embarcadero are designated as scenic view areas in the City’s Visual Resources and Scenic Highway Element. The Morro Rock, sand spit, harbor and navigable waterways are all considered significant scenic resources. To the west of the project site is Highway 1 which is identified as a “scenic highway”. This site and the neighboring properties are all developed with residential uses, the majority of which are two stories.

Impact Discussion:

a, c) The home is located mid-block and is surrounded by development of similar scale and massing as that proposed. Neighboring homes are also two stories, and many appear to have a lesser setback to the ESH immediately south of the project site. The scenic view from Highway 1 to the surrounding hills will not be substantially affected by the new construction. The proposed height is just under the maximum building height of 25 feet allowed for in this zoning district. The North Main Street Specific Plan would allow buildings to exceed the 25 foot height limit if approved by Planning Commission; however this is not required of this project as it is under the allowable height limit.

The proposed home expansion would not block a publicly recognized scenic vista nor are there scenic resources on the site itself that would be impacted by development. The scenic views to and from the site would not be substantially changed.

b) The project includes the removal of three pine trees considered major vegetation due to their size, as well as other ornamental hedges and plantings. None of the trees to be removed would be considered heritage trees. A planting plan has been provided, which would include three replacement trees.

d) The project is located in an already urbanized area with light sources from neighboring residential uses, and light from vehicular circulation along neighboring streets. The proposed project will not create a new source of substantial light or glare or affect nighttime views in the area. The project will be required to conform with property development standards for lighting installations and operational standards, which prohibit light from being directed or allowed to spill off-site.

**Conclusion:** *Less than significant impact to aesthetic resources.*

**Mitigation and Monitoring:** Not applicable.

2. AGRICULTURAL RESOURCES:  In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocol adopted by the California Air Resources Board.  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert prime farmland, unique farmland, or farmland of statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X

**Environmental Setting:**

The existing residential use on the site is consistent with the zoning designation of R-1/S.1/SP (Single-family residential with special building site and yard standards, in the North Main Street Specific Plan Area). The property and surrounding areas are not zoned for agricultural uses. The site has not historically been used for farming nor has it been designated as prime farmland. The site is identified as urban and built up development on the San Luis Obispo County Map of Important Farmland 2006.

**Impact Discussion:**

a-e) The site and surrounding land uses are not zoned for or suitable for agricultural uses. Also, the site does not contain agricultural soils of any importance. Therefore the project will not impact farmland and have no impacts on agricultural resources.

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

**Mitigation and Monitoring:** Not Applicable.

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

Environmental Setting: The project area is located in the South Central Coast Air Basin (SCCAB). The SCCAB consists of San Luis Obispo County and a portion of Santa Barbara County north of the Santa Ynez Mountain ridgeline. Atmospheric pollutant concentrations in the SCCAB are generally moderate, due to persistent west-to-northwesterly winds that blow off the Pacific Ocean and enhance atmospheric mixing. Although meteorological conditions in the project area are usually conducive to pollutant dispersal, pollution can sometimes accumulate during the fall and summer months when the Eastern Pacific High can combine with high pressure over the continent to produce light winds and extended inversion conditions in the region. As a result, Morro Bay is considered a non-attainment area for particulate matter less than 10 microns in diameter (PM10) and ozone (O<sub>3</sub>). State law requires that emissions of non-attainment pollutants and their precursors be reduced by at least 5% per year until the standards are attained. The Clean Air Plan (CAP) for San Luis Obispo County was developed and adopted by the Air Pollution Control District (APCD) to meet that requirement. The CAP is a comprehensive planning document designed to reduce emissions from traditional industrial and commercial sources, as well as from motor vehicle use. According to the APCD “CEQA Air Quality Handbook” (2012), both construction activities and ongoing activities of land uses can generate air quality impacts. The APCD has established the threshold of significance as project construction activities lasting more than one quarter and land uses that generate 1.25 or more pounds per day (PPD) of diesel particulate matter, .25 PPD of reactive organic gases, oxides or nitrogen, sulfur dioxide, or fine particulate matter, or more than 550 PPD of carbon monoxide, as having the potential to affect air quality significantly.

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

Impact Discussion:

Operational Screening Criteria for Project Impacts:

a-c) The project includes expansion of an existing single-family use, and no significant change in the use of the site, including number of vehicle trips generated or odors produced is expected. Based on reference of Table 1-1 of the

CEQA Air Quality Handbook, both thresholds of significance for the APCD Annual Bright Line threshold (MT CO2e) and reactive organic gases (ROG) and oxides of nitrogen (NOx) would not be exceeded by the proposed project. The project is well below operational thresholds of significance.

Construction Screening Criteria for Project Impacts:

a-c) Temporary impacts from the project, including but not limited to excavation and construction activities, vehicle emissions from heavy duty equipment and naturally occurring asbestos, has the potential to create dust and emissions that exceed air quality standards for temporary and intermediate periods. Truck and equipment traffic would utilize major roadways and the number of daily vehicle trips that would be generated during construction would not add substantially to local traffic volumes.

d) Sensitive receptors within 1,000 feet of the project site include the residential uses on immediately adjacent sites. The types of construction projects that typically require a more comprehensive evaluation include large-scale, long-term projects within 1,000 feet of a sensitive receptor location. The expansion of an existing residential home falls below the threshold required for mitigation and is considered less than significant.

e) No objectionable odors would be produced from the project during or following construction.

**Conclusion:** *Less than significant impacts on air quality resources. The project is subject to standard construction practices, including dust control measures required by the Municipal Code and review by the APCD to address short-term air quality impacts related to construction. All permit conditions are required as notes on the plans and Public Services Department staff will monitor compliance in the normal course of reviewing plans.*

**Mitigation and Monitoring:** Not Applicable.

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 Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife service?		X		
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?				X
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Environmental Setting: The project site is developed with a small single family home and ornamental vegetation, with a wide swath of bare soils and upland annual grasses in the adjacent Whidbey Street right-of-way. In the summer and fall of 2013 a biological survey and delineation of the extent of environmentally sensitive habitat (ESH) in the vicinity of the site was conducted pursuant to the California Coastal Act and City of Morro Bay Coastal Land Use Plan. The delineation characterized the site as urban residential with associated landscaping. The habitat types identified within approximately 100 feet of the property line include disturbed annual grassland, iceplant mats and arroyo willow (*Salix lasiolepis*) riparian offsite to the south. Riparian habitat was present along a south-facing slope on neighboring property in a roughly southeast to northwest direction from Tide Avenue to the Main Street-Yerba Buena intersection. In addition, in October, 2014, an addendum to the Delineation of ESHA and Setback Evaluation was prepared by Kevin Merk Associates, LLC to determine whether a newly installed fence inside of the 50 foot ESHA buffer had any impact to willows or other ESHA. The conclusion of the biologist was that the recent fence construction at the rear of the property which borders the Whidbey Street right of way did not directly impact or degrade adjacent willow riparian habitat previously designated as ESHA. The fence which is aligned with the extent of adjacent paved surfaces within the Whidbey Street right of way is separated from the ESHA boundary by a distance of 13 feet and as constructed is consistent with the City’s CLUP Policy 11.06.

The City’s CLUP provides definitions for ESH and requires a minimum buffer strip of 50 feet be provided along riparian areas and streams in urban areas. If the implementation of the minimum buffer renders the parcel unusable for its designated use, the buffer may be adjusted downward only to a point where the designated use can be accommodated, but in no case shall the buffer be reduced to less than 25 feet in urban areas.

Impact Discussion:

a-c) The project site does not contain any special status species or wetlands, and the construction will not directly impact the riparian habitat on the neighboring property, as the arroyo willow stand is separated from the site by upland habitat on the Whidbey Street right-of-way. A 50-foot buffer between the structure and the ESH has been retained. To ensure that construction activities and future improvements to the rear of the structure, and within the 50-foot ESH buffer (referred to as “offset” on the architectural plans), do not negatively impact the adjacent riparian habitat, a mitigation measure has been recommended to prohibit incompatible activities within that portion of the site.

d-f) No policies or ordinances protecting biological resources, or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan govern the project site; therefore, no impacts on biological resources would result.

**Conclusion:** *There are potentially significant impacts to Biological Resources unless mitigation is incorporated.*

**Mitigation Measure 1:**

Within the 50-foot ESH buffer, there shall be no additional non-pervious surfaces or introduction of invasive plant species.

**Mitigation Measure 2:**

The project shall incorporate the following erosion control measures for work in and around the ESHA:

- a. No heavy equipment should enter the ESHA.
- b. Equipment will be fueled and maintained in an appropriate staging area removed from the ESHA.
- c. Restrict all heavy construction equipment to the project area or established staging areas.
- d. All project related spills of hazardous materials within or adjacent to the project area shall be cleaned up immediately. Spill prevention and clean up materials should be onsite at all times during construction.
- e. All spoils should be relocated to an upland location outside the ESHA to prevent seepage of sediment in to the riparian habitat.



**Monitoring 1:** A landscape plan shall be submitted with construction documents and approved by Planning Staff prior to the issuance of Building Permits.

**Monitoring 2:** Construction and grading plan shall clearly note the above mitigation measures on applicable sheets and be clearly visible to contractors and City inspectors. Public Service Department staff will periodically inspect the site for continued compliance with the above mitigation measures.

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

**Environmental Setting:** There are over 30 surveyed archaeological sites in the incorporated boundaries of the City. At least two of these known sites are documented as the sites of prehistoric villages with significant resources including one with a cemetery. As a result of these discoveries, cultural resource surveys are frequently required for new development sites within the city and it is not unusual that mitigation measures are required.

**Impact Discussion:**

a-d) The existing property does not contain any known historic or prehistoric archaeological resources identified on city maintained resource maps, and no known archaeological resources exist within the project site. Though the site is not within an archaeologically sensitive area and additional study to determine the presence of archaeological historical resources is not required, there is the limited potential that materials (including but not limited to bedrock mortars, historical trash deposits, human burials or unique paleontological or geologic resources) could be encountered given the proximity to the riparian corridor. Mitigation measures are recommended to ensure proper treatment of any cultural resources, should they be discovered during construction activities.

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

**Mitigation Measure 3:**

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

**Mitigation Measure 4:**

The following actions must be taken immediately upon the discovery of human remains:  
Stop immediately and contact the County Coroner. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition,

with proper dignity, of the human remains and grave goods. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or; If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.

**Monitoring 3-4:** Construction and grading plan shall clearly note the above mitigation measures on applicable sheets and be clearly visible to contractors and City inspectors. Public Service Department staff will periodically inspect the site for continued compliance with the above mitigation measures.

6. GEOLOGY /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 potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Publication 42)			X	
ii	Strong Seismic ground shaking?			X	
iii	Seismic-related ground failure, including liquefaction?			X	
iv	Landslides?				X
b.	Result in substantial erosion or the loss of topsoil?			X	
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

**Environmental Setting:** The site is located within the Tidelands area of the Morro Bay Estuary, on the coastal edge of the Santa Lucia Range, within the Coast Range Geomorphic Province of California. The existing site is developed with a residential structure and landscaped with non-native vegetation. The General Plan Safety Element depicts landslide prone areas, flood prone areas, areas of high liquefaction potential, and areas of potential ground shaking. The proposed site is located within an area of potential ground shaking and has moderate to high liquefaction potential.

San Luis Obispo County, including the City of Morro Bay is located within the Coast Range Geomorphic Province, which extends along the coastline from central California to Oregon. This region is characterized by extensive folding, faulting, and fracturing of variable intensity. In general, the folds and faults of this province comprise the pronounced northwest trending ridge-valley system of the central and northern coast of California.

**Impact Discussion:**

a i-iv) The project consists of additions to a single-family residential structure. Under the Alquist-Priolo Special Studies Zone Act, the State Geologist is required to delineate appropriately wide special studies zones to encompass all potentially and recently-active fault traces deemed sufficiently active and well-defined as to constitute a potential hazard to structures from surface faulting or fault creep. In San Luis Obispo County, the special Studies Zone includes the San Andreas and Los Osos faults. To minimize this potential impact, the California Building Code and City Codes require new structures be built to resist such shaking or to remain standing in an earthquake. The San Andreas Fault is located approximately 41 miles at its closest point from the City. The site is located in an area that has the potential for ground shaking and a moderate to high liquefaction potential. The same use is currently located on the site and the new construction of the same use will not expose a substantial amount of new structures or people to the risk of ground shaking, liquefaction potential or landslide. No mitigation measures are necessary.

b) This project is limited to additions to an existing single-family residential structure, and is on an infill site located in an urbanized area. There is a limited potential for top soil erosion since the area to be disturbed will limited to building footings and flatwork.

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

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

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

**Mitigation Monitoring:** Not applicable.

7. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			x	
b. Conflict with an applicable plan, policy of regulation adopted for the purpose of reducing the emissions of greenhouse gases?		x		

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

a-b) In the short-term, the proposed project could result in minor increases in emission of greenhouse gases during the demolition and addition process. Such an increase would not individually contribute to global climate change or

generate emissions exceeding the APCD’s bright-line threshold of 1,150 metric tons (MT) of CO2e per year. Standard City Construction Regulations will apply to this project, which include requirements that 1) a minimum six percent of construction vehicles and equipment be electrically-powered or use alternative fuels such as compressed natural gas, and 2) The contractor will limit idling of construction equipment to three minutes and post signs to that effect.

The proposed project is consistent with the land use diagram and policy provisions of the City’s General Plan, and will result in infill development, located in close proximity to transit, services and employment centers. City policies recognize that compact, infill development allow for more efficient use of existing infrastructure and Citywide efforts to reduce greenhouse gas emissions. The City’s Climate Action Plan (CAP) also recognizes that energy efficient design will result in significant energy savings, which result in emissions reductions.

**Conclusion:** *There are potentially significant impacts to Greenhouse Gas Emissions unless mitigation is incorporated.*

**Mitigation Measure 5:**

A minimum six percent of construction vehicles and equipment shall be electrically-powered or use alternative fuels such as compressed natural gas to the greatest extent feasible.

**Mitigation Measure 6:**

The contractor shall limit idling of construction equipment to three minutes and post signs to that effect.

**Mitigation Monitoring 5-6:** Construction and grading plans shall clearly note the above mitigation measures on applicable sheets and be clearly visible to contractors and City inspectors. Public Service Department staff will periodically inspect the site for continued compliance with the above mitigation measures.

8. HAZARDS/HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X

g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h.	Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**Environmental Setting:** Human caused hazards often occur as a result of modern activities and technologies. These potential hazards can include the use of hazardous materials and buildings that may be unsafe during a strong earthquake. The proposed project includes expansion of an existing single-family residence and associated site improvements.

**Impact Discussion:**

a-b) The proposed project includes expansion of a single-family residence and associated site improvements, and will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c) There are no existing or proposed schools within one-quarter mile of the site.

d) The project site is not located in the vicinity of any known hazardous material sites and is not listed as having been a hazardous site.

e-f) The project is not located in the vicinity of an airport.

g-h) The project is located on private property near the intersection of Main and Yerba Buena Streets. Although Main Street is a main thoroughfare through the City for emergency response vehicles the project will staging all construction on site or be required to get an encroachment permit for construction staging areas on the public right of way. At no time will staging be allowed at a location that will impair the flow of traffic or create traffic hazards. The final project will be entirely on a private property and will not encroach into the public right of way. Plans have been reviewed by the Fire Marshal who determined that as designed the project will not conflict with any emergency response plan or evacuation plan. The site is not directly adjacent to any wildlands.

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

**Mitigation Monitoring:** Not applicable.

9. HYDROLOGY/WATER QUALITY		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Violate any water quality standards or waste discharge requirements?				X
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X

c.	Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?				X
d.	Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?				X
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f.	Otherwise substantially degrade water quality?			X	
g.	Place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map?				X
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i.	Expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j.	Inundation by seiche, tsunami, or mudflow?			X	

Environmental Setting:

The site is located in Morro Bay and is developed with a small single family home and ornamental vegetation, with a wide swath of bare soils and upland annual grasses in the adjacent Whidbey Street right-of-way. The watershed of Morro Bay is approximately 48,450 acres and is bounded by the Santa Lucia Range on the north, Cerro Romauldo to the east and the San Luis Range to the south. Eventually draining to Morro Bay, the watershed has two significant creek systems: Los Osos and Chorro Creeks. The Chorro Creek watershed drains approximately 27,670 acres, while Los Osos Creek drains 16,933 acres, the remaining area drains directly into the bay through small local tributaries or urban runoff facilities. Sixty percent of the Chorro Creek watershed is classified as rangeland, while twenty percent is brushland.

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

Impact Discussion:

a) The project includes the expansion of an existing single-family residence, maintaining the required 50-foot setback from the adjacent riparian habitat. The expanded use will not substantially alter existing conditions or impacts on water quality or waste discharge collected and disposed of in the City’s sewage system.

b) The Municipal Code states that if the project requires a building permit, which it does, the building division shall be responsible for checking availability of water equivalency units. In addition, the City’s predominant source of water to serve residences is obtained from the State Water Project and will not substantially deplete ground water.

c-e) All development and redevelopment projects which create or replace more than 2,500 SF of impervious area must incorporate Stormwater Management controls as described in the Stormwater Management Guidance Manual for Low Impact Development & Post-Construction Requirements. This plan was adopted for the purpose of insuring water quality and proper drainage within the City’s watershed. Staff reviews development applications for compliance with the Stormwater Management Plan and to ensure that designs are environmentally conscious, enhance water quality, and preserve and protect coastal waters and resources. Compliance with the Stormwater Management Plan is sufficient to mitigate any potentially significant impacts of the project in the areas of water quality and hydrology. The Public Works Department has determined that the proposed improvements, which will be required to include installation of standard curb, gutter and sidewalk, with standard the PCC driveway approach, are sufficient to avoid drainage impacts, such as flooding, on-site or downstream.

f) The proposed project includes expansion of a single-family home and will not result in an increase in runoff. Since the project site is less than one acre and less than 15% slope, a Construction Activities Storm Water General Permit is not required, per the Federal Clean Water Act. However, pursuant to the City’s demolition process, an erosion control plan will be required. The plan must demonstrate control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right-of-way, adjacent properties, any harbor, waterway, or ecologically sensitive area. This component of the permit process can be relied upon to ensure that water quality issues associated with erosion will be suitably addressed.

g-i) The project site is not located in a 100-year flood zone. According to the Flood Insurance Rate Map for San Luis Obispo County, California, the site is located within Zone X, an area of 0.2pct annual chance flood hazard with a flood elevation of 49 feet. The existing finish floor elevation of the residence is 59.82’. Therefore, impacts would be less than significant.

j) Because the project site is located near the coast, a potential hazard from tsunamis exists. However there is no established methodology to predict recurrence intervals of tsunamis. The last known tsunami warning occurred in the mid-1960’s. Although the sand dunes offer some protection from tsunamis, past history suggests that the project site is still vulnerable to large tsunamis. As discussed in the Safety Element of the General Plan, the most feasible protection in the event of a tsunami is a warning system and evacuation plan. The warning is handled by the United States Weather Service and the Safety Element outlines safety preparedness measures. Therefore, the hazard presented by tsunamis is less than significant when approved safety measures are adhered.

**Conclusion:** *Impacts related to Hydrology and Water Quality will have less than significant impact.*

**Mitigation Monitoring:** Not applicable.

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?				X
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

**Environmental Setting:** The project is located at near the intersection of Main Street and Yerba Buena and is zoned for residential uses. The area has a mix residential use, and is limited to the expansion of the existing single-family residence on the site.

**Impact Discussion:**

a) The expansion of the existing single-family residence will not physically divide an established community as the use of this infill will remain the same.

b) The project cannot be approved unless found consistent with the General Plan, Zoning Ordinance, California Coastal Act, Local Coastal Program and Municipal Code. The site is within the R-1/S.1/SP overlay, (Single-family residential with special building site and yard standards, in the North Main Street Specific Plan Area) zoning district and adjacent to ESH identified in the Coastal Land Use Plan (CLUP, and the use is remaining the same, therefore, the project will not conflict with any city adopted plan.

c) The City of Morro Bay does not have an adopted habitat conservation plan; therefore, the project would not conflict with applicable habitat conservation plan or a natural community conservation plan.

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

**Mitigation Monitoring:** Not applicable.

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

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

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

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

**Mitigation Monitoring:** Not applicable.

12. NOISE		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Expose people to, or generate, noise levels exceeding established standards in the local general plan, coastal plan, noise ordinance or other applicable standards of other agencies?			X	
b.	Expose persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	



c.	Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d.	Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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 expose people residing or working in the project area to excessive noise levels?				X
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 levels?				X

**Environmental Setting:** Several noise sensitive uses are located within the vicinity of the project site; specifically single-family and multi-family residential units surrounding the proposed project. The City’s General Plan Noise Element threshold for noise exposure is 60dB for most land uses. The City’s Zoning Ordinance also contains noise limitations and specifies operational hours, review criteria, noise mitigation, and requirements for noise analyses.

**Impact Discussion:**

a, c) The proposed expansion of an existing single family home will not result in noise levels that are inconsistent with the surrounding uses or are in conflict with standards in the General Plan, Local Coastal Plan or Zoning Ordinance. The noise emitted from the site will be substantially the same, because the use is not changing. Residences are designated as noise sensitive by the General Plan. Noise levels of 60 dB are acceptable for outdoor activity areas and 45 dB for indoor areas. Exterior noise levels will be less than 60 dB when attenuation afforded by intervening buildings or property fencing is taken into account. Interior noise levels of less than 45dB will be achievable with standard building materials and construction techniques.

b, d) Site development will result in short-term increases in ambient noise levels related to the use of construction equipment including trucks, loaders, bulldozers, and backhoes. The potential noise levels are dependent on the location of the equipment on the site as well as the actual number and types of equipment used during construction. Construction activities may also result in temporary ground borne vibration. Construction noise and ground borne vibration is regulated by the City’s Municipal Code, which regulates time of construction and maximum noise levels that may be generated. Standard construction standards imposed on the project include limited hours of activity and reduce other measures to reduce the noise levels of equipment during construction. Therefore, no impacts to surrounding residences will occur. Title 17 table 17.52.030(1) provides performance standards as it relates to noise levels allowed to occur at the site.

e,f) The project is not within the boundaries of an adopted airport land use plan, within two miles of a public airport, or a private airstrip.

**Conclusion:** *Impacts related to Noise will have less than significant impact.*

**Mitigation Monitoring:** Not applicable.

13. POPULATION AND HOUSING		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c.	Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?				X

**Environmental Setting:** The site and vicinity surrounding the project are designated in the general Plan for residential development and are characterized by the presence of both single- and multi-family residential development. The project includes the expansion of an existing single-family residence.

**Impact Discussion:**

a-c) The project involves the expansion of an existing single-family residence, which will not displace a people or housing units, nor induce substantial growth, as the use will remain unchanged.

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

**Mitigation Monitoring:** Not applicable.

14. PUBLIC SERVICES		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:					
a.	Fire protection?				X
b.	Police protection?				X
c.	Schools?				X
d.	Parks or other recreational facilities?				X
e.	Roads and other transportation infrastructure?				
f.	Other public facilities?				X

**Environmental Setting:** The project site lies within the sphere of influence of the City of Morro Bay; therefore the City of Morro Bay provides most of the public services, including Fire and Police protection. The San Luis Coastal Unified School District operates an elementary school and a high school within the City.

**Impact Discussion:**

a, b, d-f) Because of the scale of the project and its location within a developed portion of the city, no changes to governmental service levels or the need for new facilities or equipment to maintain existing service levels have been identified. The project is within the density allowed and planned for at this location, and all existing services are considered adequate to serve the project. New structure will be constructed to meet current fire code requirements and is not expected to result in adverse physical impact that would change or increase fire protection needs. Police protection services are not impacted or expected to change beyond existing service levels. Any additional population served by the expansion of this residential use will have minimal effect on area parks and recreation facilities, and add only minimally to the use of local roads and transportation options.

c) The school districts in the state have the authority to collect fees at the time of issuance of building permits to offset the costs to finance school site acquisition and school construction, and are deemed by State law to be adequate mitigation for all school facility requirements. Any increases in demand on school facilities caused by the

project are considered to be mitigated by the district’s collection of adopted fees at the time of building permit issuance.

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

**Mitigation Monitoring:** Not applicable.

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

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

**Impact Discussion:**

a-b) The project is limited to the expansion of an existing single-family home, and any increase in demand on parks and other recreational facilities will be negligible. The expanded home will include a small private outdoor area. No additional recreational facilities are proposed.

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

**Mitigation Monitoring:** Not applicable.

16. TRANSPORTATION/CIRCULATION  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, street, highway and freeways, pedestrian and bicycle path, and mass transit?			X	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the country congestion management agency for designated roads or highways?			X	

c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d.	Substantially increase hazards due to a design feature (e.g. limited sight visibility, sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
e.	Result in inadequate emergency access?				X
f.	Conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance or safety of such facilities?				X

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

Impact Discussion:

a-b) The project does not conflict with any applicable circulation system plans and does not add to demand on the circulation system or conflict with any congestion management programs or any other agency’s plans for congestion management. Expansion of the existing single-family residence will not significantly increase the traffic trips to and from the site, and existing streets have sufficient unused capacity to accommodate any added vehicular traffic without reducing existing levels of service. The proposed project would not result in a significant impact with regard to increased vehicular trips and does not conflict with performance standards provided in City adopted plans or policies. The project will also contribute to overall impact mitigation for transportation infrastructure by participating in the Citywide Transportation Impact Fee program. The largest impact on traffic levels and circulation effectiveness would be affected in large part due to the construction activity and equipment associated with the project, which will temporarily result in minor increases in traffic to and from the site. Once construction is complete, traffic volumes and impacts will return to substantially the same level as the existing site.

c) The project will not result in any changes to air traffic patterns.

d) The project has been designed to meet City Engineering Standards and will not result in safety risks. The project will include curb, gutter, and sidewalk per City Engineering Standards, which will improve pedestrian and vehicle safety along Yerba Buena Street.

e) The project has been reviewed by the City Fire Marshal to ensure adequate emergency access has been provided.

f.) The proposed project site is located near the intersection of Main Street and Highway 101. Main Street provides sidewalks, bicycle lanes, and vehicular lanes for cars, busses and trolleys. The project will not decrease performance or safety in the area, as the traffic patterns will remain unchanged. The project is consistent with policies supporting alternative transportation due to the site’s location within the City’s urban center, and its proximity to shopping, parks and services.

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

**Mitigation Monitoring:** Not applicable.

17. UTILITIES & SERVICE SYSTEMS  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

**Environmental Setting:** The proposed project is the expansion of an existing single-family residence, which will result in minimal increased demand related to water, wastewater and solid waste systems. The residence would continue to be served by the Morro Bay Wastewater Treatment Plant and local waste collection services that dispose of waste at Cold Canyon Landfill, which has been expanded to take increased waste anticipated within its services area. The project will comply with federal, state, and local statutes and regulations related to solid waste disposal, diverting materials from the demolition activities to recycling facilities as feasible.

**Impact Discussion:**

a, b, c, e) The proposed project would result in a minor increase in demand on City infrastructure, including water, wastewater and storm water facilities. As required, the existing residence on the site is served by City sewer and water service, which both have adequate capacity to serve the expanded use. Storm water facilities exist in the vicinity of the project site, and it is not anticipated the proposed project will result in the need for new facilities or expansion of existing facilities which could have significant environmental effects. This project has been reviewed by the City's Utilities Department and no resource/infrastructure deficiencies have been identified.

If the existing connections are damaged or substandard, the developer will be required to re-construct private sewer facilities to convey wastewater to the nearest public sewer. The on-site sewer facilities will be required to be constructed according to the standards in the Uniform Plumbing Code and City standards.

b) The project site is currently serviced by the Morro Bay/Cayucos Wastewater Treatment Facility and the resulting project will not cause a substantial increase in the amount of water that is required to be treated. The treatment facilities can accommodate the current and proposed water and wastewater volumes, and new construction or expansion of treatment facilities not necessary as a result of this project.

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f-g) The current production of solid waste is unlikely to increase with the expansion of the existing single family use. California law requires projects over a certain value to divert 50% of their waste stream and provide documentation prior to building permit final. The incremental additional waste stream generated by this project is not anticipated to create significant impacts to solid waste disposal.

**Conclusion:** *Impacts related to Utilities and Service Systems will have less than significant impact.*

**Mitigation Monitoring:** Not applicable.

#### IV. MANDATORY FINDINGS OF SIGNIFICANCE (Section 15065)

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>a) Potential to degrade:</b> Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
<b>b) Cumulative:</b> Does the project have impacts that are individually limited but cumulatively considerable? (Cumulatively considerable means that incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
<b>c) Substantial adverse:</b> Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

Impact Discussion:

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

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

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

**V. INFORMATION SOURCES:**

**A. County/City/Federal Departments Consulted:**

City of Morro Bay Public Services Department (Planning, Building, and Public Works Divisions), Fire Department.  
San Luis Obispo Air Pollution Control District

**B. General Plan**

x	Land Use Element	x	Conservation Element
x	Circulation Element	x	Noise Element
x	Seismic Safety/Safety Element	x	Local Coastal Plan and Maps
x	Zoning Ordinance		

**C. Other Sources of Information**

x	Field work/Site Visit	x	Ag. Preserve Maps
x	Staff knowledge/ calculations	x	Flood Control Maps
x	Project Plans	x	Other studies, reports: ESH Delineation prepared by Kevin Merk Assoc., LLC, October 25, 2013
	Traffic Study	x	Zoning Maps
x	Records	x	Soils Maps/Reports
	Grading Plans		Plant maps
x	Elevations/architectural renderings	x	Archaeological maps and reports
x	Published geological maps	X	Climate Action Plan, adopted January 14, 2014
x	Topographic maps	x	CAP Consistency Worksheet
x	Applicant project statement/description	x	Other: County of San Luis Obispo Air Pollution Control District, CEQA Air Quality Handbook, April 2012

**VI. ATTACHMENTS**

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



## Attachment A

### SUMMARY OF REQUIRED MITIGATION MEASURES

#### BIOLOGICAL RESOURCES

**Mitigation Measure 1:** Within the 50-foot ESH buffer, there shall be no additional non-pervious surfaces or introduction of invasive plant species.

- **Monitoring Plan, MM # 1:** A landscape plan shall be submitted with construction documents and approved by Planning Staff prior to the issuance of Building Permits.

**Mitigation Measure 2:** The project shall incorporate the following erosion control measures for work in and around the ESHA:

- a. No heavy equipment should enter the ESHA.
  - b. Equipment will be fuelled and maintained in an appropriate staging area removed from the ESHA.
  - c. Restrict all heavy construction equipment to the project area or established staging areas.
  - d. All project related spills of hazardous materials within or adjacent to the project area shall be cleaned up immediately. Spill prevention and clean up materials should be onsite at all times during construction.
  - e. All spoils should be relocated to an upland location outside the ESHA to prevent seepage of sediment in to the riparian corridor.
- **Monitoring Plan, MM # 2:** Construction and grading plan shall clearly note the above mitigation measures on applicable sheets and be clearly visible to contractors and City inspectors. Public Service Department staff will periodically inspect the site for continued compliance with the above mitigation measures.

#### CULTURAL RESOURCES

**Mitigation Measure 3:** If materials (including but not limited to bedrock mortars, historical trash deposits, and paleontological or geological resources) are encountered during excavation, work shall cease until a qualified archaeologist makes determinations on possible significance, recommends appropriate measures to minimize impacts, and provides information on how to proceed in light of the discoveries. All specialist recommendations shall be communicated to the City of Morro Bay Public Services Department prior to resuming work to ensure the project continues within procedural parameters accepted by the City of Morro Bay and the State of California.

**Mitigation Measure 4:** The following actions must be taken immediately upon the discovery of human remains: Stop immediately and contact the County Coroner. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or; If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission. Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.

- **Monitoring Plan, MM # 3-4:** Construction and grading plan shall clearly note the above mitigation measures on applicable sheets and be clearly visible to contractors and City inspectors. Public Service Department staff will periodically inspect the site for continued compliance with the above mitigation measures.

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**GREENHOUSE GAS EMISSIONS**

**Mitigation Measure 5:**


A minimum six percent of construction vehicles and equipment shall be electrically-powered or use alternative fuels such as compressed natural gas to the greatest extent feasible.

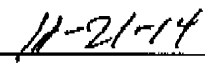
**Mitigation Measure 6:**

The contractor shall limit idling of construction equipment to three minutes and post signs to that effect.

- **Monitoring Plan, MM # 5-6:** Construction and grading plans shall clearly note the above mitigation measures on applicable sheets and be clearly visible to contractors and City inspectors. Public Service Department staff will periodically inspect the site for continued compliance with the above mitigation measures.

**Acceptance of Mitigation Measures by Project Applicant:**

  
\_\_\_\_\_  
**Applicant**

  
\_\_\_\_\_  
**Date**