



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life.
The City shall be committed to this purpose and will provide a level of municipal service and safety
consistent with and responsive to the needs of the public.*

**Special Meeting - Wednesday, May 29, 2013
Veteran's Memorial Building - 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Rick Grantham

Vice-Chairperson John Solu
Commissioner Michael Lucas

Commissioner John Fennacy
Commissioner Robert Tefft

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. In a continual attempt to make the public process open to members of the public, the City also invites public comment before each agenda item. 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 comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Services' Administrative Technician at (805) 772-6291. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. There are devices for the hearing impaired available upon request at the staff's table.

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.

A. CONSENT CALENDAR

A-1 Approval of minutes from Planning Commission meeting of May 15, 2013

Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

B-1 Case No.: Coastal Development Permit #CP0-373 and Conditional Use Permit #UP0-350
 Site Location: 1320 Main Street (068-168-019)

Proposal: The applicant proposes to demolish an existing commercial building, pole sign, onsite paving then develop the property with a new 4,935 square foot commercial building with an option for three tenants. There will also be new site flatwork, paving landscaping, lighting and a monument sign. This site is located outside of the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically exempt, Class 3

Staff Recommendation: Conditionally approve.

Staff Contact: Kathleen Wold, (805) 772-6211

C. UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

Upcoming Projects: Update of Sign Ordinance

D. NEW BUSINESS

None

E. DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT

Adjourn to the a next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Wednesday, June 19, 2013, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Public Services Department, 955 Shasta Avenue, for any revisions or call the department at 772-6291 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Public Services Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Public Services Department, at Mill's/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the Planning Commission after publication of the Agenda packet are available for inspection at the Public Services Department during normal business hours or at the scheduled meeting.

This Agenda may be found on the Internet at: www.morro-bay.ca.us/planningcommission or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to www.morro-bay.ca.us/notifyme and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

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 Division 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.

APPEALS

If you are dissatisfied with 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. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. 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 for those projects that are in their appeals jurisdiction. 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. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

AGENDA ITEM: A- 1

DATE: May 29, 2013

ACTION: _____

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 15, 2013
VETERANS MEMORIAL HALL – 6:00 P.M.

Chairperson Grantham called the meeting to order at 6:00 pm.

PRESENT:	Rick Grantham	Chairperson
	John Solu	Vice-Chairperson
	Michael Lucas	Commissioner
	Robert Tefft	Commissioner
	John Fennacy	Commissioner
STAFF:	Rob Livick	Public Services Director
	Kathleen Wold	Planning Manager
	Cindy Jacinth	Associate Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period and hearing none, closed Public Comment period.

PRESENTATIONS – None.

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

CONSENT CALENDAR

A-1 Approval of minutes from Planning Commission meeting of April 3, 2013
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Solu moved to approve the Consent Calendar.

The motion was seconded by Chairperson Grantham and the motion passed (4-0), with Commissioner Fennacy abstaining.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 15, 2013

A. PUBLIC HEARINGS

B-1 *Continued from the December 3, 2007 Planning Commission meeting*

Case No.: Coastal Development Permit #CP0-246

Site Location: 360 Cerrito in the R-1 zoning district

Proposal: Appeal of Administrative Coastal Development Permit #CP0-246 approval for the demolition of an existing 1,183 square foot single-family residence and removal of two trees, and the subsequent construction of a 2,155 square foot single-family residence and an associated 648 square foot garage. This site is located outside of the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically exempt, Class 1 and Class 3

Staff Recommendation: Deny the appeal and uphold the Director's conditional approval of the project.

Staff Contact: Kathleen Wold, Planning Manager, (805) 772-6211

Wold presented the staff report.

Wold stated the applicant is requesting a continuance to the July 17, 2013 Planning Commission meeting to allow time to address the issues the City outlined in the staff report and that were previously identified. The project has been continued since approximately 2007. Staff has been instructed by City management to bring the project to a close.

Commissioner Lucas asked staff if the Fire Chief allows rooftop fire pits in the City. Wold stated the 2007 project file did not identify the proposed fire pit as an issue.

Wold stated the City should either address the appellant's concerns as of 2007 or decide the applicant needs to reapply. The staff report presented tonight sought to address the issues that existed in 2007. If the Commission determines there are issues that need to be addressed again, Wold stated staff would recommend the Commission deny the project and send it back through or remand it back to the applicant to work with staff as an administrative approval.

Commissioner Lucas asked for clarification regarding the nature of the setbacks for the proposed development. Wold noted the Municipal Code states that lots oriented west to east (as this one is) must establish the west side as the front yard. Wold agreed to revisit the proposed plans to determine the orientation of the front yard and the associated setbacks.

Commissioner Solu asked Wold to further clarify her discussion of corner lots and required setbacks. Wold explained how the proposed site plan relates to the City's current code with regard to front, side, and rear yard setbacks.

Commissioner Tefft expressed concern that the proposed setbacks are too shallow and would thus create serious visibility issues at this corner.

Chairperson Grantham opened Public Comment period and, hearing none, closed Public Comment period.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 15, 2013

MOTION: Chairperson Grantham moved to continue the appeal for Coastal Development Permit #CP0-246 to the July 17, 2013 Planning Commission meeting with direction to revise the plans to reflect the Volbrecht Land Survey, show the edge of pavement line, and show that the setting of the house complies with all R-1 setbacks.

The motion was seconded by Commission Fennacy.

Discussion of the motion:

Commissioner Solu noted the applicant will be installing story poles which should help them meet the conditions imposed by the City.

Commissioner Tefft stated it may be difficult for the applicant to determine the appropriate setback requirements for through-lots in R-1 zones as they are not defined by the City's code.

The motion passed (3-2), with Commissioners Lucas and Tefft dissenting.

B-2 *Continued from April 3, 2013 meeting*

Case No.: Coastal Development Permit #CP0-383

Site Location: nearest address 499 Little Morro Creek Road

Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project. This site is located outside of the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorical exempt, Class 3

Staff Recommendation: Continue item to May 1, 2013.

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

Jacinth presented the staff report for Items B-2 through B-4.

Commissioner Lucas asked for clarification from staff regarding whether a change in the radio frequency associated with the data collector units unit would be considered a minor or major modification to the permit. Wold stated the amount of radio frequency is not a land use issue, but the Commission could add a condition to the permit if the applicant decides to change the radio frequency.

Chairperson Grantham opened Public Comment period.

Timothy Mahoney, Applicant's Representative, stated the applicant does have a license with the Federal Communications Commission for a specific bandwidth and they stay within the limits for what they are licensed.

Commissioner Lucas asked Mahoney to clarify whether the applicant intends to change the number of times per day that the data collector is used. Mahoney stated the units will only be used four times per day.

Livick stated the City has imposed a condition on the project which will allow the City to co-locate water meter readings in the future if it decides to implement this infrastructure.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 15, 2013

Chairperson Grantham closed Public Comment period.

Chairperson Grantham, Commissioner Solu, and Commissioner Tefft expressed support for the project.

Commissioner Lucas expressed concern that additional devices may be installed in the future and stated he would like to hold more public hearings before the nature of the equipment changed. Wold confirmed with Lucas that he would like the City to bring any modifications before the Commission for approval even though there is a condition on the permit which would allow the City to co-locate for automatic meter readings in the future.

Commissioners and staff discussed the nature of major versus minor amendments to the permit in the future. Livick confirmed that any major modifications would be brought before the Commission for approval.

Commissioner Fennacy expressed support for the project.

MOTION: Commissioner Fennacy moved to approve Coastal Development Permit #CP0-383 and adopt the Findings included as Exhibit “A” subject to the conditions included as Exhibit “B” and the site development plans dated May 3, 2013.

The motion was seconded by Chairperson Grantham and the motion passed unanimously. (5-0).

B-3 *Continued from the April 3, 2013 Planning Commission meeting – location change*

Case No.: Coastal Development Permit #CP0-384

Site Location: intersection of Morro Bay Blvd & Harbor Streets

Proposal: Request to co-locate on an existing PG&E street light pole, a photo-cell powered data collector unit for the Advanced Meter project. Formerly proposed to be located at 781 Quintana. This site is located outside of the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically exempt, Class 3

Staff Recommendation: Conditionally approve.

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

Chairperson Grantham opened Public Comment period and, hearing none, closed Public Comment period.

MOTION: Commissioner Fennacy moved to adopt the Findings included as Exhibit “A,” approving the Coastal Development Permit #CP0-384, subject to the conditions included as Exhibit “B,” and the site development plans dated May 3, 2013.

The motion was seconded by Chairperson Grantham and the motion passed unanimously. (5-0).

B-4 *Continued from the April 3, 2013 Planning Commission meeting – location change*

Case No.: Coastal Development Permit #CP0-385

Site Location: Kings Water Tank, Kings Avenue

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 15, 2013

Proposal: Request to install a 29 foot wood pole on property at Kings Water Tank for purpose of installation of a solar-powered data collector unit for the Advanced Meter project. Formerly proposed to be located at 255 Driftwood. This site is located outside of the appeals jurisdiction of the California Coastal Commission

CEQA Determination: Categorically exempt, Class 3

Staff Recommendation: Conditionally approve.

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

Chairperson Grantham opened Public Comment period and, hearing none, closed Public Comment period.

MOTION: Commissioner Fennacy moved to adopt the Findings included as Exhibit “A,” approving the Coastal Development Permit #CP0-385, subject to the conditions included as Exhibit “B,” and the site development plans dated May 3, 2013.

The motion was seconded by Chairperson Grantham and the motion passed unanimously. (5-0).

UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

Upcoming Projects: Lemos Pet and Feed Supply

Wold presented the staff report.

NEW BUSINESS

None

DECLARATION OF FUTURE AGENDA ITEMS

ADJOURNMENT

The meeting adjourned at 6:58 pm to the next regularly scheduled Planning Commission meeting at the Veteran’s Hall, 209 Surf Street, on Wednesday, May 29, 2013 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA NO: B-1
MEETING DATE: May 29, 2013

Staff Report

TO: Planning Commissioners **DATE:** May 23, 2013

FROM: Kathleen Wold, Planning Manager

SUBJECT: Coastal Development Permit #CP0-373 and Conditional Use Permit #UP0-350 to allow the demolition of an existing commercial building and construction of a 4, 430 square foot building with associated improvements including parking, landscaping and lighting (1320 Main Street).

RECOMMENDATION:

Conditionally approve Coastal Development Permit #CP0-373 and Conditional Use Permit #UP0-350 by making the following motion:

- A. Adopt the Findings included as Exhibit "A";
- B. Conditionally Approve Coastal Development Permit #CP0-373 and Conditional Use Permit #UP0-350 subject to the Conditions included as Exhibit "B" and the site development plans dated March 13, 2013

APPLICANT/AGENT: Mike Lemos/Clinton Iwanicha, Architect

LEGAL DESCRIPTION/APN (ADDRESS): City of Morro Bay Harbor Front Unit 1 portion Block 16 & Abandoned Street 068-168-019.

PROJECT DESCRIPTION:

The project is proposed on a C-2 zoned commercial property currently occupied with a 1,518 square foot feed store with an existing 1,152 square foot storage building in the rear. These existing buildings are proposed for demolition and new construction is proposed. A 4,668 square foot building consisting of three separate units and in addition the entire site will be refurbished with new landscaping, lighting and parking. Outdoor storage is proposed along the front façade of the building which will display items for sale.

Prepared By: _____	Dept Review: _____
City Manager Review: _____	
City Attorney Review: _____	

PROJECT SETTING

<u>Adjacent Zoning/Land Use</u>			
North:	Highway One	South:	General Commercial District (C-2) Commercial
East:	Highway One	West:	General Office (G-O/R-2/PD) Retail

<u>Site Characteristics</u>	
Site Area	22,636 square feet (with the new parcel)
Existing Use	Retail (to be demolished)
Terrain	Graded, flat site
Vegetation/Wildlife	Vegetation in parking lot
Archaeological Resources	Property not located within 300 feet of an archeologist site
Access	Main Street and Quintana Road

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Commercial Service
Base Zone District	General Commercial District (C-2)
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Yes, not located in the original or appeals jurisdiction.

PROJECT SPECIFICS

Development Standards	Proposed Plan	Ordinance Requirement
Setbacks		
Front	6 feet	Average 2 feet
Rear	5 feet	0 feet
Interior side	5 feet	0 feet
Lot Coverage	41 %	90% Maximum Coverage
Building Height	29 feet 6 inches to the cupola	30 feet.
Outdoor Storage	Proposed under canopy in front of building.	Permitted with a Use Permit
Landscaping	Landscape plan submitted via Newman Planning Landscape design. Plants from the San Luis Obispo County approved Planting list and all plants to be drought tolerant.	Plan Required per Section 17.48.290 . A minimum of 5% of the interior parking area must be landscaped. All front setback areas must be landscaped. Street trees will remain.

PROJECT ANALYSIS:

The project has been reviewed to by the Public Works Division, Fire Department, Planning Division and the Building Division. Each division has compiled a list of conditions to ensure the project's compliance with all city regulations. During the review of the project staff worked with the applicant and his agent to redesign elements of the project, at this point in time the conditions placed on the project would not cause any redesign of the project but are rather issues which would be further refined or designed at the building permit stage. A building permit has been submitted and is under review by the same divisions. The table above shows the project's compliance with zoning requirements.

PROJECT ISSUES:

The project as submitted has under gone extensive review from the City of Morro Bay. It was determined that there were three main issues that would need to be resolved. The site itself has a drainage channel running through the eastern side of the property and as such there were issues with drainage, flooding and having new development around the drainage channel, there was a small sliver of land that was owned by the City and required that the applicant work with the City to acquire this land to provide the necessary access and there were also issues with development drainage and the base flood elevation. All of these issues have now been resolved.

Drainage Channel

The applicant has complied with staff's request for studies and additional information as it related to the environmental issues. The Biological Report prepared by V. L. Holland, Ph.D. and submitted by the applicant was peer reviewed by Dileo and Moran. Based on this report and a review of Local Coastal Plan and U.S. Fish and Wildlife mapping it was determined that the drainage channel is not environmental sensitive land or wetlands. The intensive review of this environmental issue was time consuming but necessary to ensure the project was in compliance with all necessary environmental mitigations including buffers. The Biological Report has been provided to the Commission in an attachment.

Site Acquisition

The applicant worked with the City and purchased parcel 068-1368-023 a small wedge piece approximately 1,603 square feet in size along the Main Street frontage. This piece was necessary for the project access and the necessary depth for parking. The acquisition was completed in mid-December 2012.

On Site Drainage/Flood Elevation

In regards to the base flood elevation and development drainage issues, the appropriate studies have been conducted and the base flood plain elevation has been determined. In addition a more refined drainage report will be submitted to the City with the Building permit. At this point in the review it has been determined that the site can meet all flood and drainage requirements without modification to the site development plans.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act the project as proposed is Categorically Exempt Section 15303, Class 3. Class 3 provides for (c): New construction or Conversion of Small Structures. A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

In order to fully explore whether the surrounding area is environmentally sensitive, City staff had the applicant conduct a biological study. In addition a environmental consulting firm was hired to review the biological study and advise staff on the environmental issues. The consulting firm considered both CEQA, the Coastal Act and the City's Local Coastal Program policies aimed at protecting environmentally sensitive areas. In particular there needed to be a determination as to whether the project area met the definition of "sensitive" under the Coastal Act.

In determining whether the resources on site meet the definition of "sensitive" staff utilized various regulations and the definitions contained in those regulations. In particular definitions provided by the Coastal Act sections 30107.5, 30116, and 30121. They are as follows:

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

"Sensitive coastal resource areas" means those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. "Sensitive coastal resource areas" include the following:

(a) Special marine and land habitat areas, wetlands, lagoons, and estuaries as mapped and designated in Part 4 of the coastal plan.

"Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats and fens.

Other guidance was provided by Section 13577(b) of the California Code of Regulations:

"Wetland shall be defined as land where the water table is at, near or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes...

Additional factors were also considered such as:

Consideration was given to the habitat value of the drainage channel and that it has been significantly degraded over time by urban development including the development of a portion of the upstream channel by a building and roads (Quintana Place to approximately 1,000 feet Northwest of Kennedy Way.

The intent of the Coastal Act and Local Coastal Plan policies are to protect existing sensitive resources from further degradation and to enhance these resources wherever possible. Plans for the project show no additional encroachment into the drainage area beyond the current edge of pavement. In addition, the plans show the demolition of the existing storage building and associated concrete culvert that currently cover the drainage. The landscaping plan indicates that the exposed drainage banks will be “restored” and “re-vegetated” based on direction provided by the applicant’s biological resources study. Although no details are provided regarding the vegetation to be removed and re-planted, the project will increase the exposed area of the drainage and the entire portion on the project site is intended to be restored to a more natural condition, consistent with the intent of the Coastal Act and LCP policies.

The exposed portion of the drainage on the project site is overgrown with non-native vegetation which was determined to be of little habitat value by a biological resources study. However, the study found some habitat value that includes standing water occupied by tree frog tadpoles as well as sparse native plant species that include California blackberry, coyote bush, poison oak, and California sagebrush. The bottom of the drainage is covered periodically by shallow water and may contain hydric soils, consistent with the Coastal Act definition of a wetland. However, the applicant’s biological resources study and an inspection of the project site revealed an absence of native hydrophytic plants (plants that grow wholly or partially in water). Thus it would appear that the drainage does not satisfy the California Code of Regulation definition that the soils must be wet long enough to support the growth of hydrophytes. The portion of the drainage along the project site is not mapped as Environmentally Sensitive Habitat Areas (ESHA) in the City’s adopted Local Coastal Program (see Figure 28, Coastal Land Use Plan,) nor is it mapped as a wetland or riparian resource by the US Fish and Wildlife Service (USFWS) National Wetlands inventory. However there is an area of this drainage channel approximately 900 feet to the east of the project site along Quintana road which is mapped as ESHA on City’s maps and mapped as “riparian” resources by the USFWS wetland inventory. This suggests a deliberate decision to exclude the project site from these designations.

In conclusion, the above analysis provides the documentation of staff’s analysis of the environmental issues.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on May 17, 2013, and all property owners of record within 300 feet and occupants within 100 feet of the subject site were notified of this evening’s public hearing and invited to voice any concerns on this

application.

CONCLUSION:

Based on the project as submitted and the above analysis performed by staff, it is staff's determination that the project as proposed and conditioned is consistent with Title 17, the Zoning Ordinance, Local Coastal Plan/General Plan and the Coastal Act. As such, staff recommends a conditional approval of Coastal Development Permit #CP0-373 and Conditional Use Permit #UP0-350

ATTACHMENTS:

1. Findings, Exhibit A
2. Conditions, Exhibit B
3. Graphics/Plan Reductions, Exhibit C
4. Biological Report, Exhibit D
5. Photographs, Exhibit E

EXHIBIT A

FINDINGS

SITE: 1320 MAIN STREET

Coastal Development Permit #CP0-373 and Conditional Use Permit #UP0-350

California Environmental Quality Act (CEQA)

- A. Pursuant to the California Environmental Quality Act the project as proposed is Categorically Exempt Section 15303, Class 3.

Class 3 provides for (c): New construction or Conversion of Small Structures. A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The project as proposed is the construction of a 4,668 square foot commercial building with associated improvements.

Coastal Development Permit Findings

- B. In order to approve any coastal development permit the findings of the planning commission shall be that the approved or conditionally approved project is consistent with the applicable provisions of the certified Local Coastal Program. For every development between the nearest public road and the sea or the shoreline or any body of water, the Planning Commission shall make a specific finding that such development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The proposed project is consistent with all provision of Title 17 and the Local Coastal Plan. The project is not located between the nearest public road and the sea or the shoreline or any body of water therefore specific findings are not required for consistency with Chapter 3 of the California Coastal Act.

Conditional Use Permit Findings

- C. The Planning Commission shall determine whether or not the establishment, maintenance, or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvement in the neighborhood or the general welfare of the City.

Staff can recommend approval of the use permit because the use proposed is currently

present on site and the project only proposes to demolition and reconstruct the physical environment. These improvements will improve the site and surrounding area and will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood. The additions will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City because it is an addition to an approved and existing use.

EXHIBIT B

SITE: 1320 MAIN STREET

Coastal Development Permit #CP0-373 and Conditional Use Permit #UP0-350

STANDARD CONDITIONS

This permit is granted for the land described in the staff report dated May 29, 2013, for the project depicted on plans dated March 13, 2013 on file with the Public Services Department, as modified by these conditions of approval.

Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

1. 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 Public Services Director, 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.
2. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. 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.
3. 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.
4. 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. Applicant understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

5. 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 Public Services Director 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.
6. Compliance with Morro Bay Standards: This projects 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.
7. 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 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.

PLANNING CONDITIONS

1. Bike Facilities: Three space lockable bicycle rack shall be provided. The location of these spaces shall be away from traffic flow of the parking lot and the rack design and location shall be approved by the City Engineer.
2. Restoration: The Drianage Bank and channel shall be resotred per the Biological Study prepared by Dr. V.L. Holland
3. Signs: A sign permit shall be obtained from the Public Services Department prior to installation of any signs.
4. Lighting: A photometric plan shall be submitted with the Building plans which details the onsite lighting. Lighting glare shall be screened from the street and adjacent property. The onsite lighting shall be limited to that required for safety of the site and shall not be so over illuminated to create sky reflected glare or inconvenience or annoy persons or interfere with the use and enjoyment of property in and about the area.
5. Outdoor Storage: Outdoor storage of items for sale is permitted on site provided it does not interfere with the onsite access, parking, landscaping, egress and ingress into the building and is not within the drainage channel.

FIRE CONDITIONS:

The plans, dated 03/15/13, meet general requirements of Morro Bay Municipal Code, 2010 California Fire and Building codes, and NFPA standards. During Building Plan submittal, the applicant will need to provide information relative to the following:

1. Fire Safety during Construction and Demolition (CFC Chapter 14). Applicant shall provide language that prescribed minimum safeguards for construction, alteration and demolition operations are provided and reasonable safety to life and property from fire is present.
2. Address Identification. Provide location on plan details.
3. Fire Lanes-Striping and painted curbs.
4. Civil Plan that illustrates underground fire protection piping size, lengths, materials, backflow double-check assembly, riser, and fire department connection.
5. Fire Hydrant location(s) and available water supply.
6. Required Fire-Flow for buildings (CFC Appendix B).
7. Fire Sprinkler plan submittal.
8. Vehicle Impact protection (bollards), location and sizes (CFC standards)
9. Signage to identify electrical service and fire protection equipment.

PUBLIC WORKS:

1. The existing storage building must be removed and the drainage channel regraded as indicated on the proposed site plan.
2. Applicant shall obtain all relevant regulatory permits, if necessary, for work conducted in the drainage channel.
3. Show the existing limits of the floodplain (from the November 2012 FIRM) on a drawing with the proposed building shown. Indicate the base flood elevation as reported in the April 11, 2013 “Determination of Base Flood Elevations” at the east corner of the proposed building.
4. Flood Hazard Development Permit: Morro Bay Municipal Code Section 14.72, Flood Damage Protection, requires the applicant to obtain a Flood Hazard Development Permit by submitting the required fee (currently \$186 + additional

costs)

5. The design finish floor elevation at 32.53' is in conformance with the City floodplain ordinance. The following submittals are required to document this conformance:
 - a. Prior to building permit issuance: submit a FEMA Elevation Certificate which will indicate the base flood elevation to be used with the proposed construction drawings. At C1 the Construction Drawings box shall be marked. The lowest floor, including basement, shall be at least one foot above the base flood elevation.
 - b. Prior to occupancy: submit a FEMA Elevation Certificate which will indicate the finish elevations of the completed building. At C1 the Finished Construction box shall be marked.
6. Provide a Drainage Report prepared by a Registered Civil Engineer. The Drainage Report shall conform to Stormwater Management for New and Redevelopment Projects within the City of Morro Bay in the July 2011 amendment to the City Standard Drawings and Specifications. Specifically, this project shall meet the requirements of the following Parts:
 - a. Part 1: Protection of Water Quality – All general requirements plus those specific to parking lots
 - b. Part 2: Runoff Volume Controls (LID) - Tier 3 requirements
 - c. Part 3: Peak Runoff Flow Control – All requirements
7. Curb, gutter, sidewalk, and street trees: In addition to any other improvements found necessary by the Planning Commission, the applicant is required to maintain or replace curb, gutter, ten-foot wide sidewalks and street trees pursuant to City Standards and Municipal Code Section 14.44. Sidewalks and driveway approaches shall conform to current ADA requirements.
8. Provide a detailed erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, waterway, or ecologically sensitive area.

BUILDING

1. Prior to construction, the applicant shall submit a complete application to the building department and obtain the required building permit.

A PROPOSED NEW BUILDING FOR
LEMOS FEED & PET SUPPLY

1320 MAIN ST. - MORRO BAY CA



ARCHITECT SEAL:



PROJECT TYPE:
 new commercial

PROJECT ADDRESS:
 1320 main street
 morro bay, california

CLIENT:
 Mike Lemos
 2527 los berros road
 arroyo grande, california
 93420

SHEET TITLE:
 cover page

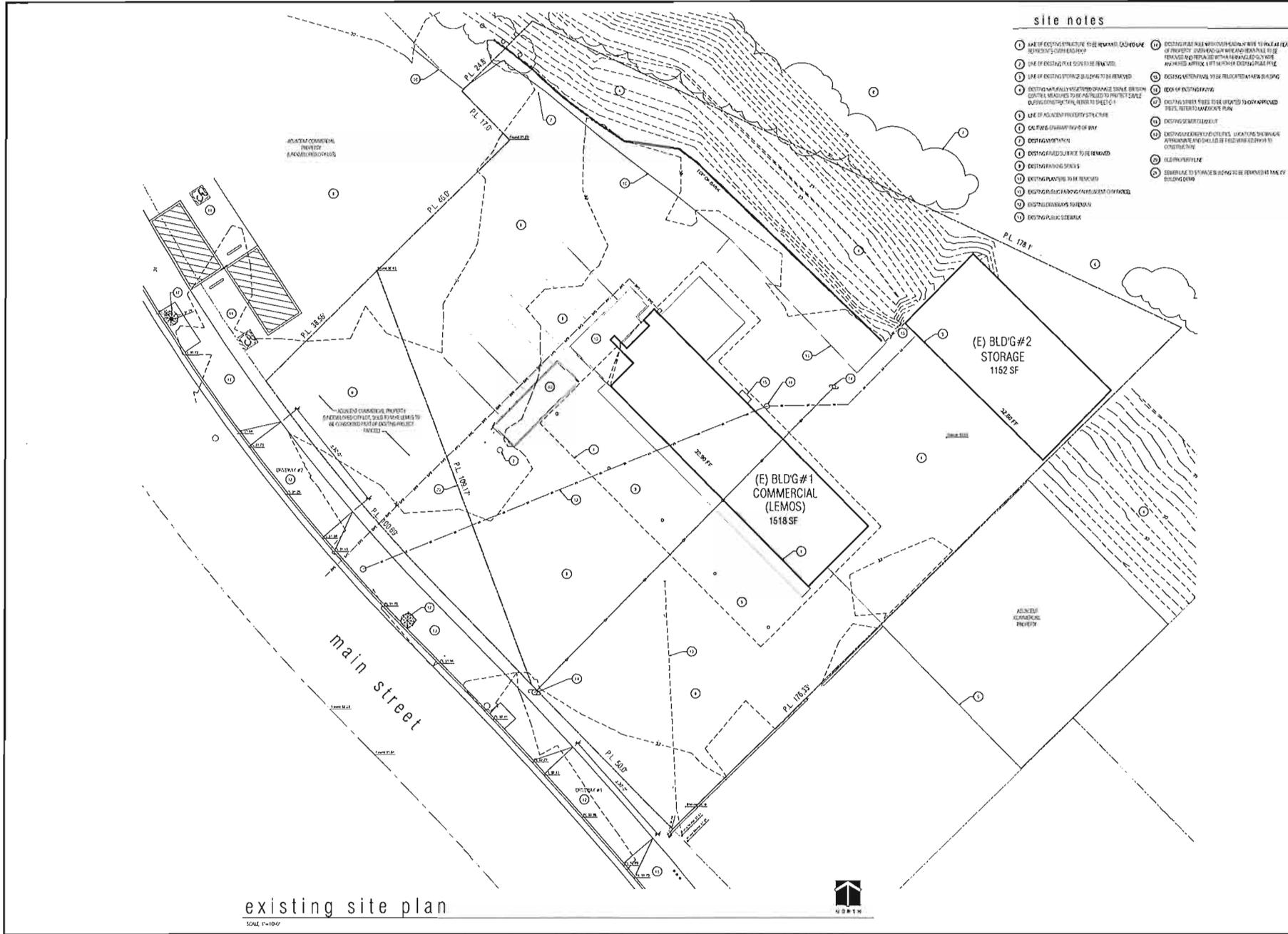
SHEET INFO:
 draw title

NO.	REVISION	DATE

SHEET:

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Exhibit C



- site notes**
- 1) LINE OF EXISTING STRUCTURE TO BE REMOVED TO EXPOSE EXISTING CONCRETE FOUNDATION
 - 2) LINE OF EXISTING STRUCTURE TO BE REMOVED
 - 3) LINE OF EXISTING STRUCTURE TO BE REMOVED
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 - 20) EXISTING STRUCTURE TO BE REMOVED TO EXPOSE EXISTING CONCRETE FOUNDATION



project type:
new commercial

project address:
1320 main street
morro bay, california

client:
Mike Lemos
2527 los berros road
arroyo grande, california
93420

Sheet Title:
existing site plan

Sheet info:

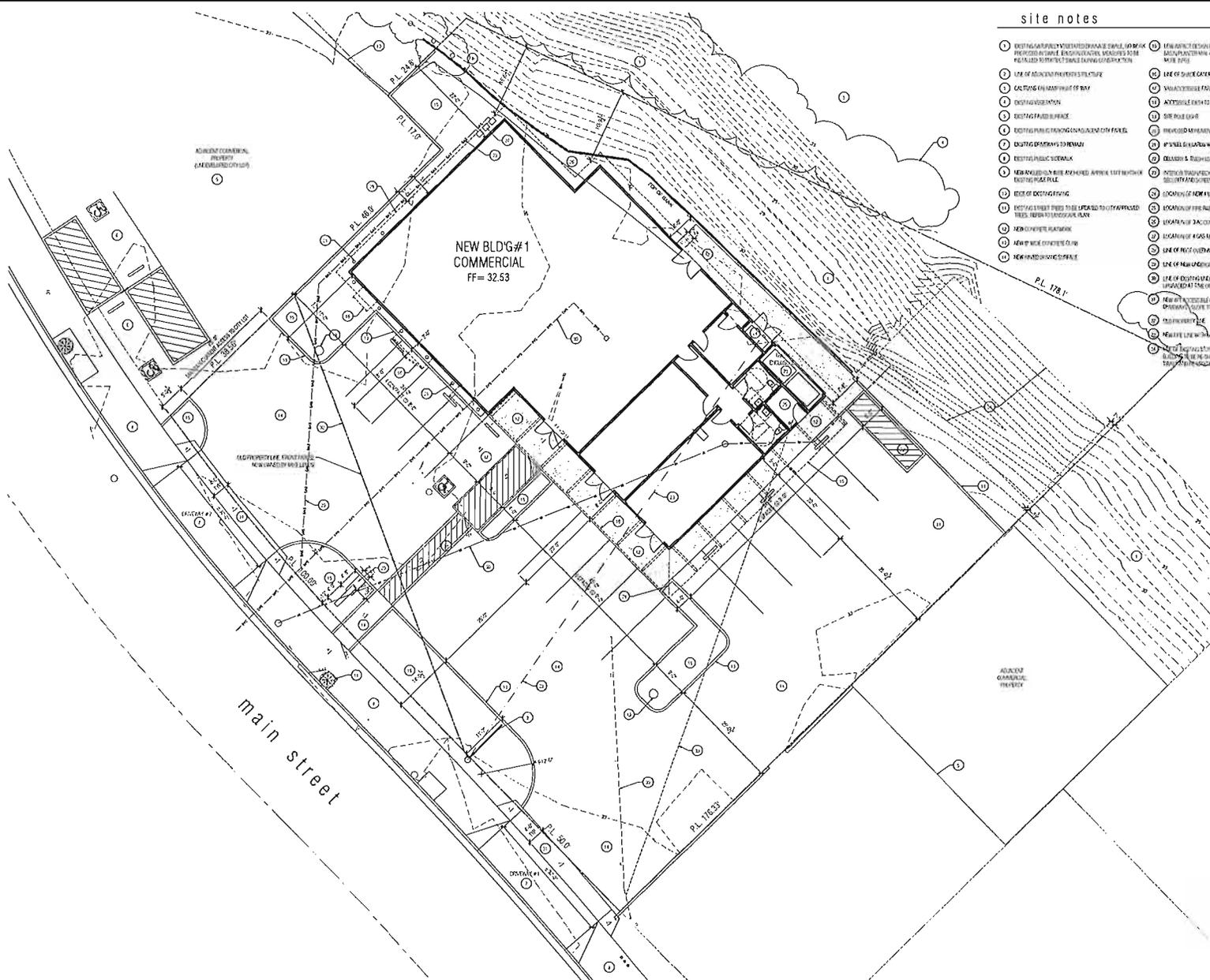
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existing site plan
SCALE 1"=10'-0"



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site notes

- 1 EXISTING IMPROVED PAVED DRIVEWAY SHALL REMAIN UNLESS OTHERWISE INDICATED BY THE ARCHITECT
- 2 LINE OF ADJACENT PROPERTY STRUCTURE
- 3 EXISTING OR REMOVAL OF TREE
- 4 EXISTING DRIVEWAY
- 5 EXISTING PAVED SURFACE
- 6 EXISTING PUBLIC PARKING CONFORMANCE CITY CODE
- 7 EXISTING DRIVEWAYS TO REMAIN
- 8 EXISTING PUBLIC SIDEWALK
- 9 NEW PAVED DRIVEWAY SHALL BE FINISHED WITH FINISH TO MATCH EXISTING DRIVEWAY
- 10 LINE OF DRIVEWAY FINISH
- 11 EXISTING TREE TO BE REMOVED TO CLEAR DRIVEWAY
- 12 NEW DRIVEWAY FINISH
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proposed site plan
SCALE 1/8"=1'-0"



project type:
new commercial

project address:
1320 main street
morro bay, california

client:
Mike Lemos
2527 los berros road
arroyo grande, california
93420

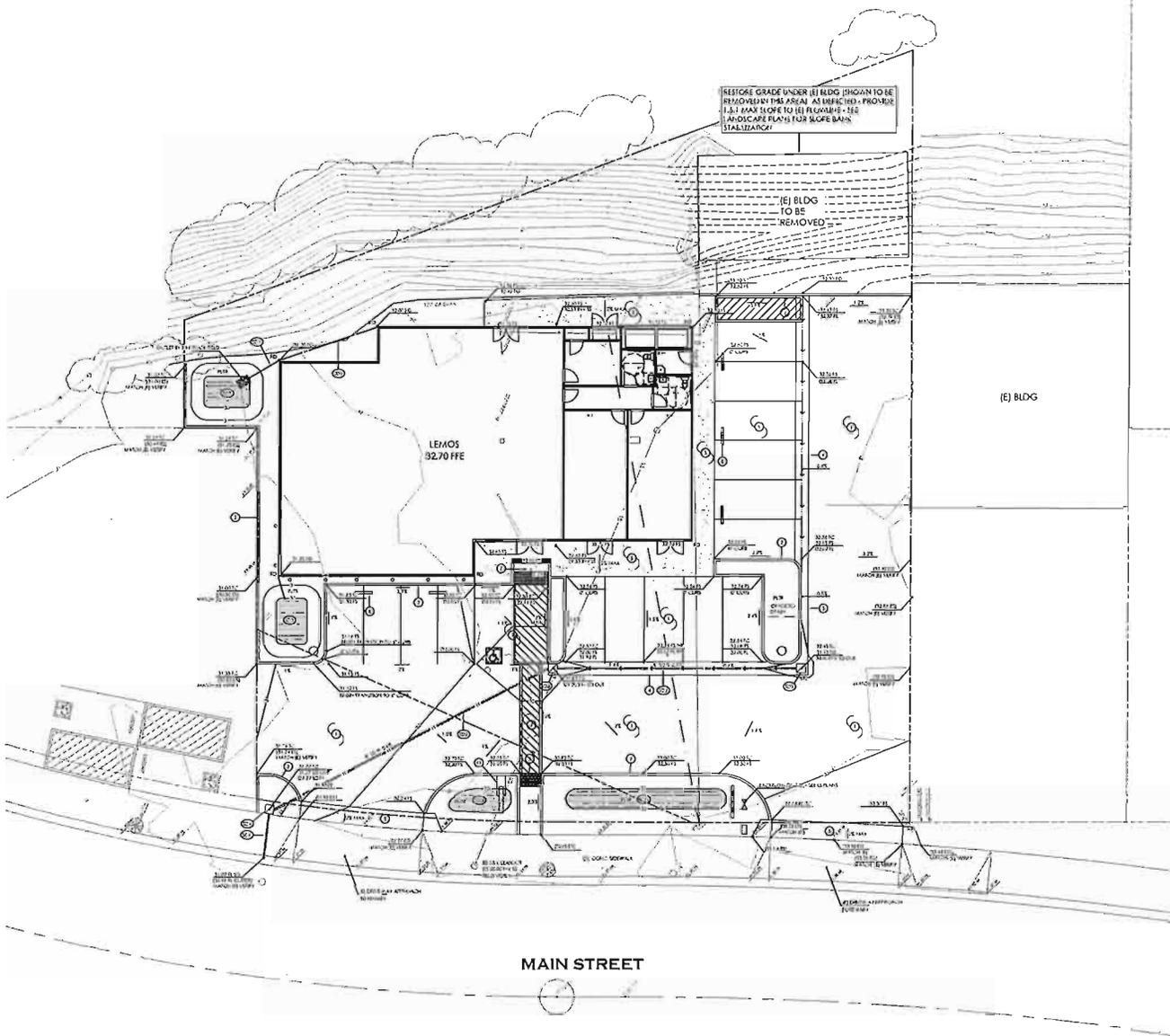
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proposed site plan

Sheet info:
sheet 0314

no.	description	date

Sheet:

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- CONSTRUCTION NOTES:**
1. CONDUIT & CABLE TRAYS TO BE INSTALLED IN CONCRETE SLAB ON GRADE COMPACTED 1:1.5 TO 1.5% SLOPE TO DRAINAGE FOR OVERHEAD CONDUIT.
 2. CONDUIT & CABLE TRAYS TO BE INSTALLED IN CONCRETE SLAB ON GRADE.
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NOTES:

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- LEGEND:**
- 1. FINISH GRADE UNDER (E) BLDG (SHOWN TO BE REMOVED) TO BE AS SHOWN AT INTERIOR - PROVIDE 1:1.1 MAX SLOPE TO (E) PLUMBLINE - SEE LANDSCAPE PLANS FOR SLOPE BANK STABILIZATION.
 - 2. FINISH GRADE UNDER (E) BLDG (SHOWN TO BE REMOVED) TO BE AS SHOWN AT INTERIOR - PROVIDE 1:1.1 MAX SLOPE TO (E) PLUMBLINE - SEE LANDSCAPE PLANS FOR SLOPE BANK STABILIZATION.
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KVC
Civil Engineering & Hydrology
 Kevin V. Cirino, P.E.
 2527 Los Berros Road
 Arroyo Grande, CA 93420

Project Type:
 new commercial

Project Address:
 1320 main street
 morro bay, california

Client:
 Niles Lemos
 2527 los berros road
 arroyo grande, california
 93420

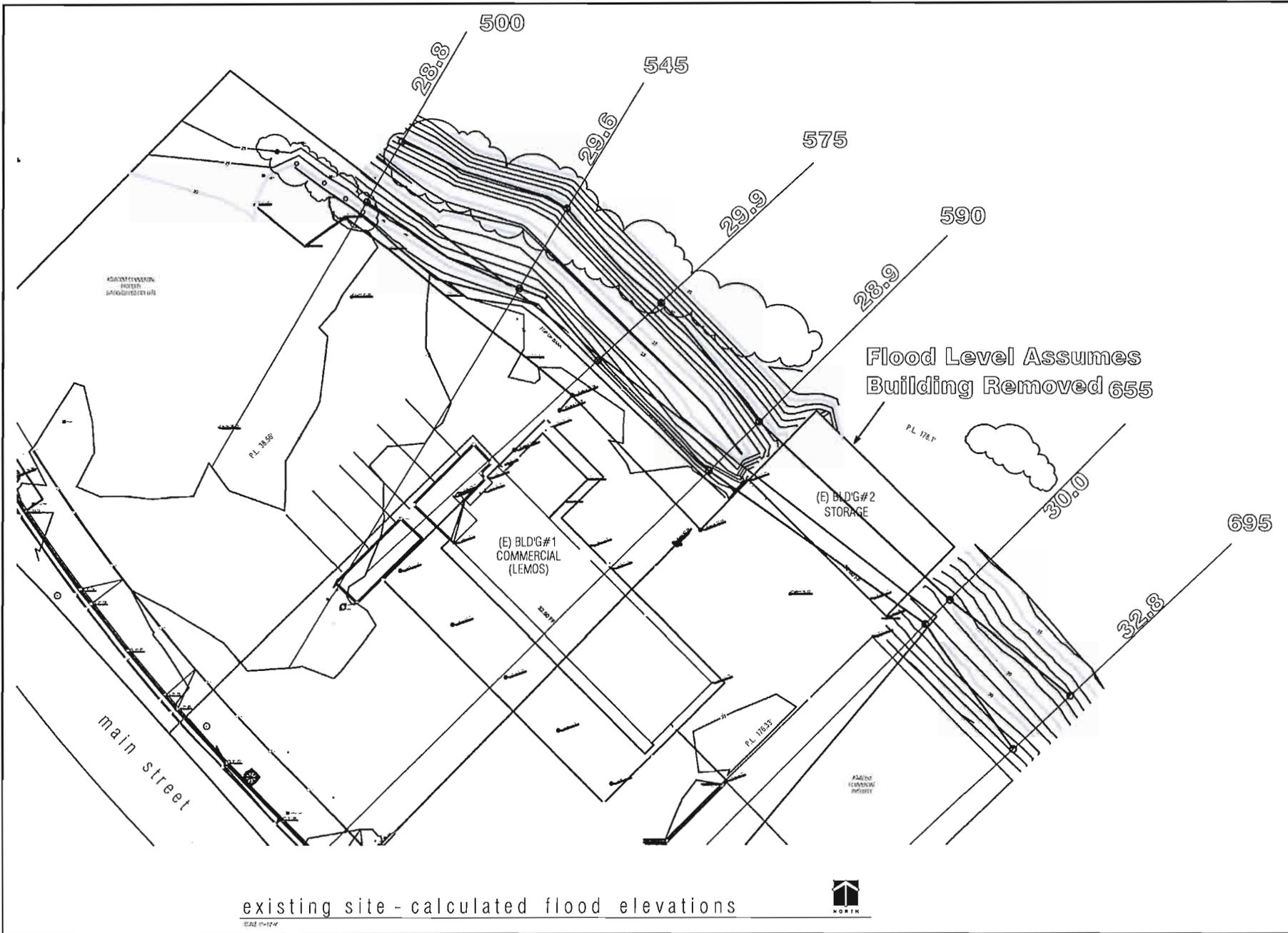
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 Site, Grading & Drainage Plan

Sheet Index:

No.	Sheet	Rev.

Scale:
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existing site - calculated flood elevations
SCALE 1/8"=1'-0"



project type:
new commercial

project address:
1320 main street
morro bay, california

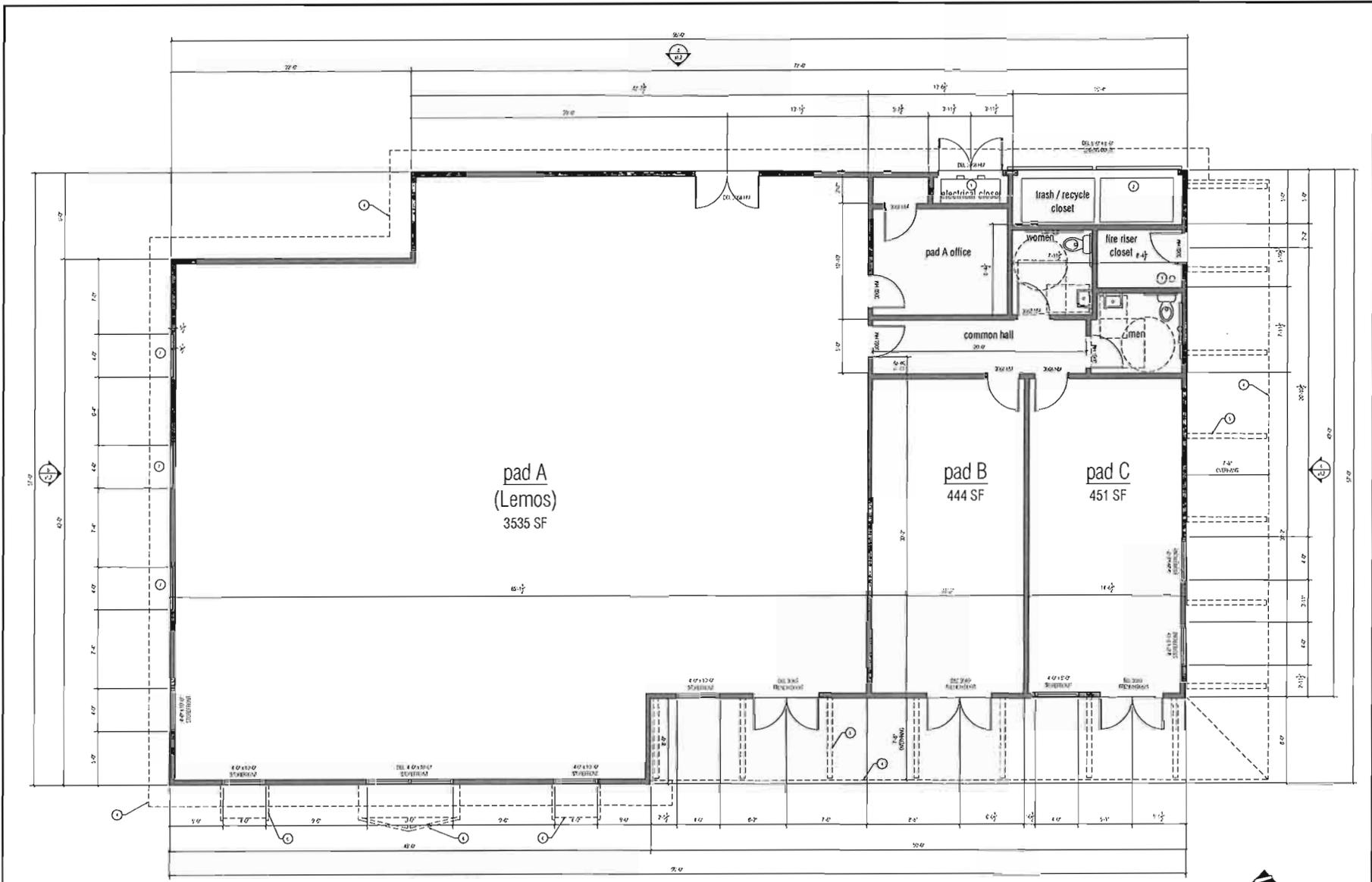
client:
Mija Lemos
2527 los berros road
arroyo grande, california
93420

Sheet Title:
calculated flood elevations

Sheet Info:

NO.	SECTION	DATE

Sheet:



proposed new commercial building

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

plan notes

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project type:
new commercial

project address:
1320 main street
morro bay, california

client:
Mike Lemos
2527 los berros road
arroyo grande, california
93420

Sheet title:
proposed new floorplan

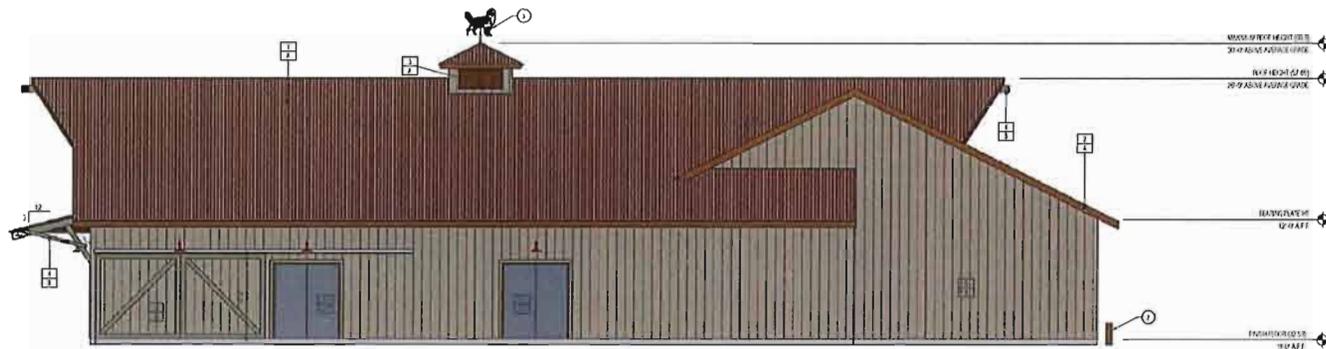
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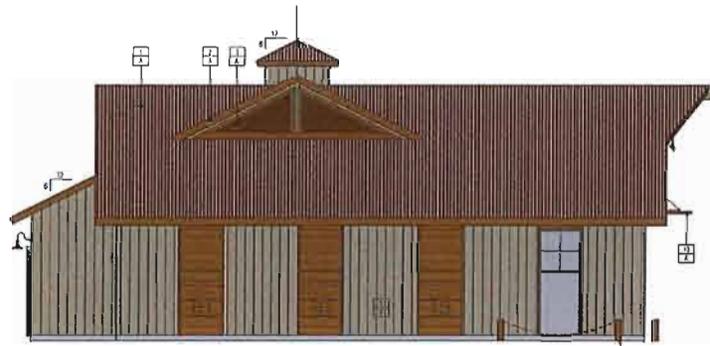
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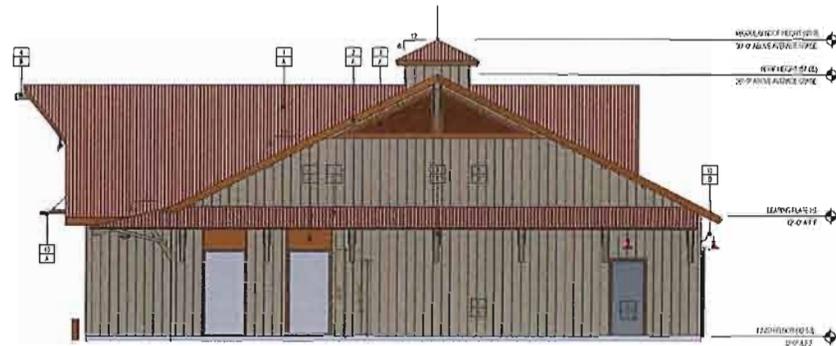
material	color
1. 2X4 SPRUNGATED STEEL PILING	A. RUSTIC WOOD
2. 2X4 STEEL PILING	B. NAT. FIN. SLANDER/STAINLESS
3. STEEL LUMBER DIMENSION INTERIOR END STUD	C. DARK STAIN DARK PINE/STAINLESS/STAINLESS
4. 2X4 SPRUNGATED STEEL PILING	D. DARK WOOD
5. 2X4 SPRUNGATED STEEL PILING INTERIOR END STUD	
6. 2X4 STEEL PILING INTERIOR END STUD	
7. 2X4 STEEL PILING INTERIOR END STUD	
8. 2X4 STEEL PILING INTERIOR END STUD	
9. 2X4 STEEL PILING INTERIOR END STUD	
10. 2X4 STEEL PILING INTERIOR END STUD	
11. 2X4 STEEL PILING INTERIOR END STUD	
12. 2X4 STEEL PILING INTERIOR END STUD	



(d) new commercial building - proposed north elevation
SCALE 3/16"=1'-0"

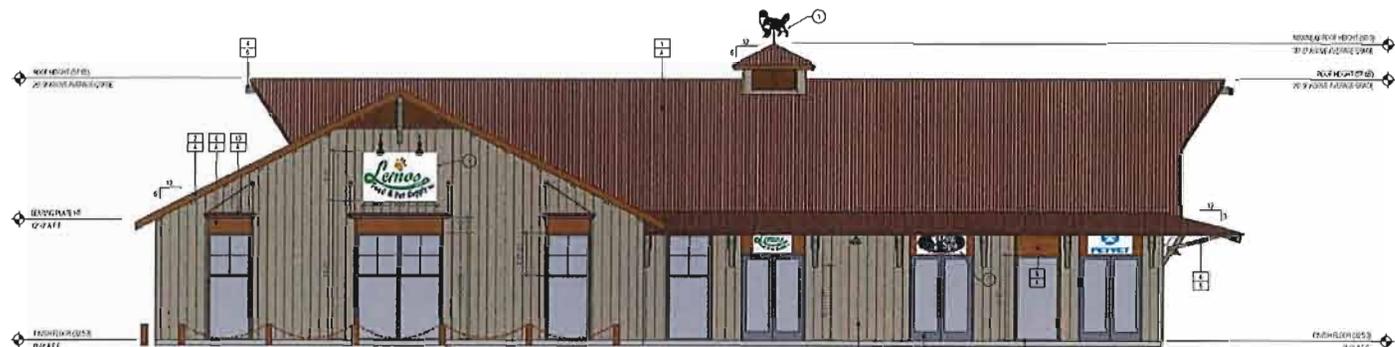


(b) new commercial building - proposed west elevation
SCALE 3/16"=1'-0"



(c) new commercial building - proposed east elevation
SCALE 3/16"=1'-0"

- key notes
- 1. FINISHED FLOOR TO FINISHED FLOOR TOTAL FINISHES = 10'-0"
 - 2. FINISHED FLOOR TO FINISHED FLOOR TOTAL FINISHES = 10'-0"
 - 3. FINISHED FLOOR TO FINISHED FLOOR TOTAL FINISHES = 10'-0"
 - 4. FINISHED FLOOR TO FINISHED FLOOR TOTAL FINISHES = 10'-0"



(a) new commercial building - proposed south elevation
SCALE 3/16"=1'-0"



project type:
new commercial

project address
1320 main street
morro bay, california

client:
Mike Lemos
2527 los berros road
arroyo grande, california
93420

Sheet title:
new commercial building
elevations

Sheet info:

no.	description	date

Sheet

a1.2

Biological Report

1320 Main Street
APN: 068-168-0198
Morro Bay, CA
Owner: Mike Lemos

Application for Minor Use Permit followed by
Commercial Building Permit

Prepared by

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March 13, 2013 (revised)

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EXECUTIVE SUMMARY

The subject site is composed of two parcels (APN: 068-168-019 and 068-168-023), which are owned by Mike Lemos, are 22,636 sq. ft. in area and are located on at 1320 Main Street, Morro Bay, CA. The frontage on Main Street forms the parcel's southern boundary, and the northern boundary is on the slope near the Highway 1 southbound on-ramp. The Main Street and the Highway 1 southbound on-ramp intersection is immediately west of the subject site, and other commercial and business buildings occur along its eastern boundary. The parcel is located within the commercial area along Main Street in an area that is lined by several businesses. There is a small seasonal drainage that traverses the site in an east to west direction and runs immediately behind (north of) the store and parking lot and along the edge of the Highway 1 southbound on ramp. A storage building is built over the drainage. Water flows through a culvert located under the building. The owner, Mike Lemos, is applying for a Minor Use Permit followed by a Commercial Building Permit so he can construct a new building on the parcel.

We found a total of 56 plant species on the site consisting of 3 trees (2 natives but 1 was planted on the site), and 7 shrubs (6 natives) and 46 grasses and forbs (only 6 natives). There are several factors that have greatly reduced the biological significance and habitat values of the project site and the small seasonal drainage that traverses it. Buildings and a paved parking lot currently cover most of the project site. Except for a few scattered weeds along the parking lot, vegetation cover is only found along the seasonal drainage channel that traverses the back (north side) of the parcel between the Lemos property (south side of drainage) and the Highway 1 southbound on-ramp (north side of drainage). A commercial storage building was built over the drainage, and water flows under the building through a culvert. Busy roads occur along the south, north, and west sides of the site, and commercial development occurs along the east side. All of these factors reduce the biological value and wildlife habitats on the site.

In addition to the above, the current vegetation cover does not offer valuable habitat. Introduced, weedy grasses and forbs cover the disturbed areas along the parking lot and roadsides. Most of the vegetation along the seasonal drainage is composed of a mosaic of weedy, invasive grasses and forbs, ornamental garden escapes, ornamental trees, and thickets of California blackberry and Poison oak. Some weedy plants such as *Ehrharta erecta* (erect veldt grass) have formed dense, thick mats in disturbed areas along the drainage. *Tropaeolum majus* (Garden nasturtium), a garden escape, and *Delairea odorata* (Cape ivy), a noxious weed, have formed large patches in many areas along the drainage. *Ricinus communis* (Castor bean), a shrub considered a noxious weed, has recently invaded the drainage and is becoming established. *Myoporum laetum*, an ornamental tree, has been planted along both sides of the drainage; however, some have been removed because they were a safety hazard. Cal Trans has also removed several trees and shrubs along the Highway 1 southbound on-ramp. In addition, some of the myoporum trees do not look healthy and may need to be removed. Some of the Monterey pines have been removed and others have recently died. As a result of all these factors, the small, seasonal drainage on the subject site currently offers very poor and limited potential wildlife habitats.

The seasonal drainage is not designated as a stream in the Morro Bay Coastal Land Use Plan and has no native riparian vegetation. No rare plant species were found, and none are expected on the site because of the highly disturbed nature of the habitat. Although a Cooper's hawk was flushed from the site, we do not believe that the drainage provides habitat for any of the rare wildlife species; however, some, as indicated in the wildlife discussion, could potentially use the site, but we believe this is highly unlikely. Native plantings along the drainage would enhance the biological value of the drainage.

No disturbances will occur along the section of seasonal drainage behind the existing Lemos Feed and Pet Supply store as a result of the proposed project. However, the storage building built over the drainage will be removed for flood control reasons. After it is removed the drainage will have to be reshaped to configure with the up stream and down stream areas. We suggest a landscaping or revegetation for this section of the newly exposed drainage that will establish plant communities that are self-sustaining, will stabilize the slopes of the drainage, will require minimal maintenance once established, and will provide more complex habitats for wildlife. This will allow the proposed project to actually enlarge and enhance the biological value of the seasonal drainage on the project site.

INTRODUCTION AND PURPOSE

The subject site is composed of two parcels (APN: 068-168-019 and 068-168-023), which are owned by Mike Lemos, are 22,636 sq. ft. in area and are located on at 1320 Main Street, Morro Bay, CA (Figures 1 to 5). The frontage on Main Street forms the parcel's southern boundary, and the northern boundary is on the slope near the Highway 1 southbound on-ramp (Figure 2; Photos 1 and 9). Main Street forms the southern boundary of the parcel, the Highway 1 southbound on-ramp intersection in along the northern boundary, and other commercial and business buildings occur along its eastern boundary. The parcel is located within the commercial area along Main Street in an area that is lined by several businesses (Figure 2). From the subject property east to 399 Quintana, several buildings and parking lots are built over the seasonal drainage, and the drainage flows through culverts under these buildings. On the Lemos property, there is a storage building built over the drainage that is designated for removal to avoid flood issues. After removal the drainage will be shaped to correspond with the natural topography of the drainage so it will blend in with the up stream and down stream areas. It will also be revegetated.

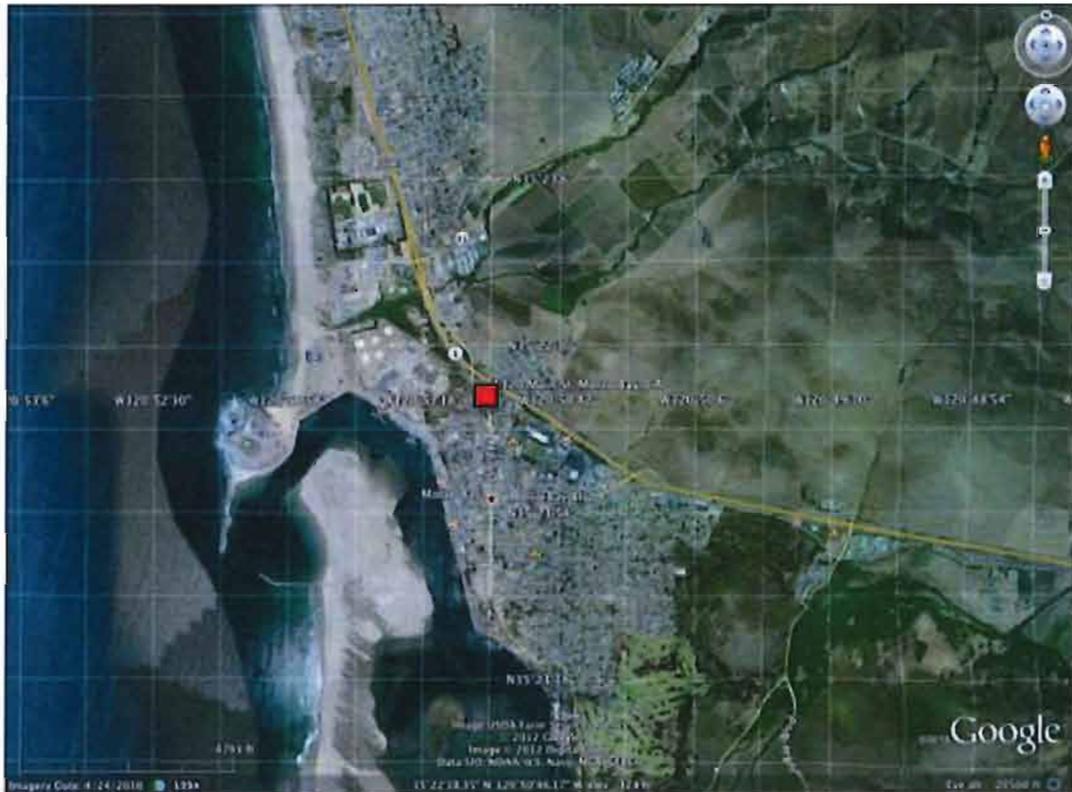


Figure 1. Vicinity map showing location of the Mike Lemos parcel at 1320 Main Street, Morro Bay, CA.

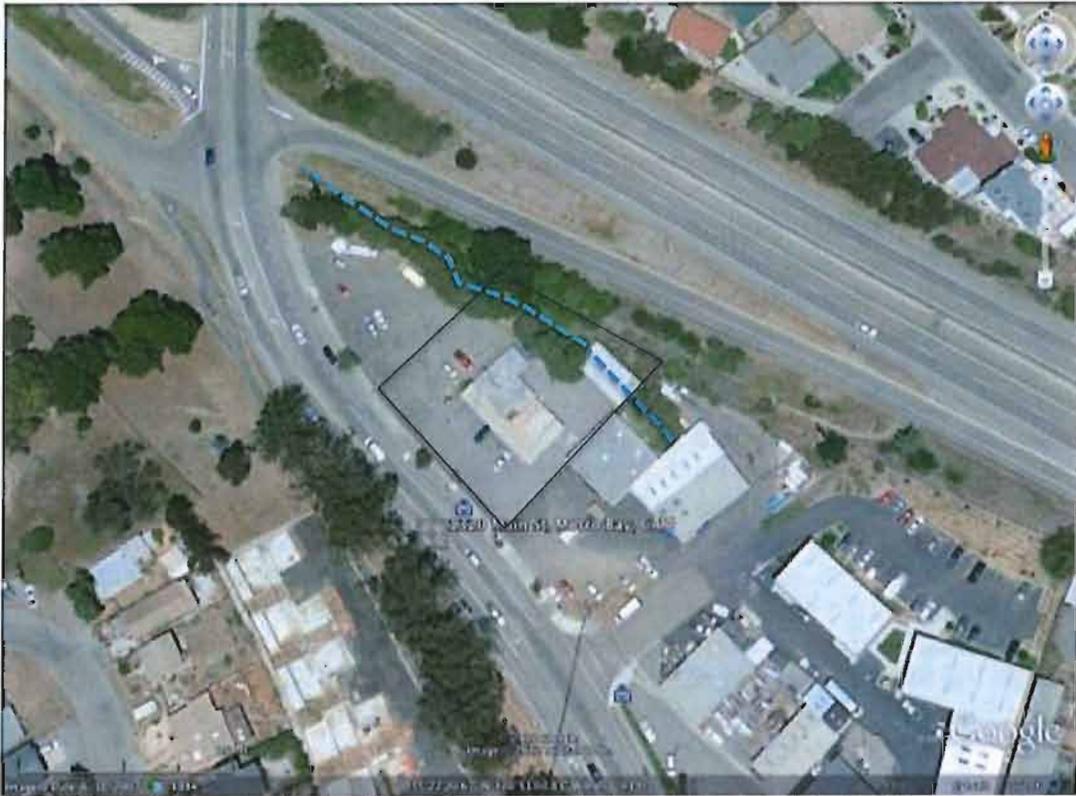


Figure 2. Aerial showing the location and approximate boundaries (black line) of the subject parcels located at 1320 Main Street, Morro Bay, CA. Main Street is in front of the parcel (left side of parcel), and the Highway 1 southbound on-ramp is behind it (right side of parcel). The seasonal drainage channel is shown by blue dashed line, including the area it travels through a culvert under storage building. Note there is a small section east of the storage building where the drainage daylights before entering the culvert under the storage building. The tree cover shown on this older aerial is not accurate, as many of the trees have either died and/or been removed some time in the past. The exact boundaries of the subject parcels are shown on Figures 3, 4, and 5.

The proposed project site currently has the existing Lemos Feed and Pet Supply store, a paved parking lot, a storage building, and ancillary facilities including some landscaping (Figure 3; Photos 1 and 2). There is a small seasonal drainage that traverses the site in an east to west direction behind (north of) the store and parking lot and along the edge of the Highway 1 southbound on ramp (Figures 2, 5, and 6). The storage building is built over the drainage, which flows through a culvert located under the building (Figure 4; Photos 2, 5, 6 and 11).

The north side of the drainage (immediately down slope from the Highway 1 southbound on ramp) is partially lined by myoporum trees and other ornamental trees such as Monterey pines; however, several of the trees are dead and others have been recently removed by Cal Trans (Photo 9). Except for one myoporum tree, there are no trees on the south side of the drainage, which is currently covered by patches of California blackberry, poison oak, cape-ivy, garden nasturtium, and introduced grasses and forbs (Figure 7; Photos 2-7). With the

exception of the patches of California blackberry, only a few widely scattered native shrubs and herbs occur along the drainage. The rest of the vegetation is non-native. The seasonal drainage is not designated a stream in the Morro Bay Coastal Land Use Plan or the General Plan Land Use Element, and no native riparian species occur along the drainage channel.

The parcel is highly disturbed and mostly covered by anthropogenic vegetation (Figure 7; Photos 1-9), which is discussed in more detail later in this report. The anthropogenic vegetation around the store and storage building and along the drainage consists of a mixture of ruderal plant species and ornamental plants. The ruderal and ornamental plant cover is composed almost entirely of weedy, introduced grasses and forbs, garden escapes, and planted myoporum trees; however, several dense patches of the native vine *Rubus ursinus* (blackberry) have become established on the banks of the seasonal drainage (Photos 2-6). The trees on the parcel have all been planted; however, a few native shrubs are present on the slope above the north side of the drainage, which are not within the boundaries of the subject parcel (Photo 9). Some of these native shrubs have been planted while others have naturally become established. No disturbance will occur along the drainage channel or its banks except in the area where the storage building will be removed from the site (Figure 4; Photo 10). The drainage channel will have to be reshaped to match the areas up and down stream and then revegetated.

The owner, Mike Lemos, is applying for a Minor Use Permit followed by a Commercial Building Permit so he can construct a new building on the parcel. He plans on removing the existing store, the storage building, and all of the paving on site and then building a new 4,668 sq. ft. commercial building with the option for three tenants including Lemos Feed and Pet Supply. Site plans are shown on Figures 4 and 5; existing conditions are shown on Figure 3.

Drs. V. L. Holland conducted a biological survey of the site on July 13 and July 20, 2012 and January 11 and 16, and March 12, 2013. On July 27, 2012 Mike McGovern, Wildlife Biologist, conducted a specific wildlife survey of the site. The results of these surveys are discussed in this report. The purpose of these surveys was to examine the existing flora, vegetation, and wildlife habitat on the parcel. Special attention is given to the presence or potential presence of rare and endangered species and sensitive habitats. During the analysis of the site, the entire parcel was examined. The areas along the seasonal drainage were carefully searched for sensitive habitats, and species of concern known to occur in the Morro Bay south, Morro Bay north, and surrounding quadrangles (Table 4).

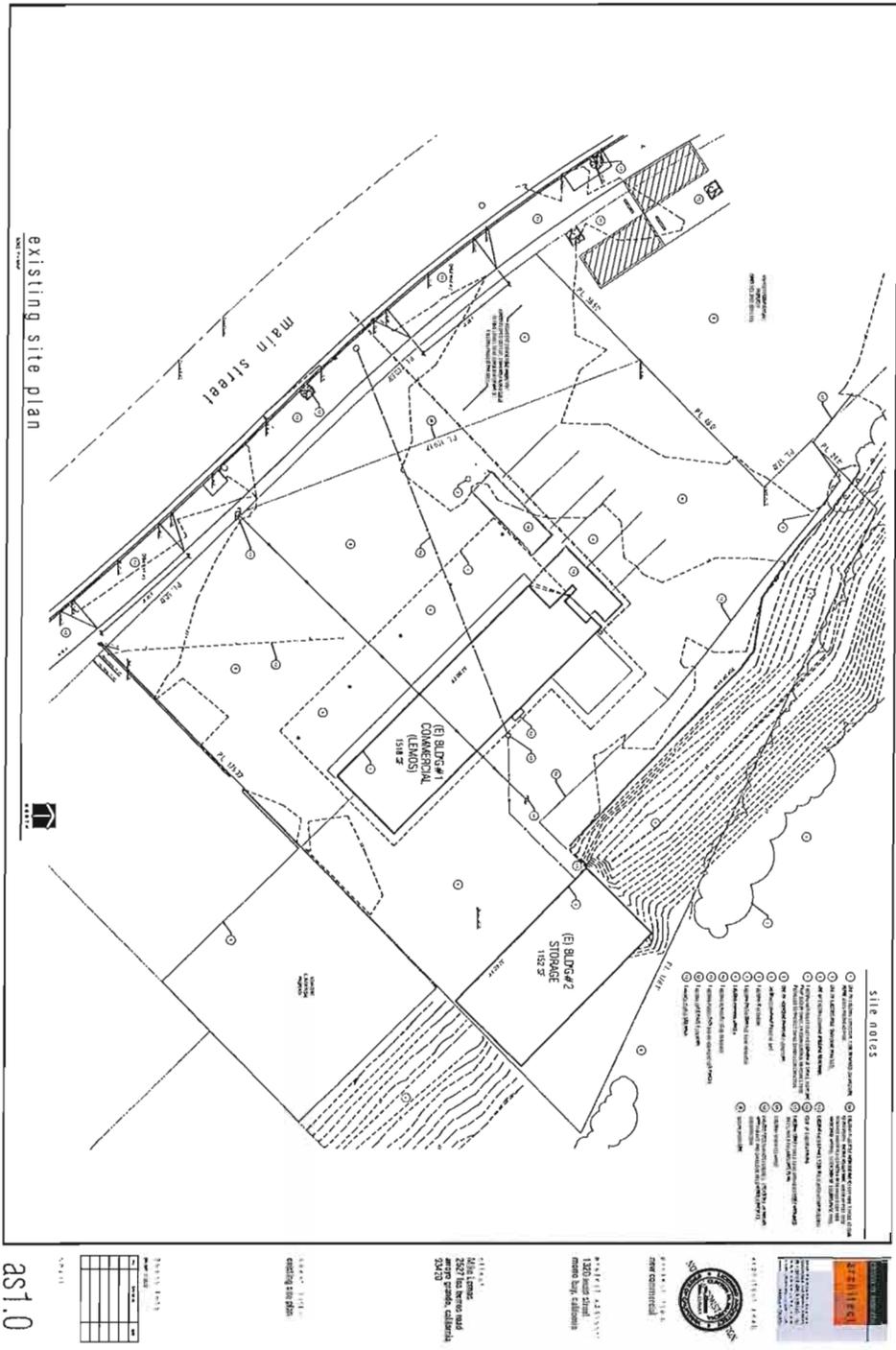


Figure 3. Parcel boundaries, existing buildings, and current conditions on the 1320 Main Street parcel. The owner will provide a larger version of this map.

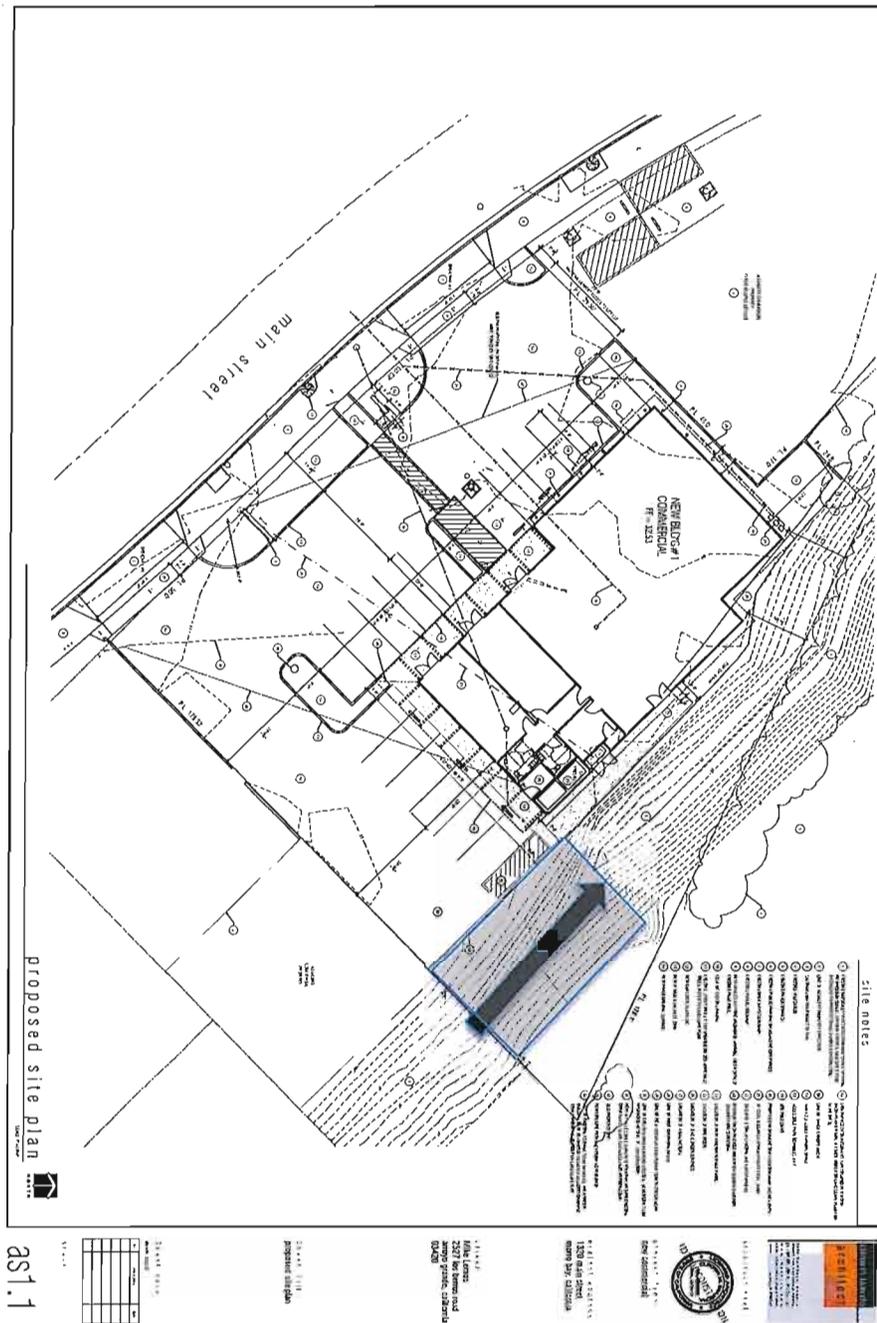


Figure 4. Proposed site plan for the Mike Lemos parcel located at 1320 Main Street, Morro Bay, CA showing the parcel boundaries and the proposed new building and parking areas. It also shows the estimated area of the new section of the drainage that will be reshaped after the storage building is removed (shaded area with black arrow). The owner will provide a larger version of this map.

LOCATION AND PHYSICAL FEATURES

Location

As mentioned previously, the subject parcel is located in the northern portion of the City of Morro Bay at 1320 Main Street, Morro Bay, CA. It is situated approximately 2,000 feet east of the Morro Bay shoreline, 500 feet east of the Morro Bay Power Plant site, and 100 feet south and west of State Highway 1. The subject parcel adjoins other commercial buildings to the west and south and has roads along its northern, southern, and western boundaries (Figures 1, 2, and 6).

Current Conditions

The subject parcel is mostly flat, except for the drainage channel, ranging in elevation from approximately 40 to 46 feet. It is irregularly shaped and includes a short section of a small, seasonal drainage (approximately 125 feet long) that flows along the western and southern side of State Highway 1 (Figure 2). The drainage, which is not designated as a stream in the Morro Bay Coastal Land Use Plan or the General Plan Land Use Element, traverses the parcel along its northern boundary, and then continues in a northwest direction to a larger drainage approximately 2,000 feet northwest of the subject parcel. The large drainage flows along the northern boundary of the Morro Bay Power Plant and flows westward to the ocean just north of Morro Rock (Figure 6).

Climate

The general climate is classified as Subtropical Humid Mesothermal Cool-Summer Mediterranean (Csb) using the Köppen-Trewartha system (Trewartha and Horn 1983). Winter high temperatures average approximately 62°F and average low temperatures are near 43°F. Winter lows below 32°F are uncommon. Summer high temperatures average approximately 66°F, and average low temperatures are near 53°F. Summer highs above 90°F are not common but do occur sometimes even in January. The recent record high of 107 was recorded in October. Precipitation falls as rain, primarily from October through April, and averages approximately 17 inches per year. Less than one inch of precipitation is typically recorded from 1 May to 30 September, but overnight and morning fog with near 100% humidity are not uncommon (Felton 1965).



Figure 6. Aerial view showing the vicinity of the 1320 Main Street project site (outlined in red). The dashed blue line shows the seasonal drainage along Highway 1 and Quintana Road and behind the project site. From 399 Quintana Road (orange dot and white arrow) to the subject property, the drainage flows through culverts under buildings and parking areas.

FLORISTIC, VEGETATION, AND WILDLIFE INVENTORY

Methods

V. L. Holland conducted biological surveys of the study site on July 13, July 20, July 27, 2012, January 11 and 16, 2013, and March 12, 2013 to review the vegetation, flora, and wildlife on the site. On July 27, 2012 Mike McGovern, Wildlife Biologist, conducted a specific wildlife survey of the site. The results of these surveys are discussed in this report.

The purpose of these surveys was to carefully examine the existing flora, vegetation, and wildlife habitat on the parcel. Special attention is given to the presence or potential presence of rare and endangered species and sensitive habitats. During the analysis of the site, the entire parcel was examined. The seasonal drainage and areas along it were carefully searched for sensitive habitats, and species of concern known to occur in the Morro Bay south, Morro Bay north, and surrounding quadrangles (Table 4). All surveys were conducted during the day light hours between 9:00 a.m. and 4:00 p.m. During this series of

surveys, all plants found on the site were in identifiable condition using reproductive and/or vegetative features. This included all potential rare plants that were revealed during the nine quadrangles rare plant search (Table 4). Wildlife species that were observed on the site either directly or indirectly (through scat, tracks, etc.) by V. L. Holland and Mike McGovern were recorded, and the site was carefully searched for any evidence of sensitive wildlife species that are listed by the U. S. Fish and Wildlife Service, California Fish and Game, or are known to occur in the general vicinity of the site.

The timing of the surveys (July 2012, January 2013, and March 2013) was within the early spring flowering season and almost all of the species on the site and along the seasonal drainage were in reproductive and/or identifiable condition. We were able to identify the grasses and forbs along the drainage and around the parking lot and store using reproductive and vegetative features and the dried remains of the previous spring's (2012) standing crop. We were also able to identify the woody plants (trees and shrubs) using reproductive and/or vegetative features. A survey throughout the year, especially during the spring, would be necessary to compile a complete list of species present around the parking lot; however, we are confident that the list of trees and shrubs is complete as is the list of grasses and forbs along the drainage (Appendix 1). We are also confident that no rare plant species occur on the site.

Consistent with recommended biological survey methodology, we carefully examined the site and areas immediately around the site, especially the areas in and along the seasonal drainage, using overlapping transects that zigzagged through the site. We also sampled up and down the seasonal drainage channel. This sampling method allowed us to examine and describe variations in the vegetation, flora, and wildlife habitats shaped by slope differences, landform, soil, hydrology, and past disturbances. We recorded species presence and relative abundance with the goal of recording all plant species present on the site, including any rare plants. To accomplish this, we surveyed the site until no new species were found. While only repeated surveys conducted during all seasons, and even over a few years, provide an inventory nearing one hundred percent completeness, we are confident that the results of our studies present an accurate and thorough inventory of the plants present on site, especially in and around the seasonal drainage, including any potential rare plants known to occur in the general vicinity of the site (Table 4).

Mike McGovern carefully searched for wildlife and signs of wildlife (i.e. scat, tracks, dens). The wildlife species observed directly or indirectly as well as those known to commonly use the local area are included. On July 27, 2012, Dr. McGovern scanned the parking lot and walked the drainage along in its entirety from the commercial buildings towards the freeway entrance on Main Street, and then walked the channel of the drainage to observe animals and signs of animals. During the survey he probed under the vegetation and observed the trees for nests. Observations were recorded and used to prepare a wildlife report for the site.

References used to verify plant identifications include relevant floras (Baldwin, et al 2012 (The Jepson Manual); Hoover 1970; Smith 1998) and herbarium specimens housed at the Hoover Herbarium, Cal Poly State University. Nomenclature follows that of the Jepson Manual (Baldwin, et al, 2012) or on-line revisions that can be accessed on the following website (<http://ucjeps.berkeley.edu/jepsonmanual/review/>).

RESULTS: FLORA AND VEGETATION ON SITE

Flora

We found a total of 56 plant species on the site consisting of 3 trees (2 natives but one is planted on the site), and 7 shrubs (six natives but one is planted) and 46 grasses and forbs (only 6 are native). Of the 56 species found on the site, 14 are native (2 planted) and 42 are introduced. These results are summarized in Table 1 below and in Appendix 1.

Table 1. Summary of plants found on the 1320 Main Street parcel.

Life form	Total	Native	Introduced
Trees	3	2 (both planted)	1
Shrubs	7	6 (one planted)	1
Herbs (Grasses and Forbs)	46	6	40
TOTAL	56	14	42

The parcel and seasonal drainage are highly disturbed and include several areas where pieces of concrete and asphalt have been placed on the bank of the drainage to stabilize it. Introduced, annual grasses and forbs and various ornamentals are the dominant vegetation in many of the disturbed areas along the drainage, around the parking lot, and along the roadsides. However, there are also several dense patches of the native vine *Rubus ursinus* (California blackberry) and *Toxicodendron diversilobum* (Poison oak) that have become established and are spreading vegetatively on the banks of the drainage. All the trees have been planted with the exception of a couple of small coast live oaks that have colonized the slope next to the Highway 1 south bound on ramp (off-site). Monterey pine trees have been planted on the slope along the north side of the drainage, but most have died or are dying (Photo 7). Six of the seven shrubs along the drainage channel and the Highway 1 south bound on ramp are native, but the silk tassel bush has been planted. *Ricinus communis* (Castor bean) has invaded the drainage and at least three were becoming established on the site at the time of our surveys (Photo 8).

Vegetation

Vegetation is shaped by the interactions among long-term climate, short-term weather events, local landforms, soils, hydrology, the physical tolerances of individual plant species, and land use or disturbance patterns by humans. Plant associations are spatially and temporally dynamic. Definitions and boundaries are relative and respond to the sharpness of the controlling environmental factors.

The vegetation on the site is composed of a mosaic of anthropogenic vegetation that includes weedy plants (ruderal) and ornamental plants that have been planted or have escaped from gardens nearby (urban vegetation). Very few native plants are present.

Anthropogenic Communities

Communities dominated by plants introduced by humans and established or maintained by human disturbance are anthropogenic communities. Some of these are entirely artificial communities such as landscaped areas, cultivated row-crops, lawns, vineyards, etc. Such assemblages are classified under four broad categories: *arval* associations of cultivated lands, such as row crops; *pastoral* associations used or grown for consumption by grazing livestock; *ruderal* associations of disturbed and fallow lands; and *castral* or *urban* associations of intentionally grown horticultural plants such as landscape plants around residences and businesses that often mix with native vegetation.

On the subject site, the vegetation consists of a mixture of ruderal vegetation and urban vegetation. Ruderal plants cover most of the unpaved areas of the parking lot, disturbed portions along the seasonal drainage, and roadsides along Main Street and the Highway 1 southbound on ramp (Photos 1 – 6). Ruderal communities are assemblages of invasive, weedy grasses and forbs that have colonized the disturbed areas of the parcel, sometimes in spite of human efforts to control them. Ruderal communities, such as those on the subject site, occur in highly and often regularly disturbed areas such as roadsides, parking lots, lots cleared for weed abatement, and other such disturbed areas. Often only plants capable of withstanding regular disturbances are able to grow in disturbed ruderal communities.

The ruderal vegetation on the subject site is dominated by a diversity of introduced, weedy grasses and forbs. However, along the Highway 1 southbound on ramp (off site) there are a few small, scattered native shrubs [*Baccharis pilularis* (coyote bush) and *Artemisia californica* (California sagebrush)]. In addition, a row of *Garrya elliptica* (silk tassel bush), a native shrub, has been planted along the highway in this area. Two small *Quercus agrifolia* (coast live oak) were also becoming established along the highway on ramp. Cal Trans has recently cleared some of the vegetation along the on ramp and the north side of

the drainage including at least one large tree. More vegetation maintenance will be required as the trees and shrubs continue to grow over the on ramp (Photo 9).

The common ruderal plant species on and around the subject site are listed in Table 2 and Appendix 1.

Table 2. Common plants of ruderal community, 1320 Main Street parcel.

HERBS		
* <i>Anagallis arvensis</i>	Scarlet pimpernel	Introduced
* <i>Avena barbata</i>	Slender wild oats	Introduced
<i>Erigeron canadensis</i>	Common horseweed	Native
* <i>Erigeron sumatrensis</i>	Tropical horseweed	Introduced
* <i>Erodium botrys</i>	Storkbill filaree	Introduced
* <i>Erodium moschatum</i>	Green stem filaree	Introduced
* <i>Festuca sp.</i>	Fescue	Introduced
* <i>Helminthotheca echioides</i>	Bristly ox-tongue	Introduced
* <i>Hirschfeldia incana</i>	Perennial mustard	Introduced
* <i>Hordeum murinum</i>	Foxtail barley	Introduced
* <i>Lactuca serriola</i>	Prickly lettuce	Introduced
* <i>Malva nicaeensis</i>	Mallow	Introduced
* <i>Medicago polymorpha</i>	Bur-clover	Introduced
* <i>Melilotus albus</i>	White sweet-clover	Introduced
* <i>Oxalis pes-caprae</i>	Bermuda-buttercup	Introduced
* <i>Plantago lanceolata</i>	English plantain	Introduced
* <i>Polycarpon tetraphyllum</i>	Allseed	Introduced
* <i>Pseudognaphalium luteoalbum</i>	Cudweed	Introduced
* <i>Silybum marianum</i>	Milk-thistle	Introduced
* <i>Vicia sativa</i>	Common vetch	Introduced
* <i>Vicia villosa</i>	Purple vetch	Introduced

*Introduced species

The urban vegetation phase of the anthropogenic vegetation is composed of ornamental plantings mixed with natural vegetation. Urban associations occur along the banks and channel of the seasonal drainage (Figure 7; Photos 1-9). This community consists of a row of planted myoporum trees along both the north and south side of the seasonal drainage channel. Only one myoporum tree is within the boundaries of the project on the south side of the drainage but a row of several trees line the north side of the drainage near the Highway 1 southbound on ramp (Figure 7; Photos 3, 5, 6, and 7). Almost all the trees along the drainage are *Myoporum laetum* (myoporum), but there are a few dead or dying *Pinus radiata* (Monterey pines). The small *Quercus agrifolia* (coast live oak) trees were also on the north side of the drainage near the Highway 1 on ramp. Some of the myoporum trees did not appear to be healthy and may need to be removed in the near future. Some appear to be dying, but an arborist or plant pathologist should make that determination. Several trees along the drainage, especially along the Highway 1 southbound on ramp, have been removed in the recent past (Photo 9). No riparian vegetation was found along the drainage.

A mosaic of scattered introduced grasses, forbs, and vines cover much of the area along the drainage channel. Some weedy plants such as *Ehrharta erecta* (erect veldt grass) have formed dense, thick mats along the drainage (Photos 3 and 4). In other areas *Tropaeolum majus* (Garden nasturtium), a garden escape, and *Delairea odorata* (Cape ivy), a noxious weed, form large patches in several areas along the drainage (Figure 7; Photos 2 to 3). These plants also mix with the scattered, dense patches of *Rubus ursinus* (California blackberry) usually with *Toxicodendron diversilobum* (poison oak and a variety of weedy herbs (Photos 2-6). The other native shrubs (coyote bush, California sagebrush, and silk tassel bush) were on the dry slopes along the Highway 1 southbound on ramp. Common plants along the drainage are listed in Table 3.

Table 3. Common plants found in the urban plant community along seasonal drainage and slope below the Highway 1 on ramp.

Scientific Name	Common Name	Origin
TREES		
* <i>Myoporum laetum</i>	Myoporum	Planted
* <i>Pinus radiata</i>	Monterey pine	Planted native
<i>Quercus agrifolia</i>	Coast live oak	Native
SHRUBS		
<i>Artemisia californica</i>	California sagebrush	Native
<i>Baccharis glutinosa</i>	Marsh baccharis	Native
<i>Baccharis pilularis</i>	Coyote bush	Native
* <i>Garrya elliptica</i>	Silk tassel bush	Planted native
* <i>Ricinus communis</i>	Castor bean	Introduced
<i>Rubus ursinus</i>	Wild blackberry	Native
<i>Toxicodendron diversilobum</i>	Poison oak	Native
HERBS		
* <i>Anagallis arvensis</i>	Scarlet pimpernel	Introduced
* <i>Apium graveolens</i>	Celery	Escaped
<i>Artemisia douglasiana</i>	Mugwort	Native
* <i>Bromus diandrus</i>	Ripgut brome	Introduced
* <i>Carduus pycnocephalus</i>	Italian thistle	Introduced
* <i>Conium maculatum</i>	Poison hemlock	Introduced
* <i>Delairea odorata</i>	Cape Ivy	Introduced
* <i>Ehrharta erecta</i>	Erect veldt grass	Introduced
* <i>Foeniculum vulgare</i>	Sweet fennel	Introduced
* <i>Geranium dissectum</i>	Annual geranium	Introduced
* <i>Hedypnois cretica</i>	Crete weed	Introduced
* <i>Helminthotheca echioides</i>	Bristly ox-tongue	Introduced
<i>Marah fabacea</i>	Manroot	Native
* <i>Oxalis pes-caprae</i>	Bermuda-buttercup	Introduced
* <i>Panicum capillare</i>	Witchgrass	Introduced
* <i>Panicum miliaceum</i>	Proso millet	Introduced (birdseed)
Continued		

Scientific Name	Common Name	Origin
* <i>Phalaris aquatica</i>	Harding grass	Introduced
* <i>Polypogon viridis</i>	Ditch beardgrass	Introduced
* <i>Raphanus sativa</i>	Wild radish	Introduced
* <i>Rumex crispus</i>	Curley dock	Introduced
* <i>Silybum marianum</i>	Milk-thistle	Introduced
<i>Solanum douglasii</i>	Black nightshade	Native
* <i>Sorghum bicolor</i>	Sorghum	Introduced (birdseed)
* <i>Triticum aestivum</i>	Wheat	Introduced (animal feed)
* <i>Tropaeolum majus</i>	Garden nasturtium	Garden Escape
* <i>Vicia sativa</i>	Common vetch	Introduced
* <i>Vicia villosa</i>	Purple vetch	Introduced

*Introduced species and garden escapes or planted species

As mentioned previously, the seasonal drainage is not designated as a stream in the Morro Bay Coastal Land Use Plan or the General Plan Land Use Element. No riparian vegetation was found along the drainage; however, there is a small depression in the drainage (4 feet by 2 feet) that holds water long enough that a small population of *Nasturtium officinale* (Watercress) had colonized it (Figure 7). It appears that this area was created by the chunks of concrete that now partially block the flow of water in this small area of the drainage. This area will not be affected in any way by the proposed project.

Figure 7. NEXT PAGE

CAPTION

Vegetation map of the seasonal drainage that traverses 1320 Main Street, Morro Bay, CA. parcel. The areas with pieces of concrete and weeds are shown in brown, patches of California blackberry in light green, Myoporum trees in blue, dead Monterey pine in yellow, Poison oak in red, Castor bean in purple, mixture of planted trees and shrubs in pink, small patch of Water-cress in dark green, and drainage channel by the dashed line. All unmarked areas have a mixture of Garden nasturtium, Cape ivy, Erect veldt grass, and other weedy plants.

SPECIAL STATUS PLANT SPECIES

To determine the rare plant species that could potentially be present on the project site, I conducted a search for target rare plants known to occur within the Morro Bay North (247A), Morro Bay South (247D), Cypress Mountain (270C), York Mountain (270D), Atascadero (246B), San Luis Obispo (246C), Templeton (269C), Cayucos (247B), Port San Luis (222A), and Pismo Beach (221B) Quadrangles (Table 1). To generate this list, I referred to the most recent 2012 edition of the California Department of Fish and Game Natural Diversity Data Base: Special Vascular Plants, Bryophytes, and Lichen List (CNDDDB) and the most recent edition of the California Native Plant Society (CNPS) Inventory of Rare and Endangered Vascular Plants of California database, both of which are accessible through the internet (<http://www.dfg.ca.gov/whdab/html/cnddb.html> and www.cnps.org).

This search revealed several special status plant species that occur within the quadrangles surrounding the study site (Table 4). However, most of the rare plants on the list are not expected on the study site because they are highly restricted both in distribution range and in habitat requirements. For example, *Cirsium rothophilum* (surf thistle), *Cirsium occidentale* var. *compactum* (compact cobwebby thistle), and *Dithyrea maritima* (beach spectaclepod) only occur in sand dunes and sea bluffs along the immediate ocean. Several of the plants on the list are restricted to specific parent materials such as serpentinite, shale, active sand dunes, or sea bluffs, none of which are on the project site. Table 6 provides an evaluation of preferred habitats of these rare plants and an evaluation of whether potential habitats occur on the study site. Table 5 provides information about the rare plants such as life form, flowering period, and elevation range.

Dr. V. L. Holland and/or Mike McGovern conducted a biological survey of the site on July 13, July 20, July 27, 2012, and January 11, January 16, and March 12, 2013, during the day light hours to examine the flora, vegetation, and wildlife of the subject site and surrounding areas to determine if any rare species or sensitive habitats are present. During the time of these surveys, the plants along the seasonal drainage of concern were in flower or identifiable condition using a combination of reproductive and vegetative features. No potential rare plant species were found during our surveys.

Table 4. List of Special Status Plants Found in the Morro Bay North (247A), Morro Bay South (247D), Cypress Mountain (270C), York Mountain (270D), Atascadero (246B), San Luis Obispo (246C), Templeton (269C), Cayucos (247B), Port San Luis (222A), and Pismo Beach (221B) Quadrangles. Current Rarity Status is also included.

Scientific Name	Common Name	CNPS List	R-E-D	State Status	State Rank	Federal Status	Global Rank
<i>Agrostis hooveri</i>	Hoover's bent grass	1B.2	2-2-3	None	S2.2	None	G2
<i>Arctostaphylos cruzensis</i>	Arroyo de la Cruz manzanita	1B.2	2-2-3	None	S2.2	None	G2
<i>Arctostaphylos luciana</i>	Santa Lucia manzanita	1B.2	2-2-3	None	S2.2	None	G2
<i>Arctostaphylos morroensis</i>	Morro manzanita	1B.1	2-3-3	None	S2	FT	G2
<i>Arctostaphylos osoensis</i>	Oso manzanita	1B.2	3-2-3	None	S1.2	None	G1
<i>Arctostaphylos pechoensis</i>	Pecho manzanita	1B.2	2-2-3	None	S2.2	None	G2
<i>Arctostaphylos pilosula</i>	Santa Margarita manzanita	1B.2	3-2-3	None	S3	None	G3
<i>Arctostaphylos tomentosa</i> ssp. <i>daciticola</i>	Dacite manzanita	1B.1	3-3-3	None	S1.1	None	G4T1
<i>Arenaria paludicola</i>	Marsh sandwort	1B.1	3-3-2	CE	S1	FE	G1
<i>Astragalus didymocarpus</i> var. <i>milesianus</i>	Miles' milk-vetch	1B.2	2-2-3	None	S2.2	None	G5T2
<i>Atriplex coulteri</i>	Coulter's saltbush	1B.2	2-2-2	None	S2	None	G2
<i>Atriplex joaquinana</i>	San Joaquin spearscale	1B.2		None	S2	None	G2
<i>California macrophylla</i>	Round-leaved filaree	1B.1		None	S2	None	G2
<i>Calochortus obispoensis</i>	San Luis mariposa lily	1B.2	2-2-3	None	S2.1	None	G2
<i>Calochortus simulans</i>	La Panza mariposa lily	1B.3	2-1-3	None	S2.3	None	G2
<i>Calycadenia villosa</i>	Dwarf calycadenia	1B.1	2-3-3	None	S2.1	None	G2
<i>Camissoniopsis hardhamiae</i>	Hardham's evening-primrose	1B.2		None	S1	None	G1Q
<i>Carex obispoensis</i>	San Luis Obispo sedge	1B.2	2-2-3	None	S2.2	None	G2
<i>Castilleja densiflora</i> ssp. <i>obispoensis</i>	San Luis Obispo owl's-clover	1B.2	2-2-3	None	S2.2	None	G5T2
<i>Caulanthus lemmonii</i>	Lemmon's jewel flower	1B.2		None	S2.2	None	G2
<i>Centromadia parryi</i> ssp. <i>congdonii</i>	Congdon's tarplant	1B.2	2-2-3	None	S2	None	G4T2
<i>Centromadia parryi</i> ssp. <i>parryi</i>	Pappose tarplant	1B.2	2-2-3	None	S1	None	G4T1
<i>Chenopodium littoreum</i>	Coastal goosefoot	1B.2		None	S2	None	G2
<i>Chlorogalum pomeridianum</i> var. <i>minus</i>	Dwarf soaproot	1B.2	2-2-3	None	S2	None	G5T2
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	Salt marsh bird's-beak	1B.2		CE	S1	FE	G4? T1
<i>Chorizanthe breweri</i>	Brewer's spineflower	1B.3	3-1-3	None	S2.2	None	G2
<i>Chorizanthe rectispina</i>	Straight-awned spineflower	1B.3	3-1-3	None	S1.2	None	G1
<i>Cirsium fontinale</i> var. <i>obispoense</i>	San Luis Obispo fountain thistle	1B.2	3-2-3	CE	S2	FE	G2T2
<i>Cirsium occidentale</i> var. <i>compactum</i>	Compact cobwebby thistle	1B.2	2-2-3	None	S2.1	None	G3G4T2
<i>Cirsium occidentale</i> var. <i>lucianum</i>	Cuesta Ridge thistle	1B.2		None	S2	None	G3G4T2
<i>Cirsium rothophilum</i>	Surf thistle	1B.2	2-2-3	CT	S1	None	G1
<i>Cirsium scariosum</i> var. <i>loncholepis</i>	La Graciosa thistle	1B.1		CT	S1	FE	G5T1
<i>Clarkia speciosa</i> ssp. <i>immaculata</i>	Pismo clarkia	1B.1	3-3-3	CR	S1	FE	G4T1
<i>Delphinium parryi</i> ssp. <i>eastwoodiae</i>	Eastwood's larkspur	1B.2		None	S2	None	G4T2
<i>Delphinium umbracolorum</i>	Umbrella larkspur	1B.3	2-1-3	None	S2S3.3	None	G2G3
<i>Dithyrea maritima</i>	Beach spectaclepod	1B.1	3-3-2	CT	S2.1	None	G2
<i>Dudleya abramsii</i> ssp. <i>bettinae</i>	Betty's dudleya	1B.2	3-2-3	None	S1.2	None	G3T1
<i>Dudleya abramsii</i> ssp. <i>murina</i>	Mouse-gray dudleya	1B.3	2-1-3	None	S2.3	None	G3T2
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Blochman's dudleya	1B.1	2-3-2	None	S2.1	None	G2T2
<i>Eriastrum luteum</i>	Yellow-flowered eriastrum	1B.2	2-2-3	None	S2.2	None	G2
<i>Erigeron blochmaniae</i>	Blochman's leafy daisy	1B.2	2-2-3	None	S2.2	None	G2
<i>Eriodictyon altissimum</i>	Indian Knob mountainbalm	1B.1	3-3-3	CE	S1	FE	G1
<i>Eryngium aristulatum</i> var. <i>hooveri</i>	Hoover's button-celery	1B.1	3-3-3	None	S2.1	None	G5T2
<i>Fritillaria ojaiensis</i>	Ojai fritillary	1B.2	3-2-3	None	S2	None	G2
Continued							

Scientific Name	Common Name	CNPS List	R-E-D	State Status	State Rank	Federal Status	Global Rank
<i>Fritillaria viridea</i>	San Benito fritillary	1B.2	2-2-3	None	S2	None	G2
<i>Galium hardhamiae</i>	Hardham's bedstraw	1B.3	2-1-3	None	S2.3	None	G2
<i>Grindelia hirsutula</i> var. <i>maritima</i>	San Francisco gumplant	3.2	2-2-3	None	S1	None	G5T1Q
<i>Horkelia cuneata</i> var. <i>puberula</i>	Mesa horkelia	1B.1		None	S2.1	None	G4T2
<i>Horkelia cuneata</i> var. <i>sericea</i>	Kellogg's horkelia	1B.1		None	S1.1	None	G4T1
<i>Juncus luciensis</i>	Santa Lucia dwarf rush	1B.2		None	S2S3	None	G2G3
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	1B.1	2-3-2	None	S2.1	None	G4T3
<i>Layia jonesii</i>	Jones' layia	1B.2	3-2-3	None	S1.1	None	G1
<i>Lupinus ludovicianus</i>	San Luis Obispo County lupine	1B.2	3-2-3	None	S2.2	None	G2
<i>Malacothamnus palmeri</i> var. <i>involutus</i>	Carmel Valley bush-mallow	1B.2	2-2-3	None	S2.2	None	G3T2Q
<i>Malacothamnus palmeri</i> var. <i>palmeri</i>	Santa Lucia bush-mallow	1B.2	2-2-3	None	S2.2	None	G3T2Q
<i>Monardella frutescens</i>	San Luis Obispo monardella	1B.2	2-2-3	None	S2.2	None	G2
<i>Monardella palmeri</i>	Palmer's monardella	1B.2	2-2-3	None	S2.2	None	G2
<i>Monolopia gracilens</i>	Woodland woollythreads	1B.2		None	S2S3	None	G2G3
<i>Navarretia nigelliformis</i> ssp. <i>radians</i>	Shining navarretia	1B.2	2-2-3	None	S2	None	G4T2
<i>Plagiobothrys uncinatus</i>	Hooked popcorn-flower	1B.2	2-2-3	None	S2.2	None	G2
<i>Poa diabolii</i>	Diablo Canyon blue grass	1B.2	3-2-3	None	S1.2	None	G1
<i>Pseudognaphalium leucocephalum</i>	White rabbit-tobacco	2.2		None	S2S3.2	None	G4
<i>Sanicula maritima</i>	Adobe sanicle	1B.1	3-3-3	CR	S2.2	None	G2
<i>Scrophularia alrata</i>	Black-flowered figwort	1B.2	2-2-3	None	S2.2	None	G2
<i>Senecio aphanactis</i>	Chaparral ragwort	2.2	3-2-1	None	S1.2	None	G3?
<i>Sidalcea hickmanii</i> ssp. <i>anomala</i>	Cuesta Pass checkerbloom	1B.2	3-2-3	CR	S1	None	G3T1
<i>Streptanthus albidus</i> ssp. <i>peramoenus</i>	Most beautiful jewel-flower	1B.2	2-2-3	None	S2.2	None	G2T2
<i>Suaeda californica</i>	California seablite	1B.1	3-3-3	None	S1	FE	G1
<i>Trifolium hydrophilum</i>	Saline clover	1B.2		None	S2	None	G2
<i>Triteleia ixioides</i> ssp. <i>cookii</i>	Cook's triteleia	1B.3	2-1-3	None	S2.3	None	G5T2

Key to numbers and symbols used in Table 1 are listed on the next two page

California Native Plant Society

List 1—Plants of Highest Priority (2 sublists):

1A—Plants Presumed Extinct in California

1B—Plants Rare and Endangered in California and Elsewhere

List 2—Plants Rare or Endangered in California, but More Common Elsewhere

List 3—Plants about which More Information is needed

List 4—Plants of Limited Distribution (A Watch List)

Threat Code Extensions to CNPS Rankings (e.g. List 1B.1)

.1 - Seriously endangered in California

.2 - Fairly endangered in California

.3 - Not very endangered in California

R (Rarity)

1. Rare but found in sufficient numbers and distributed widely enough that the potential for extinction or extirpation is low at this time

2. Distributed in a limited number of occurrences, occasionally more if each occurrence is small

3. Distributed in one to several highly restricted occurrences, or present in such small numbers that it is seldom reported

E (Endangerment)

1. Not endangered

2. Endangered in a portion of its range

3. Endangered throughout its range

D (Distribution)

1. More or less widespread outside California

2. Rare outside California

3. Endemic to California

California Dept of Fish & Game

Endangered Species (CE)

Plant taxa whose prospects for survival are in immediate jeopardy from one or more causes

Threatened Species (CT)

Plant taxa not presently threatened with extinction, but likely to become endangered within the foreseeable future in the absence of special protection and management efforts

Rare Species (CR)

Plant taxa not presently threatened with extinction, but occurring in such small numbers throughout its range that they may become endangered if habitat conditions worsen

STATE RANKING

S1 = Less than 6 EOs or less than 1,000 individuals or less than 2,000 acres

S2 = 6-20 EOs or 1,000–3,000 individuals or 2,000–10,000 acres

S3 = 21-100 EOs or 3,000-10,000 individuals or 10,000-50,000 acres

S4 = Apparently secure in California – No threat rank

S5 = Demonstrably secure in California – No threat rank

Number following S ranks:

1 – Very threatened

2 – Threatened

3 – No current threats

U. S. Dept of Fish and Wildlife

Endangered Species (FE)

Taxa in danger of extinction throughout all or a significant portion of their range

Threatened Species (FT)

Taxa likely to become endangered within the foreseeable future throughout all or a significant portion of their range

Candidate Species (C)

Taxa for which the Service has on file enough substantial information on biological vulnerability and threat(s) to support proposals to list them as endangered or threatened species, but such action has been delayed by other listing activity

Global Ranking

GX Presumed Extinct

Believed to be extinct throughout its range. Not located despite intensive searches of historical sites and other appropriate habitat, and virtually no likelihood that it will be rediscovered.

G3 Vulnerable

Vulnerable globally either because very rare and local throughout its range, found only in a restricted range (even if abundant at some locations), or because of other factors making it vulnerable to extinction or elimination. Typically 21 to 100 occurrences or between 3,000 and 10,000 individuals.

GH Possibly Extinct

Known from only historical occurrences, but may nevertheless still be extant; further searching needed.

G4 Apparently Secure

Uncommon but not rare (although it may be rare in parts of its range, particularly on the periphery), and usually widespread. Apparently not vulnerable in most of its range, but possibly cause for long-term concern. Typically more than 100 occurrences and more than 10,000 individuals.

G1 Critically Imperiled

Critically imperiled globally because of extreme rarity or because of some factor(s) making it especially vulnerable to extinction. Typically 5 or fewer occurrences or very few remaining individuals (<1,000) or acres (<2,000) or linear miles (<10).

G5 Secure

Common, widespread, and abundant (although it may be rare in parts of its range, particularly on the periphery). Not vulnerable in most of its range. Typically with considerably more than 100 occurrences and more than 10,000 individuals.

G2 Imperiled

Imperiled globally because of rarity or because of some factor(s) making it very vulnerable to extinction or elimination. Typically 6 to 20 occurrences or few remaining individuals (1,000 to 3,000) or acres (2,000 to 10,000) or linear miles (10 to 50).

T# Intraspecific Taxon (trinomial)

The status of infraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank. Rules for assigning T-ranks follow the same principles outlined above. For example, the global rank of a critically imperiled subspecies of an otherwise widespread and common species would be G5T1.

Table 5. List of Special Status Plants Found in the Morro Bay North (247A), Morro Bay South (247D), Cypress Mountain (270C), York Mountain (270D), Atascadero (246B), San Luis Obispo (246C), Templeton (269C), Cayucos (247B), Port San Luis (222A), and Pismo Beach (221B) Quadrangles along with life form, flowering period, habitats, and elevation range.

Scientific Name	Life Form	Flower Period	Habitats and Communities	Elevation
<i>Agrostis hooveri</i>	Perennial herb	Apr-Jul	<ul style="list-style-type: none"> •Closed-cone coniferous forest (CCFrS) •Chaparral (Chprl) •Cismontane woodland (CmWld) •Valley and foothill grassland (VFGrs)/usually sandy 	6 - 610 meters
<i>Arctostaphylos cruzensis</i>	Perennial evergreen shrub	Dec-Mar	<ul style="list-style-type: none"> •Broad-leaved upland forest (BUFrS) •Coastal bluff scrub (CBScr) •Closed-cone coniferous forest (CCFrS) •Chaparral (Chprl) •Coastal scrub (CoScr) •Valley and foothill grassland (VFGrs)/sandy 	60 - 310 meters
<i>Arctostaphylos luciana</i>	Perennial evergreen shrub	Dec-Mar	<ul style="list-style-type: none"> •Chaparral (Chprl) •Cismontane woodland (CmWld)/shale 	350 - 850 meters
<i>Arctostaphylos morroensis</i>	Perennial evergreen shrub	Dec-Mar	<ul style="list-style-type: none"> •Chaparral (Chprl)(maritime) •Cismontane woodland (CmWld) •Coastal dunes (CoDns)(pre-Flandrian) •Coastal scrub (CoScr)/Baywood fine sand 	5 - 205 meters
<i>Arctostaphylos osoensis</i>	Perennial evergreen shrub	Feb-Mar	<ul style="list-style-type: none"> •Chaparral (Chprl) •Cismontane woodland (CmWld)/dacite porphyry buttes 	300 - 500 meters
<i>Arctostaphylos pechoensis</i>	Perennial evergreen shrub	Nov-Mar	<ul style="list-style-type: none"> •Closed-cone coniferous forest (CCFrS) •Chaparral (Chprl) •Coastal scrub (CoScr)/siliceous shale 	125 - 850 meters
<i>Arctostaphylos pilosula</i>	Perennial evergreen shrub	Dec-May	<ul style="list-style-type: none"> •Broad-leaved upland forest (BUFrS) •Closed-cone coniferous forest (CCFrS) •Chaparral (Chprl) •Cismontane woodland (CmWld)/Sometimes sandstone. 	170 - 1100 meters
<i>Arctostaphylos tomentosa</i> ssp. <i>dacticola</i>	Perennial evergreen shrub	Mar-May	<ul style="list-style-type: none"> •Chaparral (Chprl) •Cismontane woodland (CmWld)/dacite porphyry buttes 	100 - 300 meters
<i>Arenaria paludicola</i>	Perennial stoloniferous herb	May-Aug	<ul style="list-style-type: none"> •Marshes and swamps (MshSw)(freshwater or brackish)/sandy, openings 	3 - 170 meters
<i>Astragalus didymocarpus</i> var. <i>milesianus</i>	Annual herb	Mar-Jun	<ul style="list-style-type: none"> •Coastal scrub (CoScr)(clay) 	20 - 90 meters
<i>Atriplex coulteri</i>	Perennial herb	Mar-Oct	<ul style="list-style-type: none"> •Coastal bluff scrub (CBScr) •Coastal dunes (CoDns) •Coastal scrub (CoScr) •Valley and foothill grassland (VFGrs)/alkaline or clay 	3 - 460 meters
<i>Atriplex joaquinana</i>	Annual herb	Apr-Oct	<ul style="list-style-type: none"> •Chenopod scrub (ChScr) •Meadows and seeps (Medws) •Playas (Plyas) •Valley and foothill grassland (VFGrs)/alkaline 	1 - 835 meters
<i>California macrophylla</i>	Annual herb	Mar-May	<ul style="list-style-type: none"> •Cismontane woodland (CmWld) •Valley and foothill grassland (VFGrs)/clay 	15 - 1200 meters
<i>Calochortus simulans</i>	Perennial bulbiferous herb	Apr-Jun	<ul style="list-style-type: none"> •Chaparral (Chprl) •Cismontane woodland (CmWld) •Lower montane coniferous forest (LCFrS) •Valley and foothill grassland (VFGrs)/sandy, often granitic, sometimes serpentinite 	395 - 1100 meters
<i>Calochortus obispoensis</i>	Perennial bulbiferous herb	May-Jul	<ul style="list-style-type: none"> •Chaparral (Chprl) •Coastal scrub (CoScr) •Valley and foothill grassland (VFGrs)/often serpentinite 	50 - 730 meters
Continued				

Scientific Name	Life Form	Flower Period	Habitats and Communities	Elevation
<i>Camissoniopsis hardhamiae</i>	Annual herb	Mar-May	•Chaparral (Chprl) •Cismontane woodland (CmWld)/sandy, decomposed carbonate, disturbed or burned areas	140 - 945 meters
<i>Carex obispoensis</i>	Perennial rhizomatous herb	Apr-Jun	•Closed-cone coniferous forest (CCFrS) •Chaparral (Chprl) •Coastal prairie (CoPrr) •Coastal scrub (CoScr) •Valley and foothill grassland (VFGrs)/often serpentinite seeps, sometimes gabbro; often on clay soils	10 - 820 meters
<i>Castilleja densiflora</i> ssp. <i>obispoensis</i>	Annual herb	Mar-May	•Meadows and seeps (Medws) •Valley and foothill grassland (VFGrs)/sometimes serpentinite	10 - 400 meters
<i>Caulanthus lemmonii</i>	Annual herb	Mar-May	•Pinyon and juniper woodland (PJWld) •Valley and foothill grassland (VFGrs)	80 - 1220 meters
<i>Centromadia parryi</i> ssp. <i>congdonii</i>	Annual herb	May-Nov	•Valley and foothill grassland (VFGrs)(alkaline)	0 - 230 meters
<i>Centromadia parryi</i> ssp. <i>parryi</i>	Annual herb	May-Nov	•Chaparral (Chprl) •Coastal prairie (CoPrr) •Meadows and seeps (Medws) •Marshes and swamps (MshSw)(coastal salt) •Valley and foothill grassland (VFGrs)(vernally mesic)/often alkaline	2 - 420 meters
<i>Chenopodium littoreum</i>	Annual herb	Apr-Aug	•Coastal dunes (CoDns)	10 - 30 meters
<i>Chlorogalum pomeridianum</i> var. <i>minus</i>	Perennial bulbiferous herb	May-Aug	•Chaparral (Chprl)(serpentinite)	305 - 1000 meters
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	Annual herb hemiparasitic	May-Oct	•Coastal dunes (CoDns) •Marshes and swamps (MshSw)(coastal salt)	0 - 30 meters
<i>Chorizanthe breweri</i>	Annual herb	Apr-Aug	•Closed-cone coniferous forest (CCFrS) •Chaparral (Chprl) •Cismontane woodland (CmWld) •Coastal scrub (CoScr)/serpentinite, rocky or gravelly	45 - 800 meters
<i>Chorizanthe rectispina</i>	Annual herb	Apr-Jul	•Chaparral (Chprl) •Cismontane woodland (CmWld) •Coastal scrub (CoScr)	85 - 1035 meters
<i>Cirsium fontinale</i> var. <i>obispoense</i>	Perennial herb	Feb-Sep.	•Chaparral (Chprl) •Cismontane woodland (CmWld) •Coastal scrub (CoScr) •Valley and foothill grassland (VFGrs)/serpentinite seeps, drainages	35 - 380 meters
<i>Cirsium occidentale</i> var. <i>compactum</i>	Perennial herb	Apr-Jun	•Chaparral (Chprl) •Coastal dunes (CoDns) •Coastal prairie (CoPrr) •Coastal scrub (CoScr)	5 - 150 meters
<i>Cirsium occidentale</i> var. <i>lucianum</i>	Perennial herb	Apr-Jun	•Chaparral (Chprl)(openings)/Serpentinite. Often steep rocky slopes and disturbed roadsides.	500 - 750 meters
<i>Cirsium rhotophilum</i>	Perennial herb	Apr-Jun	•Coastal bluff scrub (CBScr) •Coastal dunes (CoDns)	3 - 60 meters
<i>Cirsium scariosum</i> var. <i>loncholepis</i>	Perennial herb	May-Aug	•Cismontane woodland (CmWld) •Coastal dunes (CoDns) •Coastal scrub (CoScr) •Marshes and swamps (MshSw)(brackish) •Valley and foothill grassland (VFGrs)/mesic, sandy	4 - 220 meters
<i>Clarkia speciosa</i> ssp. <i>immaculata</i>	Annual herb	May-Jul	•Chaparral (Chprl)(margins, openings) •Cismontane woodland (CmWld) •Valley and foothill grassland (VFGrs)/sandy	25 - 185 meters
<i>Delphinium parryi</i> ssp. <i>eastwoodiae</i>	Perennial herb	Feb-Mar	•Chaparral (Chprl)(openings) •Valley and foothill grassland (VFGrs)/Serpentinite, coastal	75 - 500 meters
Continued				

Scientific Name	Life Form	Flower Period	Habitats and Communities	Elevation
<i>Delphinium umbracolorum</i>	Perennial herb	Apr-Jun	•Cismontane woodland (CmWld)	400 - 1600 meters
<i>Dithyrea maritima</i>	Perennial rhizomatous herb	Mar-May	•Coastal dunes (CoDns) •Coastal scrub (CoScr)(sandy)	3 - 50 meters
<i>Dudleya abramsii</i> ssp. <i>bettinae</i>	Perennial herb	May-Jul	•Chaparral (Chprl) •Coastal scrub (CoScr) •Valley and foothill grassland (VFGrs)/serpentinite, rocky	20 - 180 meters
<i>Dudleya abramsii</i> ssp. <i>murina</i>	Perennial leaf succulent	May-Jun	•Chaparral (Chprl) •Cismontane woodland (CmWld) •Valley and foothill grassland (VFGrs)/serpentinite	90 - 440 meters
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Perennial herb	Apr-Jun	•Coastal bluff scrub (CBScr) •Chaparral (Chprl) •Coastal scrub (CoScr) •Valley and foothill grassland (VFGrs)/rocky, often clay or serpentinite	5 - 450 meters
<i>Eriastrum luteum</i>	Annual herb	May-Jun	•Broad-leaved upland forest (BUFRs) •Chaparral (Chprl) •Cismontane woodland (CmWld)/sandy or gravelly	290 - 1000 meters
<i>Erigeron blochmaniae</i>	Perennial rhizomatous herb	Jun-Aug	•Coastal dunes (CoDns) •Coastal scrub (CoScr)	3 - 45 meters
<i>Eriodictyon altissimum</i>	Perennial evergreen shrub	Mar-Jun	•Chaparral (Chprl)(maritime) •Cismontane woodland (CmWld) •Coastal scrub (CoScr)/sandstone	80 - 270 meters
<i>Eryngium aristulatum</i> var. <i>hooveri</i>	Annual/perennial herb	Jul-Aug	•Vernal pools (VnPIs)	3 - 45 meters
<i>Fritillaria ojaiensis</i>	Perennial bulbiferous herb	Feb-May	•Broad-leaved upland forest (BUFRs)(mesic) •Chaparral (Chprl) •Lower montane coniferous forest (LCFRs)/rocky	300 - 998 meters
<i>Fritillaria viridea</i>	Perennial bulbiferous herb	Mar-May	•Chaparral (Chprl)(serpentinite)	200 - 1525 meters
<i>Galium hardhamiae</i>	Perennial herb	Apr-Oct	•Closed-cone coniferous forest (CCFRs) •Chaparral (Chprl)/serpentinite	395 - 975 meters
<i>Grindelia hirsutula</i> var. <i>maritima</i>	Perennial herb	Jun-Sep	•Coastal bluff scrub (CBScr) •Coastal scrub (CoScr) •Valley and foothill grassland (VFGrs)/sandy or serpentinite	15 - 400 meters
<i>Horkelia cuneata</i> var. <i>puberula</i>	Perennial herb	Feb-Sep.	•Chaparral (Chprl)(maritime) •Cismontane woodland (CmWld) •Coastal scrub (CoScr)/sandy or gravelly	70 - 810 meters
<i>Horkelia cuneata</i> var. <i>sericea</i>	Perennial herb	Apr-Sep	•Closed-cone coniferous forest (CCFRs) •Chaparral (Chprl)(maritime) •Coastal dunes (CoDns) •Coastal scrub (CoScr)/sandy or gravelly, openings	10 - 200 meters
<i>Horkelia cuneata</i> var. <i>sericea</i>	Perennial herb	Apr-Sep	•Closed-cone coniferous forest (CCFRs) •Chaparral (Chprl)(maritime) •Coastal dunes (CoDns) •Coastal scrub (CoScr)/sandy or gravelly, openings	10 - 200 meters
<i>Juncus luciensis</i>	Annual herb	Apr-Jul	•Chaparral (Chprl) •Great Basin scrub (GBScr) •Lower montane coniferous forest (LCFRs) •Meadows and seeps (Medws) •Vernal pools (VnPIs)	300 - 2040 meters
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Annual herb	Feb-Jun	•Marshes and swamps (MshSw)(coastal salt) •Playas (Plyas) •Vernal pools (VnPIs)	1 - 1220 meters
Continued				

Scientific Name	Life Form	Flower period	Habitats and Communities	Elevation
<i>Layia jonesii</i>	Annual herb	Mar-May	•Chaparral (Chprl) •Valley and foothill grassland (VFGrS)/clay or serpentinite	5 - 400 meters
<i>Lupinus ludovicianus</i>	Perennial herb	Apr-Jul	•Chaparral (Chprl) •Cismontane woodland (CmWld)/sandstone or sandy	50 - 525 meters
<i>Malacothamnus palmeri</i> var. <i>involucratus</i>	Perennial deciduous shrub	May-Oct.	•Chaparral (Chprl) •Cismontane woodland (CmWld) •Coastal scrub (CoScr)	30 - 1100 meters
<i>Malacothamnus palmeri</i> var. <i>palmeri</i>	Perennial deciduous shrub	May-Jul	•Chaparral (Chprl)(rocky)	60 - 360 meters
<i>Monardella frutescens</i>	Perennial rhizomatous herb	May-Sep	•Coastal dunes (CoDns) •Coastal scrub (CoScr)(sandy)	10 - 200 meters
<i>Monardella palmeri</i>	Perennial rhizomatous herb	Jun-Aug	•Chaparral (Chprl) •Cismontane woodland (CmWld)/serpentinite	200 - 800 meters
<i>Monolopia gracilens</i>	Annual herb	Feb-Jul.	•Broad-leaved upland forest (BUFRs)(openings) •Chaparral (Chprl)(openings) •Cismontane woodland (CmWld) •North Coast coniferous forest (NCFrs)(openings) •Valley and foothill grassland (VFGrS)/Serpentine	100 - 1200 meters
<i>Navarretia nigelliformis</i> ssp. <i>radians</i>	Annual herb	Apr-Jul	•Cismontane woodland (CmWld) •Valley and foothill grassland (VFGrS) •Vernal pools (VnPls)	76 - 1000 meters
<i>Plagiobothrys uncinatus</i>	Annual herb	Apr-May	•Chaparral (Chprl)(sandy) •Cismontane woodland (CmWld) •Valley and foothill grassland (VFGrS)	300 - 760 meters
<i>Poa diaboli</i>	Perennial rhizomatous herb	Mar-Apr	•Closed-cone coniferous forest (CCFRs) •Chaparral (Chprl)(mesic) •Cismontane woodland (CmWld) •Coastal scrub (CoScr)/shale; sometimes burned areas	120 - 400 meters
<i>Pseudognaphalium leucocephalum</i>	Perennial herb	Jul-Dec.	•Chaparral (Chprl) •Cismontane woodland (CmWld) •Coastal scrub (CoScr) •Riparian woodland (RpWld)/sandy, gravelly	0 - 2100 meters
<i>Sanicula maritima</i>	Perennial herb	Feb-May	•Chaparral (Chprl) •Coastal prairie (CoPrr) •Meadows and seeps (Medws) •Valley and foothill grassland (VFGrS)/clay, serpentinite	30 - 240 meters
<i>Scrophularia atrata</i>	Perennial herb	Mar-Jul	•Closed-cone coniferous forest (CCFRs) •Chaparral (Chprl) •Coastal dunes (CoDns) •Coastal scrub (CoScr) •Riparian scrub (RpScr)	10 - 500 meters
<i>Senecio aphanactis</i>	Annual herb	Jan-Apr	•Chaparral (Chprl) •Cismontane woodland (CmWld) •Coastal scrub (CoScr)/sometimes alkaline	15 - 800 meters
<i>Sidalcea hickmanii</i> ssp. <i>anomala</i>	Perennial herb	May-Jun	•Closed-cone coniferous forest (CCFRs) •Chaparral (Chprl)/rocky, serpentinite	600 - 800 meters
<i>Streptanthus albidus</i> ssp. <i>peramoenus</i>	Annual herb	Mar-Oct.	•Chaparral (Chprl) •Cismontane woodland (CmWld) •Valley and foothill grassland (VFGrS)/serpentinite	94 - 1000 meters
<i>Suaeda californica</i>	Perennial evergreen shrub	Jul-Oct	•Marshes and swamps (MshSw)(coastal salt)	0 - 15 meters
<i>Trifolium hydrophilum</i>	Annual herb	Apr-Jun	•Marshes and swamps (MshSw) •Valley and foothill grassland (VFGrS)(mesic, alkaline) •Vernal pools (VnPls)	0 - 300 meters
<i>Triteleia ixioides</i> ssp. <i>cookii</i>	Perennial bulbiferous herb	May-Jun	•Closed-cone coniferous forest (CCFRs) •Cismontane woodland (CmWld)/serpentinite seeps	150 - 700 meters

Table 6. Habitat Requirements of the Special Status Plants Found in the San Luis Obispo (246C), Arroyo Grande NE (221A), Pismo Beach (221B), Morro Bay South (247D), Morro Bay North (247A), Port San Luis (222A), Lopez Mountain (246D), Santa Margarita (246A), and Atascadero (246B) Quadrangles along with Preferred Habitats and whether Potential Habitats Occur on the Study Site.

Scientific Name	Natural Habitats and Communities	Habitat on Site?
<i>Agrostis hooveri</i>	Closed-cone coniferous forest, Chaparral, Cismontane woodland, Valley and foothill grassland/usually sandy	No habitat or out of range
<i>Arctostaphylos cruzensis</i>	Broadleafed upland forest, Coastal bluff scrub, Closed-cone coniferous forest, Chaparral, Coastal scrub, Valley and foothill grassland/sandy	No habitat or out of range
<i>Arctostaphylos luciana</i>	Chaparral, Cismontane woodland/shale	No habitat or out of range
<i>Arctostaphylos morroensis</i>	Chaparral (maritime), Cismontane woodland, Coastal dunes (pre-Flandrian), Coastal scrub/Baywood fine sand	No habitat or out of range
<i>Arctostaphylos osoensis</i>	Chaparral, Cismontane woodland/dacite porphyry buttes	No habitat or out of range
<i>Arctostaphylos pechoensis</i>	Closed-cone coniferous forest, Chaparral, Coastal scrub/siliceous shale	No habitat or out of range
<i>Arctostaphylos pilosula</i>	Broadleafed upland forest, Closed-cone coniferous forest, Chaparral, Cismontane woodland/Sometimes sandstone.	No habitat or out of range
<i>Arctostaphylos tomentosa</i> ssp. <i>dactilicola</i>	Chaparral, Cismontane woodland/dacite porphyry buttes	No habitat or out of range
<i>Arenaria paludicola</i>	Marshes and swamps (freshwater or brackish)/sandy, openings	Potentially but out of range
<i>Astragalus didymocarpus</i> var. <i>milesianus</i>	Coastal scrub (clay)	No habitat or out of range
<i>Atriplex coulteri</i>	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland/alkaline or clay	No habitat or out of range
<i>Atriplex joaquinana</i>	Chenopod scrub, Meadows and seeps, Playas, Valley and foothill grassland/alkaline	No habitat or out of range
<i>California macrophylla</i>	Cismontane woodland, Valley and foothill grassland/clay	No habitat or out of range
<i>Calochortus obispoensis</i>	Chaparral, Coastal scrub, Valley and foothill grassland/often serpentinite	No habitat or out of range
<i>Calochortus simulans</i>	Chaparral, Cismontane woodland, Lower montane coniferous forest, Valley and foothill grassland/sandy, often granitic, sometimes serpentinite	No habitat or out of range
<i>Calycadenia villosa</i>	Chaparral, Cismontane woodland, Meadows and seeps, Valley and foothill grassland/rocky, fine soils	No habitat or out of range
<i>Camissoniopsis hardhamiae</i>	Chaparral, Cismontane woodland/sandy, decomposed carbonate, disturbed or burned areas	No habitat or out of range
<i>Carex obispoensis</i>	Closed-cone coniferous forest, Chaparral, Coastal prairie, Coastal scrub, Valley and foothill grassland/often serpentinite seeps, sometimes gabbro; often on clay soils	Potential but no habitat or out of range
<i>Castilleja densiflora</i> ssp. <i>obispoensis</i>	Meadows and seeps, Valley and foothill grassland/sometimes serpentinite	Potential but out of range
<i>Caulanthus lemmonii</i>	Pinyon and juniper woodland, Valley and foothill grassland	No habitat or out of range
<i>Centromadia parryi</i> ssp. <i>congdonii</i>	Valley and foothill grassland (alkaline)	No habitat or out of range
<i>Centromadia parryi</i> ssp. <i>parryi</i>	Chaparral, Coastal prairie, Meadows and seeps, Marshes and swamps (coastal salt), Valley and foothill grassland (vernally mesic)/often alkaline	Potentially but not found
<i>Chenopodium littoreum</i>	Coastal dunes	No habitat or out of range
<i>Chlorogalum pomeridianum</i> var. <i>minus</i>	Chaparral (serpentinite)	No habitat or out of range
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	Coastal dunes, Marshes and swamps (coastal salt)	Potentially but not found
<i>Chorizanthe breweri</i>	Closed-cone coniferous forest, Chaparral, Cismontane woodland, Coastal scrub/serpentinite, rocky or gravelly	No habitat or out of range
<i>Chorizanthe rectispina</i>	Chaparral, Cismontane woodland, Coastal scrub	No habitat or out of range
<i>Cirsium fontinale</i> var. <i>obispoense</i>	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland/serpentinite seeps, drainages	No habitat or out of range
Continued		

Scientific Name	Natural Habitats and Communities	Habitat on Site?
<i>Cirsium occidentale</i> var. <i>compactum</i>	Chaparral, Coastal dunes, Coastal prairie, Coastal scrub	No habitat or out of range
<i>Cirsium occidentale</i> var. <i>lucianum</i>	Chaparral I (openings)/Serpentine. Often steep rocky slopes and disturbed roadsides.	No habitat or out of range
<i>Cirsium righthophilum</i>	Coastal bluff scrub, Coastal dunes	No habitat or out of range
<i>Cirsium scariosum</i> var. <i>loncholepis</i>	Cismontane woodland, Coastal dunes, Coastal scrub, Marshes and swamps (brackish), Valley and foothill grassland/mesic, sandy	No habitat or out of range
<i>Clarkia speciosa</i> ssp. <i>immaculata</i>	Chaparral (margins, openings), Cismontane woodland, Valley and foothill grassland/sandy	No habitat or out of range
<i>Delphinium parryi</i> ssp. <i>eastwoodiae</i>	Chaparral (openings), Valley and foothill grassland/Serpentine, coastal	No habitat or out of range
<i>Delphinium umbraculorum</i>	Cismontane woodland	No habitat or out of range
<i>Dithyrea maritima</i>	Coastal dunes, Coastal scrub (sandy)	No habitat or out of range
<i>Dudleya abramsii</i> ssp. <i>bettinae</i>	Chaparral, Coastal scrub, Valley and foothill grassland/serpentine, rocky	No habitat or out of range
<i>Dudleya abramsii</i> ssp. <i>murina</i>	Chaparral, Cismontane woodland, Valley and foothill grassland/serpentine	No habitat or out of range
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Coastal bluff scrub, Chaparral, Coastal scrub, Valley and foothill grassland/rocky, often clay or serpentine	No habitat or out of range
<i>Eriastrum luteum</i>	Broadleafed upland forest, Chaparral, Cismontane woodland/sandy or gravelly	No habitat or out of range
<i>Erigeron blochmaniae</i>	Coastal dunes, Coastal scrub	No habitat or out of range
<i>Eriodictyon altissimum</i>	Chaparral (maritime), Cismontane woodland, Coastal scrub/sandstone	No habitat or out of range
<i>Eryngium aristulatum</i> var. <i>hooveri</i>	Vernal pools	Potentially but not found
<i>Fritillaria ojaiensis</i>	Broadleafed upland forest (mesic), Chaparral, Lower montane coniferous forest/rocky	No habitat or out of range
<i>Fritillaria viridea</i>	Chaparral (serpentine)	No habitat or out of range
<i>Galium hardhamiae</i>	Closed-cone coniferous forest, Chaparral/serpentine	No habitat or out of range
<i>Grindelia hirsutula</i> var. <i>maritima</i>	Coastal bluff scrub, Coastal scrub, Valley and foothill grassland/sandy or serpentine	No habitat or out of range
<i>Horkelia cuneata</i> var. <i>puberula</i>	Chaparral (maritime), Cismontane woodland, Coastal scrub/sandy or gravelly	Potentially but highly unlikely
<i>Horkelia cuneata</i> var. <i>sericea</i>	Closed-cone coniferous forest, Chaparral (maritime), Coastal dunes, Coastal scrub/sandy or gravelly, openings	Potentially but highly unlikely
<i>Juncus luciensis</i>	Chaparral, Great Basin scrub, Lower montane coniferous forest, Meadows and seeps, Vernal pools	No habitat or out of range
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Marshes and swamps (coastal salt), Playas, Vernal pools	Potentially but highly unlikely
<i>Layia jonesii</i>	Chaparral, Valley and foothill grassland/clay or serpentine	No habitat or out of range
<i>Lupinus ludovicianus</i>	Chaparral, Cismontane woodland/sandstone or sandy	No habitat or out of range
<i>Malacothamnus palmeri</i> var. <i>involucrat</i>	Chaparral, Cismontane woodland, Coastal scrub	No habitat or out of range
<i>Malacothamnus palmeri</i> var. <i>palmeri</i>	Chaparral (rocky)	No habitat or out of range
<i>Monardella frutescens</i>	Coastal dunes, Coastal scrub (sandy)	No habitat or out of range
<i>Monardella palmeri</i>	Chaparral, Cismontane woodland/serpentine	No habitat or out of range
<i>Monolopia gracilens</i>	Broadleafed upland forest (openings), Chaparral (openings), Cismontane woodland, North Coast coniferous forest (openings), Valley and foothill grassland/Serpentine	No habitat or out of range
<i>Navarretia nigelliformis</i> ssp. <i>radians</i>	Cismontane woodland, Valley and foothill grassland, Vernal pools	No habitat or out of range
Continued		

Scientific Name	Natural Habitats and Communities	Habitat on Site?
<i>Plagiobothrys uncinatus</i>	Chaparral I (sandy), Cismontane woodland, Valley and foothill grassland	No habitat or out of range
<i>Poa diaboli</i>	Closed-cone coniferous forest, Chaparral (mesic), Cismontane woodland, Coastal scrub/shale; sometimes burned areas	No habitat or out of range
<i>Pseudognaphalium leucocephalum</i>	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland/sandy, gravelly	Potentially but highly unlikely
<i>Sanicula maritima</i>	Chaparral, Coastal prairie, Meadows and seeps, Valley and foothill grassland/clay, serpentinite	Potentially but highly unlikely
<i>Scrophularia atrata</i>	Closed-cone coniferous forest, Chaparral, Coastal dunes, Coastal scrub, Riparian scrub	No habitat or out of range
<i>Senecio aphanactis</i>	Chaparral, Cismontane woodland, Coastal scrub/sometimes alkaline	No habitat or out of range
<i>Sidalcea hickmanii</i> ssp. <i>anomala</i>	Closed-cone coniferous forest, Chaparral/rocky, serpentinite	No habitat or out of range
<i>Streptanthus albidus</i> ssp. <i>peramoenus</i>	Chaparral, Cismontane woodland, Valley and foothill grassland/serpentinite	No habitat or out of range
<i>Suaeda californica</i>	Marshes and swamps (coastal salt)	No habitat or out of range
<i>Trifolium hydrophilum</i>	Marshes and swamps, Valley and foothill grassland (mesic, alkaline), Vernal pools	Potentially but highly unlikely
<i>Triteleia ixioides</i> ssp. <i>cookii</i>	Closed-cone coniferous forest, Cismontane woodland/serpentinite seeps	No habitat or out of range

Summary and Findings Regarding Special-Status Species

After an intensive search of the subject site, no rare plants were found, and none would be expected. Introduced, weedy grasses and forbs, garden escapes, planted ornamental trees, and thickets of California blackberry dominate much of the site. The planted trees also modify the habitat in which they occur. Some rare plants are known to occur in the general vicinity of the site; mostly in the coastal salt marsh, sand dunes, and serpentine slopes. None of these habitats are found on the project site. All of these plants would have been readily recognizable during the time of our surveys.

RESULTS: WILDLIFE SPECIES ON SITE

In general, the area under study is primarily dedicated to various edifices and a parking lot. The biological significance and wildlife habitat values of the project site are small and confined to a narrow seasonal drainage channel that traverses the back (north side) of the parcel between the buildings and parking lot (south side of drainage) and the Highway 1 southbound on ramp (north side of drainage). Buildings and a paved parking lot currently cover most of the project site. A commercial storage building was built over the drainage, and water flows under the building through a culvert. Busy roads occur along the south, north, and west sides of the site, and commercial development occurs along the east side. As a result, the biological and wildlife habitat along the drainage is highly disturbed and degraded resulting in low wildlife use and diversity of the area. Most of the species observed were typical of urban areas where disturbances are common. However, during his site visit, Dr. McGovern

flushed a Cooper's hawk (*Accipiter cooperii*) from the sparse tree canopy along the bank of the drainage. He also observed whitewash in the drainage possibly from the hawk.

The drainage channel was dry during the July 2012 site visit with the exception of a small, shallow puddle at the outflow of the drainage where it emerges from the culvert that runs under the storage building that is built over the drainage. The puddle is approximately four feet long and two feet wide at its extreme with a depth in some areas as much as five inches. A few aquatic insects inhabit the puddle including water striders. Tadpoles were also observed. A tadpole was captured, and identified as the tadpole of the pacific tree frog. The attendants at the feed store also described the frogs that they have observed in the drainage area, and their description is consistent with that of pacific tree frogs.

Dr. McGovern examined the culverts with the aid of a flashlight and found no wildlife species using the areas. Additional observations of the trees and vegetation along the bank suggested that there were no nesting birds or other wildlife species utilizing the disturbed banks of the drainage. Some of the species observed on or near the site during our site visits include the following: American crow, Cooper's hawk, European starlings, House finch, House sparrow, Pacific tree frog, Western scrub jay, and Western fence lizard.

SPECIAL STATUS WILDLIFE SPECIES

A number of special status wildlife species are known to occur along the central coast of California in the general vicinity of the project site. However, like the rare plant species, many occur in restricted habitats such as sand dunes, vernal pools, salt or brackish water, etc. None of these habitats occur on or near the site. A search of the CNDDDB for the Morro Bay South U.S.G.S 7.5 minute quadrangle and the immediately surrounding quadrangles (Port San Luis, Pismo Beach San Luis Obispo, Atascadero, Morro Bay North, and Cayucos) provided a list of wildlife species with special listing that have potential of being on or within about 10 miles of the proposed project site.

A list of these special status species and information on their current rarity status as listed by the State and Federal government is provided on Table 7 and Appendix 3. We carefully searched the subject site for any signs of these potential special status wildlife species, and none were found on the site, and none are expected to use the site because of a lack of suitable habitats. The exception is the presence of a Cooper's hawk, which was observed on the site but believe this was a very unusual event.

TABLE 7. A compilation of wildlife species listed on the Morro Bay South U.S.G.S 7.5 minute quadrangle and the six adjacent quadrangles (N = none, T = threatened, E = endangered, C = candidate, SSC = species of special concern, FP = federally proposed for change, WL = watch list)

FISH			
southern steelhead	<i>Oncorhynchus mykiss irideus</i>	E / N	SSC
tidewater goby	<i>Eucyclogobius newberryi</i>	E / N	SSC
AMPHIBIANS/REPTILES			
black legless lizard	<i>Anniella pulchra nigra</i>	N / N	SSC
California red-legged frog	<i>Rana draytonii</i>	T / N	SSC
coast horned lizard	<i>Phrynosoma blainvillii</i>	N / N	SSC
coast Range newt	<i>Taricha torosa</i>	N / N	SSC
foothill yellow-legged frog	<i>Rana boylei</i>	N / N	SSC
silvery legless lizard	<i>Anniella pulchra pulchra</i>	N / N	SSC
western pond turtle	<i>Emys marmorata</i>	N / N	SSC
BIRDS			
burrowing owl	<i>Athene cunicularia</i>	N / N	SSC
California black rail	<i>Laterallus jamaicensis coturniculus</i>	N / T	FP
California clapper rail	<i>Rallus longirostris obsoletus</i>	E / E	FP
California horned lark	<i>Eremophila alpestris actia</i>	N / N	WL
Cooper's hawk	<i>Accipiter cooperii</i>	N / N	WL
ferruginous hawk	<i>Buteo regalis</i>	N / N	WL
golden eagle	<i>Aquila chrysaetos</i>	N / N	FP WL
loggerhead shrike	<i>Lanius ludovicianus</i>	N / N	SSC
purple martin	<i>Progne subis</i>	N / N	SSC
tricolored blackbird	<i>Agelaius tricolor</i>	N / N	SSC
western snowy plover	<i>Charadrius alexandrinus nivosus</i>	T / N	SSC
western yellow-billed cuckoo	<i>Coccyzus americanus occidentalis</i>	C / E	
white-tailed kite	<i>Elanus leucurus</i>	N / N	FP
MAMMALS			
American badger	<i>Taxidea taxus</i>	N / N	SSC
big free-tailed bat	<i>Nyctinomops macrotis</i>	N / N	SSC
Monterey dusky-footed woodrat	<i>Neotoma macrotis luciana</i>	N / N	SSC
Morro Bay kangaroo rat	<i>Dipodomys heermanni morroensis</i>	E / E	FP
pallid bat	<i>Antrozous pallidus</i>	N / N	SSC
San Diego desert woodrat	<i>Neotoma lepida intermedia</i>	N / N	SSC
Townsend's big-eared bat	<i>Corynorhinus townsendii</i>	N / N	SSC
western mastiff bat	<i>Eumops perotis californicus</i>	N / N	SSC
INVERTEBRATES			
Atascadero June beetle	<i>Polyphylla nubila</i>	N / N	
California linderiella	<i>Linderiella occidentalis</i>	N / N	
globose dune beetle	<i>Coelus globosus</i>	N / N	
<i>Continued</i>			

COMMON NAME	SCIENTIFIC NAME	FED / CAL STATUS	DFG STATUS
monarch butterfly	<i>Danaus plexippus</i>	N / N	
Morro Bay blue butterfly	<i>Plebejus icarioides moroensis</i>	N / N	
Morro shoulderband (=banded dune) snail	<i>Helminthoglypta walkeriana</i>	E / N	SSC
San Luis Obispo pyrg	<i>Pyrgulopsis taylori</i>	N / N	
sandy beach tiger beetle	<i>Cicindela hirticollis gravida</i>	N / N	
Mimic tryonia (=California brackish water snail)	<i>Tryonia imitator</i>	N/N	
vernal pool fairy shrimp	<i>Branchinecta lynchi</i>	T / N	

The subject site is limited in range and habitat conditions from a wildlife perspective, and it is significantly disturbed. Potential habitats are confined to a narrow and short drainage lined mostly by introduced herbs and thickets of California blackberry surrounded by development with heavily trafficked roadways, parking lots, and commercial buildings. As a result, biological activity in the area is low and not significant. It was, therefore, a surprise and very unusual to discover a Cooper's hawk utilizing the sparse habitat.

The Cooper's hawk (*Accipiter Cooperi*) is an elegant flier in wooded areas. This species is less intimidated by development, and it is not unusual to observe one swooping between trees and houses when foraging. Dr. McGovern has observed them in areas with development but with more expansive sylvan settings. He suggests that the observed hawk was roosting and that it was looking for foraging opportunities of smaller birds. In the general vicinity of the project site are areas that appear to offer similar opportunity in more extensive habitats. We believe that the large habitats were utilized in conjunction with the small area along the drainage under review.

The two-striped garter snake (*Thamnophis hammondi*) is considered a species of special concern by the California Department of Fish and Game although it was not listed on the examined CNDDDB reports. It is distributed from central California to Baja California, and it is found from the coast to the foothills and mountains. This is a relatively common snake in California, and it is not unusual to see several individuals at a time in a given spot. Though not exclusively aquatic, garter snakes are most frequently encountered in or near water, inhabiting streams, ponds, and lakes throughout their range. They can often be found even in temporary bodies of water such as vernal pools, and they feed on, among other things, frogs and tadpoles. This is why this species is included in this discussion. The small puddle described previously contained tadpoles, and the employees of the commercial enterprise said that they observe frogs in the drainage. This could potentially be an enticement for garter snakes to inhabit this area. However, during our search of the site, we did not observe any garter snakes or any signs they were present.

By the same reasoning the Coast Range newt (*Taricha torosa torosa*) is a California species of special concern and can be found in wet forests, oak forests, chaparral, and rolling grasslands. It utilizes ponds, reservoirs, and pools in streams to breed, typically beginning in December or January or with the first heavy rains. Eggs are attached to submerged vegetation or stones. Larvae transform and begin to live on land at the end of the summer or in early fall. In summer they can be found in moist habitats under woody debris or in rock crevices and animal burrows; however, they can also sometimes be seen wandering overland in moist habitats or conditions any time of the year. The drainage on the project site is small and highly degraded; therefore, the opportunity for the coast range newt to inhabit this drainage is very limited. No Coast Range newts were observed on the site and no signs of them were found.

Also the black legless lizard (*Anniella pulchra nigra*) and silvery (*Anniella pulchra pulchra*) are considered by California a species of special concern. They prefer to inhabit leaf litter and/or areas under logs in moist environments along the coast and inland. The subject site offers small moist areas, but they are very small and limited. The moist area near the puddle and the accompanying vegetation could potentially offer shelter for these species. A careful search through the vegetation failed to produce sightings or any signs of these species.

The remainder of the species listed in Table 7 and discussed in Appendix 3 as gleaned from the CNDDDB reports are not expected to be in the small, confined habitat in the drainage due to lack of habitat or minimal habitat. Of all the birds listed in Table 7, the Cooper's hawk is the only one that might be found in the habitat on site, but we believe it is would be an unusual occurrence and that normally the Cooper's hawk would not use this area. Indeed the reason that the Cooper's hawk may have been there is that the small puddle provides summer water to passerine birds on which this species of hawk preys. The others are not found in the habitat type or the habitat is too small and limited in value.

The bats listed are not found in the habitats available on site, and there was no evidence that they were in the drainage tunnel under the building. Certainly there was no evidence of badger diggings or of wood rat nests either. We, therefore, believe that these species do not use the subject site.

Although a small puddle is on the site, it is too small for the species listed under the aquatic heading in Table 7. The southwestern pond turtle and the frogs, including red-legged frogs, are found in large and deeper bodies of water, and the small and predominantly dry drainage could not harbor steelhead trout.

The drainage also is unsuitable habitat for the horned lizard, and those species listed under the insect section of Table 7. However, we do include a discussion of each of the special status animal species listed in Table 7 (Appendix 3).

POTENTIAL IMPACTS TO BIOLOGICAL RESOURCES AND RECOMMENDED MITIGATION MEASURES

Native Plant Impacts: The proposed project is planned for areas that are paved or only have a few scattered weedy herbs. No disturbances are planned for the small seasonal drainage that traverses the proposed development site. This seasonal drainage is highly disturbed with debris and pieces of concrete and is covered by a mosaic of introduced, weedy grasses and forbs, garden escapes, ornamental trees, and thickets of California blackberry and poison oak. Almost all the herbaceous vegetation along the drainage is composed of introduced species (6 native herbs and 40 introduced herbs). No disturbance to the seasonal drainage channel and its banks are anticipated except for the removal of the storage building; therefore, there should be no impacts to the native plant species or plant communities. Removal of the storage building will require restoration of the drainage as discussed later.

Rare Species Impacts: No rare plant species were found, and none are expected on the site because of the highly disturbed nature of the habitat. Although a Cooper's hawk, which is on the DFG watch list, was flushed from the site, we do not believe that the drainage provides habitat for any of the rare wildlife species even though some, as indicated in the wildlife discussion, could potentially (although unlikely) use the site. However, the seasonal drainage will be left intact as it currently exists and not be disturbed or affected by the proposed project. Removal of the storage building will actually add more areas where the seasonal drainage habitat is exposed and vegetated. As a result, no impacts to the habitats along the drainage are anticipated and with restoration of the section of the drainage that is currently under the storage building (Figure 4; Photos 10 – 12), the habitats will be enlarged and enhanced by the project.

Storage Building Removal Impacts: As mentioned above, the removal of the storage building that is currently built over the drainage will result in opening up another small section of the seasonal drainage. There will be the initial impacts of removing the building and culverts, but these can be mitigated with landscaping and revegetation, which will result in enlarged and enhanced habitats along the seasonal drainage.

Mitigation: We believe that small section of the drainage immediately behind the existing Lemos Feed and Pet Supply store at present offers very limited potential wildlife habitats and biological value; however, we are pleased that no disturbances are proposed in this section of the drainage. Therefore, no mitigation is necessary to offset impacts to this area. However, we recommend that this area be landscaped with native vegetation, which will enhance its biological value. For example, the broken concrete and asphalt along the southern bank could be removed and replaced with native plantings. This type of restoration would enhance the biological integrity and complexity of the drainage

and improve its habitat value. In addition, native vegetation, once established will stabilize the bank.

The myoporum trees along the drainage do not look to be in good health. If they should die or be removed, we recommend that they be replaced with trees native to the Morro Bay area such as *Quercus agrifolia* (coast live oak).

Where the storage building is removed, the newly exposed section of the drainage should be shaped to correspond with the banks, channel, and topography of the existing drainage both up and down stream. Immediately after being shaped, proper erosion control protocol should be followed as approved by the City of Morro Bay. We also recommend that the slopes of the drainage have jute netting and be seeded or hydroseeded with a mixture of native grasses, forbs, and shrubs (Table 8). If hydroseed is used, we recommend that the seeds be in a hydroseed mix consisting of 1800 lbs/acre cellulose wood fiber, 120 lbs/acre Ecology Control M-Binder with no fertilizer. Addition of fertilizer has been shown to favor the development of aggressive weedy plants thus inhibiting the growth of native herbs and shrubs. The seed mix should be comprised of a mixture of the native plants listed in Table 8; however, modifications of this mixture may be necessary depending on availability of the seeds. The suggested seed mix consists of only native herbs and shrubs indigenous to the central coast near Morro Bay. Many of these native are good colonizers and are common to disturbance areas. The grasses and forbs should grow fast and hold the soil until the trees and shrubs can become established. There are also species of legumes included because they will add nitrogen to the soil through their symbiotic relationship with nitrogen-fixing bacteria. The shrubs are those typical of seasonally drainages along the central coast but will take longer to become established than the herbaceous plants.

We also recommend that a landscape plan be prepared for the areas along the slopes and banks of the drainage. After these areas are seeded, one-gallon or larger container stock native trees and shrubs should be planted (Table 9). We recommend that some combination of trees and shrubs listed in Table 9 be used. These plant species are typical of areas that are environmentally similar to the project site. The combination of trees and shrubs will add both horizontal and vertical complexity to the habitat along the drainage. The ultimate goal of the landscaping or revegetation plan is to establish plant communities that are self-sustaining, will stabilize the slopes of the drainage, will require minimal maintenance once established, and will provide complex habitats for wildlife.

Table 8. Suggested plant species for seeding or hydroseeding slopes of the drainage. Modifications may be necessary depending on availability.

Scientific name (common name)	Lbs/A
<i>Ceanothus cuneatus</i> (buckbrush) ***	1
<i>Eriogonum fasciculatum</i> (buckwheat)***	2
<i>Eschscholzia californica</i> (California lupine)*	4
<i>Heteromeles arbutifolia</i> (toyon)***	1
<i>Acemispn glaber</i> [<i>Lotus scoparius</i>] (deerweed)***	4
<i>Lupinus bicolor</i> (lupine)*	3
<i>Lupinus nanus</i> (sky lupine)*	3
<i>Lupinus succulentus</i> (succulent lupine)*	3
<i>Melica imperfecta</i> (melic grass)**	1
<i>Mimulus aurantiacus</i> (bush monkeyflower)***	2
<i>Bromus carinatus</i> (native brome)**	2
<i>Nassella (Stipa) pulchra</i> (purple needlegrass)**	2
<i>Elymus (Leymus) triticoides</i> (beardless wild-rye)**	3
<i>Trifolium gracilentum</i> (clover)*	4
<i>Festuca (Vulpia) microstachys</i> (annual fescue)*	8
<i>Elymus (Leymus) condensatus</i> (giant rye)**	2
<i>Cyperus eragrostis</i> (native umbrella sedge)****	2

- * Native annuals to stabilize soil. Legumes to add nitrogen
- ** Native perennial grasses
- *** Native shrubs.
- **** Native sedge

Table 9. Native trees and shrubs recommended for the landscape plan. Modifications may be needed depending on availability.

Scientific Name	Common Name
TREES	
<i>Myrica californica</i>	Wax-myrtle
<i>Platanus racemosa</i>	Sycamore
<i>Populus trichocarpa</i>	Black cottonwood
<i>Quercus agrifolia</i>	Coast live oak
<i>Salix lasiolepis</i>	Arroyo willow
SHRUBS	
<i>Ceanothus cuneatus</i>	Buckbrush
<i>Ceanothus griseous</i>	Yankee Point or Carmel ceanothus
<i>Ceanothus thyrsiflorus</i>	Blue blossom ceanothus
<i>Cornus sericea</i>	American dogwood
<i>Frangula (Rhamnus) californica</i>	Coffee-berry
<i>Heteromeles arbutifolia</i>	Toyon
<i>Lonicera involucrata</i>	Twinberry
<i>Mimulus aurantiacus</i>	Bush monkeyflower
<i>Rhamnus crocea</i>	Redberry
<i>Ribes malvaceum</i>	Chaparral currant
<i>Ribes quercetorum</i>	Foothill gooseberry
<i>Ribes sanguineum</i>	Pink-flowering currant
<i>Ribes speciosum</i>	Fuchsia-flowered gooseberry
<i>Rosa californica</i>	Rose
<i>Rosa spithamea</i>	Rose
<i>Sambucus nigra</i> subsp. <i>caerulea</i>	Elderberry
<i>Symphoricarpos albus</i>	Snowberry
<i>Symphoricarpos mollis</i>	Snowberry

CONCLUSION

There are several factors that have greatly reduced the biological significance and habitat values of the project site and the small seasonal drainage that traverses it. Buildings and a paved parking lot currently cover most of the project site. Except for a few scattered weedy grasses and forbs, the vegetation cover is only found along the seasonal drainage channel that traverses the back (north side) of the parcel between the Lemos Feed and Pet Supply store and the Highway 1 southbound on-ramp (north side of drainage). A commercial storage building was built over the drainage, and water flows under the building through a culvert. Busy roads occur along the south, north, and west sides of the site, and commercial development occurs along the east side. All of these factors reduce the biological value and wildlife habitats on the site.

In addition to the above, the current vegetation cover does not offer valuable habitat. Introduced, weedy grasses and forbs cover the disturbed areas along the parking lot, roadsides, and portions of the highly disturbed seasonal drainage. The seasonal drainage is currently vegetated by a mosaic of weedy, invasive grasses and forbs, ornamental garden escapes, ornamental trees, and thickets of California blackberry and Poison oak. Some weedy plants such as *Ehrharta erecta* (erect veldt grass) have formed dense, thick mats in disturbed areas along the drainage. *Tropaeolum majus* (Garden nasturtium), a garden escape, and *Delairea odorata* (Cape ivy), a noxious weed, have formed large patches in many areas along the drainage. *Ricinus communis* (Castor bean), a shrub considered a noxious weed, has recently invaded the drainage and is becoming established. *Myoporum laetum*, an ornamental tree, has been planted along both sides of the drainage; however, some have been removed because they were a safety hazard. Cal Trans has also removed several trees and shrubs along the Highway 1 southbound on-ramp. In addition, some of the myoporum trees do not look healthy and may need to be removed. Some of the Monterey pines have been removed and others have recently died (Photos 5, 6, 7, and 9). As a result of all these factors, the small section of the seasonal drainage behind the Lemos Feed and Pet Supply currently offers very poor and limited potential wildlife habitats.

No disturbances will occur along this section of seasonal drainage immediately behind the store as a result of the proposed project. However, the storage building built over the drainage will be removed for flood control reasons. In this report, we suggest a landscaping or revegetation plan that will establish plant communities that are self-sustaining, will stabilize the slopes of the drainage, will require minimal maintenance once established, and will provide complex habitats for wildlife. This will allow the proposed project to actually enlarge and enhance the biological value of the seasonal drainage on the project site.

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APPENDIX 1. PLANT SPECIES FOUND ON AND AROUND THE 1320 MAIN STREET PARCEL, MORRO BAY, CA

Scientific Name	Common Name	Origin
TREES		
* <i>Myoporum laetum</i>	Myoporum	Planted
* <i>Pinus radiata</i>	Monterey pine	Planted native
<i>Quercus agrifolia</i>	Coast live oak	Native
SHRUBS		
<i>Artemisia californica</i>	California sagebrush	Native
<i>Baccharis glutinosa</i>	Marsh baccharis	Native
<i>Baccharis pilularis</i>	Coyote bush	Native
* <i>Garrya elliptica</i>	Silk tassel bush	Planted native
* <i>Ricinus communis</i>	Castor bean	Introduced
<i>Rubus ursinus</i>	Wild blackberry	Native
<i>Toxicodendron diversilobum</i>	Poison oak	Native
HERBS		
* <i>Anagallis arvensis</i>	Scarlet pimpernel	Introduced
* <i>Apium graveslens</i>	Celery	Escaped
<i>Artemisia douglasiana</i>	Mugwort	Native
* <i>Avena barbata</i>	Slender wild oats	Introduced
* <i>Bromus diandrus</i>	Ripgut brome	Introduced
* <i>Carduus pycnocephalus</i>	Italian thistle	Introduced
* <i>Conium maculatum</i>	Poison hemlock	Introduced
* <i>Delairea odorata</i>	Cape Ivy	Introduced
* <i>Ehrharta erecta</i>	Erect veldt grass	Introduced
<i>Epilobium canum</i>	California-fuchsia	Native
<i>Erigeron canadensis</i>	Common horseweed	Native
* <i>Erigeron sumatrensis</i>	Tropical horseweed	Introduced
* <i>Erodium botrys</i>	Storkbill filaree	Introduced
* <i>Erodium moschatum</i>	Green stem filaree	Introduced
<i>Eschscholzia californica</i>	California poppy	Native
* <i>Festuca sp.</i>	Fescue	Introduced
* <i>Foeniculum vulgare</i>	Sweet fennel	Introduced
* <i>Geranium dissectum</i>	Annual geranium	Introduced
* <i>Hedypnois cretica</i>	Crete weed	Introduced
<i>Helianthus annuus</i>	Sunflower	Planted native
* <i>Helminthotheca echioides</i>	Bristly ox-tongue	Introduced
* <i>Hirschfeldia incana</i>	Perennial mustard	Introduced
* <i>Hordeum murinum</i>	Foxtail barley	Introduced
* <i>Lactuca serriola</i>	Prickly lettuce	Introduced
* <i>Malva nicaeensis</i>	Mallow	Introduced
<i>Marah fabacea</i>	Manroot	Native
* <i>Medicago polymorpha</i>	Bur-clover	Introduced
* <i>Melilotus albus</i>	White sweet-clover	Introduced
* <i>Polycaroon tetraphyllum</i>	Allseed	Introduced
Continued		

Scientific Name	Common Name	Origin
* <i>Polypogon viridis</i>	Ditch beardgrass	Introduced
* <i>Raphanus sativa</i>	Wild radish	Introduced
* <i>Rumex crispus</i>	Curley dock	Introduced
* <i>Silybum marianum</i>	Milk-thistle	Introduced
* <i>Sorghum bicolor</i>	Sorghum	Introduced (birdseed)
* <i>Triticum aestivum</i>	Wheat	Introduced (animal feed)
* <i>Tropaeolum majus</i>	Garden nasturtium	Garden Escape
* <i>Vicia sativa</i>	Common vetch	Introduced
* <i>Vicia villosa</i>	Purple vetch	Introduced

APPENDIX 2.
PHOTOS OF 1320 MAIN STREET, MORRO BAY, CA
ON FOLLOWING PAGES



Photo 1. View from Main Street of the Lemos parcel, which is mostly covered by buildings and a paved parking lot. Planted trees (mostly myoporum) line the drainage, and introduced grasses and forbs grow in disturbed areas along the parking lot, roads, and drainage channel. July 2012.



Photo 2. The banks of the drainage have been highly disturbed and a storage building has been built over the drainage. Water flows through a culvert under the building. Weedy plants form the majority of the plant cover along the south side of the drainage. A large patch of poison oak and myoporum trees line the north side of the drainage. July 2012



Photo 3



Photos 3 and 4. Photo 3 (top) was taken in July 2012; Photo 4 (bottom) in March 2013. The drainage is partially lined by planted myoporum trees next to the parking lot (left side of photo) and on the north side of the drainage (right side of Photo 4). The first myoporum tree on the south side marks the western boundary of the Lemos parcel. This section of the drainage shown in Photo 3 is lined by mostly by Erect veldt grass, Garden nasturtium (red-orange flowers), and California blackberry. In Photo 4 this same area is visible along with the Myoporum and dead Monterey pines on the north side. The seasonal drainage channel was dry in July when photo 3 was taken and had minimal flow in March 2013. Garden nasturtium (red-orange flowers), Cape ivy, and California blackberry form large patches in places along the drainage.



Photo 5. Some areas along the seasonal drainage have chunks of concrete and asphalt. Patches of Garden nasturtium, a garden escape, and Cape ivy, a noxious weed, grow in these highly disturbed areas along the drainage. July 2012.



Photo 6. Same area as described for Photo 5 in March 2013. The myoporum tree on the right approximately marks the boundary of the subject site. The myoporum trees and dead Monterey pine along the north side of the drainage are visible in the upper left of the photo. March 2013

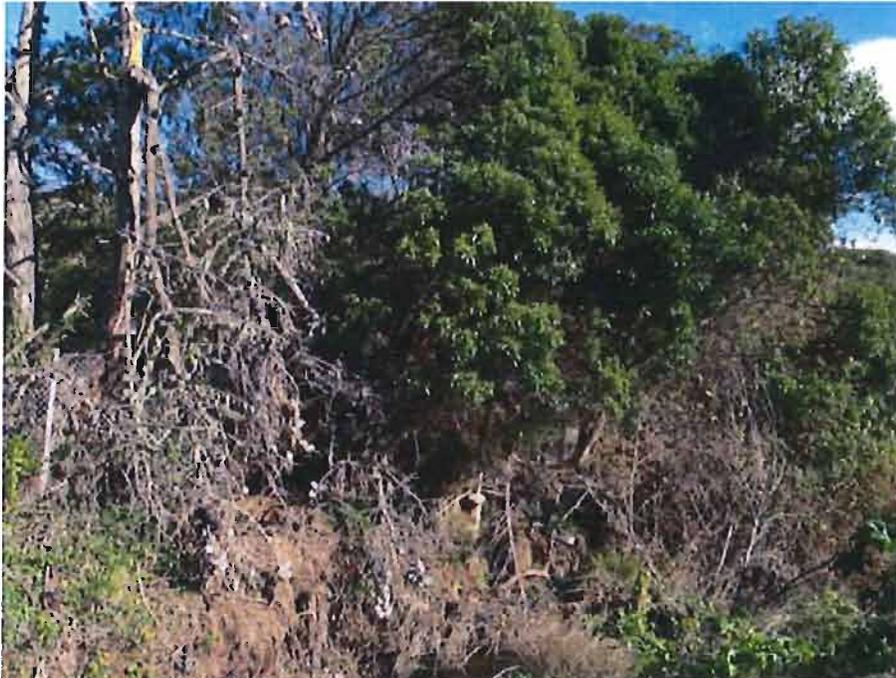


Photo 7. Closer view of dead Monterey pine and myoporum trees along the north side of the drainage. January 2013.



Photo 8. In January 2013, three small *Ricinus communis* (Castor bean), a noxious weed were becoming established along the drainage. These plants were not present during the July 2012 surveys.



Photo 9. The vegetation along the north side of the drainage (along the Highway 1 southbound on ramp) is maintained by Cal Trans. Vegetation is regularly cleared and trees and shrubs removed. July 2012



Photo 10. Front view of storage building that will be removed.



Photo 11. The water in the drainage flows through a culvert under the storage building. This is the east side of the building where there is a small section of the drainage exposed. Buildings cover the drainage east of this small section.



Photo 12. Ornamental and introduced grasses and forbs cover the small section of the drainage that is exposed east of the subject site.

APPENDIX 3. SPECIAL STATUS ANIMAL SPECIES OF THE MORRO BAY AREA

Steelhead trout (*Oncorhynchus mykiss irideus*). Steelheads are considered endangered by U. S. Fish and Wildlife Service and a Species of Special Concern by the California Department of Fish and Game. They are anadromous rainbow trout and can enter the rivers and creeks in California during most months of the year. Typically there are runs of steelhead in late summer through October (fall runs), November through April (winter runs), and May through June (spring runs). Steelheads enter a river or stream that can be shared by larger salmonids, but they usually occupy smaller tributaries than salmon and use finer beds of river gravel in which to spawn. Typically steelhead trout spend one to two years in fresh water before entering the ocean and then return to spawn at three to four years old.

Steelhead were formerly abundant in many of the streams and rivers of the Central Coast of California. They were a common component of the Salinas River and some of its tributaries, but they are currently considered to be uncommon. Degradation of many streams and rivers has resulted in the diminution or demise of steelhead in certain drainages. The seasonal drainage on the site does not provide steelhead habitat.

Tidewater gobi (*Eucyclogobius newberryi*) is considered endangered by U. S. Fish and Wildlife Service and a Species of Special Concern by the California Department of Fish and Game. These are small fishes characterized by large pectoral fins and a ventral sucker-like disk formed by the complete fusion of the pelvic fins. Tidewater gobies inhabit estuaries, bays, and lagoons that occur in areas that are separated from the ocean by sand bars. Tidal action brings in salt water into the bays and lagoons where it mixes with the fresh water of inland streams forming brackish waters. Juvenile tidewater gobies have been found in upstream areas such as in Ten Mile River, Mendocino County, and San Antonio Creek and the Santa Ynez River, Santa Barbara County, but for the most part tidewater gobies occur in brackish water with salinities less than 10 ppt.

Tidewater gobies range from Carlsbad, San Diego County, north to Lake Earl, Del Norte County. Their range extends from Tillas Slough at the mouth of the Smith River in Del Norte County, California, south to Agua Hedionda Lagoon in San Diego County. While once recorded in over 80 coastal bays and lagoons, they have been eliminated from many locations, including San Francisco Bay. They are common in some brackish wetlands in San Luis Obispo County, but no appropriate habitats occur on or near the project site.

California black and silvery legless lizards: Two subspecies of California Legless Lizard have been recognized based on individual color morphs: the

Silvery Legless Lizard (*Anniella pulchra pulchra*) and the Black Legless Lizard (*Anniella pulchra nigra*). However, more recent taxonomic studies consider them melanistic morphs of the same subspecies. They are not listed by the U. S. Fish and Wildlife Service but are considered a Species of Special Concern by the California Department of Fish and Game.

Legless lizards are found in scattered locations from Contra Costa County in northern California south to Baja California, typically in sand dunes along the coast. Locally they are fairly common in sandy soils of Montana de Oro State Park, Los Osos, and Morro Bay. Legless lizards are adapted for burrowing in sandy or loamy soils and through leaf litter. As such, they spend much of their time underground or beneath duff. They may be active on the surface at night, remaining in subsurface moisture horizons during the day. There are no appropriate habitats for legless lizards on the project site.

California red-legged frog (*Rana aurora draytonii*) is a species that is considered threatened by the United States Fish and Wildlife Service and a Species of Special Concern by the California Department of Fish and Game. California red-legged frogs have historically been found in riparian habitats throughout the coastal areas of California and in some inland areas. Historically, red-legged frogs were likely widespread throughout San Luis Obispo County and were probably found in most streams with permanent pools, as well as permanent ponds, lakes, and marshes. Unfortunately, today red-legged has disappeared from almost all of its former range. U. S. Fish and Wildlife biologists have found red-legged frogs in San Luis Obispo County mostly in the lower portions of coastal streams. This modified distribution (relative to the historical distribution) is thought to be a result of brackish water habitats giving red-legged frogs a competitive edge with the introduced bullfrog (*Rana catesbeiana*). Red-legged frogs have been extirpated from over 75% of their former range, and are threatened throughout their remaining range by human activity. Exotic predators and competitors include red swamp crayfish (*Procambarus clarkii*), signal crayfish (*Pacifastacus leniusculus*), bullfrogs, bass, catfish, sunfish, and mosquito fish. The majority of occupied habitat, for the red-legged frog, which once ranged throughout central and southern California into Baja, is now restricted to Monterey, San Luis Obispo, and Santa Barbara Counties.

Red-legged frogs need a year-round pool of water. Based on research by Jennings and Hayes (1985), red-legged frogs require intermittent stream habitat with some permanent standing water, usually 28 inches deep and dense shoreline vegetation that lacks introduced bullfrogs and other introduced predators and competitors. Cattails (*Typha*), tules (*Scirpus*), or willows (*Salix*) are typically associated with the presence of red-legged frogs. Canopy cover keeps the water temperature low, a particularly important habitat requirement for red-legged frogs (Hayes 1990). Also, red-legged frogs usually occur with native fish and less frequently with non-native fish (Hayes and Jennings 1989). The

drainage on the project site is small and highly disturbed. It is also seasonally and does not provide permanent standing water. As a result, we believe it does not provide adequate habitat for red-legged frogs.

Coast horned lizard (*Phrynosoma blainvillii*) is not listed by the United States Fish and Wildlife Service but is considered a Species of Special Concern by the California Department of Fish and Game. In a recent study 5 phylogeographic groups in the Coast Horned Lizard complex were recognized, which include 3 ecologically divergent and morphologically diagnosable species: *Phrynosoma coronatum*, *Phrynosoma cerroense*, and *Phrynosoma blainvillii*. They show that *Phrynosoma blainvillii*, which occurs in California, consists of 3 phylogeographic groups, but conclude that these groups do not represent three distinct species.

Historically, the horned lizard was found along the Pacific coast from Baja California north to the Bay Area, and inland as far north as Shasta Reservoir. This species also extends inland to the Kern Plateau east of the crest of the Sierra Nevada. Although its current range is more scattered and fragmented, Horned lizards are found in open areas of sandy soil and low vegetation in valleys, foothills and semiarid mountains from sea level to 8,000 ft.

Coast horned lizards have been found in various places in San Luis Obispo County, including various localities around Morro Bay. However, herpetologist Fred Andoli believes that the coast horned lizards may have disappeared from many of the places in which they were once found in San Luis Obispo County. No horned lizards were observed during field surveys, and no habitat for this species occurs on the project site.

Coast Range newts (*Taricha torosa torosa*) is not listed by the United States Fish and Wildlife Service but is considered a Species of Special Concern by the California Department of Fish and Game. This California species occurs in wet forests, oak forests, chaparral, and rolling grasslands. It utilizes ponds, reservoirs, and pools in streams to breed, typically beginning in December or January or with the first heavy rains. Eggs are attached to submerged vegetation or stones. Larvae transform and begin to live on land at the end of the summer or in early fall. In summer they can be found in moist habitats under woody debris, or in rock crevices and animal burrows, but can sometimes be seen wandering overland in moist habitat or conditions any time of the year. No coast range newts were found on the site, and we do not believe they are present. The drainage on the project site is small and highly disturbed; therefore, the opportunity for the coast range newt to inhabit this drainage is very limited if present at all.

Foothill yellow-legged frog (*Rana boylei*) is not listed by the United States Fish and Wildlife Service but is considered a Species of Special Concern by the California Department of Fish and Game. This species is a small frog found in

streams from northern Oregon and down the west coast of California and Baja California, Mexico. Foothill yellow-legged frogs occur in stream and rivers where there is flowing water as opposed to ponds and lakes with still water. Generally their habitat has a rocky substrate, sunny banks, and areas of shallow water. The drainage on the project site is small, seasonal, and highly disturbed; therefore, the opportunity for the yellow-legged frogs to inhabit this drainage is highly unlikely. Foothill yellow-legged frogs were not observed on the site, and no signs of them were found.

Western (southwestern) pond turtle (*Clemmys marmorata pallida*) is not listed by the United States Fish and Wildlife Service but is considered a Species of Special Concern by the California Department of Fish and Game. Western pond turtles require ponds, lakes, or deeper waters to avoid predators and to feed. They can live on land and will often travel overland in search of a source of water or a place to over summer in underground burrows in dry years. No appropriate aquatic or wetland habitats for western pond turtles occur on and near the project site, and no signs of them were found.

Burrowing Owl (*Athene cunicularia*) is not listed by the United States Fish and Wildlife Service but is considered a Species of Special Concern by the California Department of Fish and Game. Burrowing owls range from the Mississippi to the Pacific and from the Canadian prairie provinces into South America. They are also found in Florida and the Caribbean islands. However, they have disappeared from much of their historic range. This owl is found in dry, open areas such as grasslands, prairies, savannas, deserts, and farmlands.

This owl gets its name because it lives in underground burrows, which provide shelter and a permanent nest site. Unlike other owls, burrowing owls are active during the day, especially in the spring when they gather food for their large broods. This species of owl prefers open areas with low ground cover. They can often be found perching near their burrow on fence posts and trees. During the breeding season diurnal foraging increases and is in large part possible due to the protection afforded by quick escape into a burrow. As such the burrow provides the same sort of cover and protection afforded to nocturnal predators. This species is most generally associated with interior habitats of eastern San Luis Obispo County (Carrizo plain, Elkhorn Plains, and the Cuyama Valley) but occasionally are seen near the coast. Occurrence of this species along the coast is most generally expected along the northern county coast (Cambria area) and even then occurrence is rare. There are records of wintering burrowing owls along the Sand Spit west of Morro Bay. Those burrows were exclusively for wintering use and not for nesting. No burrows were found on or near the project site, and no suitable habitat for burrowing owls exist on the site.

California black rail (*Laterallus jamaicensis coturniculus*) is not listed by the U. S. Fish and Wildlife Service but is considered threatened by the State of California. California black rail is a common species within restricted habitat

types around Morro Bay. Abundance is greatest in *Salicornia* (pickleweed) dominated salt marsh, as well as wetland vegetation dominated by taller stands of pickleweed and cordgrass, or brackish emergent wetland vegetation with pickleweed, cordgrass, and taller growing *Scripus* sp. such some areas along Turri Rd adjacent to Morro Bay's southeastern inflow. Populations of breeding individuals appear to be restricted in distribution and include: Los Osos Creek, Chorro Creek, Sweet Springs, Shark Inlet, and Morro Bay State Park. The shallow water and thick cover habitats preferred by this small bird are restricted mainly to inflow areas that feed the Bay. No appropriate salt marsh habitats for this species occur on and near the project site.

California clapper rail (*Rallus longirostris obsoletus*) is listed as endangered by both the U. S. Fish and Wildlife Service and the State of California. This species inhabits a range of mud flats and areas of salt marshes with shallow water. The vegetation is low growing and dominated by *Salicornia* sp. (pickleweed), *Spartina foliosa* (Pacific cordgrass), *Grindelia* sp. (gumplant), and other typical salt marsh plants. They use a network of small tidal sloughs for foraging and quick escape. For cover the California Clapper Rail seeks out nearby emergent wetland vegetation dominated by taller stands of pickleweed and cordgrass, or brackish emergent wetland vegetation with pickleweed, cordgrass, and taller growing *Scripus* sp. (bulrush). Mussel, clams, arthropods, snails, worms, and small fish are its preferred food. No appropriate salt marsh habitats for this species occur on and near the project site

California Horned lark (*Ermophila alpestris actia*) is not listed by either the U. S. Fish and Wildlife Service or the State of California but is on Department of Fish and Game's watch list. The horned lark is a relatively common resident in a variety of open habitats, usually where trees and large shrubs are absent. California horned larks breed in level or gently sloping short grass prairie, montane meadows, "bald" hills, opens coastal plains, fallow agricultural fields, and salt flats. In San Luis Obispo County, horned larks breed primarily in open fields, (short) grasslands, rangelands, saltbush scrub, and salt flats (e.g. Carrizo Plain). Grasses, shrubs, forbs, rocks, litter, clods of soil, and other surface irregularities provide cover. No signs of California horned larks were found on the project site, and no appropriate habitat conditions are present.

Cooper's hawk (*Accipiter cooperii*) is not listed by either the U. S. Fish and Wildlife Service or the State of California but is on Department of Fish and Game's watch list. Cooper's hawks breed in a few places within the San Luis Obispo County, mainly in oak woodlands. However, Cooper's hawks commonly winter in the County and may be seen around Morro Bay where they may be tallied on birding trips. During the winter, Cooper's hawks are not as shy as during the breeding season, and sometimes they hunt for small birds in residential and industrial areas. Even though one Cooper's hawk was found on the Lemos property, we believe this was a very unusual occurrence. We would

expect that this species may fly over or near the project site, but the project site does not offer habitat for these hawks.

Ferruginous Hawk (*Buteo regalis*) is not listed by either the U. S. Fish and Wildlife Service or the State of California but is on Department of Fish and Game's watch list. The preferred habitat for Ferruginous Hawks is the semiarid grasslands of California and North America. The habitats they use are typically open and without trees; however, there must be perches such as poles, lone trees, knolls, rocky outcrops or large boulders. This species may fly over or near the project site, but the project site does not offer habitat for these hawks.

Golden eagle (*Aquila chrysaetos*) is not listed by either the U. S. Fish and Wildlife Service or the State of California but is on Department of Fish and Game's watch list. Golden eagles tend to be most common in coastal areas north of Cayucos; however, they may be encountered in almost any location (generally away from humans). It is unlikely that any nesting pairs would be within a one-mile radius of the project site as these birds generally nest in more secluded areas. Hunting grounds could include areas in the general vicinity of the project site but even this is rather unlikely. This species may fly over or near the project site, but the project site does not offer habitat for these hawks

Loggerhead shrike (*Lanius ludovicianus*) is not listed by either the U. S. Fish and Wildlife Service or the State of California but is considered a Species of Concern by the Department of Fish and Game. Shrikes commonly are found around Laguna Lake in San Luis Obispo and in other parts of the county. In other parts of the United States, shrikes may have declined, but in this area they are still relatively common. One can hardly drive around in the large open areas around San Luis Obispo without finding them perched on fences by fields and pastures. This bird preys on insects and small birds, foraging over relatively open grasslands or in oak savannas. No habitat for shrikes occurs on the project site; however, they may use areas in the general vicinity of the subject lot.

Purple martin (*Progne subis*) is not listed by either the U. S. Fish and Wildlife Service or the State of California but is considered a Species of Concern by the Department of Fish and Game. Their breeding habitat is throughout temperate North America in open areas across eastern North America, and also some locations on the west coast from British Columbia to Mexico. Purple martins are insectivores and are attracted to the large populations of insects that occur near wetlands; therefore, they prefer open spaces that are situated close to bodies of water. Due to urban development and human interactions in their natural habitats, purple martins are now accustomed to human interaction and live in close proximity with humans today. They tend to find shelter in urban areas where humans put in birdhouse specifically for purple martin's nests. They are usually absent from areas where no such nest sites are provided. Historically, this species inhabited forest edges, montane forests, and deserts and nested in

abandoned woodpecker cavities. Some populations that breed in the western United States continue to live in these natural settings, however most utilize human-made birdhouses.

Purple Martins suffered a severe population crash in the 20th Century widely linked to the release and spread of European Starlings in North America. Starlings and house sparrows compete with martins for nest cavities and will fight with martins over nest sites. Starlings have even been known to kill Purple Martins, especially nestling young. Where Purple Martins once gathered by the thousands, by the 1980s they had all but disappeared. Purple martins were not observed on the site and would not use the project site.

Tricolored blackbird (*Agelaius tricolor*) is not listed by either the U. S. Fish and Wildlife Service or the State of California but is considered a Species of Concern by the Department of Fish and Game. Tricolored blackbirds (*Agelaius tricolor*) are found in western coastal North America where they are native to California and parts of Oregon, Washington, and Nevada. The largest populations are found in the San Joaquin Valley of California, as well as coastal areas. Tricolored blackbirds are typically found in freshwater marsh areas that have dense growths of cattails, bulrushes, and tules. This vegetation provides nesting and foraging sites. The tricolored blackbird populations have declined by over 80% in the last 80 years and may continue to decline as a result of continued habitat loss and disturbance in colonies established in agricultural fields of California (especially the San Joaquin Valley). Currently, over 40% of the world's population nests in agricultural fields of the San Joaquin Valley, which continues to add pressure on their habitats. No appropriate aquatic or wetland habitats for this species occur on and near the project site

Western Snowy Plover (*Charadrius alexandrinus nivosus*) is listed as threatened by the U. S. Fish and Wildlife Service, endangered by the State of California, and as a Species of Special Concern by the Department of Fish and Game. Plovers breed on most continents. In North America they breed in the western interior and on the Pacific and Gulf coasts. Snowy Plovers inhabit sandy beaches and foredunes next to the Pacific Ocean, though they also forage on nearby mud flats, especially after breeding season. They may also forage in coastal lagoons, tidal flats, dry salt flats, and large sandy rivers and lakes where there is little vegetation.

Western snowy plovers are known to breed along the Morro Bay sand spit (across the harbor mouth from Morro Rock) and along the dune complex of Montana de Oro and Atascadero State Beach (also called Morro Strand) that extends North from Morro Rock. Of these areas, the Sand Spit seems to have a higher density of nesting pairs. Winter birds are seen throughout the county on sandy beaches. Summer residents are more localized. Nests, which are no more than shallow scrapes lined with bits of debris, are easily disturbed by human activity. Snowy plovers are also known to be heavily impacted by coyote

and fox populations. While the snowy plovers utilize some beach areas in the general vicinity of the project site, they would not use the subject site.

Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) is a candidate for listing by the U. S. Fish and Wildlife Service and is listed as endangered by the State of California. This species, which was once common along the streams and rivers of the American West, is now a candidate for protection under the Endangered Species Act. Most of the remaining breeding pairs are found in Arizona, California, and New Mexico. Yellow-billed cuckoos prefer open woodlands with clearings and a dense shrub layer. They are often found in woodlands near streams, rivers or lakes. In North America, their preferred habitats include abandoned farmland, old fruit orchards, successional shrubland and dense thickets. In winter, yellow-billed cuckoos can be found in tropical habitats with similar structure, such as scrub forest and mangroves. Cuckoos in Arizona prefer breeding habitat dominated by native tree species, especially cottonwood-willow habitat bordered by mesquite bosque habitat. This species was not seen on the project site and would not be expected to utilize it.

White-tailed kite (*Elanus leucurus*) is listed is not listed by the U. S. Fish and Wildlife Service or the State of California. This species inhabits open savannas, pastures, grassland, marshes, and agricultural areas with scattered trees. It perches on the tops of trees or on power lines in these areas. These birds are generally solitary, or in pairs, but communal winter roosts are also not uncommon. Locally they are most common along the coastline from Morro Bay north, though it is possible to find them in many habitats near the coast. Populations do not seem to be migratory and changes in abundance during the year are generally attributed to "apparent changes" meaning that abundance probably remains constant, but activity patterns and frequency of observation changes. Sightings are least common during the summer breeding season. The White-tailed Kite was rendered almost extinct in California in the 1930s and 1940s by shooting and egg collecting, but they are now common again. The primary food items taken by white-tailed kites (voles, gophers) are known to occur in the general vicinity of the project site, but it is highly unlikely that they would specifically use this site, which is next to roads and commercial buildings.

American badger (*Taxidea taxus*) is not listed by either the U. S. Fish and Wildlife Service or the State of California but is considered a Species of Concern by the Department of Fish and Game. Badgers occur primarily in grasslands, parklands, farms, and other treeless areas with friable soil and large populations of rodents, although in California, American badgers are occasionally found in open chaparral (with less than 50% plant cover) and riparian zones. They are not usually found in mature chaparral. Badgers would not be expected to use the project site, which is next to homes and commercial buildings, because no habitat exists.

Big free tailed bat (*Nyctinomops macrotis*) is not listed by either the U. S. Fish and Wildlife Service or the State of California but is considered a Species of

Concern by the Department of Fish and Game. This species ranges from most of South America northward to Mexico, Arizona, New Mexico, and parts of Texas, Nevada, Utah, and Colorado. On the west coast it occurs in central and southern California. Its habitats include rugged, rocky areas in arid landscapes. It has been found in a variety of vegetation types, including desert shrub, oak woodlands, and evergreen forests. No suitable habitats for this bat species are present on the site.

Monterey dusky footed woodrats (*Neotoma macrotis luciana*) is not listed by either the U. S. Fish and Wildlife Service or the State of California but is considered a Species of Concern by the Department of Fish and Game. This species inhabits a variety of habitats, including chaparral, hardwood, conifer, and mixed forests, and riparian woodlands. In most instances, nests are constructed in inaccessible areas, such as thorny thickets, poison oak patches, and at the base or crotch of trees. We saw no signs of woodrats or woodrat nests on the site and believe there is no suitable habitat for woodrats along this drainage.

Morro Bay Kangaroo Rat (*Dipodomys heermanni morroensis*) is listed as endangered by both the U. S. Fish and Wildlife Service and the State of California. This is a highly endangered and geographically restricted species that may even be extinct. Since the mid 1980s population estimates have been 50 individuals or fewer. The entire known population for this form is restricted to coastal scrub vegetation on the southeastern edge of Los Osos. Other possible suitable habitat localities (that are currently unoccupied) include several small parcels east of Los Osos (near the Junior High School), north and south of Los Osos Valley Road to the east of town, and possibly in Montana de Oro State Park. This species has never been reported from this area of Morro Bay, and no appropriate habitats are present.

Pallid bat (*Antrozous pallidus*) is not listed by either the U. S. Fish and Wildlife Service or the State of California but is considered a Species of Concern by the Department of Fish and Game. This species is an insectivore bat that occurs in arid and semi-arid regions across much of the American west, up and down the coast from Canada to Mexico. The pallid bat most frequently occurs in rocky outcrops, cliffs, and crevices with access to open habitats for foraging. Water must be close to all sites. They forage over open land usually within 8 feet of the soil surface. They typically will use three different types of roosts. A day roost that is a warm, horizontal opening such as in caves, crevices, mines, and occasionally in hollow trees and buildings attics. Roosts must protect bats from high temperatures. Night roosts may be in more open, such as porches and open buildings, but with foliage nearby, and the hibernation roost is often in buildings, caves, or cracks in rocks. No appropriate habitat exists on the subject lot for this species.

San Diego desert woodrats (*Neotoma lepida intermedia*) is not listed by either

the U. S. Fish and Wildlife Service or the State of California but is considered a Species of Concern by the Department of Fish and Game. These rats are found in a diversity of shrub and desert habitats, primarily associated with rock outcroppings, boulders, cacti, or areas of dense undergrowth. It has been estimated that 81% of captures of woodrats have been in rocky areas of northern San Diego County. Woodrats often are associated with the following vegetation types: cholla cactus, Joshua tree woodland, pinyon-juniper woodland, large cactus patches, coastal sage scrub, stands of prickly pear (*Opuntia occidentalis*), chaparral, and oak woodlands. No appropriate habitat occurs for this species on the subject lot.

Townsend big-eared bat (*Corynorhinus townsendii*) is not listed by either the U. S. Fish and Wildlife Service or the State of California but is considered a Species of Concern by the Department of Fish and Game. This species is a rare bat throughout its range in North America. The 2 eastern subspecies are federally listed as endangered; the 2 western subspecies, *C. t. townsendii* and *C. t. pallescens*, are currently considered species of special concern. This bat is often distributed near rocky areas where caves or abandoned mine tunnels are available. They may also occasionally inhabit old buildings. The primary threat to this species is likely disturbance or destruction of roost sites (e.g., recreational caving, mine reclamation, renewed mining in historic districts). No appropriate habitat occurs for this species on the subject site.

Western Mastif Bat (*Eumops perotis californicus*) is not listed by either the U. S. Fish and Wildlife Service or the State of California but is considered a Species of Concern by the Department of Fish and Game. This bat ranges from Butte County to southern California coastal basins and western portions of California's southeastern deserts. It is common in the San Joaquin Valley, Salinas Valley, and coastal lowland areas from San Francisco to San Diego. It forages on rugged, rocky areas where crevices are available for roosting and may also roost in buildings. The primary threats to this species are loss of habitat due to urbanization, marsh drainage, cultivation, and insecticides. No appropriate habitat occurs for this species on the subject site.

Atascadero June beetle (*Polyphylla nubila*) is not listed by either the U. S. Fish and Wildlife Service or the State of California. It is one of 45 species of scarab beetles distributed in North and Central America, southern and central Europe, northern Africa, and southern Asia. They typically reside in forests and orchards with most being identified by white elytra scales forming stripes. The adult beetles are often attracted to lights. *Polyphylla* lay their eggs on soil near plants from where the larvae hatch and burrow down to the roots on which they will feed. They reach maturity in two to three years. This species occurs in the Atascadero to Paso Robles area but has not been reported near Morro Bay.

California linderiella (*Linderiella occidentalis*) is not listed by either the U. S. Fish and Wildlife Service or the State of California. This is a species of fairy

shrimp is a typical Brachinectid anostracan. It is the most common fairy shrimp in the Central Valley and has been documented in most landforms, geologic formations and soil types supporting vernal pools in California. Its range is from Shasta County south to Fresno County and across the valley to the Coast and Transverse Ranges from Mendocino County to Ventura County. California linderiella (California fairy shrimp) tend to live in large, fairly clear vernal pools and lakes but can also inhabit smaller pools. They can also survive in clear to turbid water with a pH of 6.1–8.5 with temperature ranges of 5–29 °C (41–84 °F), making them the most heat tolerant fairy shrimp in California. The biggest threat to California linderiella is destruction and contamination of their vernal pool habitats. No vernal pools or suitable habitats occur on or near the subject site.

Globose dune beetle (*Coelus globosus*) is not listed by either the U. S. Fish and Wildlife Service or the State of California. This dune beetle inhabits the sandy beaches and fore dunes of California's coastal dune system from central and southern California to Baja California. These beetles are primarily subterranean, tunneling through sand underneath dune vegetation. The species is somewhat widely distributed (has even colonized the California Channel islands) in spite of the fact that the adults lack functional wings. It was once common in sandy beaches and fore dunes of central and southern California but has become drastically limited in most areas. Major threats to this species are the destruction of fore dunes and the coastal dune system in California. This species occurs on coastal fore dunes, and no habitat is present on the subject site.

Mimic tryonia =California brackish water snail (*Tryonia imitator*) is not listed by either the U. S. Fish and Wildlife Service or the State of California. It is a very small snail and part of the aquatic gastropod mollusks. It occurs in brackish water, and no habitat is present on the project site.

Monarch butterfly (*Danaus plexippus*) is not listed by either the U. S. Fish and Wildlife Service or the State of California. Monarch butterflies range from southern Canada to northern South America. It has also been found in Bermuda, the Solomons, New Caladonia, New Zealand, Australia, New Guinea, Ceylon, India, the Azors, and the Canary Islands. Monarch butterflies found in San Luis Obispo County migrate from the Rocky Mountain regions to the Central Coast of California. They can be found in a wide range of habitats such as fields, meadows, prairie remnants, urban and suburban parks, gardens, and roadsides. They overwinter in conifer and eucalyptus groves or groves of other large trees. Monarch butterflies go through four generations annually. The first three generations hatch from a cocoon state (also known as the pupa or chrysalis state) and live for up to six weeks, but the fourth generation continues to live for up to six or eight months so that they can migrate to a warmer climate, hibernate, and then start a new first generation in the spring time. There are no cluster of tall trees or suitable habitat for Monarch butterflies on the project site.

Morro blue butterfly (*Plebejus icarioides morroensis*) is not listed by either the U. S. Fish and Wildlife Service or the State of California. The range of the Morro blue butterfly is limited to a narrow strip of coastal dunes that have been significantly impacted by development and degradation. Morro blue butterflies are associated with *Lupinus chamissonis* (silver beach or dune lupine), where it finds shelter, feeds and lays eggs. Locally, this species is known to occur in the coastal dune scrub areas around Morro Bay; however, no silver beach lupines occur near the site, and no appropriate habitat is present.

Morro Bay shoulderband snail (*Helminthoglypta walkeriana*) is not listed as endangered by the U. S. Fish and Wildlife Service, is not listed by State of California, and is considered a Species of Concern by the Department of Fish and Game. Historically, the shoulderband dune snail is known to occur in limited numbers on stabilized, vegetated, Flandrian-age dunes in the vicinity of Morro Bay, California. Some additional occurrences have also been reported on older pre-Flandrian dunes just south of Morro Bay. The shoulderband dune snail has also been found, in limited numbers in the vicinity of Lompoc.

The Morro shoulderband is not a garden pest like the brown garden snail as it feeds on decaying vegetation instead of live plants. It is usually found in moist areas under bushes or vegetative duff. It is usually found in coastal scrub vegetation composed of such plants as *Lupinus chamissonis* (silver beach lupine) and *Ericameria ericoides*, (mock heather). However, it has also been reported under the litter of non-native species such as ice plant, narrow-leafed ice plant, veldt grass, and European beach grass.

The primary threat to Morro shoulderband snail is habitat destruction and degradation due to urban development, non-native, weedy plant species, and human impacts such as off-road vehicles. The brown garden snail may colonize sites to the exclusion of shoulderband snails.

Most of the shoulderband snails' habitat is in Montana de Oro and the Los Osos area. It was generally considered to occur only south of Morro Bay; however, in the last few years it has been discovered at Morro Strand State Beach. No appropriate habitats occur for shoulderband snails on the study site.

San Luis Obispo pyra (*Pyrgulopsis taylori*) is not listed by either the U. S. Fish and Wildlife Service or the State of California. The distribution of *Pyrgulopsis* includes Western and Southwestern United States. Snails of species in the genus *Pyrgulopsis* occur largely in brackish water and no appropriate habitats occur on the subject site.

Sandy beach tiger beetle (*Cicindela hirticollis gravida*) is not listed by either the U. S. Fish and Wildlife Service or the State of California. These beetles are a member of the Order Coleoptera and Family Cicindelidae. They are highly

active terrestrial predators and will eat just about any arthropod they can. They are fast runners and agile fliers, making them hard to approach. They are most active on warm sunny days from spring to fall, on mud or sand, near permanent bodies of water. Tiger beetle larva build vertical burrows in the sand in the same area as adults. They are commonly found along the southern California coastline. No appropriate habitat occurs for this species on the subject site.

Vernal pool fairy shrimp (*Branchinecta lynchi*) is a species of freshwater crustacean and a fairy shrimp that is a typical Brachinectid anostracan. This species is endemic to southern Oregon and parts of California where it is restricted to vernal pools. They range in size from 0.43 to 0.98 inches (11 to 25 mm) long and can survive in water temperatures between 43 °F and 68 °F. In California, fairy shrimp have been found in over 30 locations in the Central Valley from Shasta to Tulare County and in the Coast Ranges from Solano to San Benito County. They have also been found in San Luis Obispo County (Soda Lake) and Santa Barbara County as well as in limited sites in southern California. It does not occur on the project site, as there are no vernal pools or appropriate habitats.



existing site panoramic from west to east



existing site panoramic from east to south

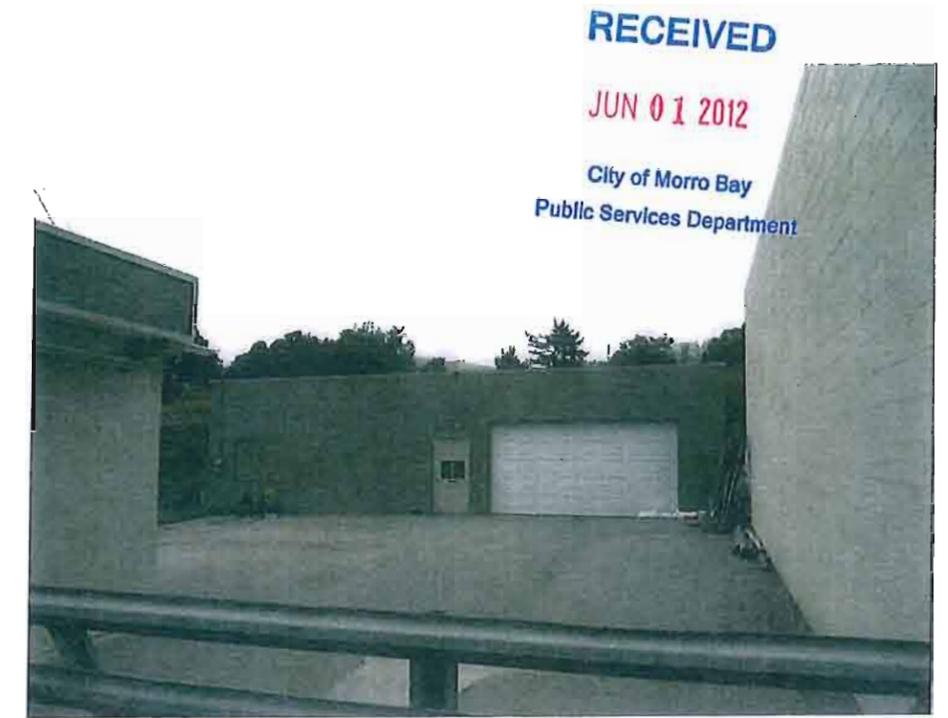
RECEIVED
JUN 01 2012
City of Morro Bay
Public Services Department



view of west side of lot and building



west side of existing commercial building (lemos)



south side of existing storage building



view to east - natural swale & storage building



view to north - natural swale vegetation



view to west - natural swale



City of Morro Bay
Public Services/Planning Division
Current Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning Division
New Planning items or items recently updated are highlighted in yellow. Building permit updates are highlighted in green.

Approved projects are deleted on next version of log.

Agenda No: C-1

Meeting Date: May 29, 2013

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Hearing or Action Ready									
1	Nicki Turner	360 Cerrito	8/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Planning Commission c continued to a date uncertain. Project folder given to Rob S.	<i>Project placed on hold for a long extended period of time. Staff contacted the applicant for information concerning the status of this project and received a letter on April 1, 2013. Project scheduled for next Planning Commission meeting to hear appeal. Applicant requested a continuance, PC approved a continuance to July 17, 2013 meeting.</i>	Review complete, no conditions noted.	Review completed in 2007, provide drainage details, erosion control, utility locations	
2	Lemos	1320 Main	6/1/12	UP0-350/CP0-373	New Commercial Building	<i>MR- Met with applicant - revising plans to leave storage building as in in order to reduce potential environmental impacts. Applicant submitted letter in August 2012 to City Council requesting purchase or easement of city property for access to existing facility. Submittal received 11/9/12. Deemed incomplete letter sent 12/7/12. MR. Met with project architect on 1/22/2013 regarding setbacks. 2nd meeting held on 1/30/2013 project moving ahead to environmental review. Resubmittal received 3/18/13. Under review. Project deemed cat ex. Project to be scheduled for PC meeting on 5-29-13.</i>	Review complete, applicant to obtain building permit prior to construction.	BCR- requested revised drainage and flood study from developer. Revised flood study approved 4/11/13. Full SW mgmt required, EC, frontage imp, storage bldg removal, regulatory permits needed, elevation certs.	
7	Norris	335 Las Vegas	3/6/13	CP0-393 and AD0-079	Secondary Unit and Parking Exception. Already built	<i>Under review. Deemed incomplete and requested additional information from applicant 3-13-13. C-J- Parking exception application received 4-24 and under review. Resubmittal reviewed and project deemed still incomplete, letter sent to applicant/agent. Noticed 5-16-13</i>	Review complete, applicant to obtain building permit prior to construction.	BCRcomments submitted 3-18-13. Provide erosion control, separate water meter, maintain frontage improvements, do not concentrate drainage	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
9	Frye	244 Shasta	3/6/13	CP0-396 and AD0-081	Secondary Unit and Parking Exception.	Creation of secondary unit from garage. Parking exception. Noticed 5-16-13			
30 -Day Review, Incomplete or Additional Submittal Review									
3	Ferguson	605 Ironwood Ct	5/22/13	CP0-400	Coastal Development Permit for new SFR on vacant lot	CJ- Under initial review.			
4	Goodwin	2920 Juniper	5/21/13	CP0-399	Coastal Development Permit for new SFR on vacant lot	CJ- Under initial review.			
3	Hoppe/Najarian	505 Yerba Buena	5/14/13	CP0-398	Coastal Development Permit for new SFR on vacant lot	CJ- Under initial review.			
4	Held	901 Embarcadero	4/26/13	UP0-342	Amendment to Use Permit and Mitigated Negative Declaration. Adding new water lease area and proposing floating dock for the Harbor Center project.	Plans submitted and project description. CJ- under initial review. Project deemed incomplete, letter sent to applicant/agent 5/20/13.	TP- Cond.App.w/FDCode Req.5/7/13		
5	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting	No review performed.	BCR- consultant tasked to provide additional alternatives to reduce export of soil and other impacts to neighbors. Will resubmit to PC when alternative analysis complete.	Not applicable
6	Lucky 7	1860 Main	3/12/13	CP0-394	Construct Fuel Island Canopy	CJ- Requested additional info. 3-29-13	Review complete, applicant to obtain building permit prior to construction.	N/A	

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8	Perry	3202 Beachcomber	9/8/11	CP0-381	Coastal Development Permit. Demo/Reconstruct new home with basement in S2.A overlay.	<i>KW--Planning requested status of CDP for house and LLA for parcels. Item scheduled for July 18 2012. Applicant requested a continuance to August 15, 2012. P.C. approved height at 9-19-12 PC Meeting. CDP application submitted. Initial Study reqt. letter sent 12-12. Corrections letter sent 12-17-12. Waiting to hear from Applicant. Setbacks and lot coverage an issue.</i>	Review complete, applicant to obtain building permit prior to construction.	BCR- Flood study approved 6/18/12. provide erosion control, drainage report (full SW mgmt)	No Comments to date
9	Diaz	1149 Market			Business License App for Mexican Market.	<i>Directed Applicant on 11-27-12 to re-submit parking plan demonstrating compliance with Zoning Ordinance. Parking plan submitted demonstrating seven parking spaces 12-20-2012. Sent letter requesting plan corrections 1-15-13. Waiting for response from applicant.</i>	Review complete, applicant to obtain building permit prior to construction.	N/A	
Ongoing Projects									
10	City of Morro Bay	N/A			<i>CDBG funding to CAPSLO for operation of the Prado Day Center</i>	<i>Staff has ongoing responsibilities for contract management</i>			
Projects in Process									
11	LaPlante	3093 Beachcomber	11/3/11	CP0-365	New SFR. Resubmittal and Phase 1 Arch report 2/6/12.	<i>SD-- Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Environmental in process. Letter sent 4/11/2012 requesting environmental study. Applicant has requested a meeting on August 9, 2012 to review environmental study request. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Applicant will provide MND fees with submittal of Biological report. 8/9/12 MR met with applicant and owner to discuss environmental issues. Would require a detailed MND. Applicant is still considering preparation of Biological Report. Staff met with applicant and his agent, discussed elements of the project especially the Biological report needs to be prepared. Draft biological report received and under review. Project referred to environmental consultant and Coastal</i>	Review complete, applicant to obtain building permit prior to construction.	DH comments submitted 1/18/2012. Provide EC, drainage report, SW mgmt.	No Comments to date

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Environmental Review									
12	City of Morro Bay	Morro Creek/Embarcadero	3/14/13	-	FHWA Approved PE funds - CASB12RP-5391(013) - Phase 1 Morro Creek Trail & Bridge Project	<i>In process. NEPA review required.RFP released 3-25-13. Planning working on PES form</i>	No review performed.	Planning and engineering consultant to be selected in June	
13	City of Morro Bay	Morro Bay State Park	3/8/12		Environmental Review of the Morro Bay State Park Waterline Interconnect Project	<i>MR-Reviewed request and determined the project needed MND; major issues are archaeological and presence of habitat for Morro Shoulderband Dune Snail. Waiting for Archaeological surface survey and Shoulderband Snail Protocol survey. Expect by May 2013. Arch report results indicate no issues. Snail report came back negative. Project exempt from CDP requirement. CEQA Notice of Exemption to be issued to Public Works for filing.</i>	No review performed.	Not applicable	Not applicable
14	Sequoia Court Estates	670 Sequoia	4/3/12	UP0-349 & S00-112	Parcel Map. 3 parcels and an open space parcel. A revised subdivision map was submitted for review on August 6, 2012.	<i>Incomplete letter sent to applicant/agent. Project submitted without necessary materials for processing. Applicant submitted a revised plan reducing the number of lots, and is providing additional information as requested addressing City requested information. Additional information submitted; waiting for biological report. Report should be submitted in September 2012. Needs drainage plans. MR: Second incomplete letter sent 11/13/12. MND in preparation. Susan Craig, Coastal Commission staff confirmed property is entirely outside coastal zone. Met with applicant on 1/30/2013 project moving ahead, staff waiting on resubmittal. Applicant directed to obtain wetland determination.</i>	Review complete, applicant to obtain building permit prior to construction.	BCR- comments submitted 4/4/12. Drainage issues need to be addressed.	
Grants									
15	Community Development Block Grant (CDBG) / HOME Program through Urban County Consortium	Downtown area	11/13/12		CDBG Applications received 10/12/12. Nine applications received. Draft funding recommendations to be adopted at 11/13/12 City Council Meeting. Final Funding Approval heard at 2-13-13 City Council Meeting. Final action taken by County Board of Supervisors 3-5-13.	<i>Application recommended for funding is Pedestrian Accessibility Improvements for City of Morro Bay. Council approved on 11-13 funding for Senior Nutrition and Pedestrian Accessibility. 2nd Funding Workshop to be held at Community Center on 1/9/13. Subrecipient Agreement and NEPA Environmental Review under review. CEQA NOE filed. NEPA submitted to County for approval.</i>	No review preformed.		

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16	Sustainable Communities	City-wide			<i>\$900,000 Grant Opportunity for funding for long-range planning activities including LCP update, General Plan. State has not released grant information for the next application cycle.</i>	In process	No review performed.	N/A	
Project requiring coordination with another jurisdiction									
17	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013.			
18	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall	No review performed.	BCR-project is belong revised to do maint and repair only with completion postponed pending permit renewal.	
Reapplication projects									
19	Martini	399 Quintana			Vacant parcel adjacent to wetland area (per U.S. Wildlife mapping) requesting a CDP for new construction	Staff has reviewed the project and determined that due to the project's location adjacent to a mapped wetland that the project will have to conduct a wetland delineation per LCP 11.01. Directed the applicant/agent on 4/16/2013			
20	Galvin	861 Quintana			Applicant/agent requests to fence and rock vacant lot	Commercial structure demolished pursuant to approved CDP. Meeting scheduled to discuss issues regarding expansion of the U-Haul business without benefit of permit			
21	ATT	788 Main			Inquires regarding establishing a recycle center in the parking lot	Various phone conversations regarding the issues concerning the proposal.			
22		110 Orcas			Inquires regarding construction of a new house on a vacant lot with wetlands (per U.S. Wildlife mapper)	Staff met with seller and potential buyer			
23	Sonic	1840 Main Street			Applicant/agent inquires on parcel to develop Sonic restaurant.	Explain to agent regarding environmental issues, queuing, lighting etc.			
24	Triad Homes	253 Main			Discussions on a parcel map, dividing residential use from commercial uses				
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive									

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
25	Maritime Museum Association (Larry Newland)	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Applicant resubmitted additional material on 9/30/2009. Applicant working with City Staff regarding an lease for the subject site. Applicants enter into an agreement with City Council on project. Applicant to provide revised site plan. Staff is processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant on 2/23/2011. Staff met with applicant on January 27, 2011 and reviewed new drawings, left meeting with the applicant indicating they would be resubmitting new plans based on our discussions.	KW--Incomplete 12/15/05. Incomplete 3/7/07. 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. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.	Not applicable
26	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	<i>KW-Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Letter sent to applicant/agent indicating the City's intent to terminate the application based on inactivity. City advised there will be a new applicant and to keep the application viable.MR: Received letter from applicant's rep 11/15/12 requesting project remain open. Called B. Elster for further information. Six month extension granted.</i>	Please route project to Building upon resubmittal.		
Projects going forward to Coastal Commission for review									

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27	City of Morro Bay		Citywide	2/1/13	Ordinance 556	AMENDING THE MUNICIPAL CODE BY ADDING CHAPTER 17.27 ESTABLISHING REGULATIONS AND PROCEDURES ENTITLED "Antennas and Wireless Telecommunications Facilities" AND MODIFYING CHAPTER 17.12 TO INCORPORATE NEW DEFINITIONS, 17.24 to MODIFY primary district matrices to incorporate the text changes , 17.30 to eliminate section 17.30.030.F "antennas", 17.48 modify to eliminate section 17.48.340 "Satellite dish antennas" and Modify THE TITLE PAGE TO REFLECT THE NEW CHAPTER.	<i>In progress</i>	No review performed.	N/A	
Projects Appealed to City Council										
28	Perry	3202 Beachcomber		9/8/11	AD0-067	Variance. Demo/Reconstruct. New home with basement in S2.A overlay. Variance approved for deck only; the issue of stories was resolved due to inconsistencies in Zoning Ordinance.	Variance approved at 8/15/12 PC meeting. Appealed by 3 parties to City Council. Appeal to be heard. City Attorney reviewing. Appeal in abeyance until coastal application complete.	Review complete, applicant to obtain building permit prior to construction.	See above	
Projects in Building Plan Check										
29	Sangren	675	Anchor	11/28/12	B-29813	SFR Addition	Requested corrections 1/9/13. CJ.	BC- Returned for corrections 1/9/13.	N/A	
30	Loomis	660	Bay	2/11/13	B-29851	SFR Addition	Conditionally approved. CJ 3-26	BC- Issued 4/25/13.	BCR- need SWR video	

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31	LaPlante	3093 Beachcomber	11/3/11	B-29586	New SFR	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. MR: Met with applicant to go over environmental issues.	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC.	
32	Bylo	593 Driftwood	3/12/13	B-29870	SFR Addition	Disapproved. Compact in-fill permit conditions not met. 3-27	BC-Returned for corrections 3/28/13.	DH- Provide SW mgmt, drainage rpt, EC.	
33	Imani	571 Embarcadero	4/23/12	B-29695	Commercial alteration, addition	CJ- Incomplete Memo 11/26/2012 sent to applicant's representative. Awaiting response.	BC- resubmitted 11/5/2012.	BCR- Approved 5/23/12	
34	GAFCO	1185 Embarcadero	4/8/13	B-29835	R&R existing floating dock	Needs CDP from Coastal	BC- Issued 4/25/13.		
35	Harbor	1620 Embarcadero	4/4/13	B-29888	Construct restroom and storage mezzanine within existing "Cal Poly Building."	CJ-requested corrections 4-15	BC-Returned for corrections 4/16/13.	BCR- approved	
36	Methodist Church	3000 Hemlock	8/16/12	B-29752	Construct new modular classroom, site work.		BC- Spoke with PH 3/29/13.	BCR- need drainage rpt	
37	Ferguson	605 Ironwood	4/24/13	B-29861	New SFR	Needs CDP from Planning		BCR-returned for CDP app	
38	Sturgill	1885 Ironwood	12/29/11	B-29677	14 new townhouses		BC- first ten building permits issued.	BCR- sidewalk & drainage inspected- OK. Client wants to partner with City to improve Ironwood pavement. I said no because it is not part of near future PMP.	
39	Wilber	481 La Jolla	4/8/13	B-29889	Deck	CJ-approved 4-15	BC-Returned for corrections.		
40	Lemos	1320 Main	5/2/13	B-29845	Commercial demo/ reconstruct	Waiting for outcome from CDP/CUP app.	BC- under review	BCR-under review 5-13-13. Sent engineer message that drainage report is incomplete.	
41	Chevron	3072 Main	4/29/13	G-39	Remove abandoned oil terminal infrastructure	CJ-under review	BC- under review	SWPP review complete, PW approval	
42	Storm	1029 Monterey	5/3/12	B-29702	Partial Demo/ Reconstruct of MFR dwelling	KW-under review	BC- Returned for corrections 7/3/2012.		
43	Markowitz	589 Morro Avenue	8/17/11	B-29820	Roof Deck	Under review. Spoke with architect 1/23/13 to clarify requested corrections. Architect to discuss with applicant. CJ.	BC- Corrections	N/A	
44	Maston	257 Morro Bay Blvd.	4/25/13	B-29907	Remedial foundation repairs.		BC-Issued.		
45	Shirkey	341 Nevis	2/13/13	B-29821	New SFR	Approved. CJ.	BC- Returned for corrections 3/13/13.TP- Sprinkler Approved	BCR- Needs to elevate FF additional 3 inches	

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46	Frantz	499 Nevis	9/23/12	B-29510	New SFR		BC- Resubmitted 4/25/13.		
47	Vallely	460 Olive	3/29/13	B-29885	New Second Unit, Detached garage	CJ- approved 4-15-13	BC- Returned for corrections 4/25/13.		
48	Rite Aid	740 Quintana	3/25/13	B-29878	Interior remodel	Planning approved	BC- Issued 5/2/13.TP-FD approves 4/29/13	BCR-approved 4/3/13	
49	Rock Harbor	1478 Quintana	1/10/13	B-29834	Microwave Dish	CJ -Planning approved.	BC-RTI 2/27/13		
50	Glen	409 Rennel	4/11/13	B-29893	Deck	CJ-requested corrections 4-15	BC- RTI 5/6/13		
51	Frye	244 Shasta	5/7/13	B-29910	Garage to Second Unit conversion			BCR-approved 5/13/13	
52	Romero	291 Shasta	4/30/13	B-29909	SFR Addition	CJ- conditionally approved subject to amending CDP 5-20	BC-under review	BCR-approved 5/9/13	
53	Inn at MB	60 State Park	3/28/13	B-29882	Rooftop clerestory structures	CJ- Amendment to Use Permit and CDP needed. 4-15-13	BC- Returned for corrections 5/1/13.		
54	Inn at MB	60 State Park	3/28/13	B-29884	Modifications to fireplace venting		BC- RTI pending approval of B-29882.		

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Final Map Under Review										
55	Zinngarde	1305	Teresa	5/9/11	Map	Final Map. Public Works review of the final map, CCR's and conditions of approval. Plans 8/5/11. Applicant resubmitted CCRS. Incomplete submittal as of 1/23/12. Resubmitted 4/4/2012	KW--Comments given to applicant, held meeting on 9/27/2011 regarding comments. Biological being review by applicant to address drainage issues. Biological Report approved by Planning as well as the CCRs.	Review complete, applicant to obtain building permit prior to construction.	DH - map check complete, PIP are on ready for applicant to submit grading permit.	
56	Medina	3390	Main	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH boundary. CJ.	No review preformed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Median's lawyer and preparing response. PW comments sent to RS to be included with his response letter.	
57	Strugill	1885	Ironwood		Map	Final Map: Submitted on 6/26/12 complete application.	MR - review map and gave corrections on CC&Rs. CJ- Deed restriction prepared and being reviewed for signature 3-27	No review preformed.	DH - Map check complete Mylars submitted, Public improvements accepted. Map to CC on 5.28.13	
Projects & Permits with Final Action										
60	Fry	3450 Toro Ln		11/5/12	E00-103	Partial abandonment of Toro Ln. north of Yerba Buena to North Point tract	RL- under review. Notification sent to utilities. Response due 12/20/12. City Council continued abandonment request.	No review preformed.		
61	City of Morro Bay	170 Atascadero		1/9/13	CP0-389	Coastal Development Permit for water treat plant (Desal) modifications.	Permit approved at 2-6-13 PC Mtg. Letter received from Coastal Commission staff regarding permit and response sent 2-15. Final action pending until resolution with Coastal Commission	No review preformed.	BCR-Project on hold pending permit resolution. Performance of repair and maintenance under consideration.	
62	State Park	North Morro Strand		1/23/13	CP0-390	Upgrade 25 existing campsites plus camp host sites to include RV hookups in order to modernize services and increase visitation	Reviewed and scheduled for March Planning Commission meeting. Two appeals received. Council upheld appeal and denied project due to not consistent with LCP. Coastal Commission received Final Action Notice on 4-12-13 - 10 day Appeal period.	Review complete, no conditions noted.	No engineering impacts	