



CITY OF MORRO BAY PLANNING COMMISSION MEETING AGENDA

Veteran's Memorial Building
Regular Meeting 6:00 p.m.

209 Surf Street, Morro Bay
Monday August 16, 2010

Nancy Johnson - Chairperson
Vice-Chairperson - Gerald Luhr
Commissioner - Michael Lucas
Commissioner - John Diodati
Commissioner - Jamie Irons
Rob Livick - Secretary

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. ACCEPTANCE OF AGENDA

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

VI. PUBLIC COMMENT:

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so when recognized by the Chairman, by standing and stating their name and address. Comments should be limited to three minutes.

VII. CONSENT CALENDAR

A. Approval of minutes from Planning Commission meeting held on July 19, 2010 as revised.

B. Approval of minutes from Planning Commission meeting held on August 2, 2010.

VIII. PRESENTATIONS

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

IX. FUTURE AGENDA ITEMS

- A. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

X. PUBLIC HEARINGS

- A. **Site Location:** 962 Piney Way
Applicant: Ed Holterhoff, **Agent:** David Brannon
Request: The applicant requests approval for an addition and remodel to an existing church building. The applicant proposes to develop the plan in two phases and the first phase will result in an addition of approximately 2,283 square feet and remodel of the existing structure and parking area. The property is not located in the Coastal Commission Appeals Jurisdiction.
Recommended CEQA Determination: Categorically Exempt, Class 1, Section 15301.
Staff Recommendation: Review and take action on the Coastal Development Permit #CP0-314 and Conditional Use Permit #UP0-281.
Staff Contact: Sierra Davis, Assistant Planner, 772-6270.
- B. **Site Location:** State Park Marina located within the Morro Bay State Park at 10 State Park Road, Morro Bay, California 93442 in the Harbor zoning district.
Applicant: City of Morro Bay Harbor Department operating on behalf of the State Parks Department per the City of Morro Bay and Morro Bay State Park Marina Operating Agreement **Agent:** Jack Malone, Ph.D ANCHOR QEA, LLC
Request: Review and approve the Addendum to the Final State Park Marina Renovation and Enhancement Environmental Impact Report (EIR). At this time, the City is proposing to undertake a subset of activities, described in the Final EIR, that focus on maintenance dredging, rehabilitating the kayak launch ramp, installing a vessel pump out station on an existing floating dock, and maintaining the existing rock slope protection incidental to dredging. The Final EIR analyzed all impacts associated with the currently proposed project. Because several years have passed since the Final EIR was adopted, the City has prepared an addendum to document minor changes to the project description and to confirm that the currently proposed project will not result in new or increased impacts to the environment. The currently proposed project will result in fewer impacts than the proposed project from the 2008 EIR would have produced and no new mitigation measures have been identified for the currently proposed project. This addendum to the 2008 Final EIR will thus be the final document required to satisfy the City's compliance with the California Environmental Quality Act (CEQA).
Recommended CEQA Determination: Certify an Addendum to the previously adopted EIR (SCH # 2005021104) for the State Park Marina Renovation and Enhancement Project.
Staff Recommendation: Certify the Addendum.
Staff Contact: Kathleen Wold, Planning Manager, 772-6211.

XI. OLD BUSINESS

A. Current Planning Processing List/Advanced Work Program.

XII. NEW BUSINESS

A. Presentation from the Morro Bay Volunteer Tree Committee on the update of the City of Morro Bay's Master Tree list.

XIII. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Tuesday, September 7, 2010 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Public Services Office at 955 Shasta Avenue, during normal business hours; Mill's ASAP, 495 Morro Bay Boulevard, or Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Planning Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the proposal being heard and respond to questions from commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the commission and staff prior to the commission taking action on a decision.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place or residence both orally and on the sign in sheet at the podium. Commission meetings are audio and video tape-recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Speak about the proposal and not about individuals. On occasion, the Chair may place time limits on testimony: Focus testimony on the important parts of the proposal: do not repeat points made by others. Please, no applauding or making comments from the audience during the testimony of others.
4. Written testimony is encouraged so they can be distributed in the packets to the Planning Commission. However, letters are most effective when presented at least a week in advance of the hearing. Written testimony provided after the staff reports are distributed and up to the meeting will also be distributed to the Planning Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, attention: Planning Commission Secretary.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. The appeal form is available at the Public Services Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 and the City Zoning Ordinance. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed.

This Agenda is available for copying at Mills Copy Center and at the Public Library

The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request at the staff's table.

COPIES OF VIDEO, CD: Copies of the video recording of the meeting may be obtained through AGP Video at (805) 772-2715, for a fee.

ON THE INTERNET: This agenda may be found on the Internet at: <http://www.morro-bay.ca.us/planningcommission>

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
July 19, 2010

Vice-Chairperson Gerald Luhr Commissioner Jamie Irons	Chairperson Nancy Johnson Rob Livick, Secretary	Commissioner Michael Lucas Commissioner John Diodati
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I. CALL MEETING TO ORDER

Chairperson Johnson called the meeting to order at 6:03 p.m.

II. PLEDGE OF ALLEGIANCE

Lucas led the pledge.

III. ROLL CALL

Chairperson Johnson took roll and noted that Commissioner Diodati is absent but all other Commissioners are present.

Staff Present: Rob Schultz, Kathleen Wold and Sierra Davis.

IV. ACCEPTANCE OF AGENDA

MOTION: Irons moved to revise the Agenda to proceed with the 2718 Alder project first. The motion was seconded by Luhr and carried 4-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Schultz briefed the Commission on action taken at the June 28, 2010 City Council meeting.

VI. PUBLIC COMMENT- None

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on July 06, 2010

MOTION: Lucas moved the Planning Commission approve the minutes. The motion was seconded by Irons and carried 4-0.

VIII. PRESENTATIONS - None

IX. FUTURE AGENDA ITEMS

A. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

Commissioners reviewed future agenda items and agreed to agendaize a request by Commissioner Lucas to be absent from the September 7, 2010 Planning Commission meeting.

X. PUBLIC HEARINGS

B. Site Location: 2718 Alder Ave.

Applicant: John Saurwein

Request: The applicant requests approval for construction of a new single family residential unit. The new residential unit consists of approximately 1,377 square feet of new habitable space and approximately 434 square feet of garage space. The applicant is also requesting a variance to reduce the exterior side yard setback.

Recommended CEQA Determination: Categorically Exempt, Class 3, Section 15303.

Staff Recommendation: Review and take action on the Coastal Development Permit #CPO-331 and Variance #AD0-055

Staff Contact: Sierra Davis, Assistant Planner, 772-6297

Davis presented a staff request to continue this item to the August 2nd, 2010 Planning Commission meeting. Due to circumstances out of staff's control, the APN map was labeled incorrectly and therefore the project was noticed incorrectly and will have to be re-noticed with the correct address.

Johnson opened the public hearing to allow Applicant to respond to the staff request for a continuance. Applicant agreed to the continuance.

Johnson closed the public hearing.

MOTION: Luhr moved the Planning Commission continue the project to the August 2nd, 2010 meeting. Irons seconded the motion and carried 4-0.

A. Site Location: 3390 Main Street, R-1/S.1 and MCR/R-4(SP, North Main Area A) and ESH

Applicant: Johnnie Medina

Request: Consideration of a Mitigated Negative Declaration and Coastal Development Permit for a 2 parcel subdivision map and a 2,497 square foot two story single-family residence with attached two car garage. There is also a request to reduce the buffer from the Environmentally Sensitive Habitat area from 50 feet to 25 feet. This site is located inside the Coastal Commission Appeals Jurisdiction.

Recommended CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Review and take action on the Parcel map (S00-089) and the Coastal Development Permit (CPO-276)

Staff Contact: Kathleen Wold, Planning Manager, 772-6211

Wold presented the staff report.

Irons asked for clarification regarding wetlands identification on the map. Wold responded that Applicant has submitted information declaring that this area is not wetlands. They are requesting that the ESH area be determined to be an ephemeral stream and not a wetland. Wold stated that staff is requesting the Planning Commission determine if the documentation submitted by the Applicant is sufficient to make a determination that this is not wetland.

Schultz clarified that letters and email received from the Department of Fish & Game have determined that after reviewing the application and site specific plan that the area is not a wetland.

Commissioners discussed with staff the applicant's request to reduce the wetlands buffer and whether it should be determined to be a wetland versus an ephemeral stream.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

- Johnnie Medina, Applicant, came forward to explain his proposed project.
- Terry Orton of Westland Engineering, the Engineer for the Applicant came forward to explain his involvement with the project and its public works history including drainage and flows.

The following persons spoke against the project and encouraged the Planning Commission to deny the Applicant's request to reduce the buffer:

- Michelle Arete, of 361 Vashon Street, representing 108 petition signers also expressed concern about the drainage issues and riparian vegetation
- Dave Shumaker of 460 Luzon St. encouraged the Planning Commission to enforce the Applicant's conditions
- Laura Mouns of 330 Vashon St. representing 108 petition signers encouraged Commission to follow staff recommendations
- Jim Ross, of 301 Trinidad
- Jan Goldman, neighbor at Main & Yerba Buena
- Nathan Tiglio of 330 Vashon St. spoke against the construction due to the wildlife and willows on the property.
- Stacey Schultz, neighbor at Main & Yerba Buena
- William Daillak of 3351 Whidbey Way
- Paula Daillak of 3351 Whidbey Way
- Roger Ewing, resident of Morro Bay, said the project should be halted until a wetlands determination is made.
- Kim Ramos, resident of Trinidad St., agrees with the other speakers

The following persons spoke in favor of the project

- Diana Vargas Medina, Applicant's mother, said their goal is to enhance Morro Bay
- Johnnie Medina Sr., Applicant's father, said they believe the project is environmentally sensitive and believes the opposition is due to view blockage
- Joe Vargas, grandfather of Applicant, resident of Fresno, stated he believes a new house built on this property would beautify the area
- Carlo Galvez, resident of Los Osos

Commissioners had discussion with applicant regarding:

- The issue that the permit condition of restoring the habitat has not been followed. Applicant responded that he believed this was due to a miscommunication between himself and the contractor and also what his understanding of natural restoration meant. He clarified that he has not done any damage himself.
- The retaining wall and the proposed swale for water collection. The Engineer responded that the wall is next to the swale.
- The drainage issues and ponding impacts both on the Applicant's property and neighboring properties.
- The issue of wetlands determination and the letter received from Bill Kirchner of the US Fish & Wildlife Services which said there are no wetlands based on the information provided. Johnson asked Applicant if anyone has been out to the site to make this determination. Applicant responded that the Department of Fish & Game has previously but not recently. He stated that Mr. Kirchner has not been to the site, but used a National Wetland Inventory as the basis for his assessment. Irons noted that the letter also states "unable to determine if the waters of the U.S. occur on site." Orton responded that a two year storm for ordinary high water is used for the Army Corps of Engineers to determine U.S. waters location.

Hearing no further comment, Johnson closed the Public Hearing.

Commissioners had lengthy discussion regarding the adoption of the Mitigated Negative Declaration and wetland determination with the 50 foot buffer and whether to grant the Applicant's request to reduce the buffer down to 25 feet. A wetlands area generally requires a 100 foot setback. Discussion included

whether to seek a qualified biologist to be paid by Applicant to determine if wetlands exist on the property. It was determined to accept the Mitigated Negative Declaration with the 50 foot buffer.

Schultz clarified for the Commission that a wetlands report could impact other pre-existing parcels in the area.

Commissioners also discussed the following:

- Drainage problem to the creek including the impacts to adjacent parcels
- Wetlands determination and whether to continue the hearing while a wetlands report is prepared.
- The degradation and reduction of habitat and the need for a restoration plan
- How much construction should be allowed in the ESH buffer. Wold responded to the Commission that this issue becomes a matter of educating the contractors of what can and cannot happen in the ESH area.
- The need for a landscape plan to remedy the adjacent parcels that adheres to the 50 foot buffer.
- The location of the driveway and whether the retaining walls remain. Commissioners agreed there should be no additional retaining walls within the 50 foot buffer.

MOTION: Luhr moved the Planning Commission conditionally approve the project by adopting a motion including the following action(s):

- A. Adopt the Findings for Approval for the Vesting Tentative Map and Coastal Development Permit included as Exhibit "A" of the staff report and the Findings for Denial of the reduction of the ESH buffer and allowing the west property line of parcel 2 to be adjusted westward so long as parcel 1 meets the minimum lot requirements and setback of the zone district
- B. Approve Mitigated Negative Declaration (SCH 2009061049).
- C. Approve Tentative Parcel Map dated January 26, 2010 and Coastal Development Permit based on site development plans received by the Public Services Department on January 5, 2008 and subject to the Conditions of Approval included as Exhibit "B" of the staff report.
- D. Property Line. The applicant shall be allowed to adjust the west property line of parcel 2 westward, so long as parcel 1 meets the minimum lot requirements and setback of the zone district.
- E. ESHA. The ESH area shall be defined by surveyed coordinates with markers easily identified and permanent and visible. The area defined shall be fenced during construction.
- F. ESHA . There shall be no activity allowed in the ESH area that would be detrimental to the native habitat.
- G. Drainage. The drainage from the adjacent properties across parcel one and two shall be evaluated and remedied prior to recordation of the parcel map and parcel two shall be evaluated and remedied prior to permit approval.
- H. Landscape Plan. A landscape plan shall be required prior to issuance of a building permit for the residence on parcel 2. The landscape plan shall adhere to the 50 foot buffer and shall consist of only native and drought tolerate plants.
- I. Restoration of Creek Area. The creek restoration plan shall include the buffer area between the 50 foot and 25 foot. In addition, mediation will be allowed within the 25 to 50 foot buffer area to include the bioswale and detention but there shall be no extension of the retaining wall located in the 50 foot to 25 foot buffer area.
- J. Creek Restoration Plan: Prior to the issuance of any building permit or the recordation of the map, a restoration plan for the ESH area shall be submitted to the City for review and approval. The city easement including the block wall shall be included and evaluated and corrected in this plan. A qualified biologist shall produce the plan and the plan shall contain milestones to ensure that the initial plantings thrive. In addition once the plan is

approved, the removal of all non-native species shall be removed from the creek and buffer area prior to the issuance of any building permit or the recordation of the map. Prior to any final granted on the project all restoration work shall be completed except for the ongoing maintenance required.

The motion was seconded by Lucas.

Irons and Luhr requested an amendment to the motion for a landscape plan with only native and drought-tolerant plants for residents of parcel 2 that adheres to the 50 foot buffer prior to issuance of a building permit.

Lucas accepted the amendment.

The motion carried 4-0.

XI. OLD BUSINESS

A. Current Planning Processing List/Advanced Work Program

No discussion.

XII. NEW BUSINESS

B. Commissioner Diodati's request to be absent from the July 19th Planning Commission meeting.

Commissioners unanimously agreed to approve Commissioner Diodati's absence request.

XII. ADJOURNMENT

Johnson adjourned the meeting at 9:19 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, August 2nd, 2010 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Rob Livick, Secretary

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
August 2, 2010

Vice-Chairperson Gerald Luhr	Chairperson Nancy Johnson	Commissioner Michael Lucas
Commissioner Jamie Irons		Commissioner John Diodati
	Rob Livick, Secretary	

I. CALL MEETING TO ORDER

Chairperson Johnson called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Irons led the pledge.

III. ROLL CALL

Chairperson Johnson took roll and noted that all Commissioners are present.
Staff Present: Rob Livick, Kathleen Wold and Sierra Davis.

IV. ACCEPTANCE OF AGENDA

MOTION: Luhr moved to accept the Agenda as presented. The motion was seconded by Luhr and carried 5-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken at the July 26, 2010 City Council meeting and items scheduled for the August 9, 2010 City Council meeting.

VI. PUBLIC COMMENT- None

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on July 19, 2010

Irons asked for clarification of condition G on page 4 of the minutes for 3390 Main Street. As it currently reads, the drainage condition specifies parcel 2. Irons asked staff to clarify whether this condition was recorded accurately. Lucas asked for clarification of condition I on page 4 of the minutes which states that the creek restoration plan shall include the buffer area and whether that should state "the entire" buffer area.

Wold responded that the minutes will be clarified and brought back to the Commission for approval.

Luhr asked to clarify the drainage conditions in regards to whether the drainage along the properties to the south would be reviewed. Livick responded the drainage issue is included in condition G.

VIII. PRESENTATIONS - None

IX. FUTURE AGENDA ITEMS

- A. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

Commissioners reviewed future agenda items and did not add any new items.

X. PUBLIC HEARINGS

- A. **Site Location:** 2708 Alder Ave.

Applicant: John Saurwein

Request: The applicant requests approval for construction of a new single family residential unit. The new residential unit consists of approximately 1,377 square feet of new habitable space and approximately 434 square feet of garage space. The applicant is also requesting a variance to reduce the exterior side yard setback.

Recommended CEQA Determination: Categorically Exempt, Class 3, Section 15303.

Staff Recommendation: Conditionally approved Coastal Development Permit #CP0-331 and Variance #AD0-055.

Staff Contact: Sierra Davis, Assistant Planner, 772-6270

Davis presented the staff report.

Commissioners asked staff to clarify the parking requirements. Davis responded that each covered parking space shall be 20' x10' feet clear for a minimum of 400 square feet for a two car garage.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

- Applicant, John Saurwein, explained his proposed project design.

Commissioners had discussion with applicant regarding:

- Garage location and whether a garage was considered for Birch Street side of the property;
- Installation of sidewalks. Applicant responded that sidewalks would be installed on Alder and Elena Streets and Birch Avenue;
- The landscaping and if there would be additional permeable surfaces. Applicant responded that he would have a landscaping plan but it was not ready. Davis clarified for Commission that a landscaping plan is not required; and
- Fencing height and the maximum allowable height for front yards versus side yards.

Johnson closed the public hearing.

Commissioners had lengthy discussion regarding the design of the property including the garage, stucco, windows and the articulation of the façade and whether this particular design is suitable for the unique shaped property.

Diodati disagreed due to his concern that the Applicant is requesting a variance in lieu of designing the building to accommodate the uniqueness of the lot.

Commissioners continued discussion on the following:

- Their limitation to make aesthetic decisions and whether the building is a proper fit for the footprint;
- The desire not to see additional hard surfaces or pervious paved materials;
- The view corridor;
- Fence design, height limits and options available to the applicant to resolve differences with neighbor; and
- Their concern that if they approve the project, that it does not set a precedent and is only due to the conditions unique to this lot.

Diodati asked staff to clarify how often the Planning Commission has granted variances on undeveloped parcels and whether approving the variance request for a vacant lot would set a precedent.

Wold responded that the request for a variance was derived from the shape of the lot which makes building difficult due to the skewed narrow features, not the fact that it is vacant.

- MOTION:** Lucas moved the Planning Commission approve the project with the following conditions:
- A. Adopt the Findings included as Exhibit “A”, including findings required by the California Environmental Quality Act (CEQA); and
 - B. Approve Coastal Development Permit, and variance subject to the Conditions included as Exhibit “B” and the site development plans dated June 23, 2010 and as amended with the following conditions:
 - C. Should a fence be proposed on the property which would front on Alder Avenue, Birch Avenue or Elena Street, it shall be a maximum of 3 feet high. Should a fence be proposed on the western 25 feet of the northern property line the fence shall be limited to a maximum of 3 feet in height.
 - D. The property shall be limited to the square footage of paving or impervious surface as shown on the plans dated June 23, 2010.

Luhr seconded the motion.

Diodati asked if the intent of the motion includes a modified variance finding to call out that this not a traditional rectangular lot. Commissioners asked staff to clarify wording. Wold responded that the property in question is smaller than standards require in this zone district. In addition, the property tapers from front to back narrowing approx 12 ½ feet creating an unusually shaped smaller lot. Application to the title would unnecessarily reduce the size of the house that could be built on this lot therefore resulting in a denial of privileges enjoyed by other properties in the vicinity.

Lucas and Luhr accepted staff’s language as an amendment to the motion.

Wold asked Commissioners to clarify if the motion includes the three amendments from the first staff report to the second which included Planning Condition #5, Engineering Condition #5 and #2.

Lucas and Luhr accepted these conditions as a second amendment to the motion.

The motion carried 4-1.

- B. Site Location:** 565 Marina Street
Applicant: Larry and Trish Dooley
Request: The applicant requests approval for replacement of an existing carport with an approximately 461 square foot two car garage, an addition of approximately 842 square foot to the 2nd story of a single family residential unit and a roof top deck. The applicant is also requesting a variance from the front yard and side yard setbacks. The property is not located in the Coastal Commission Appeals Jurisdiction.
Recommended CEQA Determination: Categorically Exempt, Class 32, Section 15332.
Staff Recommendation: Review and take action on the Conditional Use Permit #UP0-294 and Variance #AD0-056
Staff Contact: Sierra Davis, Assistant Planner, 772-6270.

Irons recused himself from the Public Hearing due to a conflict of interest.

Davis presented the staff report.

Commissioners asked staff to clarify if the courtyard is a new addition in the location of the front setback.

Davis responded that the courtyard is existing and is located within the required front setback but the deck toward the rear of property is new.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

- Applicant's Architect, Ruel Czach, explained the proposed project and Applicant's reasons to modify the property
- Applicants Larry and Trish Dooley provided information regarding their personal history with the home and the desire to maintain the property.

Commissioners had discussion with applicant regarding:

- The height of the parapet and whether the Applicant would be agreeable to lowering the height by 3 feet as a consideration for the neighbors to the north. Applicant's Architect agreed this would give more light and indicated they would be agreeable to this;
- The front yard courtyard door in relation to the front door of the house;
- The location of the six foot fence proposed for the east of the property and the setback requirements. Luhr asked staff to clarify setback requirements. Wold clarified the 20 foot setback requirement and responded that Commissioners would need to specifically include the fence in the variance;
- The energy-saving strategies of the home; and
- The location and access of the trash cans.

Johnson closed the public hearing.

Commissioners commended the Applicant for the thoughtful design and green technologies proposed for the home and remaining consistent with the neighborhood.

MOTION: Luhr moved the Planning Commission conditionally approve the project by adopting a motion including the following actions:

- A. Adopt the Findings included as Exhibit "A", including findings required by the California Environmental Quality Act (CEQA); and
- B. Approve Conditional Use Permit and Variance, subject to the Conditions included as Exhibit "B" and the site development plans dated July 1, 2010.

Diodati seconded the motion.

Lucas proposed an amendment to include the following conditions:

- C. With the exception of the front walkway from Marina Street to the entrance gate, the area shown as slate on the plans dated July 1, 2010, shall be constructed of pervious pavers.
- D. The area above the closet shall be lowered to match the adjacent lower parapet.
- E. The existing fence shall be included in the front yard setback variance.

Luhr and Diodati accepted the amendments.

The motion carried 4-0.

Irons rejoined the Planning Commission meeting.

XI. OLD BUSINESS

- A. Current Planning Processing List/Advanced Work Program

No discussion.

XII. NEW BUSINESS

- A. Commissioner Lucas's request to be absent from the September 7, 2010 Planning Commission meeting.

Diodati moved to grant the absence for Commissioner Lucas on September 7, 2010. Irons seconded the motion.

Commissioners unanimously agreed to approve Commissioner Lucas' absence request.

XII. ADJOURNMENT

Johnson adjourned the meeting at 8:28 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, August 16th, 2010 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA ITEM: X-A
ACTION: _____

CITY OF MORRO BAY PLANNING COMMISSION

August 16, 2010

PROJECT SUMMARY

The applicant requests approval for an addition and remodel to an existing church building. The applicant proposes to develop the plan in two phases. The first phase will result in an addition of approximately 2,283 square feet and the remodel of the existing structure and parking area. The property is not located in the Coastal Commission Appeals Jurisdiction.

FILE NUMBERS

UP0-281 & CP0-314

SITE ADDRESS

962 Piney Way

APN(S)

066-280-019

APPLICANT:

Father Ed Holterhoff
Agent: David Brannon

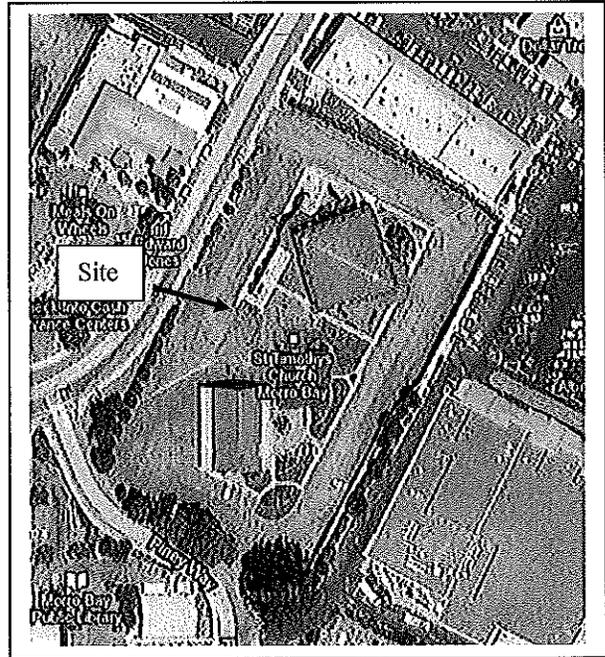
ATTACHMENTS

1. Findings, Exhibit A
2. Conditions, Exhibit B
3. Graphics/Plan reductions, Exhibit C
4. Color and Materials Board, Exhibit D
5. Contiguous Parking and Access Easement, Exhibit E
6. Building and Parking Space Analysis, Phase 1, Exhibit F
7. Plan Set, Exhibit G

STAFF RECOMMENDATION

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit "A", including findings required by the California Environmental Quality Act (CEQA); and



Vicinity Map

- B. Approve Conditional Use Permit and Coastal Development Permit, subject to the Conditions included as Exhibit "B" and the site development plans dated June 15, 2010.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act the project is Categorically Exempt under class 1, section 15301, for existing facilities.

BACKGROUND

The church was first completed in 1950 as a one room church. By 1964 the church parish had grown and there was a need for additional facilities. In 1964 a second building was built which is the existing main building facing Kennedy Way. The original church facility was converted into the parish hall, in addition an interior remodel was done to make new classrooms. Aside from the construction of the two original buildings built in 1950 and 1964 the church has undergone minimal improvements over the years including minor additions, remodels and re-roofing structures.

PROJECT DESCRIPTION

The applicant requests approval for an addition and remodel to an existing church building. The applicant proposes to develop the plan in two phases. The first phase of the project is proposed at this time and will result in an addition of approximately 2,283 square feet and remodel of the existing structure and parking area.

Phase one includes all the interior remodeling including the enhanced foyer, expansion of the children's crying room, development of a new vestry and the construction of two new audio/visual control rooms in the choir loft. Phase one also includes an addition of new restrooms and connecting hallways to the proposed Chapel.

Phase two will be the construction of the new chapel, which is not proposed for construction at this time. The applicant has included phase two of the overall project in the current proposal to develop a more complete submittal for the project as a whole.

Demolition

The applicant has proposed a project that consists of a remodel and addition to the existing church facilities and in order to do that the existing windbreak and foyer are proposed to be demolished.

The demolition plan as proposed will encompass the northwest portion of the lot in front of the main church facility. Starting from the main building moving out towards the street the applicant proposes to demolish the approximately 600 square foot foyer to be replaced with the new addition. There are two existing walls that parallel Kennedy Way that will be demolished to create a new entrance to the building. The first wall adjacent to the existing foyer is an approximately 115'x9' stone faced wall that was constructed as a wind break. The second wall is a raised planter with 4 trees and vegetation, and is located across the parking lot and adjacent to the public right of way. The applicant proposes to demolish the two walls to create better access

to the building from the public right of way and higher visibility from the street. The driveway approaches and entrances will be reengineered to meet current City standards.

Remodel

The existing portion of the first floor of the church to be remodeled consists of a crying room and storage off the vestibule and two bathrooms that are not ADA accessible. The vestibule leads from the inside of the nave to the foyer and then outside. The second floor consists of pews for the choir and does not currently house the audio/visual facilities.

The remodel will occur in the front northwest area of the main church. The first floor remodel consists of approximately 875 square feet and will encompass two storage areas, a crying room, utility area, vestibule and vestry. This portion of the building will link the new addition to the existing nave. The second floor will be remodeled and will eliminate approximately 3 rows of pews and will be replaced with two 80 square foot rooms to house the audio/visual facilities.

The remodel is intended to update the 1960's configuration and construction in order to create a more functional space for the church. The remodel will reconfigure the space and allow for new uses and addition of new spaces that are necessary for the function of the church.

Addition

The addition consists of approximately 2,283 square feet of new construction at the southwest front corner of the existing building. The addition will accommodate a new foyer with three double door entrances, expanded multiple accommodation restroom facilities, and two new hallways that will eventually lead to the new chapel proposed in phase two of the project. The existing building was constructed in 1964 and was built with two non-accessible bathrooms pursuant to ADA standards. The addition will add two large bathrooms to the south of the main foyer and will have multiple accommodations that will meet today's standards.

The parking lot, ADA accessible walkways and landscaping are also proposed to be reconfigured. Permeable pavers will be installed from the public right of way to the new front entrance of the main church building. The permeable pavers will act as a walkway through the parking lot and will be made of a detectable warning surface at the junction of the sidewalk to provide an ADA walkway through the parking lot. In addition to the warning surface, four 42" bollards walk lights will be installed at the entrance of the walkway from the public right of way and again to designate the area from the drive aisle of the parking lot. The width of the detectable warning surface through the parking lot is 10'8". The parking lot will be reconfigured and restriped to accommodate 13 newly configured compact parking spaces and 3 ADA accessible spaces. There is one angled ADA parking space located on the front northeast corner of the main building and two 90 degree parking spaces are located in the front southeast corner of the building. Both areas will be striped with accessible access spaces and ADA access ramps onto the walkway in front of the main church.

Parking

The parking facilities are accomplished through on-site parking and an agreement with Alberston's Incorporated for a contiguous parking and access easement at the rear of the site and adjacent to Albertson's property. The easement agreement is between Albertson's Incorporated

and The Roman Catholic Church of Monterey, California. The easement is walled in at the rear of the property and it is the church's responsibility for maintenance of all activities on the easement lot. The agreement shall terminate automatically and permanently, without the necessity of any action on the part of the owner of Parcel 3, Albertson's, in the event the Church Property ever ceases to be used at this location as a Roman Catholic Church. The easement area is not a part of the proposal, but the area does provide parking for the remodel and the addition uses.

The existing parking provided on site is 86 spaces, 63 spaces on the access easement and two ADA accessible spaces for a total of 149 parking spaces. The following parking requirements are found in the Municipal Code under Chapter 17.44, Parking, Driveway and Loading Facilities.

17.44.020.C.2.i. Church, lodges, club: one space for each forty square feet of floor area in the assembly room(s). For classroom requirements, see subsection (C)(2)(a) and (b) of this section.

17.44.020.C.2.a. Elementary and junior high schools: two space for each classroom plus one space for three hundred square feet of office, assembly or common facility gross floor area.

17.44.020.C.2.b. Secondary school: four spaces for each classroom plus one space for each three hundred square feet of office, assembly, or common facility gross floor area.

17.44.020.C.6.a. General Business and professional services: one space for each three hundred square feet of gross floor area but not fewer than two for each tenancy in an office complex.

Phase one of the project will increase the floor area by approximately 2,283 square feet, however no assembly, classroom, nor office area will be added in this area. Please refer to the table below for the total number of required parking spaces for phase one of the proposed project.

Required Parking Phase 1

Room	Area	Parking Ratio	Required Spaces
Nave, Assembly Area	3,744 SF	1/40 SF	93.6 Spaces
Crying Room	155 SF	1/40 SF	3.9 Spaces
Office Area	2,394 SF	1/300 SF	7.9 Spaces
Adult Classes	2,033 SF	1/40 SF	50.8 Spaces
Secondary Classroom	425 SF	4/class	4 spaces
Junior High Classroom	292 SF	2/class	2 spaces
Elementary Classroom	272 SF	2/class	2 spaces
Total Required			164.2 Spaces

The number of parking spaces required for phase one of the project is 164.2 spaces for a total of 165 parking spaces, since there cannot be partial parking spaces. Phase one of the project proposes a redesign of the parking lot in front of the church that will eliminate 3 spaces north of

the main church facility and eliminate 7 spaces north of the office and classrooms. The phase one of the projects would provide for 139 parking spaces designed with 13 spaces designated for compact cars, 5 accessible spaces and 121 standard spaces.

The 165 required parking spaces cannot be satisfied with the number of parking spaces available with the new configuration of the parking lot and the existing parking spaces. The site is deficient 26 parking spaces. The applicant has stated that uses on site and in the three different structures are used for consecutively scheduled meeting times and not concurrently. The applicant would like to utilize a parking agreement that would limit how the assembly areas are used. A condition of approval has been placed on the project requiring that the property owner record a covenant stating that at no time shall the structures on site accommodate uses concurrently. The deed restriction is required because the property cannot meet the minimum parking requirements if all structures were to be used at the same time. The only exception to the covenant would be the use of the approximately 2,394 square foot office building that would require 8 parking spaces.

The office space could be used concurrently with the nave and crying room or the classrooms, because the parking requirement could be fulfilled onsite. There are 94 spaces required for the nave and 4 spaces required for the crying room, located in the main church building. When the church holds services in the nave 98 parking spaces are required and the 8 spaces for the office building can be accommodated on site with parking facilities for 139 spaces. The second use that the office would be allowed to be used concurrently with is the adult assembly area and classrooms. The adult assembly area and classrooms require 59 parking spaces and the parking facilities can accommodate the 8 required for the office space. At no time shall the three buildings be used concurrently.

Phase two of the project consists of the construction of the approximately 1,148 square foot chapel. The addition of the chapel will require 20 additional parking spaces. The parking proposed in phase one of the project is 139 parking spaces and phase two will add 7 new spaces for a total of 146 parking spaces at the end of phase two. The chapel will be connected to the main church building and can be used concurrently with main church, crying room and offices. The deed restriction will govern the new addition and be worded to include future assembly areas on the site.

Adjacent Zoning/Land Use			
North:	General Commercial (C-1)	South	General Office (G-O)
East:	General Commercial (C-1)	West:	Multiple Residential-Hotel-Professional

<u>Site Characteristics</u>	
Existing Use	Church
Terrain	Developed Urbanized
Vegetation/Wildlife	Urbanized Landscaping
Archaeological Resources	Not an archaeological resource
Access	Kennedy Way and Piney Way

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Medium Density
Base Zone District	Duplex Residential (R-2)
Zoning Overlay District	n/a
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Not located in the Coastal Zone.

GENERAL PLAN AND LOCAL COASTAL PLAN CONSISTENCY

Commission must review the project for consistency with the Municipal Code, Local Coastal Plan, California Coastal Act and Waterfront Master Plan. Staff has reviewed the proposal and found the remodel and addition to the existing church facilities to be consistent with the above mentioned documents and City standards.

PUBLIC NOTICE

Notice of this item was published in the San Luis Obispo Tribune newspaper on August 6, 2010, and all property owners of record within 300 feet and occupant of structures within 100 feet of the subject site of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION

The proposed project would be consistent with applicable development standards of the zoning ordinance and all applicable provisions of the General Plan and Local Coastal Plan with the incorporation of recommended conditions. The remodel and addition to the church facilities has been found to be consistent with the existing architecture. The project is not located with the California Coastal Commission Jurisdiction.

Report prepared by: Sierra Davis, Assistant Planner

EXHIBIT A

FINDINGS

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- A. Pursuant to the California Environmental Quality Act the project is Categorical Exempt under class 1, section 15301, of additions and remodels of existing facilities.

CONDITIONAL USE PERMIT

- B. The project is an allowable use in its zoning district and is consistent with the General Plan for the City of Morro Bay.
- C. The establishment, maintenance, or operation of the religious facilities will not be detrimental to the health, safety, comfort or general welfare of the persons residing or working in the neighborhood, as the project is consistent with all applicable zoning and plan requirements.
- D. As conditioned, the project will comply with all applicable City regulations and will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City.

EXHIBIT B

CONDITIONS OF APPROVAL

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report referenced above, dated August 16, 2010 for the project depicted on the attached plans labeled "Exhibit F", dated June 15, 2010, on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows:
 - a) The structures shall be located and designed substantially as shown on the aforementioned exhibit, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director of Public Services, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Director of Public Services. Any changes to this approved permit determined not to be minor by the Director shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval (b) This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of

Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director of Public Services and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.

7. Acceptance of Conditions: Prior to obtaining a building permit the applicant shall file with the Director of Public Services written acceptance of the conditions stated herein.

PLANNING CONDITIONS

1. Covenant: The applicant shall record a covenant on the property to restrict the use of the structures on the property due to lack of on-site parking accommodations for the use of all structures at one time. The covenant shall read as follow: At no time shall the main assembly area be used concurrently with the adult assembly area or classrooms. The church office may be used concurrently with the main assembly area or classrooms, but at no time shall the main church, office, and adult assembly area and classrooms be used concurrently. At such time the applicant demonstrate to the satisfaction of the Public Services Director that sufficient parking is available, the applicant shall apply with the Public Services Department for the covenant to be removed.
2. Construction Hours: Pursuant to section 9.28.030.I, Construction or Repairing of Buildings. The erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the community development department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Building Height Verification: Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures are in accordance with the approved plans and complies with the height requirement of 25 feet above average natural grade as accepted by the City Building Official.
4. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
5. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet

August 16, 2010

Project: 962 Piney Way

Conditional Use Permit #UP0-281 & Coastal Development Permit # CP0-314

containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

ENGINEERING CONDITIONS

1. Frontage Improvements: All existing driveway approaches shall be replaced to meet ADA standards, a level four foot path of travel behind the approach B-6. All sidewalks shall be repair/replaced to meet City standard B-5. All frontage improvements shall be constructed with phase I.
2. A dedication is required for the portion of the driveway/sidewalk and roadway (see redlines A 1.2) in the City's right of way. The owner shall provide a legal description for the dedication prepared by a Licensed Land Surveyor.
3. The existing handicap ramp shall be replaced to meet City standards B-4 including truncated domes and level area behind ramp.
4. Sidewalk along the westerly frontage (Piney Way) is not feasible to install at the present time due to an existing retaining wall. The applicant shall dedicate the required area for future sidewalk along Piney. And enter into an agreement with the City, for the installation of sidewalk when the existing masonry wall is required to be replaced.
5. Stormwater runoff from all redeveloped (buildings and parking lot) areas shall be treated in accordance with the Best Management Practices (BMP's) published in the California Stormwater Associations BMP handbook. Include the BMPs on the Grading and Drainage plans with the Building Plans submittal. All stormwater drainage shall be completed in phase I of the project.
 - a. For the purpose of water quality design, peak flow BMP's shall be designed to treat the runoff from 28% of the 2 yr storm event and volumetric BMP's shall be designed to treat the runoff from 1 in. /24 hr. storm event. Roof areas are exempt from this requirement.
 - b. For the purpose of water quantity design, peak runoff shall be managed to prevent significant increase in downstream peak flows, including 2-year, 10-year, 50-year, and 100-year storm events. Significant is an increase of over 5 % at and immediately downstream of the project site.
6. Provide drainage analysis, runoff calculations, design and justification of drainage facilities shall be performed by a Registered Civil Engineer. A final drainage report is to be submitted with the building permit application. The responsible Soils engineer shall review all proposed infiltration or storage systems for site suitability.
7. Prior to building permit issuance conduct a video inspection of the conditions of existing sewer lateral. Submit a DVD to City Public Services Department. Repair or replace as required to prohibit infiltration/exfiltration.
8. The four street trees proposed for removal on (Kennedy Way) shall be replaced with a 15

gallon (minimum) tree from the City street tree list. The removal of these trees shall follow the Morro Bay Municipal code section 12.08, City tree regulations.

FIRE CONDITIONS

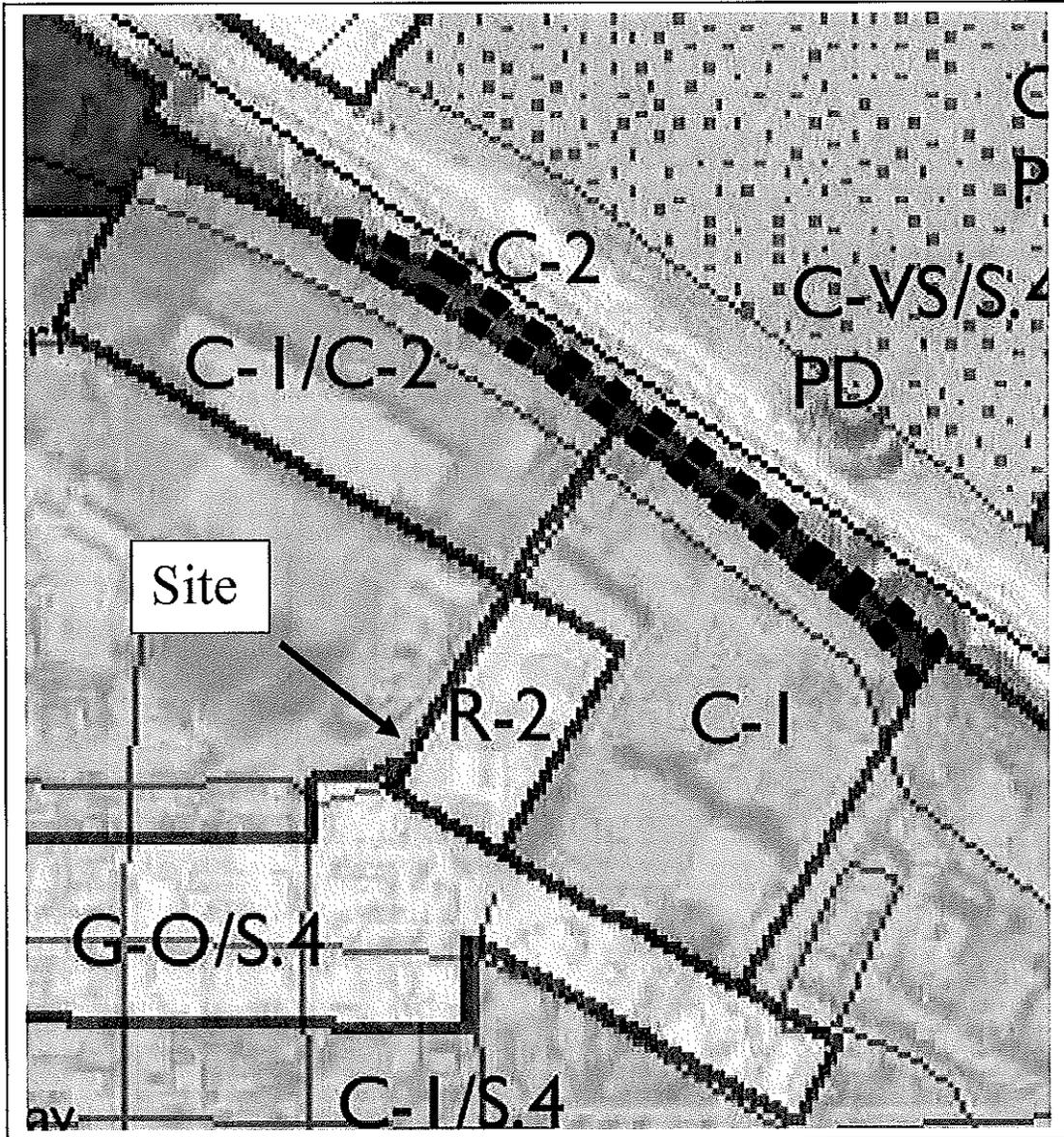
1. **Fire Safety.** Fire safety during construction, alteration, and demolition of the project shall be in accordance with 2007 California Fire Code, Chapter 14.
2. **Timing of Installation.** When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. (CFC 501.4)
3. **Premises Identification.** New and existing building shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street fronting the property. (CFC 505.1)
4. **Fire Access Roads.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and vertical clearance of not less than 13 feet 6 inches. (CFC 503.2.1)
5. **Key Box.** Provide a wall-mounted Knox Box System at the frontage of the existing church (Phase 1) and proposed chapel (Phase 2). (CFC 506) (One box to serve all structures on the property).
6. **Fire Protection Water Supplies-Hydrant and Water Mains.** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the premises upon which facilities, buildings or portions of building are constructed. (CFC 508) Please submit Civil Plan to Morro Bay Public Services for review.
 - a. Fire flow requirements for buildings of this project shall be determined by 2007 California Fire Code, Appendix B. (CFC 508.3)
 - b. Private fire service mains shall be installed in accordance with NFPA 24. (CFC 508.2)
 - c. Fire hydrant systems requirements shall be determined and comply with 2007 California Fire Code, Appendix C. (CFC 508.5)
7. **Fire Sprinklers.** An automatic sprinkler system shall be provided in accordance with Morro Bay Municipal Code (Section 14.60.200) and NFPA 13. (CFC 903). Please submit plans to Morro Bay Public Services for review.
8. **Fire Alarm and Detection System.** A manual fire alarm system shall be installed in this Group A-3 occupancy, in accordance with NFPA 72. (CFC 907). Please submit plans to Morro Bay Public Services for review.
9. **Portable Fire Extinguishers.** Portable Fire Extinguishers shall be installed in all locations (to be determined during the plans process) for this Group A-3 occupancy. (CFC 906)
 - a. **General Requirements.** Portable fire extinguishers shall be selected, installed and maintained in accordance with Chapter 3, Title 19 California Code of

Regulations. (CFC 906.2)

10. Means of Egress. The requirements specified in Sections 1003 through 1013 shall apply to all three elements of the means of egress system, in addition to those specific requirements for exist access, the exit and the exit discharge. (CFC 1003)
11. Occupant Load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be determined. Where occupant from accessory areas egress through a primary space, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupant egressing through it from the accessory area. (CFC 1004.1)
12. Interior Finish. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in Table 803.3 for group and location designation. (CFC 803.3)

EXHIBIT C

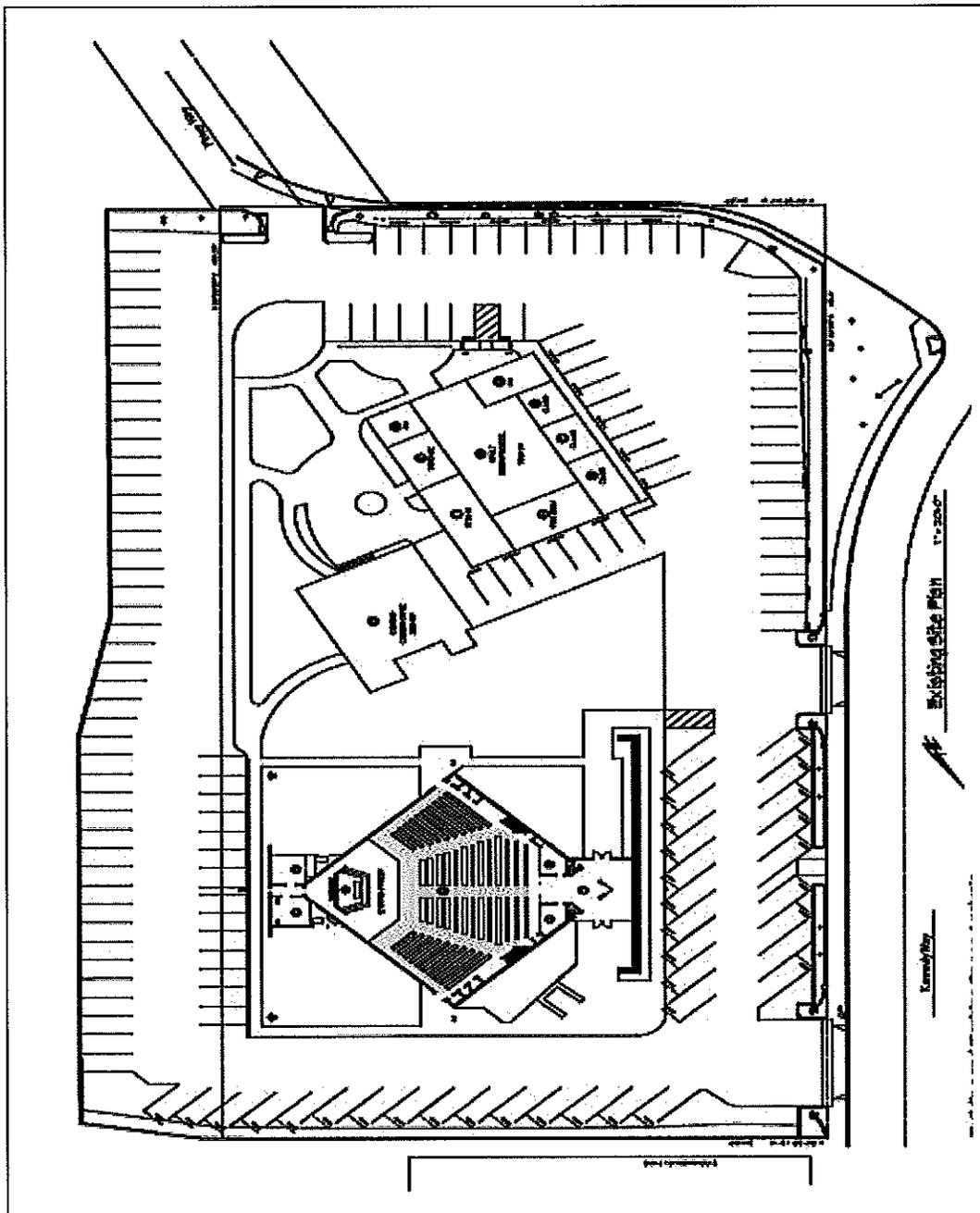
GRAPHICS/PLAN REDUCTIONS



Planning Commission
962 Piney Way



ZONING MAP



Planning Commission
962 Piney Way

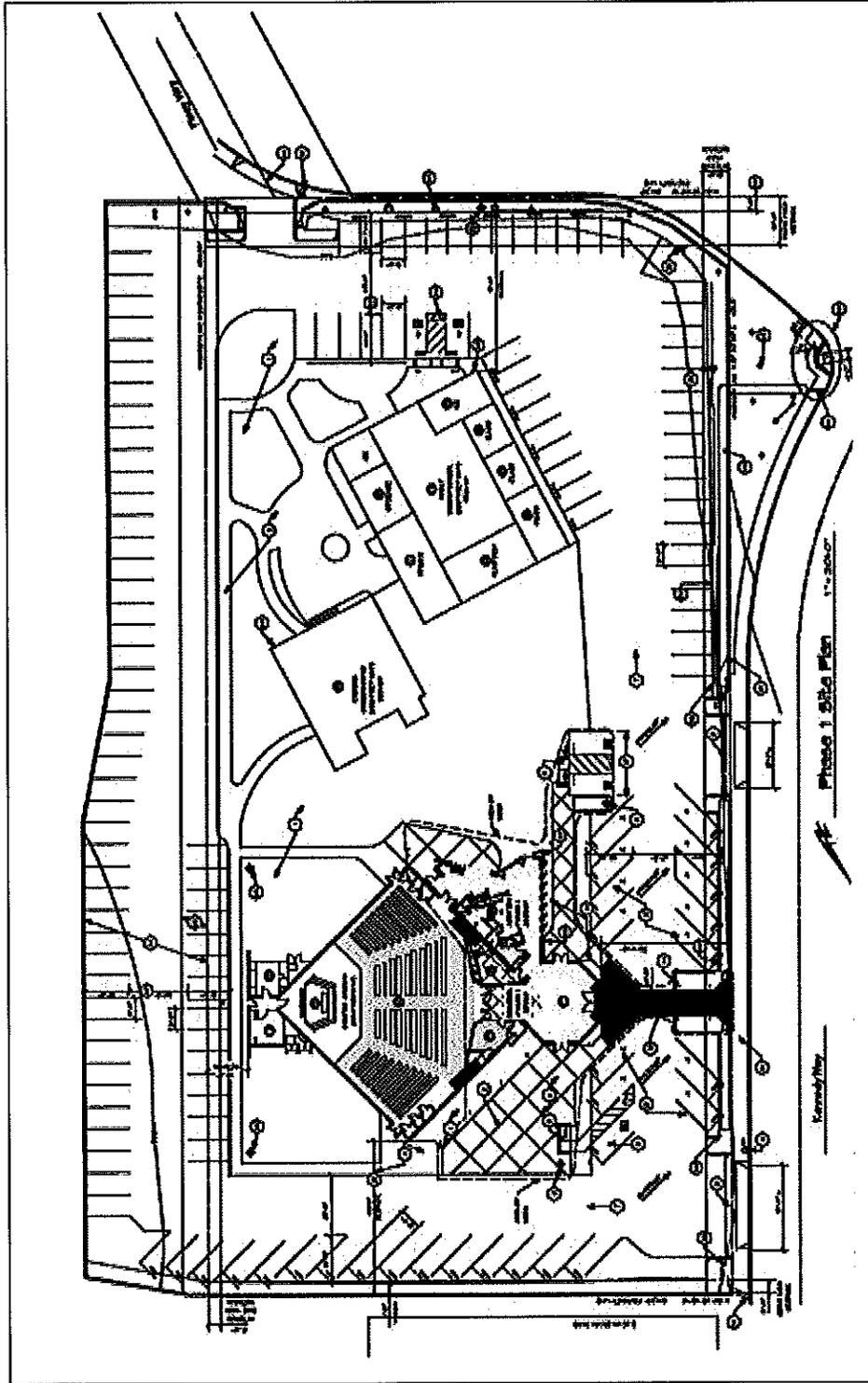


EXISTING SITE PLAN

August 16, 2010

Project: 962 Piney Way

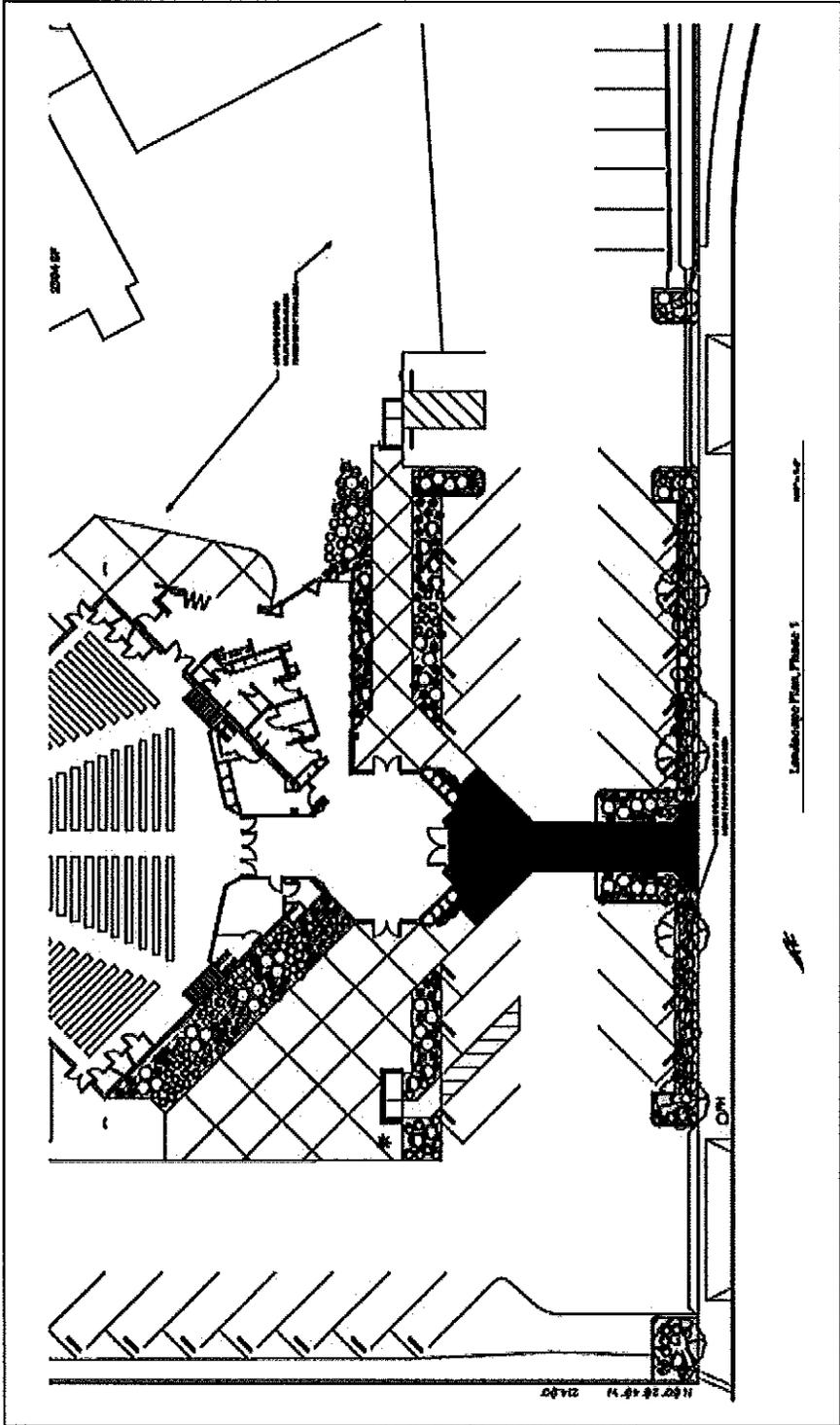
Conditional Use Permit #UP0-281 & Coastal Development Permit # CP0-314



Planning Commission
962 Piney Way



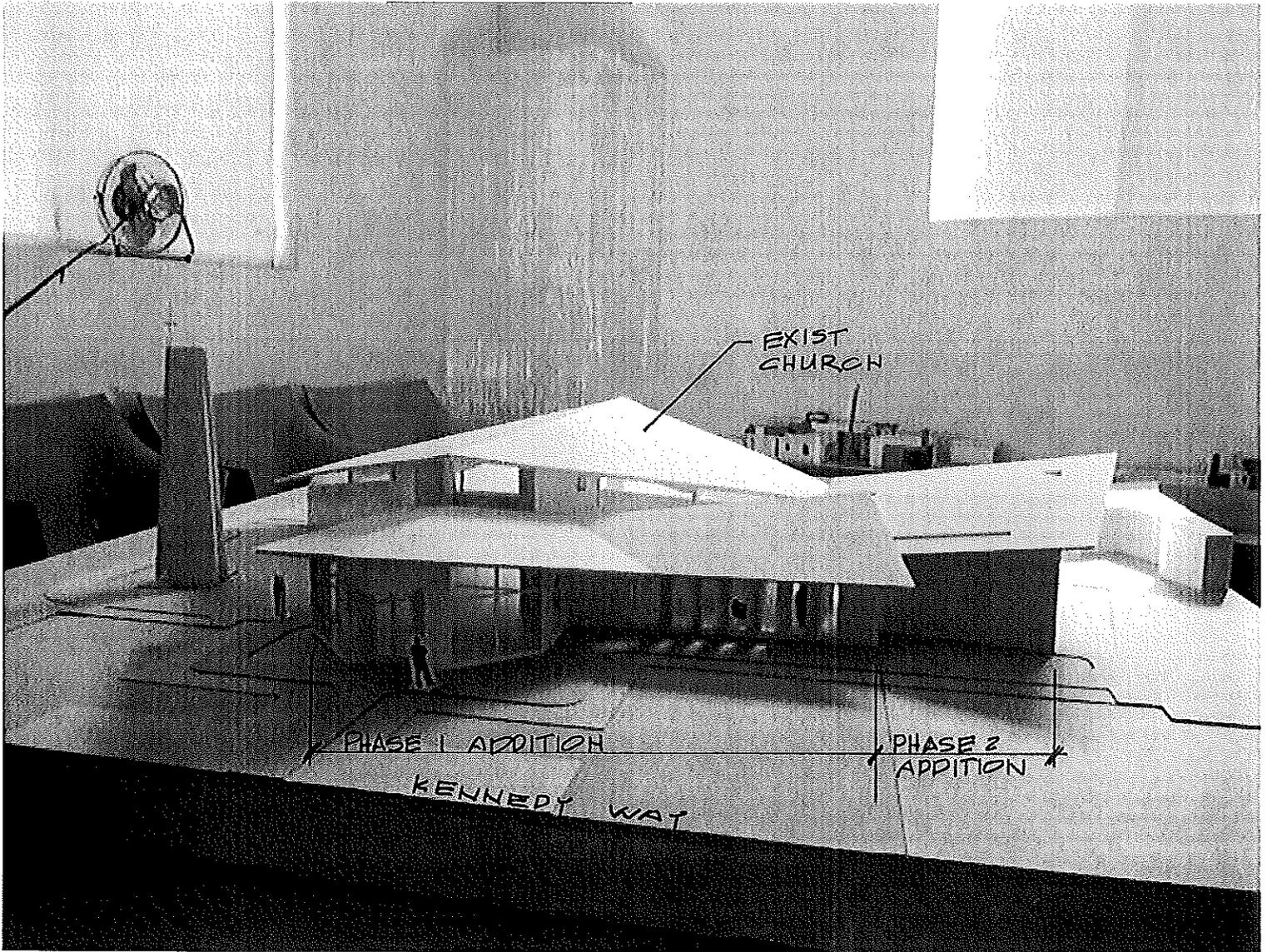
PHASE 1 SITE PLAN

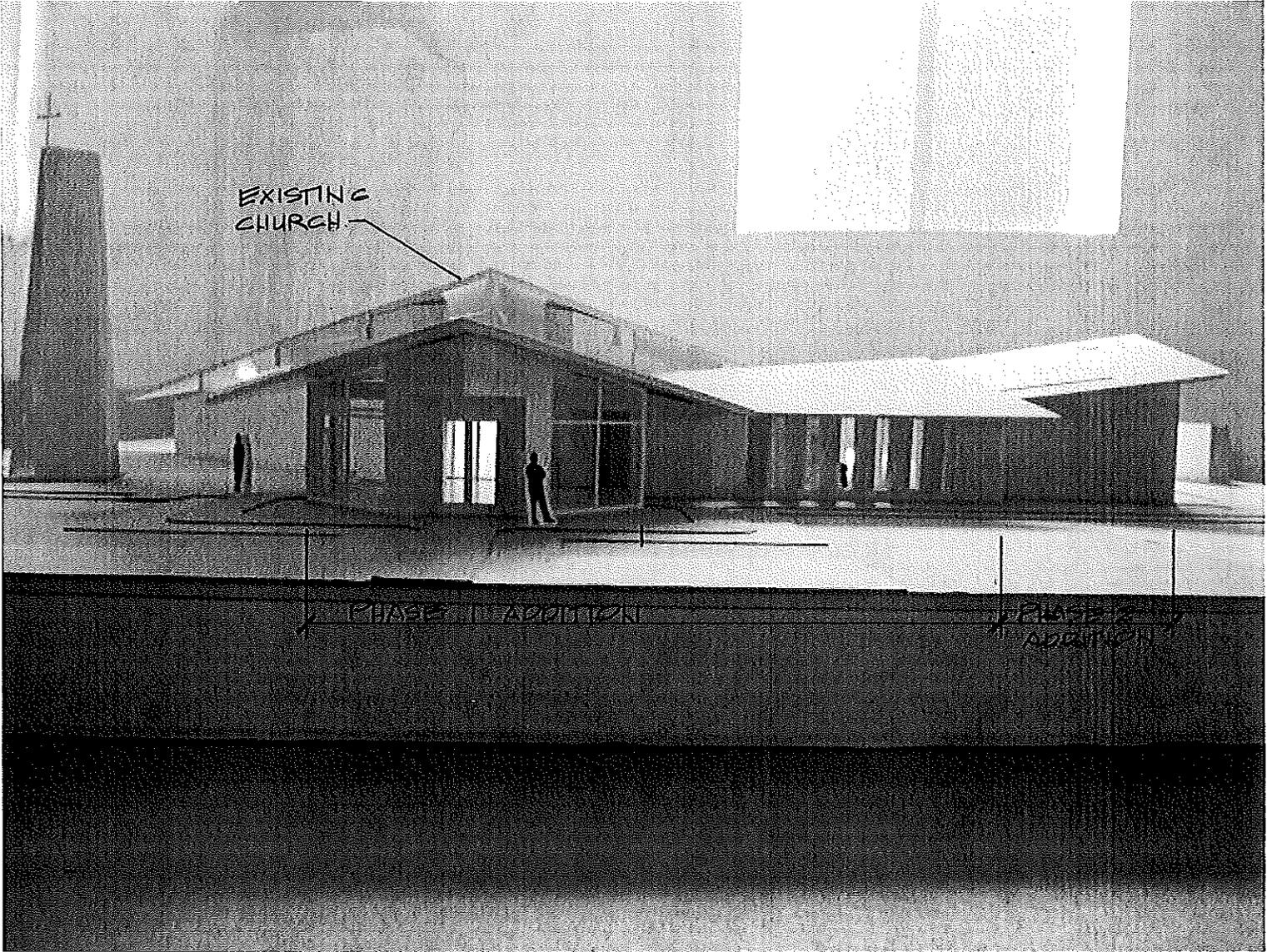


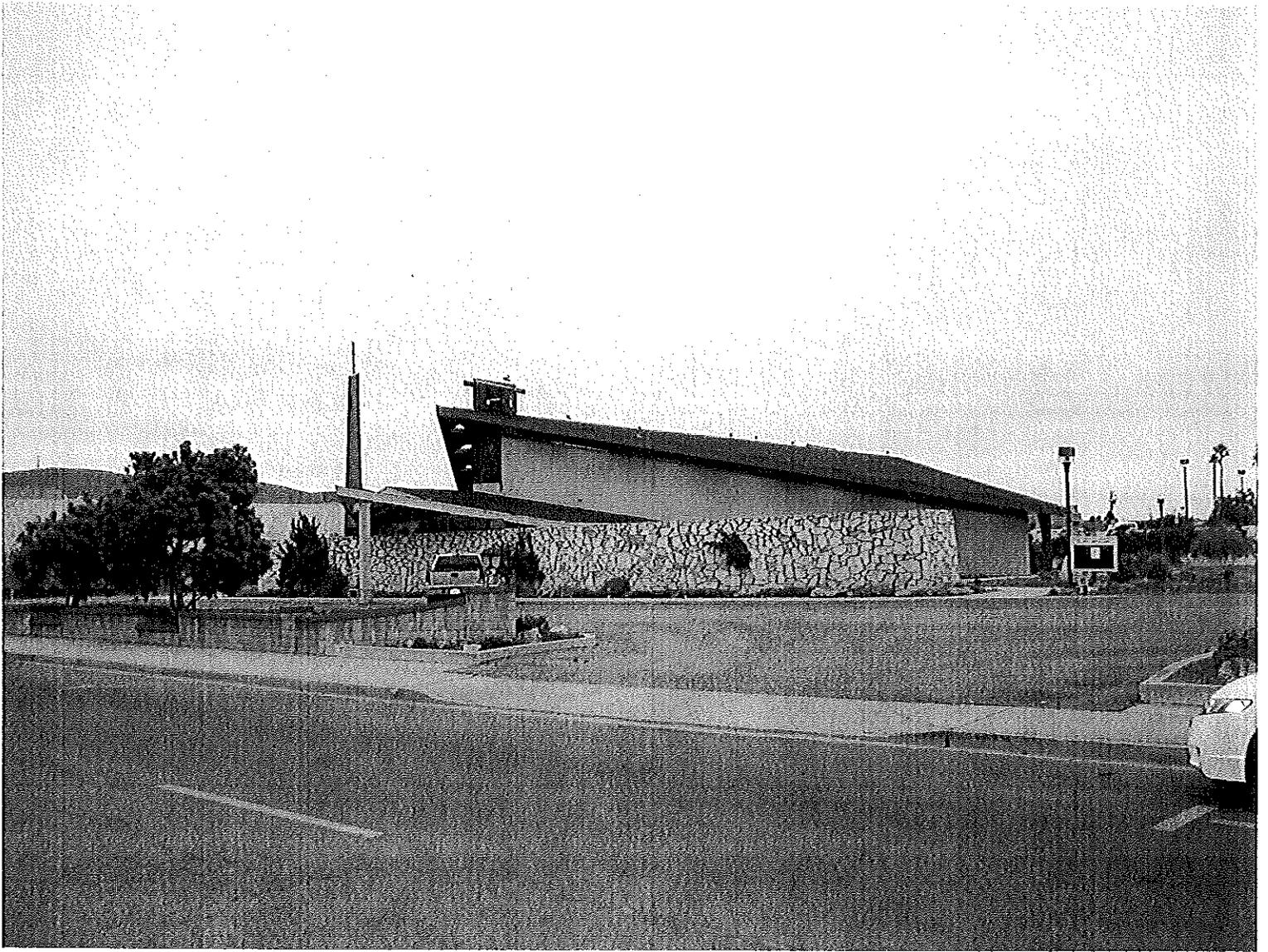
Planning Commission
962 Piney Way



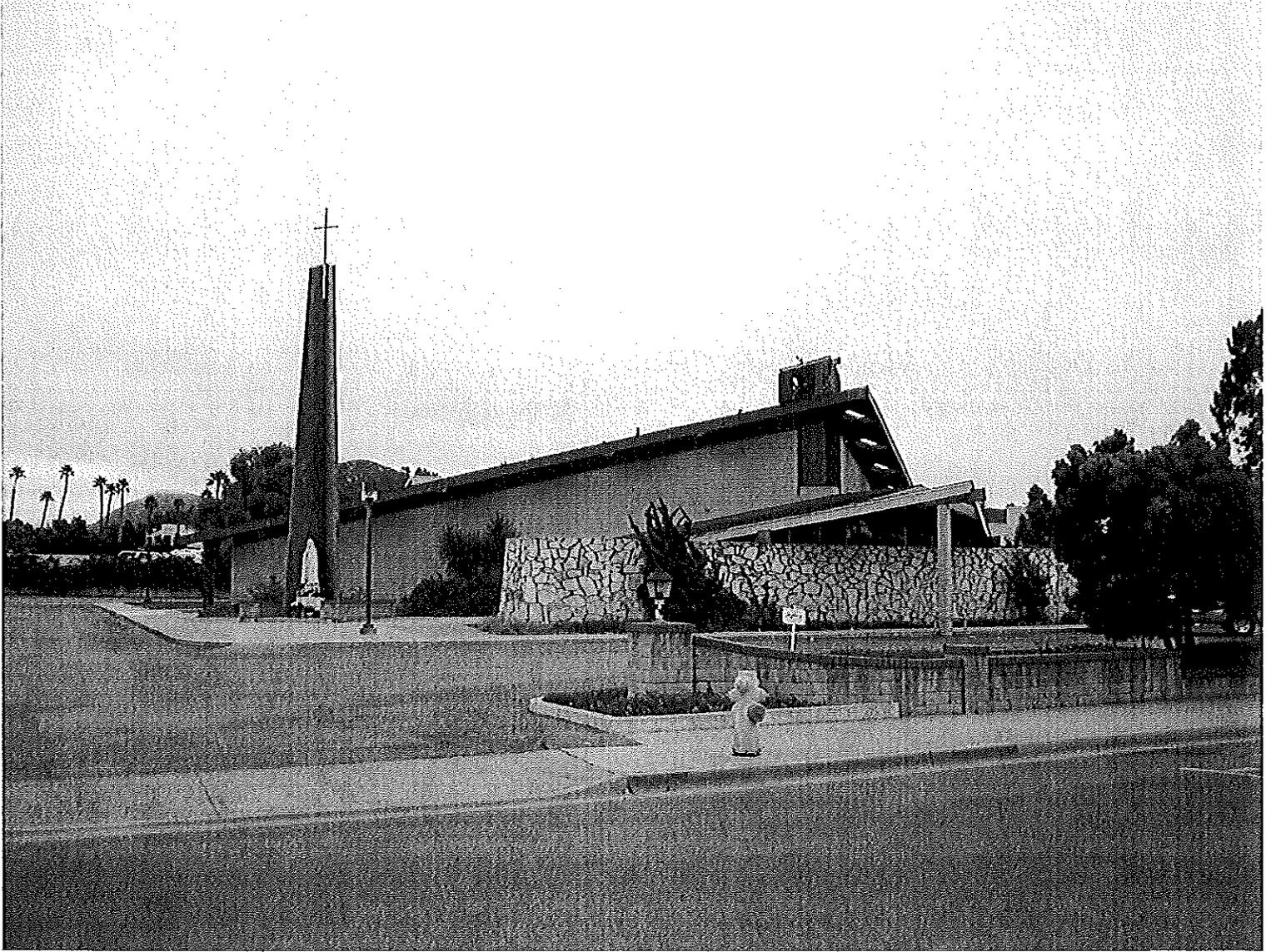
PHASE 1 LANDSCAPE
PLAN







SOUTH ELEVATION FROM KENNEDY WAY



WEST ELEVATION FROM KENNEDY WAY



SOUTH-EAST ELEVATION



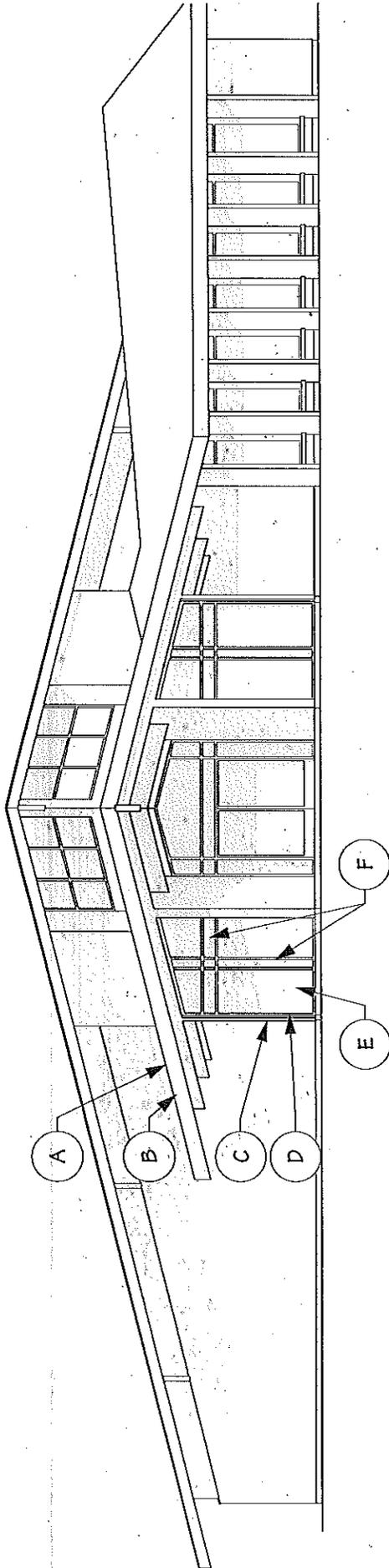
NORTH-EAST ELEVATION

EXHIBIT D

REMODEL AND ADDITION FOR:

ST. TIMOTHY'S CHURCH
 962 PINEY WAY
 MORRO BAY

CASE NUMBER: CPO-000-314
 CONDITIONAL USE PERMIT



Color Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR	SAMPLE
A	COMPOSITION SHINGLES	TIMBERLINE HIGH DEFINITION	BARKWOOD TO MATCH EXISTING	
B	COPPER CLADDING		NATURAL COPPER	
C	STUCCO	LA HABRA	SANDSTONE	
D	ALUMINUM	US ALUMINUM	BRONZE ANODIZED	
E	GLASS		CLEAR	
F	GLASS		ARCTIC BLUE	

EXHIBIT E

REC'D JUN 15 2010
City of Monterey Bay
Public Services Department

Doc No: 1994-054296

Rec No: 00066421

Recording Requested By:
Albertson's, Inc. and The Roman
Catholic Church of Monterey, California

Official Records
San Luis Obispo Co.
Francis M. Cooney
Recorder
Sep 15, 1994
Time: 09:08

RF 52.00
TOTAL 52.00

00 [16]

When Recorded, Return To:

Albertson's, Inc.
c/o Meuleman, Miller & Cummings
960 Broadway, Suite 400
Boise, ID 83701
Attn: Quentin M. Knipe

ARN 066-280-03

TERMINATION OF EXISTING EASEMENT & GRANT OF NEW EASEMENT

This Termination of Existing Easement and Grant of New Easement ("Easement Agreement") is made as of the 15th day of August, 1994, by and between The Roman Catholic Church of Monterey, California, a corporation sole ("First Party"), and Albertson's, Inc., a Delaware corporation ("Albertson's").

I. PRELIMINARY

1.1 Definitions:

(a) "Albertson's": Albertson's, Inc., a Delaware corporation, together with any corporation succeeding thereto by consolidation, merger or acquisition of its assets substantially as an entirety, and any wholly owned subsidiary thereof, and whose current address is 250 ParkCenter Boulevard, Post Office Box 20, Boise, Idaho 83726.

(b) "First Party": The Roman Catholic Church of Monterey, California, a corporation sole, whose address is Post Office Box 2048, Monterey, California 93442.

TERMINATION OF EXISTING EASEMENT
& GRANT OF NEW EASEMENT
MM&C 07/18/94 125.152

1.2 Parties:

(a) Albertson's is the owner of Parcel 3 as described on Parcel Map No. MB 92-073 in the City of Morro Bay, County of San Luis Obispo, State of California as recorded August 18, 1993 in Book 50 of Parcel Maps at Page 35 in the Official Records of said County ("Parcel 3"). Parcels 1 through 6 as shown on said Parcel Map are referred to collectively as the "Shopping Center".

(b) First Party is the owner of certain property lying to the southwest of Parcel 3, which property is labeled "CHURCH - NOT A PART" on Exhibit "A" attached hereto (the "Church Property"). Both Parcel 3 and the Church Property are located near the southeast corner of Quintana Road and Kennedy Way in the City of Morro Bay, County of San Luis Obispo, State of California, as shown on Exhibit "A" attached hereto.

1.3 Purpose:

(a) The parties intend to cancel and rescind prior easements and agreements and to create an easement in favor of First Party over and across Parcel 3 pursuant to the terms and conditions set forth below:

II. CANCELLATION OF PRIOR DOCUMENTS

2.1 The parties hereto hereby reaffirm the cancellation and rescission of that certain easement recorded at Book 2371, Page 198, on November 23, 1981 as Instrument No. 54902, of the Official Records of the San Luis Obispo County Recorder. The parties hereto hereby cancel and rescind that certain document entitled Easement Rescission and Establishing of New Easements recorded in Book 2530, Page 223 on October 13, 1983 as Instrument No. 49208 of the Official Records of the San Luis Obispo County Recorder.

TERMINATION OF EXISTING EASEMENT
& GRANT OF NEW EASEMENT
MM&C 07/18/94 125.152

III. GRANT OF EASEMENT

3.1 Ingress, Egress and Parking: For so long as the Church Property is used as the location of a Roman Catholic Church, Albertson's, as Grantor, hereby grants to First Party its respective tenants, contractors, employees, agents, licensees and invitees, as Grantees, for the benefit of the Church Property, an exclusive easement for ingress and egress by vehicular and pedestrian traffic and vehicular parking upon, over and across that portion of Parcel 3 described in Schedule "I" attached hereto. It is the intent of the parties hereto that the foregoing easement shall terminate automatically and permanently, without the necessity of any action on the part of the owner of Parcel 3, in the event the Church Property ever ceases to be used as the location of a Roman Catholic Church.

3.2 Maintenance: First Party shall have sole responsibility for maintaining and improving the area described on Schedule "I" attached hereto and Grantor makes no warranties or representations with respect to its condition or its fitness for the intended uses of First Party.

IV. GENERAL PROVISIONS

4.1 Covenants Run With the Land: The easements, covenants, restrictions, liens and encumbrances on each property described in this Easement Agreement shall be a burden on that property, shall be a appurtenant to and for the benefit of the other property described in this Easement Agreement and each part thereof and shall run with the land.

4.2 Successors and Assigns: This Easement Agreement and the easements, covenants, restrictions, liens and encumbrances created hereby shall inure to the benefit of and be binding upon the owners of the property described herein, their heirs, personal

TERMINATION OF EXISTING EASEMENT
& GRANT OF NEW EASEMENT
MM&C 07/18/94 125 152

representatives, successor and assigns, and upon any person acquiring any such property, or any portion thereof, or any interest therein, whether by operation of law or otherwise.

4.3 Duration: This Easement Agreement, and the easements and covenants created herein, shall be perpetual in duration, subject to the possibility of automatic termination as set forth in Section 3.1 above.

4.4 Not a Public Dedication: Nothing herein contained shall be deemed to be a gift or dedication of any property to the general public or for any public purpose whatsoever, it being the intention of the parties that the easement created hereby shall be strictly limited to and for the purposes herein expressed.

4.5 Intentionally Deleted.

4.6 Notices: All notices given pursuant to this Easement Agreement shall be in writing and shall be given by personal delivery, by United States Mail or by United States Express Mail or other established express delivery service (such as Fed Ex), postage or delivery charge prepaid, return receipt requested, addressed to the person at the address designated below, or in the absence of such designation to the person and address shown on the then current real property tax rolls of the County in which the property is located. All notices to the First Party or Albertson's shall be sent to the person and address set forth below:

FIRST PARTY: The Roman Catholic Church of Monterey, California
Pastoral Office
Post Office Box 2048
Monterey, California 93942

With Copy To: St. Timothy's Rectory
962 Piney Way
Morro Bay, California 93442

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ALBERTSON'S: Albertson's, Inc.
 250 ParkCenter Boulevard
 Post Office Box 20
 Boise, Idaho 83726
 Attention: Legal Department

The person and address to which notices are to be given may be changed at any time by any party upon written notice to the other parties. All notices given pursuant to this Easement Agreement shall be deemed given upon receipt. For purpose of this Easement Agreement, the term "receipt" shall mean the earlier of any of the following:

- (1) The date of delivery of the notice or other document to the address specified pursuant to Subparagraph 3.7.a above as shown on the return receipt;
- (2) The date of actual receipt of the notice or other document by the person or entity specified pursuant to this Section; or,
- (3) In the absence of refusal to accept delivery or inability to deliver the notice or other document, the earlier of (i) the date of the attempted delivery or refusal to accept delivery, (ii) the date of the post mark on the return receipt, or (iii) the date of receipt of notice of refusal or notice of non-delivery by the sending party.

4.7 Waiver: The failure of any person to insist upon strict performance of any of the easements, covenants, restrictions, liens and encumbrances contained in this Easement Agreement shall not be deemed a waiver of any rights or remedies that said person may have, and shall not be deemed a waiver of any subsequent breach or default in the performance of any of such easements, covenants, restrictions, liens or encumbrances contained herein by the same or any other person.

TERMINATION OF EXISTING EASEMENT
& GRANT OF NEW EASEMENT
MMAC 07/18/94 125.152

4.8 Attorney's Fees: In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Easement Agreement, the prevailing party in any such action or proceeding shall be entitled to recover from the losing party in any such action or proceeding its reasonable costs and attorney fees (including its reasonable costs and attorneys fees on any appeal).

4.9 Severability: If any term or provision of this Easement Agreement or the application of it to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Easement Agreement or the application of such term or provision to persons or circumstances, other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Easement Agreement shall be valid and shall be enforced to the extent permitted by law.

4.10 Third Party Beneficiary Rights: This Easement Agreement is not intended to create, nor shall it be in any way interpreted or construed to create, any third party beneficiary rights in any person not a party hereto unless otherwise expressly provided herein.

4.11 Captions and Headings: The captions and headings in this Easement Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions or agreements contained herein.

4.12 Entire Agreement: This Easement Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof.

4.13 Construction: In construing the provisions of this Easement Agreement and whenever the context so requires, the use of a gender shall include all of the genders. The

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use of the singular shall include the plural and the use of the plural shall include the singular.
The provisions of this Easement Agreement shall be construed as a whole and not strictly for
or against any party.

4.14 Recordation: This Easement Agreement shall be recorded in the Office
of the Recorder of San Luis Obispo County, California.

EXECUTED as of the day and year first written above.

ALBERTSON'S, INC.,
a Delaware corporation

By: *William H. Arnold*
William H. Arnold
Vice President, Real Estate Law

THE ROMAN CATHOLIC CHURCH OF MONTEKEY, CALIFORNIA,
a corporation sole

By: *Charles G. Fatooh*
Charles G. Fatooh
Chancellor

(sb)(12,157)(a)(b)(c)(d)(e)

TERMINATION OF EXISTING EASEMENT
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7

CONSENT

The undersigned hereby consent to the creation of the foregoing easement and agree that the interest of the undersigned in the area described on Schedule "I" attached hereto shall be subordinate to the rights of First Party arising under this Easement Agreement.

Halferty Development Company,
a California corporation

By: _____
James L. Halferty,
President

PayLess Drug Stores Northwest, Inc.,
a Maryland corporation

By: _____
James Gaube
Vice President, Real Estate

(Sub 125.152 New Easement, et)

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EXHIBIT F

Building and Parking Space Analysis, Phase 1

ROOM	AREA	PARKING REQUIRED	PARKING RATIO	REQUIRED SPACES
CHURCH BUILDING				
① SACRAMENT PREPARATION AREA	214 SF	NO		
② STORAGE	233 SF	NO		
③ SANCTUARY	1100 SF	NO		
④ NAVE, ASSEMBLY AREA	3744 SF	YES	1/ 40 SF	93.6 SPACES
NAVE, CIRCULATION AREA	558 SF	NO		
⑤ CRYING ROOM	155 SF	YES	1/ 40 SF	3.9 SPACES
⑥ PRIEST VESTRY	204 SF	NO		
⑦ FOYER	1165 SF	NO		
⑧ RESTROOM	514 SF	NO		
HALLWAYS, UTILITY, STORAGE	1420 SF	NO		
TOTAL	9307 SF			98 SPACES
CHURCH OFFICE				
⑩ OFFICE AREA	2394 SF	YES	1/ 300 SF	7.9 SPACES
TOTAL	2394 SF			8 SPACES
SUNDAY SCHOOL BUILDING				
⑪ KITCHEN	734 SF	NO		
⑫ STORAGE	415 SF	NO		
⑬ RESTROOM	687 SF	NO		
⑭ RAISED PLATFORM	666 SF	NO		
⑮ ADULT CLASSES	2033 SF	YES	1/ 40 SF	50.8 SPACES
⑯ SECONDARY CLASSES	425 SF	YES	4/ CLASS	4 SPACES
⑰ JUNIOR HIGH CLASSES	292 SF	YES	2/ CLASS	2 SPACES
⑱ ELEMENTARY CLASSES	272 SF	YES	2/ CLASS	2 SPACES
TOTAL	5524 SF			59 SPACES

TOTAL PARKING PROVIDED 139 SPACES

76 SPACES PROVIDED ON SITE

63 SPACES PROVIDED IN CONTIGUOUS PARKING AND ACCESS EASEMENT

121 STANDARD SPACES PROVIDED

13 COMPACT SPACES PROVIDED

5 ACCESSIBLE SPACES PROVIDED

NOTE:

ALL ASSEMBLY USES ARE USED CONSECUTIVELY, NOT CONCURRENTLY. IE: THE NAVE AND THE SUNDAY SCHOOL ARE NEVER USED CONCURRENTLY.

THE OFFICE MAY HAVE WORKERS PRESENT DURING WEEKDAY BUSINESS HOURS WHEN WEEKDAY SERVICES ARE IN PROGRESS, BUT CHURCH OFFICES ARE NOT OPEN ON WEEKENDS.

① NUMBERS IN CIRCLES SHOWN ON THE SCHEDULE RELATE TO SPACES NOTED ON THE PLAN.

SOME AREAS WHICH DO NOT HAVE A PARKING REQUIREMENT OR OCCUPANCY REQUIREMENT SUCH AS HALLWAYS, CIRCULATION AREAS, STORAGE AND UTILITY CLOSETS DO NOT HAVE NUMBERS.



Memorandum

TO: PLANNING COMMISSION **DATE:** AUGUST 11, 2010
FROM: KATHLEEN WOLD, PLANNING MANAGER
SUBJECT: MORRO BAY STATE PARK MARINA EIR ADDENDUM

RECOMMENDATION Staff recommends the Planning Commission Certify the Addendum to the Final Environmental Impact Report (EIR) for the State Park Marina Renovation and Enhancement Project finding that mitigations have been incorporated into the addendum which mitigate or avoid all significant environmental effects.

MOTION: I move that the Planning Commission Certify the Addendum to the Final Environmental Impact Report (EIR) for the State Park Marina Renovation and Enhancement Project finding that mitigations have been incorporated into the Addendum which mitigate or avoid all significant environmental effects.

BACKGROUND/DISCUSSION

The Morro Bay State Park Marina (Marina) was created in 1949. The Marina serves as a recreational facility for boats and kayaks; however, use of the Marina has become increasingly constrained as a result of shoaling within the entrance channel and basin. Since the last maintenance dredging event 20 to 30 years ago, sedimentation has raised the elevation of the entrance channel to approximately -4 feet MLLW with raised portions of the basin to even higher elevations. The City of Morro Bay identified the need to restore the navigable capacity of the Marina and to upgrade the existing marina infrastructure and adjacent upland facilities.

The City adopted a Final Environmental Impact Report (EIR) for the Morro Bay State Park Marina Renovation and Enhancement Project in January of 2009. In addition to maintenance dredging, major elements of the renovation and enhancement project included demolition and replacement of all in-water marina infrastructure, removal and replacement of upland marina elements such as the parking lot, and construction of sheetpile walls to stabilize existing slopes.

At this time, the City is proposing to undertake a subset of activities, described in the Final EIR, that focus on maintenance dredging, rehabilitating the kayak launch ramp, installing a vessel pumpout station on an existing floating dock, and maintaining the existing rock slope protection

incidental to dredging. The Final EIR analyzed all impacts associated with the currently proposed project. Because several years have passed since the Final EIR was adopted, the City has prepared an addendum to document minor changes to the project description and to confirm that the currently proposed project will not result in new or increased impacts to the environment. The currently proposed project will result in fewer impacts than the Proposed Project from the 2008 EIR would have produced and no new mitigation measures have been identified for the currently proposed project. This Addendum to the 2008 Final EIR will thus be the final document required to satisfy the City's compliance with the California Environmental Quality Act (CEQA).

In the previous staff report it was noted that the Planning Commission would be reviewing and approving a Conditional Use Permit for the dredging activity. While the Zoning Ordinance does require a Conditional Use Permit for the dredging activity, the applicant, State Parks, has exercised the power of superior jurisdiction to supersede our authority. Therefore this will be the last review by the Planning Commission prior to activities initiating.

Staff has reviewed the Addendum as well as the revised Mitigation Monitoring Report Program and has determined that with the implementation of all the mitigations that the project will not have a significant effect on the environment and will not be detrimental to the health, safety, morals, comfort and general welfare of persons residing or working in the neighborhood, or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Therefore, staff recommends certifying the addendum to the Final Environmental Impact Report Morro Bay State Park Marina Renovation and Enhancement.

- Attachments:
- A. Addendum to the Final Environmental Impact Report Morro Bay State Park Marina Renovation and Enhancement
 - B. Minutes from the January 5, 2009 Planning Commission meeting.
 - C. Staff report from the January 5, 2009 Planning Commission meeting.



ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT
MORRO BAY STATE PARK MARINA RENOVATION AND ENHANCEMENT

Prepared for

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

Prepared by

Anchor QEA, L.P.
26300 La Alameda, Suite 240
Mission Viejo, California 92629

August 2010

ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT MORRO BAY STATE PARK MARINA RENOVATION AND ENHANCEMENT

Prepared for

City of Morro Bay

955 Shasta Street

Morro Bay, California 93442

Prepared by

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26300 La Alameda, Suite 240

Mission Viejo, California 92629

August 2010

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LIST OF ACRONYMS AND ABBREVIATIONS

404(b)(1) Guidelines	Section 404(b)(1) Guidelines for Specification of Disposal Sites for Dredged or Fill Material
CCMP	Comprehensive Conservation and Management Plan
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CICORE	Cal Poly San Luis Obispo Center for Integrative Coastal Observation, Research, and Education
City	City of Morro Bay
CWA	Clean Water Act
cy	cubic yard
EIR	Environmental Impact Report
LEDPA	least environmentally damaging practicable alternative
MLLW	mean lower low water
MMRP	Mitigation Monitoring and Reporting Plan
MPRSA	Marine Protection, Research, and Sanctuaries Act
Padre	Padre Associates, Inc.
PWA	Phillip Williams and Associates, Ltd.
USACE	U.S. Army Corps of Engineers
USC	United States Code
USEPA	U.S. Environmental Protection Agency

EXECUTIVE SUMMARY

The City of Morro Bay (City) adopted a Final Environmental Impact Report (EIR) for the Morro Bay State Park Marina Renovation and Enhancement Project in July 2008. In addition to maintenance dredging, major elements of the renovation and enhancement project included demolition and replacement of all in-water marina infrastructure, removal and replacement of upland marina elements such as the parking lot, and construction of sheetpile walls to stabilize existing slopes.

At this time, the City is proposing to undertake a subset of activities, described in the Final EIR, that focus on maintenance dredging and maintaining the existing rock slope protection, as well as other minor elements. The EIR analyzed all impacts associated with the currently Proposed Project. Because several years have passed since the Final EIR was adopted, the City has prepared this addendum to document minor changes to the project description and to confirm that the currently Proposed Project will not result in new or increased impacts to the environment. The currently Proposed Project will result in fewer impacts than the Proposed Project from the 2008 EIR would have produced. No new mitigation measures have been identified for the currently Proposed Project. This Addendum to the 2008 Final EIR will thus be the final document required to satisfy the City's compliance with the California Environmental Quality Act (CEQA).

1 INTRODUCTION

The City of Morro Bay (City) adopted a Final Environmental Impact Report (EIR) for the Morro Bay State Park Marina Renovation and Enhancement Project in July, 2008. The Final EIR considered several sediment management alternatives for dredged material resulting from needed maintenance dredging, ranging from upland disposal to beneficial reuse of the material for engineered fill or beach nourishment (via input into the local littoral cell; City 2008). In addition to maintenance dredging, major elements of the renovation and enhancement project included demolition and replacement of all in-water marina infrastructure, removal and replacement of upland marina elements such as the parking lot, and construction of sheetpile walls to stabilize existing slopes.

At this time, the City is proposing to undertake a subset of activities, described in the Final EIR, that focus on maintenance dredging and maintaining the existing rock slope protection as well as other minor elements. Table 1 summarizes project elements for the currently proposed maintenance dredging project, the EIR's Proposed Project, and the EIR's environmentally superior alternative (Alternative 4). The EIR analyzed all impacts associated with the currently Proposed Project; however, project elements were described in a slightly different manner. Because several years have passed since the Final EIR was adopted, the City has prepared this addendum to document minor changes to the project description and to confirm that the currently Proposed Project will not result in new or increased impacts to the environment.

Table 1
Project Elements

Project Element	Currently Proposed Project (2010)	EIR's Proposed Project (2008)	EIR's Environmentally Superior Project – Alternative 4 (2008)
Dredging	Dredging of entrance channel and marina basin to potential maximum depth of -12 feet MLLW, with 100,000 cy to be dredged	Dredging of entrance channel and marina basin to potential maximum depth of -12 feet MLLW, with 100,000 cy to be dredged	Dredging of marina basin to maximum depth of -8 feet MLLW, with 55,000 cy to be dredged
Rock Slope Protection	Replace rocks recovered during dredging on northern slope	Remove, store, and reuse 4,000 cy of existing rock	Add 6,000 cy of imported rock to northern slope

Project Element	Currently Proposed Project (2010)	EIR's Proposed Project (2008)	EIR's Environmentally Superior Project – Alternative 4 (2008)
Sediment Management	Nearshore beneficial reuse of sediment using barges at USACE site	Upland disposal of sediment via onshore drying and trucking	Nearshore beneficial reuse of sediment using barges at USACE site
Launch Ramp	Repair existing hand launch ramp	Construct new hand launch ramp	Not a project element
Pumpout Station	Install pumpout station in existing in-water infrastructure	Install pumpout station in new in-water infrastructure	Install pumpout station in existing in-water infrastructure
In-water Infrastructure	Not a project element	Remove all existing infrastructure, including: <ul style="list-style-type: none"> • 16,000 square feet of floating docks • 45 concrete guide piles • 100-foot wooden retaining wall Construct new infrastructure, including: <ul style="list-style-type: none"> • 32,375 square feet of floating docks • 80 concrete guide piles 	– Not a project element
Upland Infrastructure	Not a project element	Remove all existing infrastructure and construct new infrastructure, including: <ul style="list-style-type: none"> • Parking lot • Lights • Trees • Restrooms • Landscaping 	Not a project element
Shoreline Protection	Not a project element	Install sheetpile: <ul style="list-style-type: none"> • 1,000 linear feet on northern slope • 1,100 linear feet on southern slope 	Not a project element

2 BACKGROUND

Section 15162 of the California Environmental Quality Act (CEQA) Guidelines states that when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the lead agency determines one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - The project will have one or more significant effects not discussed in the previous EIR or negative declaration
 - Significant effects previously examined will be substantially more severe than shown in the previous EIR
 - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative
 - Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative

Section 15164 of the CEQA Guidelines requires that a lead agency shall prepare an addendum to a previously certified EIR if “some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have

occurred.” The CEQA Guidelines also state that an addendum need not be circulated for public review, but it may be included in or attached to the Final EIR. The decision-making body shall consider the addendum with the Final EIR prior to making a decision on the project, and a brief explanation of the decision not to prepare a Subsequent EIR pursuant to Section 15162 of the CEQA Guidelines should be included in the addendum, in the lead agency’s findings on the project, or elsewhere in the record. The explanation for not preparing a Subsequent EIR must be supported by substantial evidence.

3 REVISIONS TO THE EIR PROJECT DESCRIPTION

When the Morro Bay State Park Marina was originally dredged, the excavated sediment was deposited to physically separate the south side of the marina from Morro Bay and the Chorro Creek Delta. There are, however, no available written accounts detailing the original design depth of the marina at the time of its original construction. While there has been speculation that the marina had an original design depth of approximately -8 feet mean lower low water (MLLW), this assumption is not supported by any historic documentation; furthermore, portions of the accompanying entrance channel are known to be deeper. Given these facts, the City proposes to dredge the entrance channel to a depth of -12 feet MLLW and the basin to a depth of -8 feet MLLW.

3.1 Project Elements

In summary, the currently Proposed Project, as conceived, entails the following major components:

1. Dredging of the entrance channel to a depth of -12 feet MLLW and dredging of the basin to a depth of -8 feet MLLW, which could generate an estimated 100,000 cubic yards (cy) of sediment that is expected to be a mixture of fine-grained material (silt and clay) and coarse-grained material (sand)
2. Beneficially using the dredged sediment for beach nourishment by placing it in the nearshore zone at the existing U.S. Army Corps of Engineers (USACE) nearshore placement site
3. Replacing rocks recovered during dredging on the existing rock slope
4. Repairing an existing, currently serviceable hand launch ramp
5. Installing a vessel pumpout station on the existing floating docks

The proposed dredged material has been chemically and physically characterized in the past, and the City proposes to beneficially reuse the material. Past sediment sampling efforts suggest that the material is chemically suitable for beach nourishment through nearshore placement and is composed of a mix of coarse- and fine-grained sediment. Using data collected in 2006, Table 2 summarizes the physical characteristics of the marina sediment. Prior to initiation of the engineering design and permitting phase of the currently Proposed Project, a bathymetric survey of the project area will be performed and a new sediment

characterization effort will be conducted to ensure that the material remains suitable for nearshore beneficial reuse.

Table 2
Descriptions of the Material Comprising Each of the Cores Collected from the
Six Morro Bay State Park Marina Sampling Stations on April 25, 2006

Core Location	Elevation	Physical Characteristics
SPM-1	EL -2 to -7	CLAY – dark gray to black, soft
	EL -7 to -10	silty SAND – medium to dark gray, loose
	Based on thickness of layers and results of grain size analyses, approximately 70 percent of sample recovered is fine grained	
SPM-2	EL -1 to -9-	CLAY – dark gray to black, very soft
	EL -9 to -10	silty SAND – medium to dark gray, loose
	Based on thickness of layers and results of grain size analyses, approximately 88 percent of sample recovered is fine grained	
SPM-3	EL 3 to 1.5	SAND – medium brown, fine to medium grained
	EL 1.5 to -3.5	SAND – dark brown, fine to medium grained
	EL -3.5 to -6	CLAY – dark brown, soft
	Based on thickness of layers and results of grain size analyses, approximately 15 percent of sample recovered is fine grained	
SPM-4	EL -3.5 to -8	CLAY – dark gray to black, very soft
	EL -8 to -9.5	silty SAND to SAND – medium gray, loose
	EL -9.5 to -11.5	Sandy CLAY – reddish to medium brown, stiff
	Based on thickness of layers and results of grain size analyses, approximately 61 percent of sample recovered is fine grained	
SPM-5	EL -3.5 to -9.5	CLAY – dark gray to black, very soft
	EL -9.5 to -13	silty SAND – medium brown, loose
	Based on thickness of layers and results of grain size analyses, approximately 61 percent of sample recovered is fine grained	
SPM-6	EL -3.5 to -9.5	CLAY – dark gray to black, very soft
	EL -9.5 to -11	SAND – medium to dark brown, medium dense with gravel
	EL -11 to -12.5	GRAVEL – dark brown, medium dense
	Based on thickness of layers and results of grain size analyses, approximately 56 percent of sample recovered is fine grained	

Notes:

Table created from Tenera 2006.

The extents, depths, and details of the Morro Bay State Park Marina dredging plan will be designed to restore the navigable capacity of the marina while ensuring that stability of the

existing structures (including rock slopes, concrete piles, and the repaired hand launch ramp) is maintained. Because of the need to maintain the structural integrity of the existing marina infrastructure, dredging will be designed with sufficient offsets from these structures. The final dredge design may include a combination of areas extending to a depth of -12 feet MLLW and areas extending to shallower depths, such as -8 feet MLLW as described previously in this section.

3.2 Project Activities and Construction Methods

3.2.1 Maintenance Dredging

Maintenance dredging will be conducted in a phased manner over multiple years to accommodate budget cycles and construction seasons, with a potential initial phase of approximately 60,000 cy of dredging (out of a total estimated volume of 100,000 cy). It is anticipated that the dredging will be accomplished using mechanical dredging equipment, such as a derrick barge equipped with a clamshell bucket, or a barge-mounted excavator. These types of equipment are commonly used for removing material located around docks and piers or within other restricted areas. Mechanical dredging equipment is also well suited for recovering and replacing rock lost from the existing rock slopes, which thereby avoids the need to mobilize additional equipment.

Excavated material will be placed into marine-grade haul barges and transported to the nearshore placement area routinely used by the U.S. Army Corps of Engineers (USACE). Tugboats will move the barges between dredging and placement sites. Because the placement site is in relatively close proximity to the dredging site, travel time will be short. It is anticipated that multiple barges will be employed to allow for continuous dredging and placement. Barges are available in many sizes, and the actual sizes of the barges to be used for this project will not be known until a contractor is selected. Because of the small size of the marina and the restricted navigability in the area, relatively small barges will likely be used. Use of mechanical dredging equipment will eliminate the need for lengthy pipelines to transport dredged material to the placement site.

The nearshore placement site historically and currently used by the USACE is a rectangular region located between 5,000 and 10,000 feet south of the entrance to Morro Bay Harbor. The site itself measures approximately 4,300 feet long by 820 feet wide and covers water

depths ranging from approximately -20 to -40 feet MLLW (Chambers Group, Inc. 2001).

Based on past sediment characterization data, the site consists of sandy substrata with traces of fine-grained sediments.

3.2.2 Recovery and Replacement of Armor Rock

Since the marina's construction, some of the armor rock from the northern slope of the marina basin has sloughed off and become buried in the sediment. During dredging of the marina basin, any armor rock that is recovered from within the proposed dredge prism will be replaced on the existing rock slope. Recovery and replacement of the lost armor rock will be incidental to the maintenance dredging, and no dredging outside of the design area will be conducted to recover lost armor rock.

3.2.3 Repair of Launch Ramp

Although the existing hand launch ramp is currently serviceable, it has suffered from erosion and exhibits substantial cracking and spalling and is in need of repair. Damages to the ramp will be repaired using materials suitable for use in the intertidal marine environment. The ramp will not be relocated and it will be repaired to be consistent with California Department of Boating and Waterways guidelines.

3.2.4 Installation of Vessel Pumpout Station

A pumpout station will be installed on one of the existing floating docks near the entrance to the marina basin. Installation of this station would not require new floats or gangways, and all utilities would be routed through the existing dock infrastructure to tie in with existing utilities. Installation of the pumpout station will be consistent with state guidelines for the marina and will facilitate protection of water quality within the marina by providing a convenient location to accept wastewater from vessels.

4 ENVIRONMENTAL IMPACTS ASSESSMENT

4.1 Summary of Impacts of the Proposed Project

The Final EIR for the Morro Bay State Park Marina renovation and enhancement project (City 2008) analyzes two project alternatives (Alternatives 2 and 4) that include nearshore placement of dredged material. Alternative 2 (Proposed Project with Nearshore Disposal of Dredged Material) consists of the full renovation project (i.e., the EIR's Proposed Project [2008] in Table 1), with nearshore placement of the sediment instead of upland disposal. This alternative is far greater in scope than the currently Proposed Project and would result in greater impacts overall.

Alternative 4 (Minimal Improvements with Nearshore Disposal of Dredged Material), as described in Table 1, entails a reduced dredging volume with nearshore sediment placement and minimal infrastructure improvements. This alternative is slightly smaller in scope because it anticipates less dredging than the currently Proposed Project.

The Final EIR describes all activities associated with the currently Proposed Project and analyzes the impacts expected to result from dredging, transporting dredged material to the nearshore placement site, and placing the material at the nearshore site. Section 6.2.2 of the EIR describes impacts associated with Alternative 2, including a discussion of potential impacts to marine biological resources and water quality associated with nearshore placement of the sediment. Section 6.2.4 of the EIR describes impacts associated with Alternative 4, which are very similar to impacts associated with Alternative 2 but are of shorter duration because the dredging volume is less. Because all elements of the currently Proposed Project and their potential environmental impacts are analyzed in the Final EIR, it is not necessary to repeat those analyses in this addendum. A summary of the environmental impacts associated with the currently Proposed Project compared to the 2008 Proposed Project is included below.

Similar to the 2008 Proposed Project, the currently Proposed Project would result in no impacts to Agriculture and Forestry Resources, Mineral Resources, Population and Housing, Public Services, and Utilities and Service Systems. Because the currently Proposed Project does not include upland components or marina infrastructure improvements, such as dock replacement and installation of sheetpile walls, it would result in reduced impacts to

terrestrial Biological Resources, Cultural Resources, Geology and Soils, Land Use and Planning, Noise, and Transportation and Traffic when compared to the 2008 Proposed Project. Impacts to Aesthetics, Air Quality, marine Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, and Recreation would be similar to those resulting from the 2008 Proposed Project, although the currently Proposed Project would result in fewer environmental impacts than the 2008 Proposed Project.

Appendix A of the Final EIR is the Mitigation Monitoring and Reporting Plan (MMRP) developed for the 2008 Proposed Project. The MMRP includes mitigation measures specific to all of the elements of the 2008 Proposed Project, including maintenance dredging and trucking of dredged sediment, demolition and replacement of the marina infrastructure, installation of sheetpile retaining walls, removal of trees, and renovation of the upland facilities including the existing parking lot. Because the currently Proposed Project lacks many of these project elements, many of the mitigation measures in the MMRP are not applicable to the currently Proposed Project. To remedy this situation, the MMRP has been revised to omit the mitigation measures that are no longer applicable and to include greater detail about monitoring and reporting responsibilities. The revised MMRP for the currently Proposed Project is included in Appendix A of this Addendum.

Because the currently Proposed Project entails maintenance dredging and beneficial reuse of dredged material through nearshore placement, a brief discussion of beneficial reuse and nearshore placement specific to the Proposed Project is included in the following subsections.

4.2 Impacts of Nearshore Placement of Sediment

4.2.1 Support for Beneficial Reuse of Dredged Sediment

Beneficial reuse of dredged material is a state and national goal that has arisen by viewing dredged material not as waste but as a valuable resource to be managed. Prioritizing beneficial reuse of sediment is supported by the U.S. Environmental Protection Agency (USEPA) and USACE as well as interagency groups in California, including the Coastal Sediment Management Workgroup and the Los Angeles Region Contaminated Sediment Task Force (CSMW 2008; CSTF 2005; USEPA 2003, 2004). Locally, the Morro Bay National Estuary Program supports beneficial reuse of dredged material and cites maintenance of

navigability and enhancement of circulation within the estuary as important action items in the Morro Bay Comprehensive Conservation and Management Plan (CCMP; MBNEP 2000).

Beach nourishment is a well-established beneficial reuse of clean sediments in California. During beach nourishment activities, dredged material is directly placed on the beach or placed in the nearshore environment where littoral processes may move the material directly to the beach or transport it to other beaches. Recent studies have illustrated the importance of fine-grained sediments to the marine environment in California (Farnsworth and Warrick 2007; Sea Engineering 2008). As a result, clean, fine-grained sediments are no longer viewed as unsuitable for aquatic beneficial reuse even though they may not be suitable for direct placement on beaches.

4.2.2 Regulatory Framework for Beneficial Reuse

Nearshore placement of sediment for beneficial reuse, such as beach nourishment, is regulated under the Clean Water Act (CWA; 33 United States Code [USC] 1344) rather than under Section 103 of the Marine Protection, Research, and Sanctuaries Act (MPRSA; 33 USC 1413). Section 103 of the MPRSA applies to transportation and disposal of dredged material in ocean waters at USEPA-designated permanent ocean disposal sites. The CWA addresses the discharge of dredged material as fill at sites determined in accordance with guidelines developed by the USEPA in conjunction with the USACE. As a result, placement of dredged material in the nearshore zone for beneficial reuse would be subject to requirements of the CWA.

Regulation of nearshore placement of sediment for beneficial reuse under the CWA would require compliance with the Section 404(b)(1) Guidelines for Specification of Disposal Sites for Dredged or Fill Material, generally referred to as the “404(b)(1) Guidelines” (40 Code of Federal Regulations [CFR] Part 230). The 404(b)(1) Guidelines specify that no discharge of fill material may be authorized unless it is the least environmentally damaging practicable alternative (LEDPA) to achieve the project purpose. One of the critical factors needed to justify that nearshore placement of sediment for beneficial reuse is indeed the LEDPA for a particular project, it must be demonstrated that significant degradation of the aquatic ecosystem would not result. When the sediment proposed for beneficial reuse is free of contaminants, but is not predominantly sand, the following five issues are crucial to address:

- Degree of contaminants in fine-grained sediments
- Expected fate of fine-grained sediments
- Potential effects of fine-grained sediments on natural resources
- Potential effects of fine-grained sediments on human uses
- Need for beneficial reuse of sediments

4.2.3 Degree of Contaminants in Fine-Grained Sediments

Sediment characterization conducted by Tenera Environmental in 2005 and 2006 revealed that the material in the proposed dredge prism is free of contaminants above regulatory action levels and is suitable for aquatic beneficial reuse. In 2005, sediment within each individual core was homogenized and a subsample was taken for chemical analysis. This sampling technique integrates the chemical contaminants throughout each core. The 2006 chemical characterization relied on a composite sample composed of sediment from the uppermost layer of each core, which included the finest sediments. This technique is expected to provide a “worst-case” assessment of contaminant concentrations in the sediment by focusing only on the fine-grained material. Table 6-1 of the *Morro Bay State Park Marina Renovation and Enhancement Project Phase II Sediment Sampling and Analysis* (Tenera 2006) summarizes the results of the 2005 and 2006 sampling efforts and presents a comparison of the mean contaminant concentrations within individual cores and from the fine-grained sediment composite. This comparison illustrates that even when not combined with the coarse-grained sediment, the fine-grained sediment fraction is chemically suitable for aquatic beneficial reuse.

4.2.4 Expected Fate of Fine-Grained Sediments

When using dredged material for beneficial reuse, a concern is ensuring that the anticipated benefits are realized while unintended adverse effects do not occur. For aquatic beneficial reuse projects, it is, thus, crucial to determine the likely fate of dredged material once it is placed in the nearshore environment. Beneficial reuse goals for coarse- and fine-grained sediments may differ based on local and regional sediment needs, and the behavior of the sediment itself will differ when placed in an aquatic environment. Because marina sediments proposed for aquatic beneficial reuse are composed of both coarse- and fine-grained sediments (Table 2; Tenera 2005, 2006), it is appropriate to establish separate beneficial reuse goals for the two sediment types. The coarse-grained material would be

beneficial for nourishing local and regional beaches, while the fine-grained material may play a less prominent role in beach nourishment but serve as an important input to regional benthic habitats (Farnsworth and Warrick 2007; Sea Engineering 2008).

Phillip Williams and Associates, Ltd. (PWA) produced a technical memorandum (Appendix B) that described the coastal processes and littoral transport mechanisms in the vicinity of the USACE's existing nearshore sediment disposal site south of the entrance to Morro Bay. The memorandum synthesized information from field studies, environmental assessments, sand transport analyses, and monitoring studies including monitoring results from the City of Santa Cruz's recent nearshore disposal of mixed coarse- and fine-grained sediments. This memorandum is included as Appendix B.

The PWA memorandum concluded that the existing nearshore disposal area south of the entrance to Morro Bay is a high-energy wave environment along a section of shoreline that is in equilibrium, resulting in greatly reduced littoral transport to the south. PWA stated that sediments placed in the nearshore disposal area will move in all directions, with fine-grained sediments tending to move offshore while sands will move alongshore and cross-shore. The memorandum suggests that monitoring results from the City of Santa Cruz monitoring study are informative, although dredging volumes and methods differed from the City's proposal. Results of the City of Santa Cruz's study suggest that even during relatively calm periods of the year when the potential for adverse effects from fine-grained sediments should be highest, dredged material placed within the nearshore will not change the quality of sand along the shoreline, negatively affect benthic habitats, or alter nearshore sediment transport processes.

In combination, analysis of the coastal processes at the USACE's nearshore placement site and evaluation of the results of the City of Santa Cruz's monitoring study suggest that fine-grained sediments deposited in the nearshore placement site would be transported offshore and deposited in existing deposits of fine-grained sediments by natural coastal processes.

4.2.5 Potential Effects of Fine-Grained Sediments on Natural Resources

Based on existing data, the USACE nearshore placement site and surrounding nearshore environment (depths less than 60 feet MLLW) are generally composed of fine-grained,

poorly graded sand and more fine-grained material such as silt and clay (USACE 2001). The sites also lack rocky reefs and other sensitive habitat, such as kelp or seagrass beds.

Regionally, rocky substrata including low- and high-relief reefs are present at depths greater than 60 feet MLLW; however, the majority of these rocky substrata appear to be south of the nearshore placement site. This information is synthesized in a memorandum from Padre Associates, Inc. (Padre 2006), which cites studies completed for the USACE in support of their use of the nearshore placement site, reports and environmental documents from the region, and personal communications and observations collected by Padre.

Detailed multi-beam and side-scan sonar bathymetric surveys conducted in 2006 by the Cal Poly San Luis Obispo Center for Integrative Coastal Observation, Research, and Education (CICORE) as part of the Morro Bay ecosystem based management project provide another source of subtidal habitat data in the vicinity of the nearshore placement site. These surveys targeted subtidal habitats between depths of approximately 15 feet to greater than 600 feet. These surveys suggest that within and in the immediate vicinity of the nearshore placement site, sensitive habitats such as rocky reefs, kelp, and eelgrass are absent. The survey data may be accessed in electronic format from the California State University Monterey Bay Seafloor Mapping Laboratory's data library (CSUMB 2008).

The current estimate of the total volume of sediment to be produced by the currently Proposed Project is approximately 100,000 cy. Even assuming a worst-case scenario in which none of the fine-grained sediments is used in the upland portion of the project and assuming a 1:1 ratio of coarse- and fine-grained sediments, the total volume of fine-grained sediments would be approximately 50,000 cy. Given this relatively low volume of fine-grained sediment and the nature of the local and regional coastal processes discussed in Section 4.2.4, it is unlikely that sensitive biological resources would be adversely affected by the fine-grained sediment. The low volume of sediment would almost certainly be absorbed into the littoral and deepwater environments, and it would be nearly impossible for appreciable deposition of the sediment to occur in sensitive habitats.

4.2.6 Potential Effects of Fine-Grained Sediments on Human Uses

The USACE nearshore placement site is located in the vicinity of Morro Bay State Park and immediately offshore of the northern portion of Montana de Oro State Park. This portion of

Montana de Oro consists of several miles of dunes and sandy beaches separating the Morro Bay estuary from the Pacific Ocean. Beaches are used by the public for recreational purposes, including wildlife viewing, fishing, and surfing. Because access to these beaches via automobile is not allowed, levels of public use are generally lower than at more accessible beaches to the north and south.

As described in Section 4.2.4, fine-grained sediments placed in the nearshore environment would be transported by natural coastal processes to offshore zones composed of silts and clays. When compared to direct beach placement, one of the advantages of nearshore placement of sediments is that it allows natural littoral processes to distribute the sediments over time. Placement of a mixture of coarse- and fine-grained sediments directly on the beach for nourishment purposes could potentially result in adverse effects to public use, such as undesirable odors, inconsistent beach coloration, formation of hardened portions of the beach, and excessive dust. By placing the sediments directly in the nearshore zone, these adverse effects to public uses can be avoided.

Because the nearshore placement site is a high-energy wave environment, turbidity levels are naturally elevated even during relatively calm seasons. As a result of the naturally high turbidity levels and wave action, temporary turbidity plumes from nearshore sediment placement tend to be difficult for beach users to detect visually. When viewed from the bridge of the dredge itself, turbidity plumes observed during USACE dredged material disposal operation dissipated quickly and within a very limited zone (Malone 2007). Although the material dredged by the USACE is composed of a higher proportion of coarse-grained sediments than the material proposed for dredging from the marina, the volume is far lower.

4.2.7 Need for Beneficial Reuse of Sediments

The technical memorandum produced by PWA in 2006 (Appendix B) to synthesize existing information about the coastal processes and littoral transport mechanisms in the vicinity of Morro Bay concluded that gross transport rates of sediment along the shoreline of Montana de Oro State Park may be high, because it is exposed to high-wave action. Although existing data indicates that the absence of any large sediment sinks, such as submarine canyons in Estero Bay, sediment placed by the USACE in the nearshore site has historically been

absorbed into the littoral system very quickly. This pattern suggests the possibility that the shoreline is potentially not in equilibrium and that placement of sediment in the nearshore environment would be beneficial. For example, in 1990 the USACE placed approximately 370,000 cy of sediment into the nearshore site, producing a maximum thickness of 10 feet of dredged material. Bathymetric surveys indicated that within 4 months the sediment thickness had been reduced to 5 feet as a result of the sediment moving shoreward and laterally along the beach.

The majority of natural sediment supply to the California coast is deposited by rivers and streams, usually in an episodic manner (Farnsworth and Warrick 2007). These discharges are composed of both coarse- and fine-grained sediments, both of which are important to the marine ecosystem. Damming of rivers, armoring of the coast, and other anthropogenic effects, such as sand mining, have resulted in a significant reduction in the supply of sand to the coast. Patsch and Griggs (2007) estimated that sand input to the California coast has been reduced by 34 percent as a result of these practices. They estimated that even with existing beach nourishment efforts, there is a net deficit of sand amounting to 1,245,000 cy annually. In addition to the value of sand, recent studies have focused on the importance of fine-grained sediments to California's marine environment (Farnsworth and Warrick 2007; Sea Engineering 2008). Disruption of sediment flow by dams, coastal armoring, and manipulation of waterways have adversely affected the supply of fine-grained sediments as well. As a result, dredged material is viewed as a valuable resource at local, state, and federal levels, and an effort is made to use opportunistic sources of sediment for beneficial reuse. The sediments that have accumulated in the marina originate in the Chorro Creek and Los Osos Creek watersheds and would have been transported into the Morro Bay estuary had they not been trapped in the marina.

In this case, the sediment from the Morro Bay State Park Marina is an excellent candidate for opportunistic beneficial reuse in the nearshore environment, because it is locally derived, free of contaminants, contains a mix of both coarse-grained sediments for beach nourishment and fine-grained sediments for input to benthic mudbelts, and would not result in adverse effects to natural resources or human uses. In contrast, disposal of the sediment as waste in a landfill would create no benefit to the marine environment, waste of landfill volume, and adverse environmental impacts to transportation, air quality, and greenhouse gas emissions.

5 FINDINGS

None of the conditions described above requiring preparation of a Subsequent or Supplemental EIR under Section 15162 of the CEQA Guidelines have been met for the proposed project. New significant environmental impacts or substantial increases in the severity of previously identified significant effects have not been identified and are not expected to occur. There have been no substantial changes to the circumstances under which the project is undertaken, and no new information of substantial importance has been identified regarding significant impacts or their magnitude. No mitigation measures previously determined to be infeasible that would in fact be feasible have been identified. No new mitigation measures are proposed and there are no new project alternatives that are considerably different from those analyzed in the Final EIR that the lead agency has identified or declined to adopt.

These findings are supported by the analyses presented in Section 4 above. The minor changes to the project description are consistent with the requirements of Section 15164 of the CEQA Guidelines; therefore, preparation of an addendum pursuant to CEQA Guidelines Section 15164 is appropriate and no further analysis is required.

6 REFERENCES

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APPENDIX A
MITIGATION MONITORING AND
REPORTING PLAN

**Mitigation Monitoring and Reporting Program
Morro Bay State Park Marina, Morro Bay, California**

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Implementation	Responsible Party	Verification of Compliance	
					Initials	Date
Air Quality						
AQ-1	<p>Construction Exhaust Emissions Reduction Measures</p> <ul style="list-style-type: none"> Maintain all construction equipment in proper tune according to manufacturer's specifications. Fuel all off-road and portable diesel-powered equipment with ARB-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road). Maximize to the extent feasible, the use of on-road heavy equipment and trucks meeting the ARB's 1998 or newer certification standard for on-road heavy-duty diesel engines; All on-road and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in designated queuing areas to remind drivers and operators of the 5 minutes limit. 	Plans and Specifications Check, Equipment Check, Monitoring	During Construction	Construction Contractor, The City of Morro Bay (City) Building Division and Air Resource Control Board (APCD)		
AQ-2	<p>Low-Emissions Generator Engine</p> <ul style="list-style-type: none"> The generator to be used must meet EPA Tier 3 emissions standards (CAT C15 ATAAC, 3.36 g NOx/BHP-hr or equivalent). 	Plans and Specifications Check, Equipment Check, Monitoring	During Construction	Construction Contractor, City Building Division and Air Resource Control Board (APCD)		
AQ-3	<p>Emission Offsets</p> <ul style="list-style-type: none"> Project emissions remaining following implementation of the above mitigation measures shall be offset through contribution to an off-site mitigation fund through applicant-funded off-site 	Plans and Specifications Check, Proof of Purchase	Following Construction	City Harbor Department, The City Finance Department and APCD		

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Implementation	Responsible Party	Verification of Compliance	
					Initials	Date
	projects that would result in emissions reductions. Based on past experience the APCD has determined that \$8,500 is required per ton NOx reduced. The dollar amount shall be based on offsetting excess emissions (greater than 2.5 tons NOx per quarter) and \$8,500 per ton or as otherwise specified by the APCD.					
General Biological Resources and Habits						
AQ-4	Prior to project commencement, the City is required to obtain all necessary permits, approvals, and authorizations from applicable regulatory agencies with jurisdiction over the project site including the Corps, NOAA Fisheries, USFWS, RWQCB, and CDFG.	Plans and Specifications Check	Prior to Construction	The City Harbor Department		
AQ-5	Prior to project implementation, the applicant should retain an agency-approved biological monitor to ensure compliance with all biological conditions of approval and mitigation measures. Monitoring would be conducted at a frequency and duration determined by the City in consultation with the affected regulatory agencies (e.g., NOAA Fisheries, USFWS, and CDFG). This consultation should include appropriate project authorization from the USFWS (i.e., based on Biological Opinion) relative to impacts to the federally-listed California seablite and Morro shoulderband snail and from the NOAA Fisheries and CDFG for marine species.	Monitoring and Reporting	Prior to and During Construction	The City Harbor Department		
AQ-6	A City- and agency-approved biological monitor should conduct a worker orientation program that includes information on and emphasizes the presence of all special-status species within the project site, identification, their habitat requirements, and applicable regulatory policies and provisions regarding their	Monitoring and Reporting	Prior to Construction	The City Harbor Department		

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Implementation	Responsible Party	Verification of Compliance	
					Initials	Date
	protection, and measures being implemented to avoid and/or minimize impacts for all construction contractors (site supervisors, equipment operators and laborers).					
Marine Biological Resources						
MB-1	Silt screens should be used around all in-water, bottom-disturbing activities when and where they will be effective.	Monitoring and Reporting	During Construction	Construction Contractor		
MB-2	Wherever possible, a suction-type dredge should be used to minimize the re-suspension of sediments.	Monitoring and Reporting	During Construction	Construction Contractor		
MB-3	All in-water, bottom-disturbing activities, including but not limited to vessel anchoring and dredging should occur within the pre-determined dredging footprint.	Monitoring and Reporting	During Construction	Construction Contractor		
MB-4	An eelgrass restoration plan will be created in accordance with Southern California Eelgrass Mitigation Policy (revision 10, adopted January 18, 2005). A pre- and post-construction survey will be completed to determine final areas of impact.	Monitoring and Reporting	Prior to Construction	The City Harbor Department		
MB-5	A pre- and post-construction survey will be completed to determine mudflat and salt marsh habitat impacts and a restoration plan, that outlines the procedures for restoring coastal salt marsh habitat removed due to project implementation, should be developed in accordance to agency specifications.	Monitoring and Reporting	Prior to and Following Construction	The City Harbor Department		
MB-6	A project-specific oil spill response and recovery plan that includes specifics on reporting and response procedures, available on-site equipment and contracted services, and responsibilities should be completed and approved prior to the initiation of demolition and/or construction activities.	Monitoring and Reporting	Prior to Construction	The City Harbor Department		

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Implementation	Responsible Party	Verification of Compliance	
					Initials	Date
MB-7	Refueling of onshore equipment should be within a designated area of the parking lot. That site should be covered with impervious material, be located away from drains, and have spill recovery material within the immediate vicinity. The area should be surrounded with a waddle of sorbent material.	Monitoring and Reporting	During Construction	Construction Contractor		
MB-8	A minimal volume of petroleum product should be stored on site and spill containment and recovery equipment should be sufficient to respond to worse case spill volume.	Monitoring and Reporting	During Construction	Construction Contractor		
Terrestrial Biological Resources						
TB-1	Potential nest-disturbing activities should occur between August and April to avoid nesting periods of the bird species within the area.	Monitoring and Reporting	During Construction	The City Harbor Department		
TB-2	<p>If scheduling of nest-disturbing activities between August and April is infeasible, pre-construction surveys should be conducted prior to those activities that are planned between February 15 and August 15 to identify nest sites. The following actions should be incorporated:</p> <ul style="list-style-type: none"> • If active nests of birds species protected under the Migratory Bird Treaty Act (e.g., house finch, white-crowned sparrow, etc.) are observed within a location potentially affected by project activities, the project activity should be rescheduled to avoid affecting the identified nests, eggs, and/or young; and/or, • If active nest sites of raptors and/or species of special concern (e.g., yellow warbler, long-billed savannah sparrow, etc.) are observed within the vicinity of the project site, then CDFG should be contacted to establish the appropriate buffer area 	Monitoring and Reporting	During Construction	The City Harbor Department		

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Implementation	Responsible Party	Verification of Compliance	
					Initials	Date
	around the nest site. Upon approval, construction activities outside of the buffer zone should be allowed.					
TB-3	<p>To minimize disturbance of existing onshore habitats:</p> <ul style="list-style-type: none"> All equipment staging areas, construction-crew parking areas, and construction access routes should be established in previously disturbed and/or developed areas. In accordance with resource agency guidance, exclusionary fencing should be erected at the boundaries of construction areas to preclude equipment and human intrusion into adjacent habitats with emphasis on protection of areas containing special-status species (i.e., coastal dune scrub). The exact location of exclusionary fencing for each construction area should be determined by a City and agency-approved biological monitor. The fencing should remain in place throughout the construction phase of the project. 	Monitoring and Reporting	During Construction	Construction Contractor		
TB-4	Any required night-time equipment lighting (i.e., Eveready Dewatering System, etc.) should be shielded away from adjacent wildlife habitat areas and pointed downward to minimize lighting/glare impacts of wildlife.	Monitoring and Reporting	During Construction	Construction Contractor		
TB-5	Utilizing the latest available data, and prior to any construction, each California seablite plant within 25 ft of the proposed construction activities should be clearly marked so that impacts to it will be avoided.	Monitoring and Reporting	Prior to Construction	The City Harbor Department		
TB-6	During construction activities, all trash should be placed into covered receptacles to discourage wildlife, including brown pelicans, from foraging.	Monitoring and Reporting	During Construction	Construction Contractor		

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Implementation	Responsible Party	Verification of Compliance	
					Initials	Date
TB-7	During all construction activities, domestic pets should not be allowed within the construction area to minimize the potential for wildlife harassment.	Monitoring and Reporting	During Construction	Construction Contractor		
TB-8	All dredging and grading operations along the eastern and southern boundaries of the marina should be conducted from the barge. At no time should heavy equipment, work crews, and temporary stockpiles or staging areas be allowed along the eastern and/or southern boundaries of the project site.	Monitoring and Reporting	During Construction	Construction Contractor		
TB-9	To further minimize impacts to the existing sensitive habitats located along the southern boundary of the project site, the upper limits of the isolated grading or dredging areas should be clearly delineated with high visibility fencing and/or flagging prior to initiation of grading or dredging. The existing State Park trail should be utilized as the only ingress/egress route and only personnel, no vehicles, should be allowed access to the southern project boundary to facilitate installation of the temporary fencing and/or flagging prior to operations.	Monitoring and Reporting	During Construction	Construction Contractor		
Hazards and Hazardous Materials						
HM-1	A No-Discharge policy will be incorporated into the construction contract. Prior to initiating dredging and within one week of the completion of all in-water construction, complete a side scan sonar and bathymetric survey and recover all project-related debris from the bay bottom.	Plans and Specifications Check, Monitoring and Reporting	Prior to and Following Construction	The City Harbor Department, Construction Contractor		
HM-2	A dredged materials management plan that describes methods for handling, testing, transporting, and disposal of dredged materials, should be prepared. Testing criteria should be consistent with the requirements of the RWQCB as well as those of the disposal facility.	Plans and Specifications Check	Prior to Construction	The City Harbor Department		

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Implementation	Responsible Party	Verification of Compliance	
					Initials	Date
HM-3	A project-specific Site Health and Safety Plan that identifies any potential chemicals present, potential health and safety hazards, monitoring to be performed during site activities, appropriate personal protective equipment for various scenarios, and emergency response procedures, should be prepared and approved prior to initiating project activities.	Plans and Specifications Check	Prior to Construction	Construction Contractor		
Hydrology and Water Quality						
WQ-1	<p>Consistent with marine biological resources mitigations:</p> <ul style="list-style-type: none"> • Silt screens should be used around all in-water, bottom-disturbing activities when and where they will be effective. • Where feasible, a suction-type dredge should be used to minimize the re-suspension of sediments. • All in-water, bottom-disturbing activities, including but not limited to vessel anchoring and dredging should occur within the pre-determined dredging footprint. • A project-specific oil spill response and recovery plan that includes methods and procedures for reporting and responding to spills, available on-site equipment and contracted services, and personnel responsibilities should be completed and approved prior to the initiation of demolition and/or construction activities. • Refueling of onshore equipment should be within a designated area of the parking lot. That site should be covered with impervious material, be located away from drains, and have spill recovery material within the immediate vicinity. The area should be surrounded with a waddle of sorbent 	Monitoring and Reporting	Prior to and During Construction	Construction Contractor		

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Implementation	Responsible Party	Verification of Compliance	
					Initials	Date
	<p>material.</p> <ul style="list-style-type: none"> A minimal volume of petroleum product should be stored onsite and spill containment and recovery equipment should be sufficient to respond to the worse case spill volume. 					
WQ-2	Acquire and comply with the project-specific NPDES permit for the discharge of dredge-generated and other authorized discharges.	Plans and Specifications Check, Monitoring and Reporting	Prior to and During Construction	Construction Contractor		
Noise						
NO-1	Limit construction and delivery activities to daytime hours between 7 a.m. to 6 p.m.	Plans and Specifications Check, Monitoring and Reporting	During Construction	Construction Contractor		
NO-2	Properly maintain all construction equipment and machinery as per manufacturer's specifications.	Plans and Specifications Check, Monitoring and Reporting	During Construction	Construction Contractor		
NO-3	Include quiet mode specification (i.e., disable back-up horns or bells) for all work during construction hours including the use of hand signaling for all backup operations.	Plans and Specifications Check, Monitoring and Reporting	During Construction	Construction Contractor		
Traffic						
TR-1	Identify and make available in-bay mooring facilities for those vessels that remain during construction.	Monitoring and Reporting	During Construction	The City Harbor Department		

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Implementation	Responsible Party	Verification of Compliance	
					Initials	Date
TR-2	Assist with the transfer of vessels to other non-Morro Bay marinas during construction period. Normal charges and fees will apply.	Monitoring and Reporting	During Construction	The City Harbor Department		

APPENDIX B
NEARSHORE DISPOSAL OPTION
EVALUATION MEMORADUM

MEMORANDUM

DATE: January 23, 2006
TO: Kris Vardas and Ray DeWit, Padre Associates, Inc.
FROM: Adam Parris and David Katzev, Philip Williams & Associates
COPY TO:
RE: Nearshore Disposal Option Evaluation
PWA Ref. #: 1747.00

INTRODUCTION

A nearshore disposal site, south of the entrance to Morro Bay, is considered as one of the disposal area alternatives for dredged material from the marina. To consider the nearshore disposal area as a viable alternative, information on coastal processes and littoral transport mechanisms near the proposed site should be considered. The purpose of this technical memorandum is to summarize findings from literature for the Morro Bay area that assesses the nearshore wave and littoral environment pertinent to the transport and fate of dredged material. Information will be presented to support an initial assessment of the feasibility of nearshore disposal of sediment from the Morro Bay Marina and to summarize relevant conclusions from the monitoring results from the Santa Cruz nearshore disposal project that can be applied to the Morro Bay nearshore disposal site. Additional areas of research and analysis will also be recommended that is beyond the scope of this initial assessment.

LITERATURE

Literature used in the describing the nearshore area are from field studies, environmental assessments, sand transport analyses, and monitoring results. The title of each report, the reference and the relevant data is summarized in Table 1. The list of reports in Table 1 is presented relative to date of publication.

Table 1 Literature Summary

Title of Report	Reference	Relevant Data
Sand Transport Analysis, Morro Bay	(Noda & Jen 1975)	Wave climate analysis and littoral drift calculations.
A Field Study of Littoral Processes in Estero Bay, California	(Dingler et al. 1982)	Nine cross-shore elevation profiles in littoral zone, grain size analysis for all profiles, energy distribution and sediment

		movement and overall discussion of littoral processes within Estero Bay.
Phase I—Study of Longshore Sand Transport Rates: Relating to Feasibility of a Multi-Purpose Central Coast Harbor	(Moffatt & Nichol Engineers 1987)	Sediment transport rates and patterns for San Luis Obispo Bay
Morro Bay Harbor, San Luis Obispo County CA: Navigation Improvements Design Memorandum	(USACE 1994)	Wave climate analysis, description of littoral processes, geomorphology and geology of Morro Bay, historical dredging volumes, description of disposal locations and gain/loss contour plots for nearshore disposal location.
Final Environmental Assessment for Morro Bay Harbor Six-Year Maintenance Dredging Program	(Chambers Group 2001)	Description of nearshore disposal site, water and sediment analyses.
Monitoring of Dredged Upper Santa Cruz Harbor Mixed Sand and Mud Sediment Released into the Nearshore Area of Santa Cruz, California	(Watt and Green 2002)	Presentation of results from monitoring program to determine if the disposal of mud rich dredged sediment caused sedimentary changes in beaches and nearshore benthic habitats in the vicinity of Santa Cruz Harbor.

ESTERO BAY

Estero Bay is bordered by the rocky headlands of Point Estero to the north and Point Buchon to the south. Figure 1 shows the location and shape of Estero Bay. Similar to other bays along this stretch of coastline, Estero Bay is referred to as crenulate-shaped or hook-shaped bay (Dingler et al. 1982). Hook-shaped bays along the central California coastline are characterized by a curved section of shoreline to the north and a tangential or straight section of shoreline to the south. Hook-shaped bays typically have shorelines that are in equilibrium due to wave sheltering by diffraction from a headland and wave refraction patterns that dominate with distance along the shoreline away from the headland. For shoreline equilibrium conditions to exist inside a hook-shaped bay, a predominant wave direction is required.

Between Point Estero and Point Buchon, the shoreline of the Estero Bay primarily consists of sandy beaches (Dingler et al. 1982). To the south of Morro Rock, Dingler et al. (1982) describes the coastline as continuous and gently curving. Dingler et al. (1982) also describes the beach along this stretch of shoreline as part of a barrier spit with large sand dunes that is unbroken by streams and outcroppings of rocks. At the southern end of Estero Bay between Hazard Canyon and Point Buchon, the coastline is characterized as rocky shores backed by sharply rising cliffs with isolated pockets of sand and gravel

(USACE 1994). Between Hazard Canyon and Point Buchon, there are two small creeks that drain approximately 47 km² into the littoral zone (Dingler et al. 1982).

NEARSHORE DISPOSAL AREA

The Chambers Group (2001) describes the nearshore disposal area as located approximately 5,000 to 10,000 feet south of the entrance to Morro Bay and immediately offshore of Montana de Oro State Park. The nearshore disposal area is described as having a sandy bottom with the landward limit of the disposal area seaward of the surf break at an elevation of approximately -20 feet, Mean Lower Low Water (MLLW) and the seaward limit at -40 feet, MLLW (Chambers Group 2001). The location and the landward and seaward limits of the nearshore disposal area are shown in Figure 2. The Chambers Group (2001) also points out that hopper and mechanical dredges would be the mechanisms for transporting dredged material and disposing of it at this nearshore site. The median grain size (D_{50}) of sediment within the nearshore disposal area is 0.21 mm and consists of 2% coarse sand, 14% medium sand, 83% fine sand and 1% fines (Chambers Group 2001).

WAVE CLIMATE

Deep water offshore waves approach Estero Bay between 190° and 310° relative to azimuth true north (USACE 1994). The orientation of the shoreline south of the entrance to Morro Bay is approximately 9° relative to true north (Noda and Jen 1975). Point Estero to the north and Point Buchon to the south provide sheltering from waves traveling in directions outside the window between 190° and 310°. The Navigation Improvements Design Memorandum (USACE 1994) provides a summary of deep water hindcast wave data from the closest Wave Information Study (WIS) data set to Morro Bay for the years 1956-1975. Statistics from the WIS analysis are shown in Table 2.

Table 2. Deep Water WIS Hindcast Wave Data (USACE 1994)

Parameter	Result
Mean significant wave height	8 feet
Mean peak period	10.3 seconds
Most frequent wave direction	292.5° azimuth
Largest significant wave height	28 feet
Peak period associated with highest wave	12.5 seconds

The Navigation Improvements Design Memorandum (USACE 1994) also documents collection and analysis of six months of nearshore wave data for Morro Bay and wave height predictions for extreme events. The measured nearshore wave data between September 1990 and March 1991 presented in the USACE memorandum (1994) shows that the directions of the incoming waves were predominately between 260° and 300°. Distributions for wave height vs. peak period and wave height vs. direction for

this nearshore data are shown in Figures 3 and 4. The majority of observations between September 1990 and March 1991 are for waves between 2 and 4 ft with periods of 8 to 10 seconds from a direction of 270°. The Navigation Improvements Design Memorandum (USACE 1994) also estimated extreme storm wave conditions and return periods for Morro Bay and these values are shown in Table 3.

Table 3. Extreme Wave Conditions (USACE 1994)

Return Period (Years)	Wave Height (ft)
10	21.0
25	25.9
50	29.5
100	33.0

The Scripps Institute of Oceanography collects wave directional data at the Harvest Platform Buoy that is located 9 miles west of Point Arguello. Although this station is well south of Estero Bay, it is reasonable to consider directional wave data from this buoy as a source for characterizing offshore wave conditions at Morro Bay. A wave rose for the Harvest Buoy is shown in Figure 5. The data from the wave rose includes 10 years of measurements and shows the highest number of occurrences to occur in the wave direction bins of 292.5° and 315° and that long period swell is mostly from the west northwest and northwest directions. However, buoy data also shows exposure to occasional long period swells directly from the south to the southwest, presumably from the southern hemisphere.

Considering results from the Navigation Improvements Design Memorandum (USACE 1994) and data from the Harvest Platform Buoy, the predominate offshore wave direction for Estero Bay is between 292.5° and 315° azimuth (WNW to NW). In the nearshore, the offshore waves refract and most often approach Morro Bay Harbor approximately shore normal.

LITTORAL TRANSPORT

The majority of natural sand supply for California Beaches is provided by rivers and streams and transported to the coast during winter storms (California Department of Boating and Waterways and State Coastal Conservancy 2002). As sand enters a nearshore coastal environment, littoral processes move the sand in both the onshore and offshore directions as well as the longshore direction parallel to the shoreline. Available literature for the Estero Bay area does not indicate a net southerly movement of sand transport as one may predict due to the predominant wave direction from the west to the northwest. Dingler et al. (1982) concluded that Estero Bay lies in equilibrium in response to incoming diffracted and refracted waves which results in greatly reduced sand transport to the south. Dingler et al. (1982) also point out that since there is no large sink on either end of the Estero Bay such as a submarine canyon and the fact that the shoreline is in equilibrium, littoral transport primarily circles throughout the bay with predominantly on- and offshore movement supplemented by sand transport parallel to the shoreline in

both the north and south directions. It has been suggested by Shepard and Wanless (1971) that a counter-current exists in the southern half of Estero Bay that produces a net littoral transport in the northerly direction.

Littoral drift results from Noda and Jen (1975) show an annual net northward movement of 120,900 yd³/year for the beach south of the entrance to Morro Bay and historical dredge volumes between 1947 and 1987 for the entrance channel into Morro Bay show an annual average volume of 115,000 yd³/year (USACE 1994). Haltiner and Thor (1991) created a sediment budget for Morro Bay and estimated an average annual outflow of 14,000 yd³/year of sediment that moves out of Morro Bay and into the nearshore littoral system. The Chambers Group (2001) reports that while the overall sediment transport system around the Morro Bay nearshore region is only partially understood, there appears to be a small “gyre” beginning offshore and north of Morro Rock, traveling south passed Morro Rock, turning towards the shoreline some distance south of the harbor entrance and then returning to the north within the surf zone. The northern movement within the “gyre” is created by currents that exist no deeper than -16.6 feet, MLLW (Chambers Group 2001).

Dingler et al. (1982) computed beach slopes for profiles north and south of the entrance to Morro Bay during both summer and winter conditions. Figure 6 shows the location of the nine profiles that were analyzed in the Dingler et al. (1982) report. Together with the median grain size of samples at each beach profile, beach slopes are plotted on Figure 7 and compared with curves that represent average high and low energy beaches. Dingler et al. (1982) summarized that although there is scatter to these data, values from the northern profiles are grouped around the low energy beach curve and values from the southern profiles approach the high energy beach curve. These results are consistent with the fact that the northern section of Estero Bay is protected from the dominant wave energy while the southern section is more exposed. Field sediment sampling results reported in Dingler et al. (1982) discovered that sand sizes decrease going offshore for each profile and that there is a slight increase in fines at the north end of the bay.

In 1990, 370,000 yd³ of dredged material from the entrance to Morro Bay Harbor was placed in the nearshore disposal area 5,000 to 10,000 ft south of the harbor entrance. This nearshore disposal area was stated as having a capacity of 895,000 yd³ between the elevations of -20 and -40 ft MLLW (USACE 1994). In the nearshore disposal area, surveys were conducted between September of 1990 and March of 1991. The Navigation Improvements Design Memorandum (USACE 1994) reports that the maximum relief over the dredged materials was approximately 10 ft and that within four months had been reduced to 5 ft with the dredged material moving both laterally and shoreward. The conclusion from the USACE (1994) report was that dredged material placed in the nearshore was absorbed quickly into the overall littoral system.

San Luis Obispo Bay, to the south of Estero Bay (see Figure 1), is also a hook-shaped bay. Similar to Estero Bay, the southern tangential section of shoreline in San Luis Obispo Bay has been determined to be stable in position and plan form when averaged over many years (Moffatt & Nichol Engineers 1987). The Moffatt & Nichol report (1987) also concluded that little, if any, sediment enters the bay around either the upcoast (north) or downcoast (south) headlands and that overall a small amount of sand, approximately 50,000 yd³/year, leaves the bay in the southerly direction. Bowen and Inman (1966) conducted a sand transport study between Point San Luis and Point Conception and reported estimates for San Luis Obispo for the section of shoreline between Oso Flaco Creek and Santa Maria River. This section of shoreline is along the tangent section of the beach and for this area, the study by Bowen and Inman (1966) estimated a net transport rate of 62,000 yd³/year towards the south and a gross transport rate of 490,000 yd³/year. In comparison, for the same shoreline area, the Moffatt & Nichol report (1987) estimated a net transport rate of 165,000 yd³/year to the north and a gross transport rate of 800,000 yd³/year. The tangent beach within San Luis Obispo Bay faces slightly more south than the tangent beach at Estero Bay and thus, the net transport for San Luis Obispo Bay is most likely larger than Estero Bay, but gross transport estimates are probably similar. This implies that these tangent shores are very exposed and will disperse sand deposits very quickly up and down coast. For example, Moffatt & Nichol (1987) concluded that river discharges were rapidly dispersed, with net transport up and down coast away from the delta, with fines that moved primarily offshore. Overall, similar transport patterns to those in San Luis Obispo Bay are likely within Estero Bay.

SANTA CRUZ HARBOR EXPERIMENTAL DREDGE DISPOSAL

In March of 2001, the Santa Cruz Small Craft Harbor obtained permits to dispose of 3,000 yd³ of dredged material into the surf-zone approximately 70 yards from the shoreline at Twin Lakes Beach in the northern part of Monterey Bay. Twin Lakes Beach faces south and to the west of the beach is a jetty that protects the entrance into Santa Cruz Harbor. The dredged material consisted of upper harbor mixed sand, silt and clay sediment. In addition to implementing a monitoring program to determine changes occurring in adjacent beaches as a result of the disposal of dredged material, wave conditions were also monitored and littoral drift estimates were calculated. The purpose of the monitoring program was to determine whether or not changes occurred in the beach and nearshore benthic habitats due to the release of dredged material. Specific changes anticipated by Watt and Green (2002) included degradation of the quality of the sand on adjacent beaches, burial of benthic habitats, and alteration of nearshore sediment transport processes.

Although the dredge volume of 3,000 yd³ is much less than what may be disposed of in the nearshore area close to Morro Bay and methods of disposal in Santa Cruz may be different than they will be for the Morro Bay Marina dredged material, the Santa Cruz study is informative in evaluation of the fate and transport of sediment in a nearshore environment. Results from the Santa Cruz monitoring program represent a short time period between late winter and early spring. Analysis of all data lead Watt and

Green (2002) to the conclusion that fine-grained silt and clay dredged material that was released into the nearshore littoral environment did not substantially change the beaches or alter the sedimentary characteristics of offshore benthic habitats. Statistical means to describe grain size diversity, offshore deposition and erosion were determined to remain within the same ranges as baseline or natural conditions before the dredged material was dumped (Watt and Green 2002). The Santa Cruz report (Watt and Green 2002) indicates that the silt and clay from the harbor dredging was most likely transported offshore to deeper waters (depths of 100 ft and greater) and deposited on the midshelf mudbelt.

CONCLUSIONS

The nearshore disposal area, located south of the entrance to Morro Bay, can be characterized as a high energy wave environment that is fully exposed to the predominant offshore wave direction. In addition, the nearshore disposal area exists along a stretch of shoreline within Estero Bay that is in equilibrium resulting in greatly reduced littoral transport to the south and the trapping of sand within Estero Bay (Dingler et al. 1982). Since the disposal area is within the depths of -20 and -40 feet MLLW, it is most likely outside the surf zone and affected by both cross-shore and longshore transport current processes that are representative of wave and current patterns seaward of wave breaking.

While the net longshore transport of sediment within Estero Bay is small, the gross transport rates along the tangent section of shoreline may be high since beaches in this area are exposed to high wave energy. Sediment that is placed in the nearshore disposal area will most likely move in all directions; onshore, offshore and parallel to the shoreline. Available information indicates that fine sediments will move differently than sands when deposited in the vicinity of the nearshore. Generally, fine sediments will tend to move offshore while, depending on grain size and wave conditions, sands will move alongshore and cross-shore in both directions. If disposed of in the nearshore area disposal site, fine sediments will likely be re-suspended by waves and or currents and then transported by currents. Although not fully understood, review of literature indicates that the current system within Estero Bay will move the finer material offshore and northward until it ends up at the north end of the bay (Dingler et al. 1982). Sands that are disposed of in the nearshore area disposal site that are coarser than shore face sediments may move onshore under wave action while the finer sands may move offshore. However, all sand sizes will be dispersed up and down the coast in the longshore direction under the reversing highly energetic wave environment.

Although dredge volumes and methods from the Santa Cruz project are different than what will be implemented in Morro Bay, results from this monitoring program are informative. During calm spring and summer like conditions, conclusions from the Santa Cruz project indicate that dredged material placed within the nearshore will not change the quality of sand along the shoreline, have a negative impact on benthic life or alter nearshore sediment transport processes. However, the Santa Cruz monitoring experiment was conducted in mostly calm conditions and is probably not representative of

high energy wave and erosion events or characteristic wave conditions with shorter periods during the summer that exist in Estero Bay.

The particle size analysis from six composite samples collected from the Morro Bay Marina (Tenera Environmental 2005) indicate the distribution of sediment to be 0-8% gravel, 31-76% sand and 16-61% silt and clay. Since these data indicate that the consistency of the marina sediment is different than that of the nearshore disposal area, it is recommended that further research on currents in the nearshore area and how these currents may influence the transport of fines be investigated in more detail. Grain size distributions along depth profiles within Estero Bay should be reviewed more carefully to provide a basis for estimating the cross-shore net direction of wave induced sand transport from the disposal site. Improvements in characterizing wave conditions would include an analysis showing differences between summer/fall and winter/spring conditions as well as defining long period swells incident to the site. Other recommended areas of further study include reviewing information on the influence of dredge discharge methods related to the fate and transport of sediment and other literature on the potential for onshore transport of nearshore disposal mounds.

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Kris Vardas and Ray DeWit, Padre Associates, Inc.
January 23, 2006
1747.00
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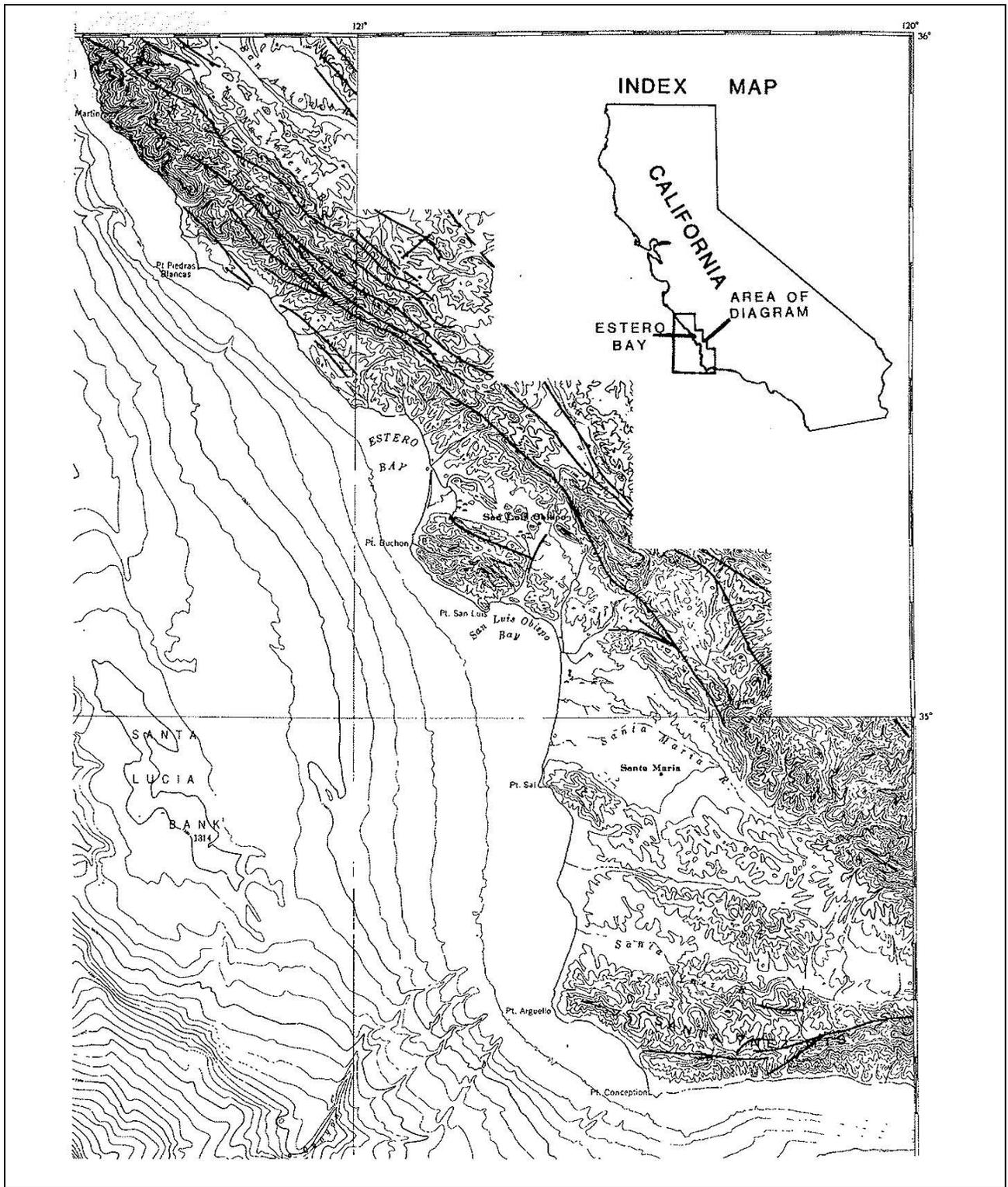
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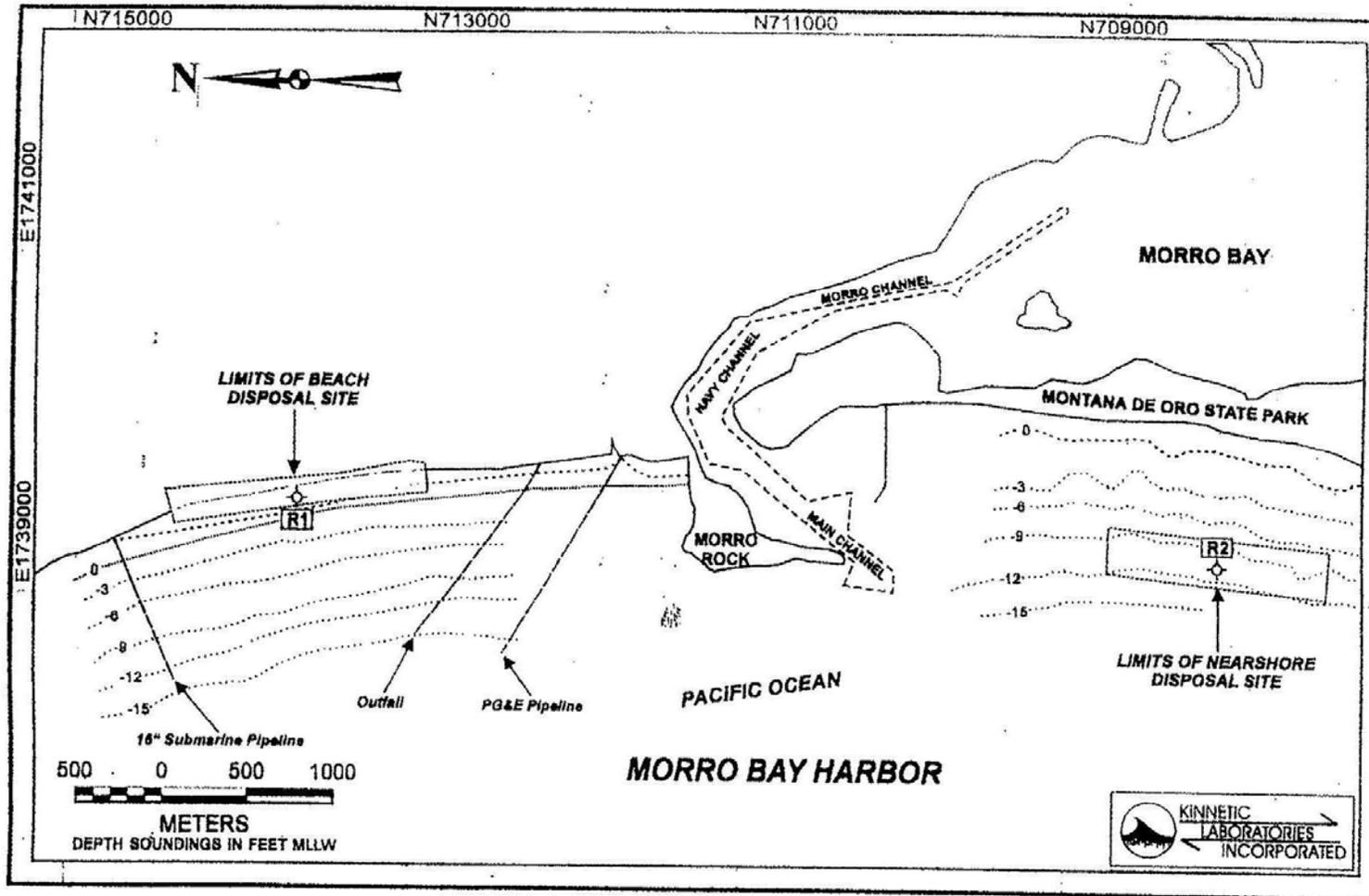
Source: Dingler et al. 1982

figure 1
 Morro Bay Nearshore Disposal Option Evaluation

Estero Bay

PWA Ref# 1747





Source: Chambers Group 2001.

Note: The Chambers Group (2001) reports that the nearshore disposal site lies between -6 m (-20 feet) and -12 m (-40 feet), Mean Lower Low Water (MLLW). Consequently, it appears as though the depth soundings in the above chart should be referenced to meters MLLW as opposed to feet MLLW.

figure 2
 Morro Bay Nearshore Disposal Option Evaluation
 Location of Nearshore Disposal Area

PWA Ref# 1747

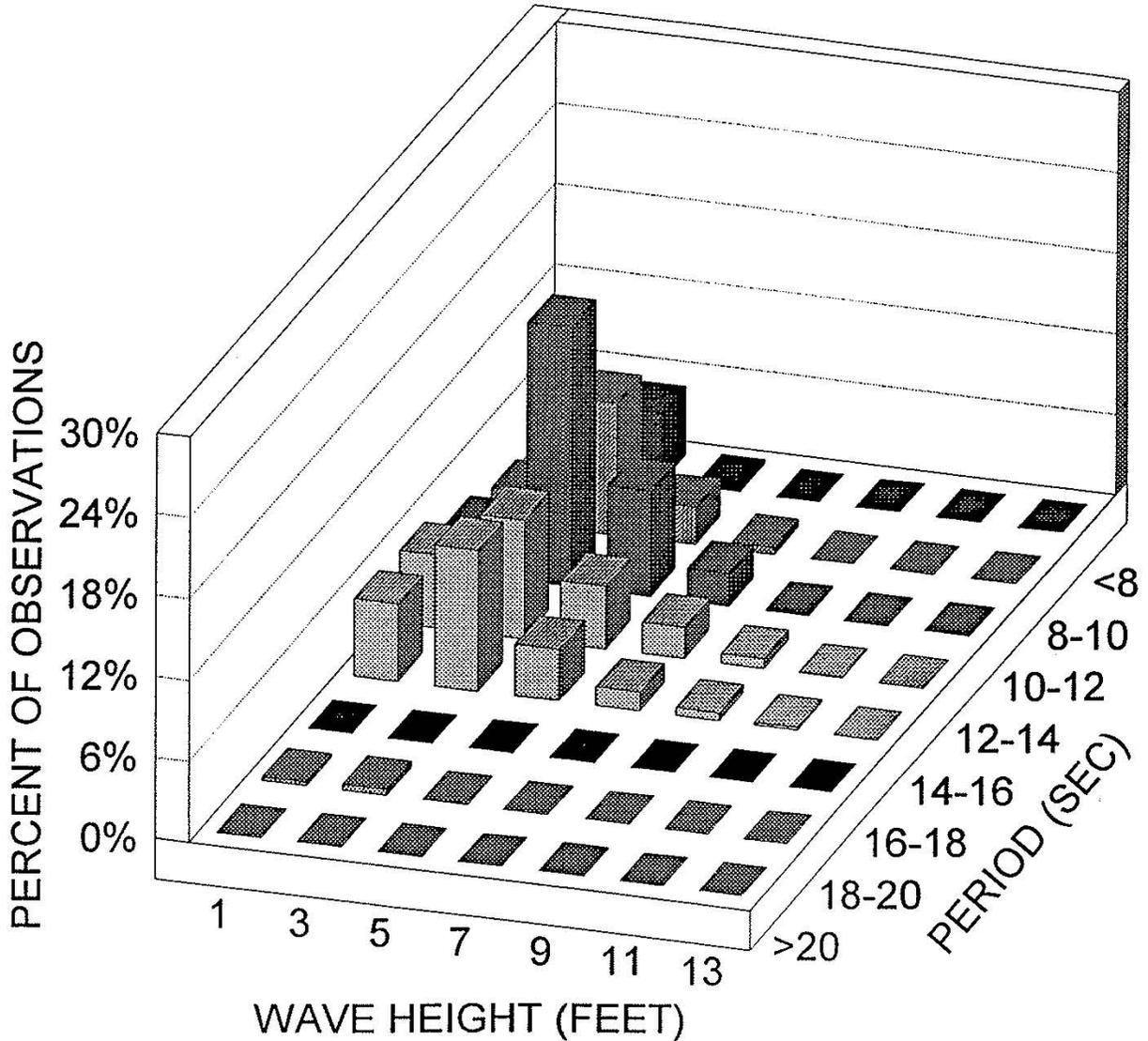


MORRO BAY, CA

WAVE HT VS PEAK PERIOD (SEP90 - MAR91)

Legend:

- Wave Height 1 = 0 - 2 FT
- 3 = 2 - 4
- 5 = 4 - 6
- 7 = 6 - 8
- 9 = 8 - 10
- 11 = 10 - 12
- 13 = 12 - 14



Source: USACE 1994

figure 3
Morro Bay Nearshore Disposal Option Evaluation

Wave Height vs. Peak Period (Sep'90-Mar'91)

PWA Ref# 1747



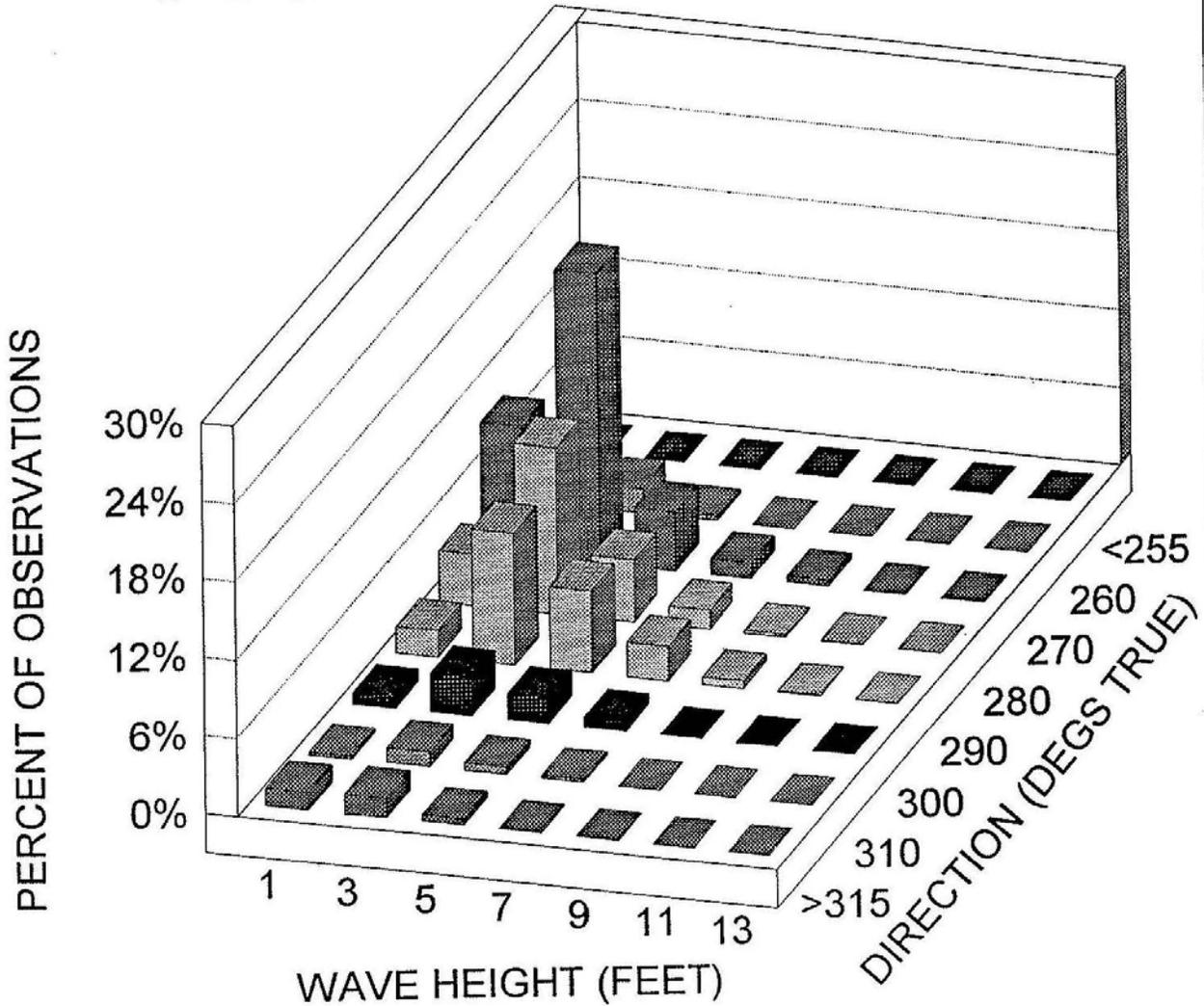
MORRO BAY, CA

WAVE HT VS DIRECTION (SEP90 - MAR91)

Legend:

Wave Height 1 = 0 - 2 FT
 3 = 2 - 4
 5 = 4 - 6
 7 = 6 - 8
 9 = 8 - 10
 11 = 10 - 12
 13 = 12 - 14

Direction 260 = 255 - 265 Degrees
 270 = 265 - 275
 280 = 275 - 285
 290 = 285 - 295
 300 = 295 - 305
 310 = 305 - 315



Source: USACE 1994

figure 4
 Morro Bay Nearshore Disposal Option Evaluation

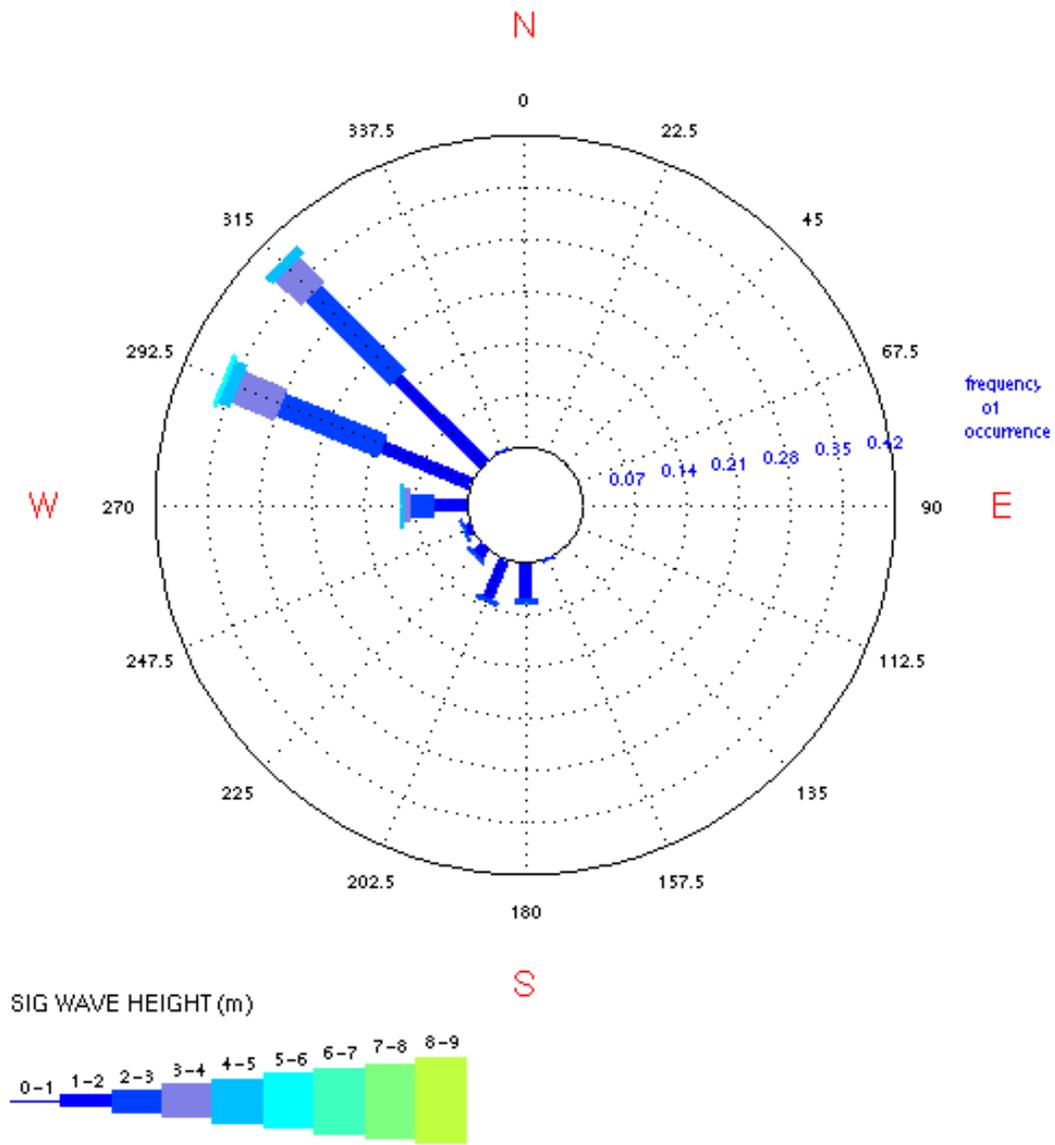
Wave Height vs. Peak Period (Sep'90-Mar'91)

PWA Ref# 1747



071 HARVEST, CA
 01/Jan/1996 00:29:04 – 31/Dec/2005 23:53:03 UTC
 Total Number of Occurrences = 135924

WAVE ROSE



<http://cdip.ucsd.edu/>

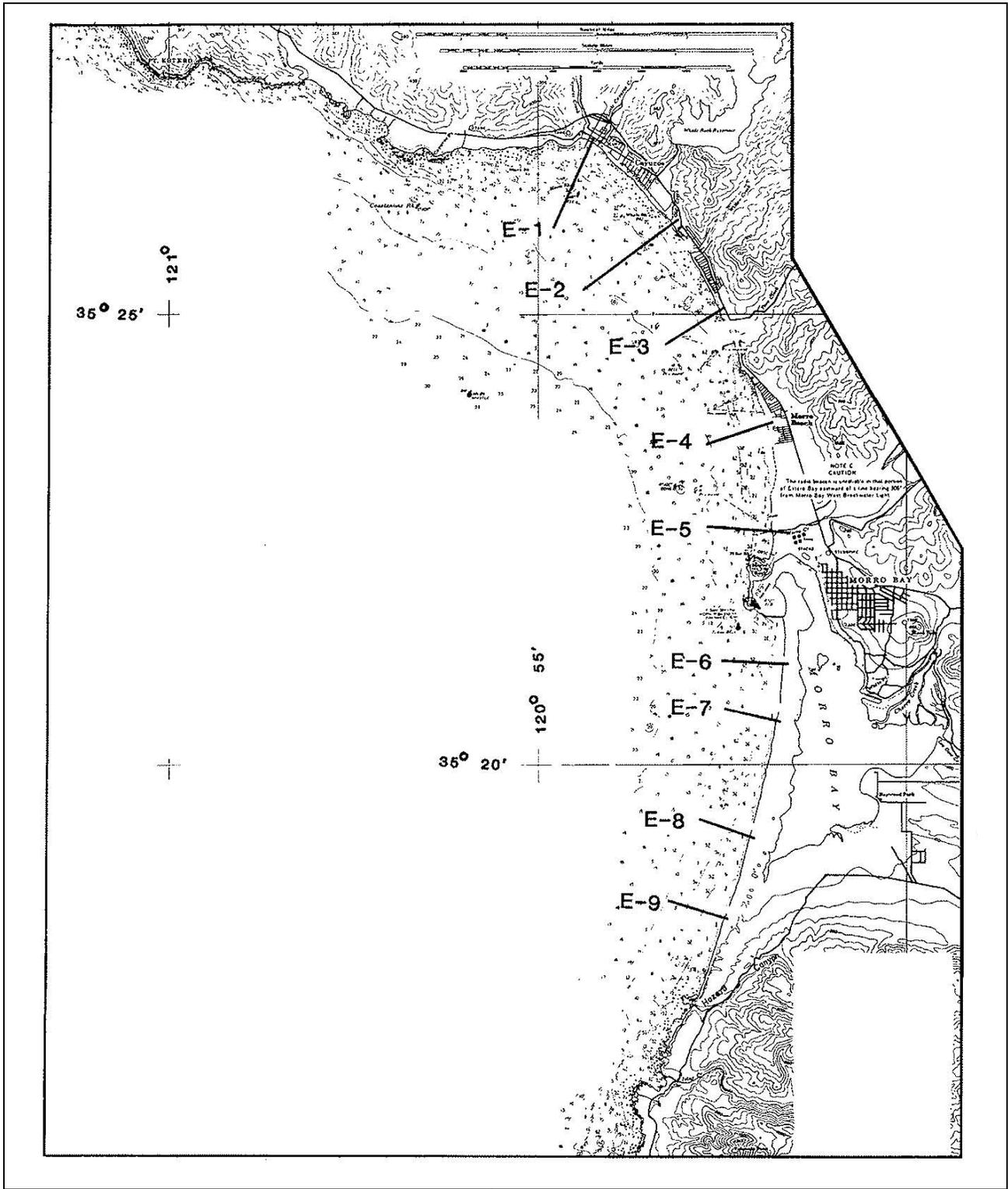
Source: California Data Information Program (CDIP).
<http://cdip.ucsd.edu>

figure 5
 Morro Bay Nearshore Disposal Option Evaluation

Wave Rose for CDIP Harvest Buoy, 1996-2005

PWA Ref# 1747





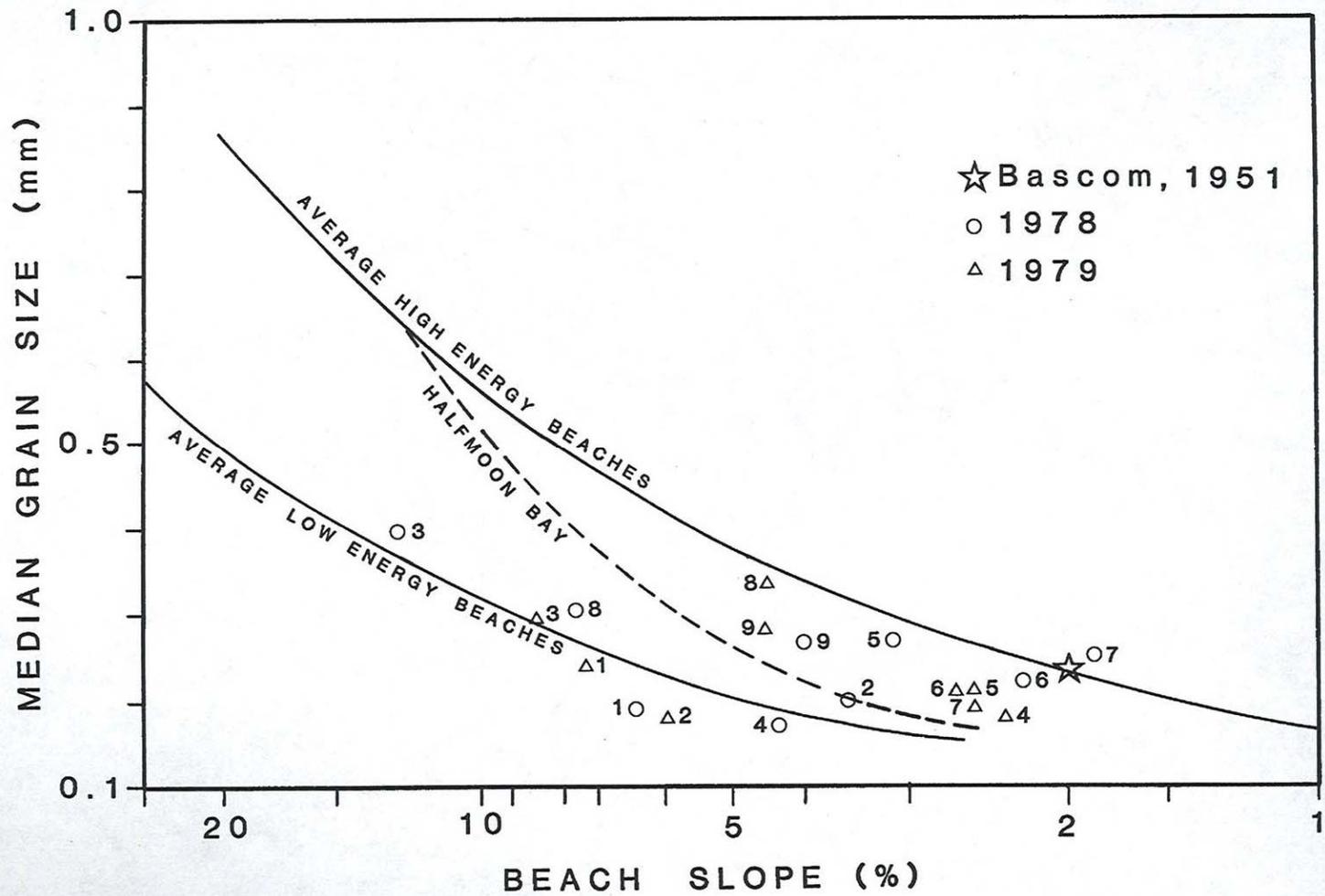
Source: Dingler et al. 1982

figure 6
 Morro Bay Nearshore Disposal Option Evaluation

Locations of Nine Profiles within Estero Bay

PWA Ref# 1747





Source: Dingler et al. 1982. Circles represent 1978 data and triangles represent 1979 data. Numbers next to symbols represent transect numbers. Transect number 1 is furthest north and transect number 9 is furthest south.

figure 7
Morro Bay Nearshore Disposal Option Evaluation

Beach Slope vs. Grain Size

PWA Ref# 1747



CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
Monday, January 5, 2009

Chairperson Nancy Johnson
Vice-Chairperson Bill Woodson Commissioner Michael Lucas
Commissioner Gerald Luhr Commissioner Gary Ream
Bruce Ambo, Secretary

I. CALL MEETING TO ORDER

Johnson called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Luhr led the pledge.

III. ROLL CALL

Staff Present: Bruce Ambo, Jaime Hill, Aileen Nygaard, Christine Rogers, Rick Algert and Kay Miller

IV. ACCEPTANCE OF AGENDA

MOTION: Woodson/Luhr 2nd to accept the agenda as presented. VOTE: 5-0

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

At the January 12, 2009 meeting Ambo said City Council would:

- Consider a presentation from San Luis Obispo County and the California Parks Department in regard to an operating agreement for use of various State properties including Montana de Oro, the State Park Golf Course and Marina.
- Consider approval of funding for a redevelopment feasibility study.
- Review fees for water front projects.
- Consider amendments to Chapter 10 (Vehicles/Traffic) of the Municipal Code.
- Discuss the Public Utilities User's fee, transient occupancy tax, 911 emergency fees and the approval process.

Ambo introduced Jaime Hill (Contract Planner) and Aileen Nygarrd (Associate Planner) and informed the planning commission that e-mail addresses and phone numbers will be provided.

The Commission had the following questions:

How long will the fence be up at the fire station?

Ambo indicated he would contact the Fire Department to see how long the fence will be there.

Is Morro Bay getting a new coffee shop on Main Street?

Ambo asked if staff has heard of a coffee shop opening on Main Street, staff is not aware of a coffee shop opening on Main Street, however, it is allowed in the C-1 zone.

Why did the Chevron Station close?

Ambo replied he was not sure, but that it may have something to do with financing and it is not because of any regulatory reason.

VI. PUBLIC COMMENT - None

VII. CONSENT CALENDAR

- A. Approval of minutes from hearing held on December 15, 2008

MOTION: Ream/Lucas 2nd to approve the minutes as presented. VOTE: 4 – 0.

VIII. PRESENTATIONS – None

IX. FUTURE AGENDA ITEMS

- A. Planning Commission interpretation on decks in the front yard setback and what elements are allowed on them.
- B. Woodson wants to discuss the reason for gates on the Embarcadero Boardwalk and if they are legal.

Ambo encouraged city residents to apply for the Planning Commission vacancies.

Woodson congratulated Commission Luhr for getting the gate open behind the Whale's Tail.

X. PUBLIC HEARINGS

- A. **Site Location:** 117 Mindoro Street in the R-1/S.2 zoning district.

Applicant: Lee Johnson

Request: Conditional Use Permit approval to construct a 215-square foot habitable addition to a non-conforming single-family dwelling. This site is located outside of the appeals jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: Categorical Exemption, Class 1, Section 15301).

Staff Recommendation: Conditionally approve the project.

Staff Contact: Jaime Hill, Planner, 772-6270.

Jaime Hill presented the staff report:

- Hill clarified the spiral staircase was permitted legally and approved with the building permit.
- Hill agreed with the Commission that grade elevations, height limitations, topo and average natural grades will be submitted to the Commission with all future plans and clarified the fence will be removed or lowered to the allowed height.
- Ambo explained video inspection of sewer laterals are not normally required if there are no plumbing changes.
- Ambo clarified when posting a Public Notice it must be printed in a qualified newspaper per state law.

Johnson opened the public hearing asking the applicant or their agent to address the Commission

- Glenn Rider, on behalf of the applicant, stated the spiral staircase is outside of the setback and that grade elevations, height limitations, topo and average natural grades were provided with the building permit plans. Rider confirmed the fence has been lowered to conforming status and is staying, and a video inspection has occurred and it passed.
- Rider clarified the patio will remain concrete.
- The owner, Lee Johnson, clarified that parking is not an issue at this property.

Seeing no further comment, Johnson closed the public hearing

MOTION: Ream, Luhr 2nd to approve the project as presented. VOTE: 5-0.

- B. **Site Location:** 330 Arcadia Avenue in the R-1 zoning district.
Applicant: Melinda Kendall
Request: Conditional Use Permit approval to construct a 344 square foot habitable floor area addition to an existing nonconforming structure. This site is located outside of the appeals jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: Categorical Exemption, Class 1, Section 15301).
Staff Recommendation: Conditionally approve the project. **Staff Contact:** Jaime Hill, Planner

Jaime Hill presented the staff report:

- Luhr reiterated that grade elevations, height limitations, and average natural grades need to be submitted with the plans.
- Hill explained that some plans had markings on them because they are reviewed by various departments prior to distribution to the Commissioners.
- Hill said she would look into regulations pertaining to water heaters in setbacks.

Johnson opened the public hearing asking the applicant or their agent to address the Commission

Dale Bolton, designer for the applicant, explained the water heater is an “on demand” water heater, so there is no need for a foundation and it can be relocated.

Bolton clarified the fireplace will be removed, agreed to move the water heater out of the setback, and explained the house will have a stackable washer and dryer in the kitchen, not in the garage.

Luhr stated he would prefer to condition the project to move the water heater out of the setback.

Seeing no further comment, Johnson closed the Public Hearing

MOTION: Luhr, Ream 2nd to approve the project with the condition the water heater shall not be in a setback. VOTE: 5-0.

- C. **Site Location:** State Park Marina in the H (Harbor) zoning district.
Applicant: City of Morro Bay, Harbor Department
Request: Review of the Final State Park Marina Renovation and Enhancement Environmental Impact Report (EIR). The project involves the demolition of the docks, installation of shoreline protection and revetments, dredging of approximately 147,000 cubic yards of sedimentation to a 12-foot depth, demolition of the parking lot and construction of a new parking area and related facilities, and construction of new docks and 150 boat slips of various sizes.
Staff Recommendation: Certify the EIR
Staff Contact: Bruce Ambo, Public Services Director, 772-6261

Ambo and Ray de Wit (with Padre Associates) presented the staff report:

Ambo reiterated that a project is forthcoming and tonight we are just discussing the EIR and then a proposal will forthcoming.

During discussion, the Planning Commission voiced the following questions and concerns:

What does it mean to certify the EIR?

- Simon Poulter (with Padre Associates) explained that certification of this document indicates in the Commission’s mind that the EIR, as written and amended, has complied with the CEQA guidelines.

If the Commission certifies this document what steps does it have to go through for ultimate approval?

- Ambo responded this document is coming to the Planning Commission because if a project does

come forward then this Commission would be asked to review and approve a conditional use permit. Poulter explained the process to comply with CEQA and explained that this document will serve as a basis for other agencies that will issue approval for the permits and conditions they may require for the project. Then the Harbor Department can proceed to solicit for funding and bring the project back to the Planning Commission for approval. Rick Algert, with the Harbor Department, introduced himself and stated he is available for questions.

When the dredging takes place and is hauled to the Windsor quarry site, where is the emission and air quality impact report and why is the material being hauled up the coast past Cambria instead of using the near shore dumping sites?

- Algert stated the only permitted area to dispose of the material is at the upland disposal site and Poulter explained the truck trips are included in the report and the breakdown of the air emissions are included in volume 2 of the report.

There has been discussion of coordination with the county and state on jurisdictional issues. In order to maintain this facility, would LAFCO be involved?

- Ambo responded at the last sphere of influence municipal service review it included this area and LAFCO was open to annexation and will be involved in the review process. DeWit reiterated the main issue is, is this document in compliance with CEQA? DeWit clarified the EIR is compatible with CIQA.

Does the material need to be dewatered prior to dumping?

- DeWit responded it is required to dewater material prior to disposing at the site.

In regards to the butterflies in the eucalyptus trees, removal of eucalyptus trees and cultural resource, is there someone on site?

- A cultural research specialist and a Native American consultant will be on site when there is any ground disturbance whatsoever.

Commission expressed concern of light spill, what is the nature of lighting and what about people biking to site as opposed to driving?

- DeWit stated one of the amenities is a series of bicycle racks and performance standards of lighting were discussed with the Coastal Commission.

Has repair to the road been addressed?

- DeWitt explained the road is incapable of handling traffic now so repairs would be done before the project starts and after project is complete. This will be a condition when the project comes before the Planning Commission.

Johnson opened the public hearing:

- Bill Lufflee wants the EIR certified and to move ahead with the project.
- Fred Collins wants to protect the sacred site and cares deeply for their ancestors.
- Lynn Meissen wants approval of the EIR.

Seeing no further comment, Johnson closed the public hearing.

During discussion, the Planning Commission spoke favorably to certify the EIR but would like a memo from Bruce Ambo outlining the Planning Commission's concerns.

Attached is the memorandum from Ambo, addressing comments and concerns from the Planning Commission

MOTION: Luhr, Ream 2nd to certify the EIR as presented. VOTE: 5-0.

XI. OLD BUSINESS

A. Current Planning Processing List

XII. NEW BUSINESS

A. None

XIII. ADJOURNMENT

Johnson adjourned the meeting at 9:30 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, January 20, 2009 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Bruce Ambo, Secretary



CITY OF MORRO BAY
PUBLIC SERVICES DEPARTMENT
955 SHASTA AVENUE ♦ MORRO BAY, CA 93442
805-772-6261

MEMORANDUM

To: Planning Commission
From: Bruce Ambo, Public Services Director
Subject: State Park Marina Renovation and Enhancement EIR - Planning Commission Review
Date: October 24, 2008

As you may know, the Harbor Department has initiated the State Park Marina Renovation and Enhancement project and environmental consultants have prepared Draft and Final Environmental Impact Reports (EIR) for the Harbor and Public Services Departments. The project involves the demolition of the docks, installation of shoreline protection and revetments, dredging of approximately 147,000 cubic yards of sedimentation to a 12-foot depth, demolition of the parking lot and construction of a new parking area and related facilities, and construction of new docks and 150 boat slips of various sizes. The Planning Commission will need to review and certify the EIR and approve a preferred project.

It is important to note that certification of the EIR is an important and necessary step in the development of a project, but is separate from the final project approval process. With a certified CEQA document the City will be able to initiate the next steps in: 1) developing the final project design, 2) identifying and applying to funding sources to implement the project, and 3) submitting the necessary permit applications to other regulatory agencies including the California Coastal Commission, California State Parks, Army Corps of Engineers, and Regional Water Quality Control Board. Once the City has obtained the necessary funding for an approved project, the Planning Commission will be required to review the project again and issue a Conditional Use Permit.

Certification of the EIR results in a determination by the City that the EIR (which comprises the Draft and Final documents) adequately addresses the potential impacts of the proposed project and is therefore in compliance with the requirements of CEQA. In addition to the certification of the EIR, the Planning Commission will also be requested by the City to "approve a project." This approval is separate from, but associated with, the EIR certification. Please note the certification of an EIR can also be used to deny approval of a proposed project or alternatives due to the nature of the impacts identified in the EIR.

During the preparation of the project EIR, the development of the project description and associated project alternatives led to the development of several mitigations that are designed to reduce or eliminate potentially significant impacts from the actions that are proposed for the project. The analysis of the Alternatives, although less detailed than that completed on the proposed project, provides the public and regulatory/resource agencies with a comparison of impacts resulting from the project to those that could result from each alternative.

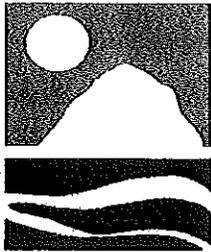
Section 6.3 of Chapter 6 of the Draft EIR provides the reader with a summary of the comparison of the impacts of the proposed Project and each alternative. This comparison is the basis for the identification of the "Environmentally Superior Alternative." The City can approve the proposed project or any of the alternatives based on the EIR analysis. If, however, the City approves a project that is not the Environmentally Superior Alternative or one that has unavoidable significant impacts, then a Statement of Overriding Considerations that addresses why the potentially significant impacts cannot be mitigated must be prepared.

I know that this is a lengthy document and addresses some very technical and complex engineering and environmental issues. After you have had a chance to familiarize yourselves with the documents, I will check with you to see what we may be looking at for potential dates for the EIR Certification hearing. Thank you in advance for your thorough review.

cc: Mayor and City Council without Attachments
Andrea Lueker, City Manager without Attachments
Rick Algert, Harbor Director
Sue Lichtenbaum, Harbor Business Coordinator
Ray de Wit, Senior Marine Scientist/Project Manager - Padre Associates, Inc.

Attachments

1. Draft EIR
2. Draft EIR Appendices
3. Final EIR



CITY OF MORRO BAY
PUBLIC SERVICES DEPARTMENT
955 SHASTA AVENUE ♦ MORRO BAY, CA 93442
805-772-6261

AGENDA ITEM NO: X-C
DATE: January 5, 2009
ACTION: _____

MEMORANDUM

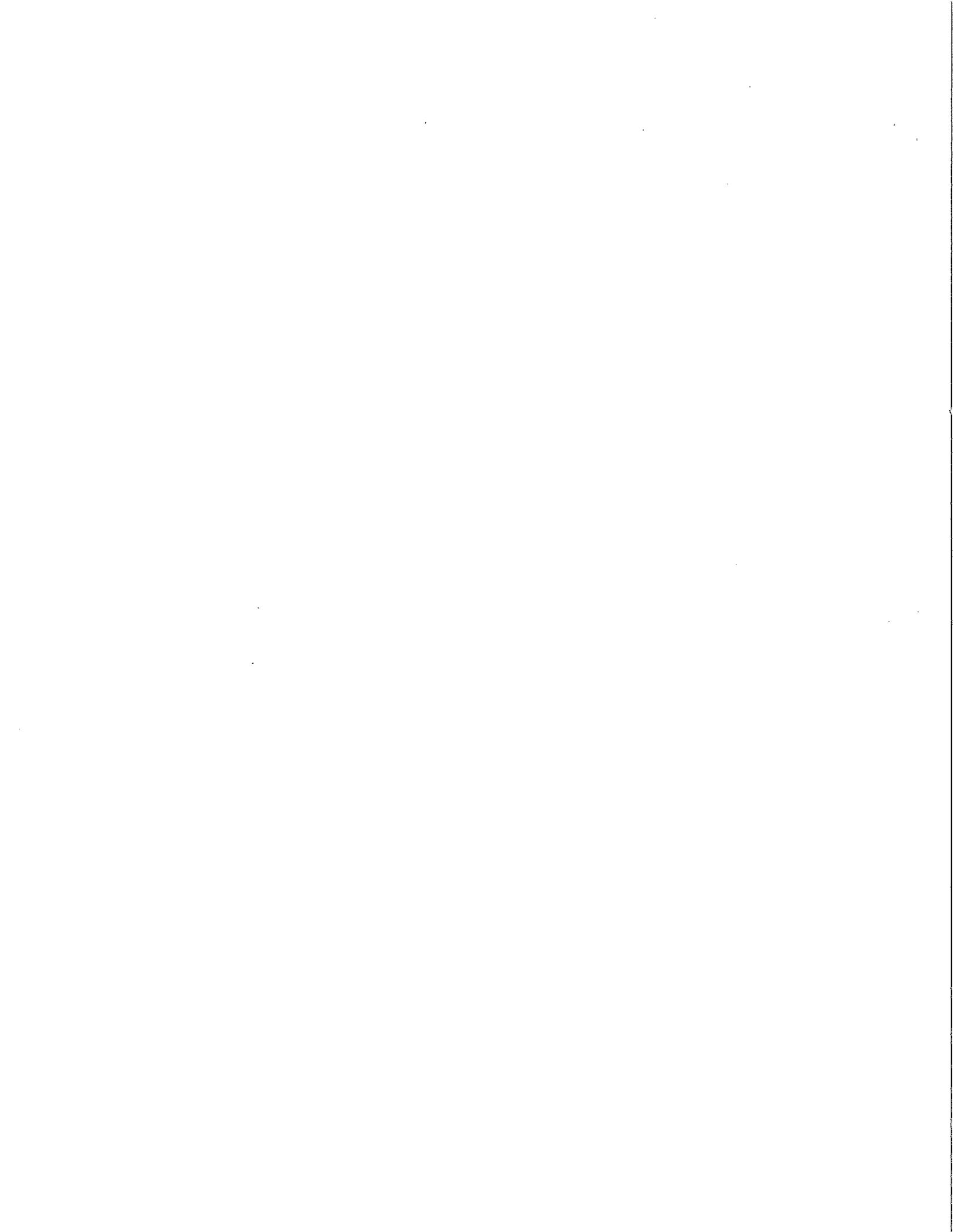
To: Planning Commission
From: Bruce Ambo, Public Services Director
Subject: State Park Marina Renovation and Enhancement EIR - Planning Commission Review
Date: December 31, 2008

The Planning Commission is reviewing the Final Environmental Impact Report (EIR) for the State Park Marina Renovation and Enhancement project because a Conditional Use Permit will ultimately be required for the proposed project when funds become available. We have attached the October 24, 2008 cover memo to the Planning Commission forwarding the Draft and Final EIRs in preparation for this review and the power point presentation from the EIR consultants. Staff recognizes that the analysis of the "proposed project" has identified the greatest potential for impacts related to the dredging and the transportation of the dredge material to an upland disposal site. In staff's opinion, the "proposed project with near shore disposal" or the "minimal improvements with near shore disposal" alternatives might be more attractive if the permitting issues can be resolved with the various permitting agencies (Environmental Protection Agency, Corp of Engineers, Regional Water Quality Control Board).

cc: Mayor and City Council without Attachments
Andrea Lueker, City Manager without Attachments
Rick Algert, Harbor Director
Sue Lichtenbaum, Harbor Business Coordinator
Ray de Wit, Senior Marine Scientist/Project Manager - Padre Associates, Inc.

Attachments

1. October 24, 2008 EIR Forwarding Memo to the Planning Commission
2. Power Point Presentation





City of Morro Bay Public Services Current Project Tracking Sheet

New items or items which have been recently updated are italicized. Approved projects are deleted on next version of log.

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Hearing or Action Ready							
1	<i>Studio Design Group</i>	962 <i>Piney</i>	10/15/09	<i>CP0-314 & UPO-281</i>	<i>Preapplication Demo, addition and remodel of existing church., application taken to DRT. Incomplete letter sent 12/4/09. Resubmittal 2/8/10. Incomplete letter sent 4/12/10. Resubmittal 6/15/10. Clarification Letter 7/20/10. Scheduled for 8/16/10 PC Mtg.</i>	<i>SD</i>	<i>PC</i>
2	<i>City of Morro Bay</i>	10 <i>State Park Drive</i>	11/10/09	<i>UPO-278</i>	<i>Marina Dredging. Addendum to the previously certified EIR for the dredging of the State Park Marina.</i>	<i>KW</i>	<i>PC</i>
3	<i>Mark Reisnick</i>	691 <i>Ponderosa</i>	3/17/10	<i>CP0-324</i>	<i>Granny Unit & Garage. CDP for 900 sf unit & 504 sf garage. Incomplete Letter sent 4/19/10. Resubmittal 7/7/10. Incomplete letter 7/13/10. Resubmittal 7/26/10. Deemed complete for noticing 7/29/10. Noticed 8/2/10.</i>	<i>SD</i>	<i>AD</i>
30 -Day Review, Incomplete or Additional Submittal Review							
4	<i>Kleinhammer</i>	160, 190 <i>Anchor</i>	7/29/08	<i>S00-100, UPO-279 and CP0-311</i>	<i>Parcel Map dividing one parcel into two with Right of Way abandonment. Incomplete letter sent 8/25/09. Met with applicant's representative regarding a redesign of the project. Pre-application submitted on 3/15/10 for compact infill development. Mtg with applicant 3/25/10. Applicant's agent has indicated the project will be withdrawn. Applicant submitted letter withdrawing application</i>	<i>KW</i>	<i>PC/CC</i>
5	<i>Pina Noran</i>	2176 <i>Main</i>	10/3/08	<i>CUP-35-99 & CDP-66-99R</i>	<i>Convert commercial space to residential use. Submitted 10/03/08, Inc. Later 10/22/08, resubmitted 2/5/09. Project still missing vital information for processing 11/30/09. Called applicant 3/22/10 and requested information. Applicant is considering a redesign of the project.</i>	<i>KW</i>	<i>PC</i>
6	<i>Vallely and Crafton</i>	430 <i>Olive</i>	11/23/09	<i>S00-102</i>	<i>Lot Line Adjustment. Incomplete letter sent 12/23/09. Resubmittal 4/16/10. Project does not meet Zoning Standards, letter sent indicating the project is deficient. Applicant has requested meeting with staff.</i>	<i>SD</i>	<i>AD</i>
7	<i>David Foote</i>	235 <i>Atascadero</i>	12/16/09	<i>CP0-322</i>	<i>CUP and Coastal Development Permit. Solar Arrays. Solar arrays located on carport structures at Morro Bay High School. Incomplete letter sent . 1/15/10. Mtg follow up letter sent 1/29/10. Resubmittal - change in project description 3/16/10. Comments sent 4/16/10. Resubmittal 5/182010. Project deemed complete for processing 5/25/2010. Agent indicates that the project has been revised so that no trees will be removed. Resubmittal 6/29/10.</i>	<i>KW</i>	<i>PC</i>
8	<i>James Maul</i>	530, 532, Morro Ave 534	3/12/10	<i>SP0-323 & UPO-282</i>	<i>Parcel Map. CDP & CUP for 3 townhomes. Incomplete letter sent 4/20/10. Met with applicant 5/25/10.</i>	<i>KW</i>	<i>PC</i>
9	<i>Giovanni DeGarimore</i>	1001 <i>Front</i>	3/22/10	<i>UPO-284</i>	<i>Floating Dock. CUP to reconfigure existing side tie floating dock to include 4 new finger floating docks, 50 ft. x 4 ft. Incomplete letter sent 4/26/10. Resubmittal 6/10/10. Resubmittal 6/29/10. Incomplete Letter 7/29/10. Resubmittal 7/30/10.</i>	<i>SD</i>	<i>PC</i>

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
10	Walter & Karen Roza	595 Driftwood	3/30/10	UP0-285 S00-103 CP0-325	Coastal Development Permit, Use Permit, Parcel Map Demo Reconstruct SFR & 2nd Unit. VPM, CUP & CDP. Pending resubmittal	KW	PC
11	Debbie Dover	500 Quintana	4/21/10	UP0-289	UP0-289, Use Permit Outdoor Fitness Classes. Incomplete letter sent 5/11/010. Applicant resubmitted 5/14/2010. Spoke to Ginger 6/3/10 discussed project. Comment letter 6/3/10. Project Noticed for Admin Action 6/16/10. Waiting on addition information.	SD	AD
12	Hamrick Associates	1129 Market	6/10/10	UP0-291	Remodel and Addition. Incomplete letter 6/23/10. Submitted additional information 6/30/10. Submitted additional information 7/7/10. Building Comments. 7/9/10. Met with agent 7/15/10.	SD	PC
13	Dan Reddell	550 Morro Bay Blvd	6/14/10	UP0-293	Farmer's Market. Conditional Use Permit for vendors and events. Resubmittal 6/17/10	SD	PC
14	Robert and Elizabeth Mastro	582 Zanzibar	6/29/10	CP0-332	New SFR. Incomplete Letter 7/29/10.	SD	AD
15	Jerry and Nancy Weber	505 Bernardo	7/22/10	CP0-333	New SFR.	SD	AD
16	City of Morro Bay	781 Market	8/5/10	LLA	Lot Line Adjustment.	SD	AD
Projects in Process							
17	Rudolph Kubas	1181 Main & Bonita	11/23/06	UP0-086 & CP0-130	Morro Mist 20 Lot SFR Subdivision. Submitted 11/23/06, SRB 3/15/06, Staff requested information Resubmitted 8/16/06 MND analysis needed MIND Complete 7/20 PC 8/20/07 Continued date uncertain revised project smaller units still 100% residential. Applicant has redesigned project and resubmitted on June 1, 2009. Project under review. Letter sent to applicant regarding issues on 7/2009. Subsequent meeting with applicant team 8/2009. Staff has had additional correspondence with the applicant. Project tentatively scheduled for Planning Commission late February/early March 2010. Applicant considering redesign of project. Change in agent. Project resubmitted on June 29, 2010, project routine to various divisions for comments and conditions. Resubmittal 7/6/10. Initial Study needs to be revised to reflect new project submitted.	KW	PC
18	Frank Loving	247 Main	10/27/07	UP0-192	Docking for Vessels. Submitted 10/29/07, Incomplete 11/19/07 PC 2/4/08, Continued to PC 3/17/08, continued to PC 9/15/08 Applicant has indicated to staff that they wish to move ahead with the project. Met with applicant 5/24/10.	KW	PC
19	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	WWTP Upgrade. Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoticing. Staff reviewing screencheck document.	RL	PC/CC/RW QCB
20	Dan Reddell	1 Jordan Terrance	7/25/08	UP0-223 & CP0-285	New SFR. Submitted 7/25/08, Inc. Later 8/19/08; resubmitted 2/24/09, project under review. Letter sent to agent regarding issues. Applicant and staff met 1/20/10 on site to further discuss issues. Resubmittal 2/16/10. Administrative Draft Initial Study complete. Comment review period ends 6/22/10. Comments recieved on MND.	JH/KW	PC
21	California State Park	201 State Park Drive	2/11/09	CP0-303 & UP0-254	Solar Panels at the State Park with the addition of one carport structure for support of the panels. Coastal Development Permit and Conditional Use Permit. Comments sent 3/23/10.	SD/KW	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
22	Tank Farm	1290 Embarcadero	2/27/10	N/A	Tank Demo. Demo of seven tanks at the Morro Bay Power Plant. Materials submitted and under review. All materials submitted to date have been reviewed and sent back to the applicant	SD	AD
23	City of Morro Bay	Citywide	5/1/10	AD0-047	Text Amendment modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs.-5/17/2010	KW	PC/CC
Environmental Review							
24	Chevron	3072 Main	12/31/08	C90-301	Remove Underground Pipes. Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed. Requested additional documentation 4/29/10.	SD	PC
25	Robert Tefft	395 Acacia	11/10/09	CP0-320	SFR demolition. Incomplete letter sent 12/31/09. Resubmittal 3/15/10. Comments 4/22/10. Applicant filed an appeal on the environmental decision 4/28/10. Appeal withdrawn. Initial Study and Mitigated Negative Declaration out for 30 day review.	KW	AD
26	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05, Incomplete 12/15/05 Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Incomplete 3/7/07. Resubmitted 5/25/07 Incomplete Letter sent 6/27/07 Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Applicant resubmitted additional material on 9/30/2009. Met with applicants on 2/19/2010. Environmental documents being prepared.	KW	PC
Coordinating with Other Jurisdictions							
27	Burt Caldwell	801 Embarcadero	5/15/08	UP0-212	Conference Center. Submitted 5/15/08, Inc Ltr 5/23 Resubmitted MND Circulating 7/15/08 PC 9/2 Approved, CC 9/22/08 Approved, CDP granted by CCC. Waiting for Precise Plan submittal.	SD	PC/CC/CCC
28	City of Morro Bay	887 Atascadero	3/9/09	N/A	Nutmeg Water Tank Upgrade (City of Morro Bay CIP project). Oversight of County of San Luis Obispo application process. Preapplication meeting 3/9/09. Consultant coordination meeting 3/12/09.	KW	SLO County
29	John King	60 Lower State Park	7/2/08		Lower parking lot resurface and construction of 2 new stairways. Submitted 7/02/08, PC Tent 10/6, PC Date TBD Applicant coordinating w/ CCC 10/20/08.	KW	PC
Projects Continued Indefinitely or No Response to Date on Incomplete Letter							
30	SLO County	60 Lower State Park	09/28/04	CP0-063	Master Plan for Golf Course. Submitted 9/28/04, On hold per applicant, project to be amended. Resubmitted 2/9/07 Tentative PC 3/19/07 Continued, date uncertain; Planting trees.	KW	PC/CC
31	Cameron Financial	399 Quintana	04/11/07	CP0-233	New Commercial Building. Submitted 4/11/07, Inc. Letter 5/09/07. Sent letter 1/25/2010 to applicant requesting direction, letter returned not deliverable	KW	AD
32	West Millennium Homes	895 Monterey	7/10/07	CUP-151 S00-067 & CP0-215	Mixed-use building. 16 residential units and 3 commercial units, Submitted 7/10/07, Inc Later 7/25 Resubmitted 1/14/08 SRB 3/10/08.	KW	PC
33	Kenneth & Lisa Blackwell	2740 Dogwood	07/20/07	UP0-178	Addition to nonconforming residence. Submitted 7/20/07, Complete, tentative PC 9/17/07 Continued, date uncertain Resubmitted 10/31/07, PC 12/17/07 Continued, date uncertain.	KW	PC

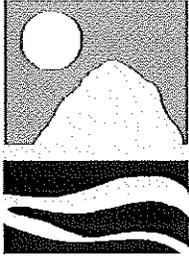
#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
34	Jeff Gregory	1295 Morro	09/25/07	CP0-254	Coastal Development Permit to allow a second single family residence on lot with an existing home. Incomplete letter sent 10/9/2007. Intent to Deem Application Withdrawn Letter sent 12/29/09. Response from applicant 1/8/10 keep file open indefinitely.	KW	AD
35	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Continued to a date uncertain.	KW	PC
36	Cathy Novak	263 Main Street	09/12/07	CP0-258/S00-078	Lot line Adjustment. Application has had no activity from the applicant since 2007. A Parcel Map was finalized for the property.	SD	AD
37	Ron McIntosh	190 Olive	8/26/08	UP0-232 & CP0-288	New SFR. Submitted 8/26/08, Inc. Letter 9/24/08; Resubmitted 12/10/08, 1/9/09 request for more information. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance. Applicant put project on hold.	SD	PC
38	Candy Botich	206 Main Water Lease Site 34 Main & Oak St.	6/17/09	CP0-310	New Parking. Project under review. Agent given DRT comments July 10, 2009. Applicant submitted redesigned project 9/30/2009. Associated application submitted for a parking exception for the lease site generating the parking demand.	KW	PC/CC
39	Bob Crizer	206 Main Street, water lease site 34	11/9/09	AD0-047	Oak Street Parking Exception. Also see 206 Main Street (Botich). Request to allow parking spaces to be placed on Oak Street to replace parking currently provided at 206 Main Street. Waiting for parties to resolve issue of ownership.	KW	PC/CC
Projects in Building Plan Check							
40	Don Doubledee	360 Morro Bay Blvd	5/15/09	Building	Mixed Use Project - Ciano. Comments sent 2/25/10.	SD	N/A
41	Valori	2800 Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study. Comments sent 2/24/10	SD	N/A
42	John & Alair Hough	285 Main	2/16/10	Building	SFR Addition. Second unit over detached garage. Comments sent 3/19/10. Resubmittal 6/10/10. Comments sent 6/16/10.	SD	N/A
43	Jon Wickstrom	401 Panay	2/5/10	Building	SFR Addition. 1,000 sf. addition. Comments sent 3/17/10.	SD	N/A
44	Todd Schnack	2248 Emerald	2/17/10	Building	New Guesthouse Cloisters. Comments sent 3/22/10. Resubmittal 3/30/10. Waiting for recorded covenant to record - 4/22/10.	SD	N/A
45	Colhover	2800 Dogwood	3/8/10	Building	New SFR. Comments sent 3/25/10.	SD	N/A
46	Mark Reisnick	691 Ponderosa	3/17/10	Building	Granny Unit & Garage. CDP for 900 sf unit & 504 sf garage. Comments sent 4/19/10. Talked to applicant 7/2/10. Resubmittal 7/7/10. Incomplete letter 7/13/10. Resubmittal 7/26/10. Deemed complete for noticing 7/27/10. Noticed for CDP 8/2/10.	SD	N/A
47	Tricia Knight	1478 Quintana	3/12/10	Building	MetroPCS Telecom Site on Rock Harbor Church. Comments sent 4/12/10.	SD	N/A
48	Ronald Stuard	490 Avalon	4/22/10	Building	SFR Addition. 79 sf. bedroom addition. Comments sent 4/27/10.	SD	N/A
49	Joe Silva	570 Avalon	5/12/10	Building	SFR Addition. 84 sf. addition. Comments sent 5/17/10.	SD	N/A
50	Lou McGonagill	690 Olive	6/7/10	Building	SFR Addition. 1,000 sf. addition with garage. Incomplete letter 6/28/10.	SD	N/A
51	Taurus Sulaitis	540 Fresno	6/23/10	Building	SFR Addition. Incomplete letter 7/13/10.	SD	N/A
52	Steve & Nancy Barragar	976 Ridgeway	7/14/10	Building	SFR Addition/Remodel. Express Check	SD	N/A
53	William Fraken	575 Acacia	7/19/10	Building	SFR Alteration. Express Check. Incomplete Letter 8/6/10.	SD	N/A
54	Mark Hanson	2736 Birch Ave	7/19/10	Building	New SFR. Incomplete Letter 8/2/10.	SD	N/A
55	Pam & Bob Hyland	2754 Indigo Circle	7/22/10	Building	New SFR. CP0299/UP0-248 ISSUANCE BY PC ON MARCH 2, 2009.	SD	N/A
56	Jerry and Nancy Weber	505 Bernardo	7/22/10	Building	New SFR.	SD	N/A

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
57	Rick Smith	387 Bernardo	7/27/10	Building	Rear Yard Retaining Wall. Express Check. Incomplete Letter 8/6//10.	SD	N/A
58	Rick Smith	375 Bernardo	7/27/10	Building	Rear Yard Retaining Wall. Express Check. Incomplete Letter 8/6//10.	SD	N/A
59	Doug and Karen Classen	470 Sunset Court	7/27/10	Building	SF Additiona and Remodel. Incomplete Letter 8/6/10.	SD	N/A
60	Greg and Kathy Kircher	350 Java	7/29/10	Building	SFR Addition.	SD	N/A
61	Morgan Jane	2480 Laurel	8/2/10	Building	Patio Enclosure. Express Check.	SD	N/A
Projects & Permits with Final Action							



City of Morro Bay
 Public Services
 Advanced Planning Work Program

Work Item	Planning Commission	City Council	Coastal Commission	Comments	Estimated Staff Hours
Neighborhood Compatibility Standards	TBD	TBD			120 to 160
Strategic plan for managing the greening process					200 to 300
	Annual Updates	Annual Updates			
AB811	continuing with updates				120 to 160
Safety Element	Approved	TBD			20 to 40
Draft Urban Forest Management Plan	TBD	TBD			200 to 300
CEQA Implementation Guidelines	TBD	TBD	NA		120 to 160
Update CEQA checklist pursuant to SWMP (2/2011)	TBD	TBD			120 to 160
Downtown Visioning	TBD	TBD			120 to 160
PD Overlay	TBD	TBD			3/20/00
Annexation Proceeding for Public Facilities		TBD			TBD
<i>Planning Commission Generated Items</i>					
Work Item	Requesting Body				Estimated Staff Hours
Pedestrian Plan	Planning Commission				TBD
<i>Items Requiring Further Analysis When Received Back From The Coastal Commission</i>					
Work Item	Plng. Comm.	City Council	Coastal Comm.		Estimated Staff Hours
Updated Zoning Ordinance	TBD	TBD			1,800
Updated General Plan/LCP	TBD	TBD			1,800



Memorandum

TO: PLANNING COMMISSION **DATE:** AUGUST 11, 2010
FROM: KATHLEEN WOLD, PLANNING MANAGER
SUBJECT: MORRO BAY 'S VOLUNTEER TREE COMMITTEE'S PROPOSAL TO
UPDATE THE CITY OF MORRO BAY'S MASTER TREE LIST.

BACKGROUND

An ad-hoc volunteer tree committee was formed to review and update the City's policies and procedures as they relate to trees. The committee consists of Wally McCray, Ann Reisner, Cory Paul, Noah Smukler, Sean Ellis, Gabriel Frank, Taylor Newton, Susan Shaw, Melinda Elster, Gene Schellenger, Joseph Hurni, and June Krystoff-Jones with Rob Livick Public Services Director assisting as city staff. These folks represent a broad mix of the community including arborists, landscape professional as well as interested citizens.

DISCUSSION

The proposal under review is an update to the Master Tree List. This proposal includes dividing the list into three smaller and more user-friendly lists. The three lists are: 1) The City Street Tree List. 2) The Open Space and Parks List. and 3) The Private Residence and Greywater Reclamation List. The committee points out that the trees proposed for inclusion on these lists have the necessary positive attributes with minimal negative characteristics.

RECOMMENDATION

Staff recommends that the Planning Commission review and forward the updated list to the City Council with a recommendation to approve.

To: City of Morro Bay Planning Commission and City Staff

July 4, 2010

Enclosed is a recommendation the Morro Bay Volunteer Tree Committee proposes for an update to the City of Morro Bay Master Tree List. The recommendation has been developed in our monthly meetings and includes input from City of Morro Bay Staff and the landscape professionals and citizens on the Committee. We request that your board reviews the recommendation and forward it on to the City Council for final approval and adoption.

Enclosures

A) Updated City of Morro Bay Master Tree List & Street Tree List Recommendation

After review and deliberation, we suggest the City amend the current Master Tree List and adopt our recommended Update. The proposed Update highlights trees which exhibit 2 or more of the following characteristics: Mediterranean Coastal Habitat Preference, California Native, Morro Bay Cultural Heritage, Beauty Flower/Fruit/Foliage and/or Bird/Butterfly/Fauna Habitat, and Drought Tolerance or H2O Recycling Potential.

We propose that the Master Tree List be subdivided into 3 smaller/user-friendly lists; **1.City Street Tree List, 2.Open Space & Parks List, 3.Private Residence & Greywater Reclamation List.** These 3 sub-lists should be used by City Staff and the Public for the specific uses they are planting the trees for. If approved, we are ready to finalize the 3 sub-lists and develop an informational addendum guide for each tree variety listed.

The listing and decision making process for what trees should be planted in Morro Bay is a somewhat infinite debate. No tree is perfect for every person or use, therefore this Update includes trees that have necessary attributes and minimal negative characteristics, and ultimately should be reviewed, edited, and updated at least every decade.

Respectfully Submitted By:

Morro Bay Volunteer Tree Committee

Wally McCray, Ann Reisner, Cory Paul, Noah Smukler, Sean Ellis, Gabriel Frank, Taylor Newton, Susan Shaw, Melinda Elster, Gene Schellenger, Joseph Hurni, June Krystoff-Jones

City of Morro Bay, Master Tree List
(Each Tree Meets At Least 2 Of The Following
Criteria)

- 1.Mediterranean Coastal Habitat Preference
- 2.California Native
- 3.Morro Bay Cultural Heritage
- 4.Flower/Fruit/Foliage and/or Habitat
- 6.Drought Tolerance or H2O Recycling Potential

Acer palmatum

Japanese maple

Araucaria heterophylla

Norfolk island pine

Arbutus marina

Strawberry madrone

Brahea edulis

Guadalupe fan palm

Bambusa oldhamii

Giant timber bamboo

Callistemon viminalis

Weeping bottlebrush

Calocedrus decurrens

California incense-cedar

Ceanothus arboreus

Channel Island feltleaf ceanothus

Ceanothus 'Ray Hartman'

California Lilac

Citrus species

Citrus varieties

Cordyline australis

Cabbage tree

Cupressus macrocarpa

Monterey cypress

Eriobotrya deflexa/japonica

Loquat/Bronze loquat

Eucalyptus ficifolia

Red-flowering gum eucalyptus

Eucalyptus globulus

Blue gum eucalyptus

Feijoa sellowiana

Pineapple guava

Garrya elliptica

Coast silk-tassel

Ginkgo biloba

Maidenhair tree

Heteromeles arbutifolia

Toyon

Juglans californica

California black walnut

Juniperus chinensis 'Torulosa'

Hollywood twisted juniper

Lagunaria patersonii

Primrose tree

Laurus nobilis

Sweet Bay

Leptospermum laevigatum

Australian tea tree

Lithocarpus densiflorus

Tanbark oak

Lyonothamnus floribundus

Catalina ironwood

Melaleuca nesophila

Pink Melaleuca

Melaleuca quinquenervia

Paper bark tea tree

Metasequoia glyptostroboides

Dawn redwood

Metrosideros excelsus

New Zealand christmas tree

Myrica californica

California wax myrtle

Olea europaea

Olive

Persea americana

Avocado

Phoenix canariensis

Canary island date palm

Pinus canariensis

Canary island pine

Pinus pinea

Italian stone pine

Pinus thunbergii

Japanese black pine

Pinus torreyana

Torrey pine

Plantanus racemosa

California sycamore

Podocarpus gracilor

Fern pine

Podocarpus macrophyllus

Yew pine

Populus fremontii

Fremont cottonwood

Prunus lyonii

Catalina cherry

Quercus agrifolia

Coast live oak

Quercus calliprinos

Palestine oak

Quercus chrysolepis

Canyon live oak

Quercus ilex

Holly oak

Quercus suber

Cork oak

Quercus tomentella

Channel islands oak

Rhus integrifolia

Lemonade sumac/Lemonade berry

Rhus lancea

African sumac

Salix lasiolepis

Arroyo willow

Sequoia sempervirens

Coast redwood

Syagrus romanzoffiana

Queen palm

Tristania conferta/Lophostemon conferta

Brisbane Box

Tristania laurina/Tristaniopsis laurina

Water gum

Ulmus parvifolia

Chinese elm

Umbellularia californica

California bay laurel

Washingtonia filifera

California fan palm

Washingtonia robusta

Mexican fan palm

City of Morro Bay, Street Tree List 2019
{Each Tree Meets At Least 4 Of The Following Criteria}

- 1.minimal water/irrigation requirements
- 2.minimal root damage to hardscape
- 3.minimal height/canopy obstruction (view, safety, maintenance)
- 4.color/beauty/urban forest use consideration
- 5.CA central coast native/naturalized
- 6.traditional street tree with proven success in MB city

Arbutus marina

Strawberry madrone

Ceanothus arboreus

Channel Island feltleaf ceanothus

Ceanothus 'Ray Hartman'

California Lilac

Cupressus macrocarpa

Monterey cypress

Heteromeles arbutifolia

Toyon/Holly

Lagunaria patersonii

Primrose tree

Leptospermum laevigatum

Australian tea tree

Lyonothamnus floribundus

Catalina ironwood

Melaleuca nesophila

Pink Melaleuca

Melaleuca quinquenervia

Paper bark tea tree/Cajeput tree

Persea americana

Avocado

Pinus torreyana

Torrey pine

Prunus lyonii

Catalina cherry

Quercus agrifolia

Coast live oak

Quercus tomentella

Channel island oak

Rhus integrifolia

Lemonade sumac/Lemonade berry

Ulmus parvifolia

Chinese elm

Washingtonia robusta

Mexican fan palm

City of Morro Bay, Open Space & Parks Tree List 2010
{Each Tree Meets At Least 2 Of The Following Criteria}

- 1.grows well in Morro Bay
- 2.has attractive growth foliage/flower/fruit
- 3.can grow to impressive size/shape
- 4.can provide habitat/shade for flora/fauna
- 5.has Morro Bay cultural heritage
- 6.minimal water requirements

Acer palmatum

Japanese maple

Araucaria heterophylla

Norfolk island pine

Calocedrus decurrens

California incense-cedar

Citrus species

Citrus varieties

Eriobotrya deflexa/japonica

Loquat/Bronze loquat

Eucalyptus ficifolia

Red-flowering gum eucalyptus

Eucalyptus globulus

Blue gum eucalyptus

Feijoa sellowiana

Pineapple guava

Ginkgo biloba

Maidenhair tree

Juglans californica

California black walnut

Laurus nobilis

Sweet bay

Lithocarpus densiflorus

Tanbark oak

Metasequoia glyptostroboides

Dawn redwood

Olea europaea

Olive tree

Phoenix canariensis

Canary island date palm

Pinus canariensis

Canary island pine

Pinus pinea

Italian stone pine

Plantanus racemosa

California sycamore

Populus fremontii

Fremont cottonwood

Sequoia sempervirens

Coast redwood

Tristania conferta/Lophostemon conferta

Brisbane box

Tristania laurina/Tristaniopsis laurina

Water gum

City of Morro Bay, Private Residence & Greywater Reclamation Tree List 2010

(Each Tree Meets At Least 2 Of The Following Criteria)

- 1.drought tolerant
- 2.California native
- 3.mid size growth w/ simple maintenance needs
- 4.unique foliage/flower/fruit/habitat for garden specimen
- 5.greywater reclamation compatible (**noted w/ ***)

****Bambusa oldhamii***

Giant timber bamboo

Brahea edulis

Guadalupe fan palm

Callistemon viminalis

Weeping bottlebrush

****Citrus species***

Citrus varieties

Cordyline australis

Cabbage tree

****Eriobotrya deflexa/japonica***

Loquat/Bronze loquat

Garrya elliptica

Coast silk-tassel

Juniperus chinensis 'Torulosa'

Hollywood twisted juniper

Metrosideros excelsus

New Zealand christmas tree

Myrica californica

California wax myrtle

****Persea americana***

Avocado

Pinus thunbergii

Japanese black pine

****Plantanus racemosa***

California sycamore

Podocarpus gracilor

Fern pine

Podocarpus macrophyllus

Yew pine

****Populus fremontii***

Fremont cottonwood

****Prunus lyonii***

Catalina cherry

Quercus calliprinos

Palestine oak

Quercus chrysolepis

Canyon live oak

Quercus ilex

Holly oak

Quercus suber

Cork oak

Rhus lancea

African sumac

****Salix lasiolepis***

Arroyo willow

****Sequoia sempervirens***

Coast redwood

****Umbellularia californica***

California bay laurel

****Washingtonia filifera***

California fan palm

****Washingtonia robusta***

Mexican fan palm