



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.*

**Regular Meeting - Tuesday, January 6, 2015
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Robert Tefft

Vice-Chairperson Gerald Luhr
Commissioner Richard Sadowski

Commissioner Michael Lucas
Commissioner Katherine Sorenson

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' Office Assistant at (805) 772-6264. 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 the Planning Commission meeting of November 18, 2014
Staff Recommendation: Approve minutes as submitted.

A-2 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

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.:** #CP0-412

Site Location: 356 Yerba Buena, Morro Bay, CA

Proposal: Request for coastal development permit for major expansion of existing single family home adjacent to environmentally sensitive habitat (ESH). The applicant proposes to increase an existing single family residence from 1,022 square feet to 2,767 square feet of habitable space on two levels, with an additional 415 square feet of attached deck and patio space, a 599 square foot 2-car garage, 302 square foot second floor deck, 113 square foot covered porch and 278 square feet of enclosed storage.

CEQA Determination: Mitigated Negative Declaration; State Clearinghouse No. 2014111065

Staff Recommendation: Review the project and Mitigated Negative Declaration (MND) and adopt the attached Resolution adopting the MND and approving the project

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

B-2 **Case No.:** #CP0-443

Site Location: 420 Island, Morro Bay, CA

Proposal: A Mitigated Negative Declaration and Coastal Development Permit for construction of a new 2,160 square foot residence (including garage) on a vacant 2,290 square foot lot at 420 Island. The home is 24.38 feet in height and is proposed on a lot that sits adjacent to environmentally sensitive habitat (ESH).

CEQA Determination: Mitigated Negative Declaration; State Clearinghouse No. 2014111006

Staff Recommendation: Review the project and Mitigated Negative Declaration (MND) and adopt the attached Resolution adopting the MND and approving the project.

Staff Contact: Scot Graham, Planning and Building Manager, (805) 772-6291

C. UNFINISHED BUSINESS - None

D. NEW BUSINESS - None

E. DIRECTOR AND PLANNING MANAGER COMMENTS

F. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 20, 2015, 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 772-6261 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.

Graham reviewed changes made in Section A through E.

Commissioner Sorenson stated she likes the visuals noting they will be very helpful to the community.

Vice-Chairperson Luhr suggested adding permeable paver language regarding where geologically applicable. Graham replied he would add language to Section E.

Commissioner Lucas stated the pictures shown in the examples are too decorative and not typical of Morro Bay.

Chairperson Tefft suggested there should be a discussion regarding the expectation for the scale and mass of homes in Section B-1 noting there should be an established or emerging pattern of homes sizes in the area added. Vice-Chairperson Luhr and Commissioners Sadowski and Lucas stated the current language is appropriate. Graham responded staff will look at projects and question how compatibility was assessed if it is not consistent with the area.

Graham presented Section K regarding Landscaping.

Vice Chairperson Luhr and Commissioners Lucas and Sadowski stated they liked the language provided.

Commissioner Sadowski suggested adding language regarding plant placement. Graham replied he would add language regarding plant placement. Commissioner Sorenson stated the language could be added to Section K-4.

Vice Chairperson Luhr stated he was concerned about Section K-5 noting this might give a reason for people to take down heritage trees. Graham stated the landscape language is only applicable to new single-family homes and will not affect existing trees but noted he will revise to include language regarding mature trees.

Commissioners Sorenson and Lucas, Vice Chairperson Tefft, and Graham discussed the need to take into consideration the size of the tree in relation to the side view of the lot in relation to the proposed language.

Vice Chairperson Luhr and Commissioner Sadowski stated they liked the current K-5 language.

D. NEW BUSINESS

D-1 Interpretation of Zoning Ordinance Section 17.56.190

Graham presented the staff report.

Vice Chairperson Luhr and Commissioner Sorenson questioned if the one year time frame would be reasonable noting one year is a little too tight. Graham proposed a time extension. Chairperson Tefft, Vice Chairperson Luhr and Graham discussed the time extension.

Commissioner Lucas and Graham discussed if someone could appeal reconstruction in a coastal zone.

Chairperson Tefft, Commissioner Sorenson and Graham discussed the building envelope in relation to reconstruction.

The Commissioners agreed on rebuilding to the same footprint as before. Commissioner Sorenson stated she would like to look at the wording in order to give homeowners some leeway.

Vice Chairperson Luhr stated concern about a massive destruction event, for example a massive fire or a flood, and asked where that would fall. Graham stated it would be a special circumstance where the City would initiate emergency procedures, enacting temporary measures and procedures to facilitate issuance of building permits. Vice Chairperson Luhr and Livick discussed FEMA requirements noting FEMA would take precedence over the City Ordinance.

Chairperson Tefft and Livick discussed a change in the language. Livick recommended adding a period after destruction then adding building permit to reconstruct must be applied for within one year of destruction with the possibility for a one year extension.

MOTION: Commissioner Sorenson moved to approve PC Resolution 27-14 as modified. Commissioner Sadowski seconded the motion and the motion passed unanimously. (5-0)

E. DIRECTOR AND PLANNING MANAGER COMMENTS

Graham announced the following:

- January 13, 2015 City Council meeting to hear the 1000 Ridgeway parking exemption appeal
- The Coastal Commission has approved the Local Coastal Plan Planning Grant application.
- The Planning Commission December, 2014, meeting has been cancelled. There will be a joint meeting on December 2, 2014 and the next regularly scheduled meeting will be December 16, 2014.

Livick announced the following:

- Water Reclamation Facility Citizen Advisory Committee meeting on December 3, 2014
- City Council meeting on December 9, 2014 to consider their final site selection

F. ADJOURNMENT

The meeting adjourned at 7:21 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Tuesday, December 16, 2014 at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Rob Livick, Secretary



City of Morro Bay
Public Services/Planning Division
Current & Advanced 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 items highlighted in green are pending action from the applicant.

Approved projects are deleted on next version of log.

Agenda No: A-2

Meeting Date: January 6, 2015

#	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	Sotelo & Chanley	420 Island	7/17/14	CP0-443	Coastal Dev. Permit for construction of new 1,678sf SFR w/ 482sf garage adjacent to ESH	Under Review. Correction letter sent 8-15-14. SG. Resubmittal received 8/29/14. 2nd Incomplete letter sent 9-16-14. MND completed 10-28-14. SG. Public review period ended 12/3/14. Anticipate Jan. 2015 PC hearing date.	BC- conditionally approved.	BCR - conditionally approved. Needs Floodplain Dev. Permit	
2	Turner	356 Yerba Buena	10/30/13	CP0-412	Single Family Addition & Remodel to a total of 2,767sf with 599sf garage	Property located within ESH area. Incomplete letter sent 11-26-13. C.J. Resubmittal received. 2nd incomplete letter sent 8-29-14. C.J. Public Works comments sent 8/29 to Applicant necessary to complete MND. Draft MND received from consultant. Resubmittal received 9/5/14 and 10/29. MND completed 11/13/14 and routed to State Clearinghouse for 30 day public review . Anticipate 1/6/15 PC hearing date.	BC- conditionally approved.TP-Cond Approve 11/25/13.	JW-Disapproved; additional easement in question 10-1-2014. JW-Disapproved; additional easement in question 10-28-2014	
3	Nagy	371 Piney	3/20/14	CP0-427	Admin Coastal Dev. Permit for new 3,022 square-foot SFR and garage, plus deck and balcony.	Received 3/25/14. C.J. Correction letter sent 4/25 NC. Resubmittal received 5/21. Corrections sent 6-3-14 and 7-10-14. WM Resubmittal received 10-29. Noticed 11/14/14. Submittal of 2 Conflicting surveys being reviewed.	BC- conditionally approved.	JSW- conditionally approved.	
4	Jeffers	2740 Elm Street	9/3/14	CP0-450	Admin Coastal Dev. Permit for Demo/reconstruct of 830 sf unit and reconstruct 1523 sf home with 2 car garage. (Proposal includes existing secondary unit to remain)	Under review. Correction letter sent 9-12-14. Resubmitted 9-26-14. Correction letter sent 10/15/14. JG. Resubmittal 11/7. Admin Permit denied 12/8/14. Applicant wants to appeal to Planning Commission.	BC- conditionally approved.	JW- Approved 10/1	
30 -Day Review, Incomplete or Additional Submittal Review									
9	Garcia	430 Nassau	12/3/14	UP0-399	Addition to Non-conforming House	Under review.	Fire- conditionally approved 12/10/14	BCR for rww 12/15/14	
10	Appleby	381 Fresno	11/26/14	UP0-398	Conditional Use Permit for construction of a 15' x 35' storage shed & 37' x 15'6" carport	Under review. JG.			
11	Verizon / Knight	184 Main	11/19/14	UP0-394	Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG		RPS disapproved on 12/15/14 since proposed pole site will be removed during undergrounding project	

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12	Verizon / Knight	1111 Main	11/19/14	UP0-395	Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG		Rps disapproved location on 12/15/14 since no parking is available for maintenance vehicles	
13	Garcia	500 Kings	11/19/14	UP0-393/CP0-455	Conditional Use Permit and Coastal Development Permit. Initial Review: 6 dwelling units on two adjoining lots	Under Review. WM/JG. Incomplete letter sent. WM			
14	Groom	3039 Ironwood	12/4/14	Modification to CP0-422	Modification to Coastal Permit for a change in exterior finish and creation of a secondary dwelling unit.	Under review for parking conformance. JG. Need copy of prelim. title report and easement report. 12/5. JG			
15	Lowe	510 Fresno	10/20/14	UP0-391	Conditional Use Permit for Addition to a Non conforming single family residence: add 508 sf 2-car garage, 383 sf storage room above, with 93 sf deck.	Addition of 2 car garage 508sf and 383 sf 2nd story storage room above w/ 93sf deck. Sent incomplete letter 11-13-14. Needs site survey and color and materials. WM		JW - This project is approved.	
16	Najarian	2295 Juniper	10/13/14	CP0-454	Administrative Coastal Development Permit for a new SFR on vacant land	New SFR on vacant lot. Very incomplete plans. Correction letter sent 10-21-14. WM	BC- incomplete	ME/DH - conditionally approved 10/23/2014. Comments in memo. Resubmitted 11/25/14	
17	Christensen	670 Shasta	10/9/14	UP0-390/ AD0-095	Conditional Use Permit and Parking Exception for SFR Addition of greater than 25%	Addition greater than 25% to a nonconforming structure plus parking exception to allow a single car garage where two spaces are required. Needs historical eval. Incomplete letter sent 10/23. JG	BC- conditionally approved.	RPS - Conditionally Approved per memo of 10/23/14	
18	Fowler	1185-1215 Embarcadero	10/6/14	UP0-058	Precise Plan submittal for landside improvements	Under review. Incomplete letter 11-5-14. CJ. Fire comments emailed to applicant 11-26-14. Resubmittal received 12/29/14.			
19	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story building (retail/restaurant use) & outdoor improvements	Under review. Deemed incompletd. Letter sent 10-13-14. CJ Waiting on resubmittal	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14	
20	Verizon / Knight	750 Radcliffe	8/13/14	CP0-449/ UP0-385	CDP and CUP for upgrades to telecommunications facility	Correction letter sent 9-17-14. CJ. Resubmittal received 12-16-14. CJ	BC- conditionally approved.		
21	Salin	845 Ridgeway	8/8/14	CP0-448	Admin Coastal Development Permit for new SFR	Correction letter sent 8-28-14. with follow-up direction emailed 9/10/14. Confirmed with Applicant's Representation 9-30-14. Property older than 50 years requires historical evaluation per CEQA. Historical study in progress. Received opposition letter 11-26-14. CJ.	BC- conditionally approved.	DH/ME- Began resubmittal review 10/28	
22	Wordeman	2900 Alder	7/28/14	CP0-447	Admin Coastal Dev. Permit for new construction of duplex in R-4 zone. Unit A: 1965 sf w/605 sf garage. Unit B: 1714 sf w/605 sf garage.	Under Review. Correction letter sent 8-27-14. CJ.	BC- conditionally approved.		

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23	Romeiro	219 Marina	7/22/14	CP0-446	CDP: Addition > 10% to Non conforming SFR in Coastal Appeals Jurisdiction	Addition that exceeds 10% in appeals area requires CDP. Incomplete letter sent 9-23-14. WM.	BC- conditionally approved.		
24	Johnson	301 Little Morro Creek Rd	6/26/14	CP0-442 & UP0-081	Coastal Dev. Permit and Special/Interim Use Permit for new BMX Bike Park	Under Review. Correction letter sent 8-26-14. Meeting held 9-9 w/ Applicant to discuss outstanding issues. CJ. Waiting on resubmittal	BC- incomplete	BCR- Conditionally improved with stormwater exemption. Needs floodplain dev. Permit	
25	Frye	250 & 244 Shasta Street	6/17/14	CP0-213 Amendment	Amendment to CP0-213 (amendment to original 2006 CDP for 250 Shasta)	Amendment to Administrative Coastal Permit CP0-213 to allow a north side yard setback of less than the required 5 feet at 244 Shasta. Including encroachment of garage into required side yard setback and allow home at 0 ft. setback where 2006 CDP included demolition in the project description. Correction letter sent 8-28-14. 2nd letter sent 9-18-14 regarding administrative permit modification for a non-conforming structure. Spoke with applicant 10-27. CJ	BC- incomplete	BCR_ 7/8/13 cond appr. Complete frontage improvements required	
26	Hough	289 Main	10/16/13	CP0-410 & UP0-369	CDP and CUP to construct a 2,578sf single family home on vacant lot	CJ- under review. Met with Applicant's representative 11-21-13. Project subject to bluff development standards. Met w/ Applicant representative 3-3-14 regarding bluff determination per LCP maps. Letter sent 4-1-14 re completeness and bluff standards. CJ. Visited site to review project 10-24-14. Concurrent request sent re bluff to Coastal Commission 10-27-14. Discussed project with Coastal staff 11-18-14. CJ.	BC- conditionally approved. TP-Disapprove 12/6/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	
27	Sonic	1840 Main St.	8/14/13	UP0-364 & CP0-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. CJ. Spoke w/ applicant 10/3 re: traffic study. CJ. Public Works & Fire comments received & forwarded 10/8/13 to applicant. Comments from Cal Trans received 10/31 and forwarded to Applicant. Applicant requested meeting w/ City staff & Cal Trans to review project requirements. Had project meeting-discussed traffic study requirements on 11-21-13. Requested fee estimate from environmental consultant for CEQA purposes. CJ. Resubmitted 5/27. Environmental Review in process. Correction letter based on environmental review sent 8-6-14. CJ	Bldg -- Review complete, applicant to obtain building permit prior to construction.FD-Disapprove UPO 364/CPO 404 9/11/13	RPS: Intial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17. 7/22/14 Resubmittal review underway	
28	McCallister	176 Java St.	7/21/14	CP0-444	Coastal Dev. Permit for addition of > 10% to existing SFR within ESH Overlay and Coastal Appeals Jurisdiction.	Addition that exceeds 10% in appeals area requires CDP. Correction letter sent 8-25-14. corrections and bio report submitted 10/16/14. Under review. JG. Correction letter sent 10/24. JG. Met with applicant 11/10/14. Resubmitted and anticipate 1-20-15 PC hearing date. JG	BC- conditionally approved.		

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29	Redican	725 Embarcadero Rd.	6/26/13	UP0-359	Use Permit for seven boat slips and gangway	Under review. Incomplete letter sent 7-23-13. Resubmittal received on October 1, 2013. Additional info requested and resubmittal received 12-2-13. Incomplete letter sent 12-30. Meeting with Applicant on 2-13-14. Emailed Applicant 2-26-14 to clarify eelgrass study requirements for environmental review. CJ. Met with environmental consultant to review CEQA requirements 4-17-14. Seeking additional fee estimate for CEQA review. Met with consultant 7-2-14. Revised fee estimate provided to applicant 7-25-14. Draft environmental MND received from consultant and under review for completeness. Info hold letter sent 9-2-14. Resubmitted 10-28-14. Initial Study/MND complete & routed to State Clearinghouse 1-2-15. Anticipate 2-17-15 PC hearing. CJ.	Bldg -- Review complete, applicant to obtain building permit prior to construction. Disapproved 4/21/14TP-Disapprove 11/19/13.	PW requirements will be addressed with Building Permit review	Harbor conditions: 1. one slip to be reserved for public use; 2. southern-most end tie to remain vacant in order to not encroach on neighboring lease site. Note-water lease line will need to be extended out to accommodate slips. EE 12/16/13
30	Perry	3202 Beachcomber	9/8/2011 & 10/25/2012	AD0-067 / CP0-381	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. Incomplete letter for CDP sent 12/13/12. No response since 2012. Sent Intent to Deem Withdrawn Letter 9-2-14. JG. Applicant responded with Request for Meeting to keep CDP application open. SG.	Review complete, applicant to obtain building permit prior to construction.	See above	
31	LaPlante	3093 Beachcomber	11/3/11	CP0-365	Coastal Development Permit for New SFR in appeals jurisdiction. Proposed SFR of 3,495sf w/ 500 sf garage on vacant land.	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. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Applicant is preparing Biological Report. Biological report received 3/13 and under review. Project referred to environmental consultant and Coastal. MND in process. Applicant revising bio report and snail study. Spoke w/ Applicant Representative 3-13-14. Snail study complete and sent to Dept of Fish and Wildlife for concurrence review. Spoke w/ environmental consultant re completion of environmental 4/7 CJ. Met with application 7-18-14 to request addendum to bio report in order to complete CEQA. Bluff determination and snowy plover report submitted 8-14-14. CJ. MND complete. Anticipate routing to State Clearinghouse on 9/18/14. Coastal Commission comment letter received 10-20-14. City responded to Coastal on 10-27. Applicant working to address comments. Discussed project with Coastal staff in meeting 11-18-14 and met with applicant 12/4/14. CJ.	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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Planning Commission Continued projects									
32	Frye	3420 Toro Lane	1/13/14	CP0-419 & UP0-383	Coastal Development Permit and Conditional Use Permit for New 2,209sf SFR and 551sf garage w/ approx. 300 sf of decking on vacant lot.	Under initial review. Met w/ Applicant 1-17-14 re Incomplete Submittal of Plans. Resubmitted 1-23-14. Correction letter sent 2-20-14 CJ Met w/ Applicant 2-28-14 to review process - CJ. Correction letter sent 3-28-14. Met w/ environmental consultant 4/7. Draft initial study under review and plans resubmitted 6/25/14. WM. MND routed to State Clearinghouse with tentative PC hearing date for 9/2/14. Correspondence received from Coastal Commission and Ca Dept of Fish and Wildlife regarding environmental. Applicant addressing concerns. PC continued to date uncertain. Met with Applicant 9-30-14. Addendum to Bio report received 11/11. Need to revise and recirculate MND. Discussed project with Coastal staff in meeting 11-18-14. WM	BC-disapproved- need geologic and engineering geology report.FD/TP Approve2/24/14	RS/DH 7/22/14 under review	
33	Gonzalez	481 Java	12/30/13	UP0-374	Conditional Use Permit for non-conforming single-family residence. Addition of 578 sf plus 112 sf of decking	KM - Under initial review. GN - Incomplete letter sent 1/30/14. Met w/ applicant 4/3 WM/GN. Applicant resubmitted 4/3/14. GN - Third incomplete letter sent 4/8/14. Project does not conform to standards. Applicant responded 5/1/14 wishes to proceed to PC w/ project as submitted. WM. Noticed 5/23 NC. Continued to a date uncertain by Planning Commission at the 6/3 meeting to address parking non-conformities. WM. Resubmitted 9/26/14. Met with applicants regarding need to provide workable parking on site. WM	BC- conditionally approved.	BCR - Began resubmittal review 9/30/14	
34	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. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips.Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16	
Environmental Review									

#	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
35	City of Morro Bay	N/A			MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review-tentatively scheduled for 10/14/2013.	No review performed.	N/R	
Grants									
36	Coastal Conservancy, California Coastal Commission, California Ocean Protection Council	City-wide			\$250,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.	Application submitted July 15, 2013. Awaiting results. Agency requested additional information and submitted 10-7-13. Notice received application was successful for amount requested. City funded \$250,000. Staff in contact with CA Ocean Protection Council staff to commence grant contract.	No review performed.	N/A	
37	City of Morro Bay	City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management. 2012 contracts in progress. 2013 contracts in progress. City Council approval 6/10/14 for City participation in Urban County consortium for Fiscal Years 2015-2017. Needs Assessment Workshop scheduled for 9/11/14 in tandem with Cities of Atascadero and Paso Robles at Atascadero City Hall 5pm. Draft 2015 CDBG funding recommendation approved by Council 12/9/14.	No review performed.	N/R	
38	City of Morro Bay	City-wide			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.			
Project requiring coordination with another jurisdiction									
39	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. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond	
40	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. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 7/22/14.	
Preapplication projects - None currently									
Final Map Under Review									

#	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
41	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 buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map.	No review performed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to applicant to submit mylars for CC meeting.	
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive									
41	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. Resubmitted additional material on 9/30/09. Applicant working with City Staff regarding lease for subject site. Applicants enter into agreement with City Council on project. Applicant to provide revised site plan. Staff processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant 2/23/2011. Staff met with applicant 1/27/11 and reviewed new drawings, left meeting with 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. Sent Intent to Deem Withdrawn letter 9-2-14. JG.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.	

#	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
42	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.	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. Project waiting on applicant. Resubmittal received 9-10-13. Corrections sent to applicant. Project still does not meet code requirements. Subdivision Review Committee to review project 2/11/14. Sent Intent to Deem Withdrawn letter on 9-2-14. JG. Request to keep project open 10/2014	Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove SOO-112 w/corrections 10/18/13. FD Disapprove 1/31/14.	BCR- comments submitted 4/17/12. Drainage issues need to be addressed. 1/17/14 Drainage report incomplete. Developer needs to show how water quality requirements will be addressed. Peak flow mitigation not required at this phase.	
43	Lucky 7	1860 Main	3/12/13	CP0-394	Construct Fuel Island Canopy	CJ- Requested additional info. 3-29-13 Resubmittal received 7-22. Project deemed not exempt from CEQA. Initial Study in process. Requested photometric plan for new lighting of canopy via phone 1-28-14 for initial study. Photometric plan and revised plans received 2-10-14. Reviewing new material submitted for inclusion in Initial Study. Initial Study complete and ready for signature 5/1/14. Reviewed with applicant 5/12. Waiting on Applicant to sign mitigations. WM. Sent Intent to Deem Withdrawn letter 8-28-14. JG.	Review complete, applicant to obtain building permit prior to construction. FD Approval CPO 394 8/23/13	Approved BCR 3/18/13	
44	AT&T	590 Morro	1/16/14	CP0-126 / UP0-084	Upgrade of unmanned telecommunications facility	Under initial review. Emailed update to Applicant 3-3-14. Correction letter sent 3-19-14. WM. Intent to Deem Withdrawn letter sent 8-28-14. JG. Spoke with applicant 9-16, intends to resubmit. JG.	BC- conditionally approved.	BCR- ADA ramp upgrade required	
45	James Maul	530, 532, 534 Morro Ave	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.	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. Sent Intent to Deem Withdrawn Letter 8-28-14. JG.	Please route project to Building upon resubmittal.	N/A	
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing									

#	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
46	City of Morro Bay	Citywide	10/16/13	A00-013	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission.	No review performed.		
47	City of Morro Bay	Citywide	2/1/13	Ordinance 556	Wireless Amendment - LCP Amendment CHAPTER 17.27 Amendment for "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.	Application for Wireless Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC 11-27-13, working on addressing issues.	No review performed.	N/A	
Projects Appealed or Forwarded to City Council									

#	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
48	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. PC made recommendations and forwarded to Council. Scheduled for 5/10/11 CC meeting, item was continued. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report on the status of this project brought to PC on 2/7/2011. The item to be back to City Council first meeting in Nov. Workshops scheduled 9/29/11 & 10/6/11 .-Workshop results going to City Council 12/13/11. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Currently an intern is working on the Sign Ordinance. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13. Continued to 7/3/13 PC meeting for further review. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 PC meeting scheduled to review North Main Street District. Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. First workshop held 11/14 with approx. 12 Quintana area businesses. Downtown workshop held March 2014, North Main business workshop held 4/28/14 and Embarcadero business workshop to be held 5/19/14. Result of sign workshops to be agendized for Planning Commission.	No review performed.	N/R	
Projects in Building Plan Check									
49	Sangren	675 Anchor	11/28/12	B-29813	SFR Addition	Requested corrections 1/9/13. CJ. Resubmittal received and under review (November 14, 2013). Denial letter sent 4/24/14 GN	BC- Returned for corrections 1/9/13.	N/A	
50	Hill	445 Arcadia	7/8/14	B-30204	SFR Carport/ Deck	CJ - Corrections sent 7-14-14. Left msg w/ applicant requesting site visit 9/25/14. Approved 10/14/14. CJ.	BC- Resubmitted 9/10/14. Approved 9/26	JW-Disapproved, Correction Memo filed 7/18/2014; JW-Approved 10/28/2014	
51	Hibbard	990 Balboa	12/22/14	B-30343	SFR Addition				
52	LaPlante	3093 Beachcomber	11/3/11	B-29586	New SFR: 3,495sf w/ 500 sf garage on vacant land.	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.	
53	Beckett	175 Easter	8/19/14	B-30245	SFR Add: 735 sf living, 419 sf garage, 285 sf decking	Approved 8-21 CJ	BC- under review.	JW- 10/21/14 corrections needed.	
54	Jeffers	2740 Elm	3/12/14	B-30126	SFR Demo/ Reconstruct	GN - Needs CDP; Correction memo sent 4/10/14. Pending CDP approval. CJ. Correction letter sent. JG	BC-returned for corrections 4/15/14.	JW- 4/7/14 corrections needed. JW- 9/9/14 2nd Submittal: Corrections and SWR Video needed. JW- 12/16/14 SWR Video needed	
55	Caldwell	801 Embarcadero	8/18/14	B-30250	Commercial Hood System		BC- returned for corrections 10/8/14.		
56	Fowler	1213 Embarcadero	9/11/14	B-30270	Phase 1-B Water Site Improvements	Requested correction 10-7-14 - CJ	BC-under review.	RPS - Disapproved per memo of 10/31/14	
57	PG&E	1290 Embarcadero	10/2/13	G-040	Soil Removal	CJ- Monitoring Well location partially in Coastal original jurisdiction. Coastal Commission processing consolidated permit. Waiver granted by Coastal 9-14-1491-W	BC- on hold pending planning process.	Memo of 11/29/13. CDP application should address soil revegetation or stabilization of excavated area	
58	Buquet	647 Estero	3/14/14	B-30129	New SFR: 1662 sf living, 577 sf garage, 564 sf unfinished space, and 230 sf deck	GN- conditionally approved, need to add conditions as a separate plan sheet. 3/27/14	BC- RTI 5/12/14.	DH - approved 5.8.14	

#	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
59	Appleby	381 Fresno	7/31/14	B-30227	Carport& Storage Shed	Correction sent 8-7-14. WM. Will require a CUP prior to building. JG	BC-on hold pending Planning process.	RPS - No PW comments if street access is not required for storage	
60	Montecalvo	510 Fresno	5/16/14	B-30212	New 2car gargaie (508 sf) w/ storage (383 sf) above, and 93 sf deck	Corrections sent 8-11-14. WM.	BC- returned for corrections 8/22/14.	Assigned to ME/DH for review	
61	Conrad	2820 Greenwood	12/30/13	B-30079	SFR Add/ Second Unit: 300 sf attached studio (27 new sf and convert 273 sf)	Under review. 2nd unit will require CDP.	BC- returned for corrections 2/28/14.		
62	Meissner	1387 Hillcrest	7/31/14	B-30226	New SFR: 2,073 sf with 570 sf garage, 108 sf deck, and 975 sf of unconditioned under floor area.	Corrections sent 8-22-14. WM.	BC- under reiew		
63	Romero	2931 Ironmwood	12/12/14	B-30339				To BCR for review 12/15/14	
64	Groom	3039 Ironwood	1/15/14	B-30084	New SFR: 2205 sf living, 510 sf garage, and 290 sf decking	Needs CDP.	BC-Ready to Issue 7/10/14.	BCR-7/1/14 approved. SW O&M plan rec'd 7/10/14	
65	Sotello	420 Island	6/30/14	B-30192	New SFR: 1678 sf living, 482 sf garage, 106 sf decking	Needs CDP.	BC- Returned for correction 10/2/14.		
66	McCallister	176 Java	6/3/14	B-30179	SFR Remodel	Project exceeds 10% in coastal appeals area. Will require a CDP prior to Building. CJ	BC-Returned for corrections 6/18/14.	BCR- under review	
67	Gonzalez	481 Java	10/6/13	B-30029	SFR Addition/ Remodel: add 578 sf living and 112 sf decking	KM - Disapproved due to nonconforming issues 10/22/13. GN - Sent out incomplete letter 1/30/14 with revisions. Resubmitted 4/3/14. Third incomplete letter sent 4/8/14.	BC- on hold pending planning process.	Return for resolution of Planning issues	
68	Castro	1105 Las Tunas		B-30342	Change flat roof to 4/12 pitch and electrical				
69	AT&T	788 Main	6/23/14	B-30194	Recycling Facility and Site Improvements	Correction sent 7-14-14. WM	BC-under review.	RPS -Conditional Approval with modifications per memo of 10/14/14	
70	Dyson	1177 Main	8/18/14	B-30248	Covered Patio		BC-Returned for corrections 9/8/14.		
71	Naran	2176 Main	5/13/13	B-29918	Partial change of occupancy	CJ - Corrections sent 5-29. Resubmittal received 11-20 and corrections sent 12-10-13.	BC-returned for corrections 12/16/13.	N/R	
72	Domino's	2360 Main	9/16/14	B-30278	Commercial remodel		BC-RTI 10/8/14.		
73	Kolb	685 Morro	12/22/14	B-30344	Clinic accessibility remodel & HVAC upgrade				
74	Meisterlin	315 Morro Bay Blvd.	9/12/14	B30275	Commercial Alteration-Handicap restroom	Approved	BC-returned for corrections 10/2/14.		
75	Arriana's	525 Morro Bay Blvd	7/14/14	B-30208	Commercial Foodservice Facility	Approved. WM 7-31	BC-out for corrections.	JW- 12/16/2014 SWR Video needed after repairs as noted on plans.	
76	Najarian	471 Nevis	11/14/14	B30324	New SFR			To JW for review 12/2/14	
77		433 Oahu	11/10/14	B30280				ME Conditionally approved 12/2	
78	Valelley	460 Olive	9/12/14	B-30273	New SFR, previously constructed second unit, address changed to 468 Olive	approved 10/16/14. JG			
79	Wikler	405 Pacific	12/11/14	B-30338				To BCR for review 12/15/14	
80	Nagy	371 Piney	8/11/14	B-30237	New SFR: 3,022 square-foot SFR and garage, plus deck and balcony.		BC-out for corrections.		
81	Adamson	1000 Ridgeway	9/11/13	B-30008	New SFR	CJ - on hold until CDP approval. CDP under appeal. CDP denied by Planning Commission 6/17. Council denied appeal 8-12-14 thus denying project.	BC- on hold pending planning process.	BCR: Revise plans per memo of 10/14/13	

#	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
82	Frye	244 Shasta	5/7/13	B-29910	Garage to Second Unit conversion	KM - Needs to comply with or amend existing CDP. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned.	BC- on hold pending planning process.	BCR-approved 5/13/13	
83		60 State Park Rd	11/3/14	B-30312	Public Area Remodel - Phase 2	Approved 11-6-14. CJ.		RPS - Architectural remodel only. No utility or PW improvements warranted for this phase	
84	Williams	429 Tulare	12/29/14	B-30346	Remodel & SFR Addition of 269sf				
85	Wammack	505 Walnut	12/31/13	B-30076	New SFR: 2611 sf living, 489 sf garage, 190 sf decks and covered porch	CJ - needs CDP. Appealed. Ready to be noticed.	BC-on hold pending Planning process.	BCR sidewalk deferral agreement	
86	Haeuser	501 Zanzibar	3/21/14	B-30133	SF Addition: 594 sf living and 340 sf decking	NC - Corrections sent 4/25	BC-Returned for corrections 4/28/14.	RS: Comments provided 3/21/14	
87	Nucci	529 Zanzibar	12/9/14	B-30337	SF Addition			To ME for rvw 12/10/14	
Projects & Permits with Final Action									
1	Hooper	470 Pico	11/19/14	UP0-396 & AD0-096	Conditional Use Permit and Parking Exception for SFR Addition of greater than 25% and second parking space tandem in the drive. 336sf addition.	Under Review. JG. Noticed 12/5/14. Ready for Planning Commission 12/16. JG			
2	Dennis	290 Piney Ln	6/26/14	CP0-440	Administrative Coastal Development Permit for new 3,108 SFR with 591sf garage and 316sf balcony	Under Review. Correction letter sent 9-08-14. Corrections resubmitted 10/15/14. JG. Correction letter sent 10/24. JG Resubmittal 11/12/14. Under review. Noticed 12/2. Approved 12/15. JG	BC- conditionally approved.	BCR/DH drainage plan under review	
3	Dennis	270 Piney Ln	6/26/14	CP0-439	Administrative Coastal Development Permit for new 3,108 SFR with 591sf garage and 316sf balcony	Under Review. Correction letter sent 9-08-14. Corrections resubmitted 10/15/14. JG. Correction letter sent 10/24. JG Resubmittal 11/12/14 Under review. Noticed 12/2. Approved 12/15. JG	BC- conditionally approved.	BCR/DH drainage plan under review	
4	Dennis	280 Piney Ln	6/26/14	CP0-438	Administrative Coastal Development Permit for new 3,108 SFR with 591sf garage and 316sf balcony	Under Review. Correction letter sent 9-08-14. Corrections resubmitted 10/15/14. JG. Correction letter sent 10/24. JG Resubmittal 11/12/14 Under review. Noticed 12/2. Approved 12/15. JG	BC- conditionally approved.	BCR/DH drainage plan under review	
5	Wammack	505 Walnut	12/31/13	CP0-417	Coastal Development Permit for new 3,236sf SFR including 489sf garage on vacant lot - concurrent permitting for Building Permit	GN - Incomplete letter sent 1/31/14. Resubmittal received 4-1-14. GN - 2nd incomplete letter sent 4/15/14. Waiting on plan changes to identify second unit and required parking. Resubmittal received. Planning Commission hearing project at 8/19 meeting and continued with direction for resubmittal. Planning Commission approval on 9-16-14. Appealed by 3 separate parties with Council to hear appeal at 11-12 meeting. WM. Appeal denied.	BC- conditionally approved.	BCR-approved with deferral of frontage improvements	



AGENDA NO: B-1

MEETING DATE: January 6, 2015

Staff Report

TO: Planning Commissioners

DATE: December 30, 2014

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Coastal Development Permit #CP0-412 for 356 Yerba Buena

RECOMMENDATION:

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

Adopt Planning Commission Resolution 01-15 which includes the Findings and Conditions of Approval and Adopt the Mitigated Negative Declaration, SCH# 2014111065 (Exhibit C) for the project depicted on site development plans dated December 29, 2014 (Exhibit B).

APPLICANT: Glenn Turner

AGENT: Chris Parker

LEGAL DESCRIPTION/APN (ADDRESS): 065-084-017

PROJECT DESCRIPTION: The Applicant is requesting coastal development permit approval and adoption of a mitigated negative declaration for a major expansion of an existing single-family residence. The Applicant is proposing to increase the existing 1,022 square foot home to 2,767 square feet of habitable space on two levels, with an additional 415 square feet of attached deck and patio space, a 599 square foot 2-car garage, 302 square foot second floor deck, 113 square foot covered porch and 278 square feet of enclosed storage.



PROJECT SETTING: The project site is an existing single family residence located on a 6,800 square lot in north Morro Bay

Prepared By: CJ

Dept Review: SG

City Manager Review:

City Attorney Review:

adjacent to mapped environmentally sensitive habitat (ESH) to the south. The project site is designated Low-Medium Density Residential, and is zoned Single Family Residential (R-1/S.1) within the North Main Specific Plan (SP) area. Surrounding development consists of mostly two-story residences and a condominium development to the west. Home sizes range from approximately 1,200 square feet to over 2,500 square feet.

<u>Site Characteristics</u>	
Site Area	6,800 square feet existing
Existing Use	Existing single family residence
Terrain:	Mostly flat
Vegetation/Wildlife	Ornamental vegetation with swath of bare soils and upland annual grasses in the adjacent Whidbey Street right-of-way. Arroyo willow riparian habitat present south of the property limits.
Archaeological Resources	No known archaeological resources exist on the site and the site is not within close proximity of a known site
Access	Yerba Buena

<u>Adjacent Zoning/Land Use</u>			
North:	R-1/S.1 (Single Family Residential), Residential	East:	R-1/S.1 (Single Family Residential), Residential
South:	Environmentally Sensitive Habitat (ESH)	West:	R-4/SP (Multifamily residential-hotel-professional), High density residential

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Moderate Density Residential
Base Zone District(s)	Single Family Residential (R-1)
Zoning Overlay District	S.1
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	North Main Specific Plan
Coastal Zone	Within the Coastal Appeals Jurisdiction due to ESH proximity

PROJECT ANALYSIS:

Project compliance with Single Family Residential Zoning Ordinance standards is shown in the following table. Additional analysis is provided below.

<u>Single Family Residential Zoning Ordinance Standards with S.1 Overlay Zone</u>			
	Standards	Existing	Proposed
Front Yard Setback	10 feet, including garage entry setback	62 feet	29 feet
Interior Yard Setback	3 feet	4 feet	4 feet
Exterior Yard Setback	6 feet	Not applicable	Not applicable, not an exterior lot
Rear Yard Setback	5 feet	50 feet	36 feet 11 inches
Lot Coverage	45% for lots > 4,000sf	--	42%
Height	25 feet	Single story	Two story at 24.75 feet
Parking	2 covered and enclosed spaces	No garage	2 covered and enclosed spaces

The proposed addition to the residence would comply with all zoning ordinance requirements pertinent to setbacks, height and lot coverage. No exceptions or variances are being requested. Revised plans dated December 29, 2014 depict a wetbar in the den area on the second floor. Pursuant to Zoning Ordinance section 17.48.325 a deed restriction is required to restrict the wetbar from being converted into a sink for a second residential unit. A condition of approval has been added to the project to reflect this requirement (See Planning condition 8).

Pertinent LCP policies applicable to the project include 11.02, 11.05, 11.06, 11.14, 11.22 and are discussed below:

- LCP Policy 11.02 in summary requires that development adjacent to environmentally sensitive habitat be sited and designed to prevent impacts which would significantly degrade such areas. No reduction to the ESH buffer is being sought and the plans depict the proposed addition to be outside the required 50 foot ESH buffer.

- LCP Policy 11.05 requires that prior to issuance of a coastal development permit all projects on parcel containing ESH or within 250 feet of all designated areas shall be found to be in conformity with the applicable LCP habitat protection policies. All development plans shall show the precise location of the habitat to be affected by a proposed project and shall be subject to adequate assessment by a qualified biologist. The 2013 ESH report prepared by Kevin Merck and Associates delineates that environmentally sensitive habitat area with proposed addition denoted as setback from the ESH area. The report concluded that the property identified as 356 Yerba Buena does not contain habitat meeting the City's LCP definition or the California Coastal Act definition as Environmentally Sensitive Habitat (ESH). With the incorporated mitigation measures, the project will have a less than significant impact on the environment, and Planning Commission can make the findings to approve the proposed project.
- LCP Policy 11.06 requires that no permanent structures be allowed within an ESH buffer setback area except for those of a minor nature such as fences and eaves. The addition of a fence as shown on the plans can be found consistent with this Policy 11.06.
- LCP Policy 11.14 requires a minimum buffer strip along all streams in urban areas of 50 feet. The plans depict the proposed addition will not encroach into the 50 foot ESH buffer.
- LCP Policy 11.22 requires that precise location and boundary of ESH shall be determined based upon a field study prior to the approval of development on the site. The resulting ESH assessment and delineation was prepared by Kevin Merck & Associates in a report dated October 25, 2013.

North Main Specific Plan

The project site is located within the North Main Specific Plan (NMSP) area and requires that the Planning Commission make findings that the development standards for the proposed project have been met. The proposed project has been designed to be consistent with these requirements. Mature trees within this plan area are required to be preserved unless preservation of the tree presents economic hardships to the owner of the property, safety problems, or is severely diseased. The NMSP requires that assessments of scenic values and preservation of scenic views be prepared and implemented according to the LCP Visual Resource Policies 12.01, 12.02, 12.05, 12.06, 12.08 and 12.09. The project as infill residential development is not located in a scenic corridor and does not front on Main Street. The applicant proposes removal of three trees within the front yard area and proposes replacement of these three trees as shown on the proposed site plan. The removal of the 14" pine on the northeast property line increases the scenic view value to the residence to the east.

The project design adds a second story that includes a 3 and 12 pitch roof and is surrounded by two story development on a residential street with one existing single story home across the street to the northwest.

Major Vegetation Removal

As discussed previously, the project site includes the removal of three trees in the front yard area considered major vegetation due to their size. The City requires that on-site trees greater than six-inches in diameter at four and one-half feet vertically above ground are considered major vegetation, and are therefore subject to the City's Major Vegetation Removal, Replacement and Protection Guidelines. None of the trees to be removed would be considered heritage trees. A planting plan has been provided on the proposed site plan page which includes three replacement trees: Catalina cherry, Primrose tree, and California lilac.

Because the removal of these three trees exceeds the two removals allowed for in a 12-month period the request is subject to review and approval of a Coastal Development Permit. Removal of on-site major vegetation requires mandatory replacement, and plans depict three replacement trees as noted above.

ENVIRONMENTAL DETERMINATION:

A Mitigated Negative Declaration was circulated on November 24, 2014 with a review period that ended on December 23, 2014. No comment letters were received during this review period. Mitigation was recommended for biological resources and cultural resources with discussion below. With the incorporated mitigation measures that the applicant has agreed to, the project will have a less than significant impact on the environment, and Planning Commission can make the findings to approve the proposed project. The mitigations contained in this document have been incorporated into the conditions of approval (See Environmental conditions 1-5 in Exhibit A).

Biological Resources

The project site is developed with a small single family home and ornamental vegetation with a wide swath of bare soils in the back yard area and upland annual grasses in the adjacent Whidbey Street right-of-way. A biological survey was conducted in the summer and fall of 2013 with a delineation of the extent of environmentally sensitive habitat (ESH) in the vicinity of the site as required by the City's Local Coastal Plan. The delineation characterized the site as urban residential with associated landscaping. The habitat types identified within approximately 100 feet of the property line include disturbed annual grassland, iceplant mats and arroyo willow

riparian offsite to the south. Riparian habitat was present along a south-facing slope on neighboring property in a roughly southeast to northwest direction from Tide Avenue to the Main Street-Yerba Buena intersection.

Mitigation was incorporated to require that within the 50-foot ESH buffer, there shall be no additional non-pervious surfaces or introduction of invasive plant species. The rear of the proposed new house borders the edge of the 50 foot ESH buffer. A fence installed in early 2014 along the rear of the property line and inside the 50 foot ESH buffer was evaluated by the biologist with the conclusion that the fence construction in this area did not directly impact or degrade adjacent willow riparian habitat designated as ESH. The fence which is aligned with the extent of adjacent paved surface within the Whidbey Street right of way is separated from the ESH boundary by a distance of 13 feet and as constructed is consistent with the City LCP Policy 11.06 which allows fences within ESH areas.

Furthermore, to ensure consistency with LCP Policies regarding ESH and avoidance of planting non-native species, the mitigation measures also require submittal of a landscape plan as part of the construction documents and approval by Planning staff prior to issuance of a building permit.

Cultural Resources

The existing property does not contain any known historic or prehistoric archaeological resources identified on City maintained resource information and no known archaeological resources exist within the project site. Though the site is not within an archaeologically sensitive site, environmental review concluded that there is limited potential that sensitive materials could be encountered given the proximity to the riparian corridor. Mitigation measures are incorporated in the MND and accepted by the applicant to ensure proper treatment in the event they are encountered during construction activities.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on December 26, 2014, and all property owners of record and occupants within 300 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION:

The Local Coastal Plan includes goals that new projects be compatible with existing surrounding development and be sited and designed to prevent impacts to ESH areas as well as maintain an appropriate ESH buffer. With the incorporation of recommended conditions and mitigation measures, the design of the proposed residence achieves these goals by minimizing site disturbance and setting development back from the designated environmentally sensitive habitat to the south.

The project constitutes infill residential development in an urbanized area of the City and meets the development standards of the zoning district, including height, lot coverage, parking and setbacks. The project would not have significant adverse impacts on visual resources since the development is not located within a designated scenic area, but in an existing residential area with other similar residential developments. With the incorporation of recommended conditions of approval and mitigation measures included in the Mitigated Negative Declaration, the design of the residence and the ESH buffer setback will avoid injury to sensitive resources. For these reasons, staff recommends the Planning Commission adopt the Mitigated Negative Declaration, and approve the project including removal of major vegetation.

The proposed project is consistent with the development standards of the zoning ordinance and all applicable provisions of the General Plan, Local Coastal Plan and the California Environmental Quality Act with incorporation of recommended conditions. The project has also been determined to have a less than significant impact to the environment with the adoption and implementation of the mitigation measure, in compliance with CEQA.

ATTACHMENTS:

- Exhibit A Resolution 1-15
- Exhibit B Graphics/Plan Reductions dated December 29, 2014
- Exhibit C Mitigated Negative Declaration (SCH# 2014111065)
- Exhibit D Letter dated December 24, 2014 from State Clearinghouse

RESOLUTION NO. PC 1-15

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING THE COASTAL DEVELOPMENT PERMIT (CP0-412) TO INCREASE AN EXISTING SINGLE FAMILY RESIDENCE FROM 1,022 SQUARE FEET TO 2,767 SQUARE FEET OF HABITABLE SPACE ON TWO LEVELS, WITH AN ADDITIONAL 415 SQUARE FEET OF ATTACHED DECK AND PATIO SPACE, A 599 SQUARE FOOT 2-CAR GARAGE, 302 SQUARE FOOT SECOND FLOOR DECK, 113 SQUARE FOOT COVERED PORCH AND 278 SQUARE FEET OF ENCLOSED STORAGE AT 356 YERBA BUENA STREET.

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on January 6, 2015, for the purpose of considering Coastal Development Permit #CP0-412; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA)

1. That for purposes of the California Environmental Quality Act, Case No. CP0-412 is subject to a Mitigated Negative Declaration based on biological and cultural resource issues and was circulated to the State Clearinghouse (SCH#2014111065) for the required 30 day period which concluded December 23, 2014. With incorporation of mitigations, any impacts associated with the proposed expansion of the single family home will be brought to a less than significant level.

Coastal Development Permit Findings

1. The Planning Commission finds the expansion of a single-family residence is consistent with the applicable provisions of the General Plan and certified Local Coastal Program.
2. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of low density residential development; has similar bulk and scale as nearby structures; and like other structures in the neighborhood, the proposed project is two stories and has an attached two car garage.

North Main Street Specific Plan findings

1. The project is consistent with the North Main Street Specific Plan as indicated in the attached staff report with the adoption of the conditions of approval.

Major Vegetation Findings

1. That the major vegetation removal, as mitigated, will not significantly impact any threatened or endangered plant or animal habitat area;
2. That reasonably calculated mitigation measures are in place to avoid dangerous soil erosion or instability resulting from the removal;
3. That the Major Vegetation removal will not adversely affect the character of the surrounding neighborhood.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit #CP0-412 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated December 30, 2014, for the project at 356 Yerba Buena Street depicted on plans dated December 29, 2014, on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for CP0-412, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution 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. Any extension may be granted by the City's Public Services Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, 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 MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the 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.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of 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 MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.
8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

Building Conditions:

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

Fire Conditions:

1. Fire Sprinklers. Applicant shall provide an automatic fire sprinkler system, in accordance with NFPA 13-D and Morro Bay Municipal Code, Section 14.08.090(I) (3) and 2010. Please Submit sprinkler plans to Morro Bay Public Services Department for review.

2. Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages (CRC 315).
3. Fire Safety During Construction and Demolition shall be in accordance with 2010 California Fire Code, Chapter 14. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

Public Works Conditions:

1. Prior to Construction: The applicant shall submit a complete plan set (Grading & Utility Plan) for plan review in order to obtain the required Building Permit.
2. Frontage Dedication: Records show the property lines are from the centerline of Yerba Buena to a line 25-foot parallel and westerly of the centerline of Whidbey Street. A 25-foot dedication to the City of Morro Bay on Yerba Buena is required for public Right-Of-Way and improvements. Offer of dedication exhibits shall be performed by a Licensed Land Surveyor and submitted for City Council approval prior to final occupancy.
3. Frontage Improvements: The installation of frontage improvements shall be required pursuant to the North Main Street Specific Plan to include the following:
 - a. Installation of a City standard PCC driveway approach per City of Morro Bay standards B-6.
 - b. Install curb & gutter and sidewalk per City of Morro Bay standard B-1 & B-5.
4. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope:
 - a. Provide a standard 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, any harbor, waterway, or ecologically sensitive area.
 - b. Storm water Management: Provide building impervious area calculations on Cover Sheet of Plans. The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Engineering Standards. Projects with more than 2,500 sq. ft. of new or redeveloped impervious area are subject to these requirements; if over 2,500 square-feet, provide a preliminary-drainage report. Projects under this threshold are encouraged to implement at least one LID feature.

Planning Conditions:

1. **Boundaries and Setbacks:** The property owner is responsible for verification of lot boundaries. At the time of foundation inspection, the property owner shall verify lot boundaries and building setbacks to the satisfaction of the City Planning & Building Manager and City Building Official.
2. **Height Certification:** Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the City Planning & Building Manager certifying that the tops of the forms are in compliance with the finish floor elevations and setbacks as shown on approved plans. Prior to either roof nail or framing inspection a licensed surveyor shall measure the height of the structure and submit a letter to the City Planning & Building Manager, certifying that the height of the structure is in accordance with the approved set of plans and complies with the height requirements of the Morro Bay, Municipal Code Section 17.12.310.
3. **Dust Control:** That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems, shall be submitted for review and approval by the Building Official. (MBMC Section 17.52.070)
4. **Archaeology:** In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist, knowledgeable in local indigenous culture, or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation. (MBMC Section 17.48.310)
5. **Fencing:** Chain link fencing is prohibited and shall be removed or replaced with fencing that is in conformance with Zoning Ordinance Section 17.48.100.
6. **Inspection:** The applicant shall comply with all Planning conditions listed above and obtain a final inspection from the Planning Division at the necessary time in order to ensure all conditions have been met.
7. **Major Vegetation:** Tree removal shall be conducted pursuant to the adopted City of Morro Bay Major Vegetation Guidelines.
8. **Wetbar:** A deed restriction/covenant shall be recorded to run with the property restricting the wetbar from being converted into a sink for a second residential unit as required by Zoning Ordinance Section 17.48.325. Said deed restriction/covenant shall be recorded and submitted to the Planning and Building Manager prior to issuance of a building permit.

9. Environmental Fees: Within four days of certification of the Mitigated Negative Declaration, the applicant shall submit a check made payable to the County Clerk for the following fees: \$2,210 for the California Department of Fish and Wildlife, plus the \$50 County Clerk filing fee for the Notice of Determination, for a total of 2,260. The City of Morro Bay shall file the Notice of Determination with the County Clerk to comply with state requirements.

ENVIRONMENTAL CONDITIONS

1. Within the 50-foot ESH buffer, there shall be no additional non-pervious surfaces or introduction of invasive plant species.
2. The project shall incorporate the following erosion control measures for work in and around the ESHA:
 - a. No heavy equipment should enter the ESHA.
 - b. Equipment will be fuelled and maintained in an appropriate staging area removed from the ESHA.
 - c. Restrict all heavy construction equipment to the project area or established staging areas.
 - d. All project related spills of hazardous materials within or adjacent to the project area shall be cleaned up immediately. Spill prevention and clean up materials should be onsite at all times during construction.
 - e. All spoils should be relocated to an upland location outside the ESHA to prevent seepage of sediment in to the riparian corridor
3. If materials (including but not limited to bedrock mortars, historical trash deposits, and paleontological or geological resources) are encountered during excavation, work shall cease until a qualified archaeologist makes determinations on possible significance, recommends appropriate measures to minimize impacts, and provides information on how to proceed in light of the discoveries. All specialist recommendations shall be communicated to the City of Morro Bay Public Services Department prior to resuming work to ensure the project continues within procedural parameters accepted by the City of Morro Bay and the State of California.
4. The following actions must be taken immediately upon the discovery of human remains:

Stop immediately and contact the [County Coroner](#). The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The

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

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

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 6th day of January, 2015 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert Tefft, Chairperson

ATTEST

Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 6th day of January 2015.

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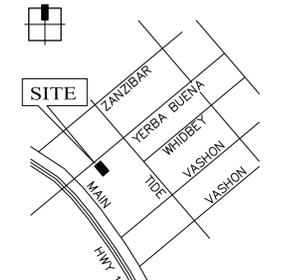
C. P. PARKER ARCHITECT

CHRISTOPHER P. PARKER ARCHITECT
 630 QUINTANA RD. #330 MORRO BAY, CA. 93442-1865
 (805) 772-5700

STAMPS



VICINITY MAP



PROJECT

ADDITION & REMODEL
 FOR
GLENN & JULIE TURNER

356 YERBA BUENA MORRO BAY, CALIF. 93442

DRAWING PHASE
CONSTRUCTION DOCUMENTS

Project No.	13-102
Drawn By	CPP
Dwg. Date	12/29/14
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE
PROJ. INFO, SITE PLAN & EX. FLR.

SHEET NO.

PROJECT INFO.

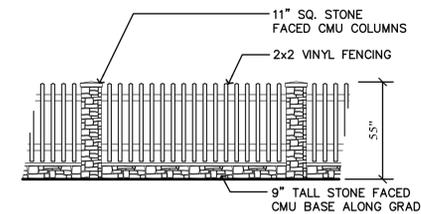
APN: 065-084-017
 ZONING: R-1 / S.1 / SP
 AVERAGE NATURAL GRADE: 57.91'
 MAX. ALLOWABLE HEIGHT: 82.91'
 PROPOSED HEIGHT: 82.59'
 EXISTING LOT SIZE: 6,800 SQ. FT.
 NEW LOT SIZE: 5,800 SQ. FT.
 PROPOSED LOT COV. (LOWER FLR., GARAGE, STOR., COV. PORCH) = 42%

AREAS:
 LOWER FLOOR: 1,448 SQ.FT.
 UPPER FLOOR: 1,319 SQ.FT.
 2,767 SQ.FT.
 TWO-CAR GARAGE: 599 SQ.FT.
 SECOND FLOOR DECK: 302 SQ.FT.
 STORAGE: 278 SQ.FT.
 COVERED PORCH: 113 SQ.FT.
 EXISTING RESIDENCE: 1,022 SQ.FT.

IMPERVIOUS SURFACE CALCULATIONS:

EXISTING TOTAL IMPERVIOUS SURFACES: (TO BE REPLACED) 1,338 SQ.FT.
 NEW TOTAL IMPERVIOUS SURFACES: (WITHIN NEW PROP. BOUNDARIES) 3,181 SQ.FT.
 NEW TOTAL IMPERVIOUS RIGHT-OF-WAY: (WITHIN DEDICATED PROPERTY) 332 SQ.FT.

FENCING DETAIL

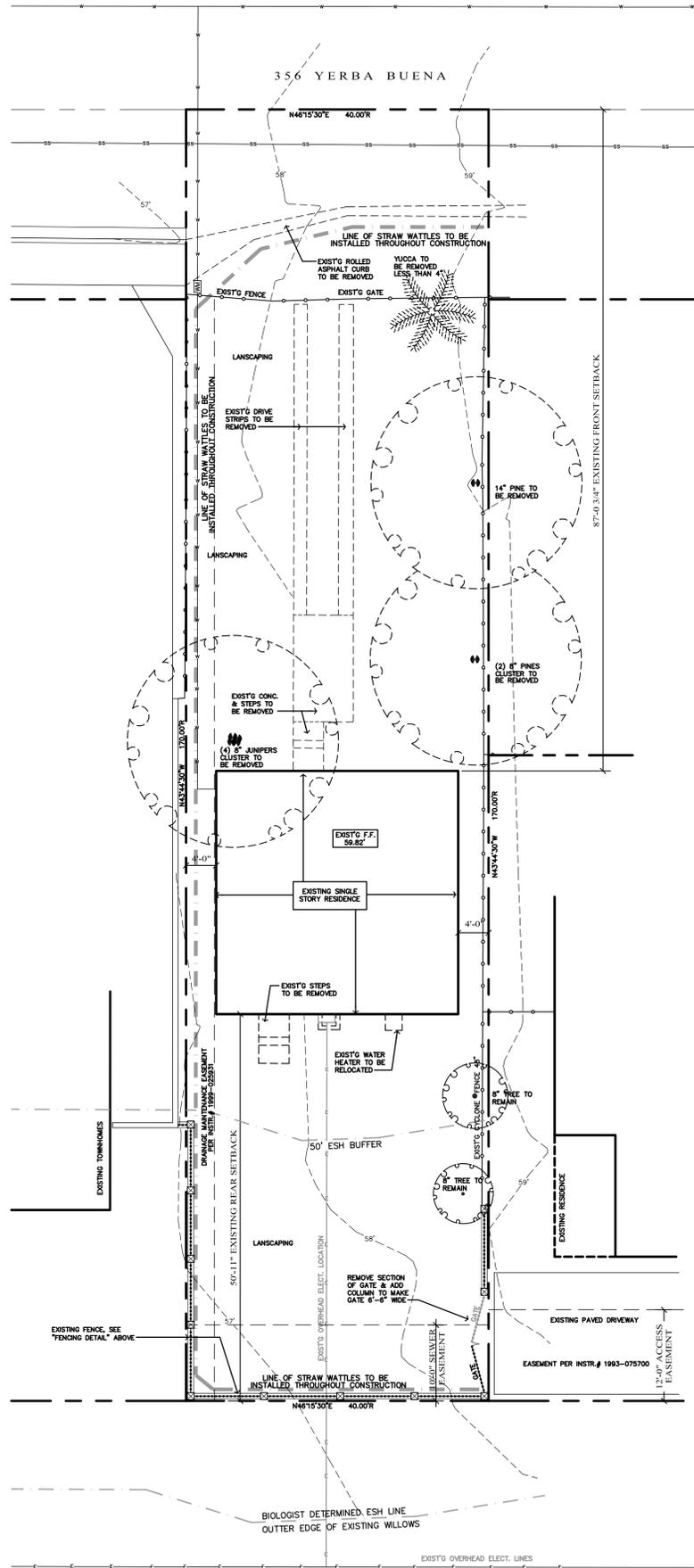


APPLICABLE CODES

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA ELECTRIC CODE
- 2013 CALIFORNIA ENERGY CODE
- CALIFORNIA GREEN BUILDING CODE
- 2013 CALIFORNIA FIRE CODE
- CALIFORNIA REFERENCE STANDARDS CODE

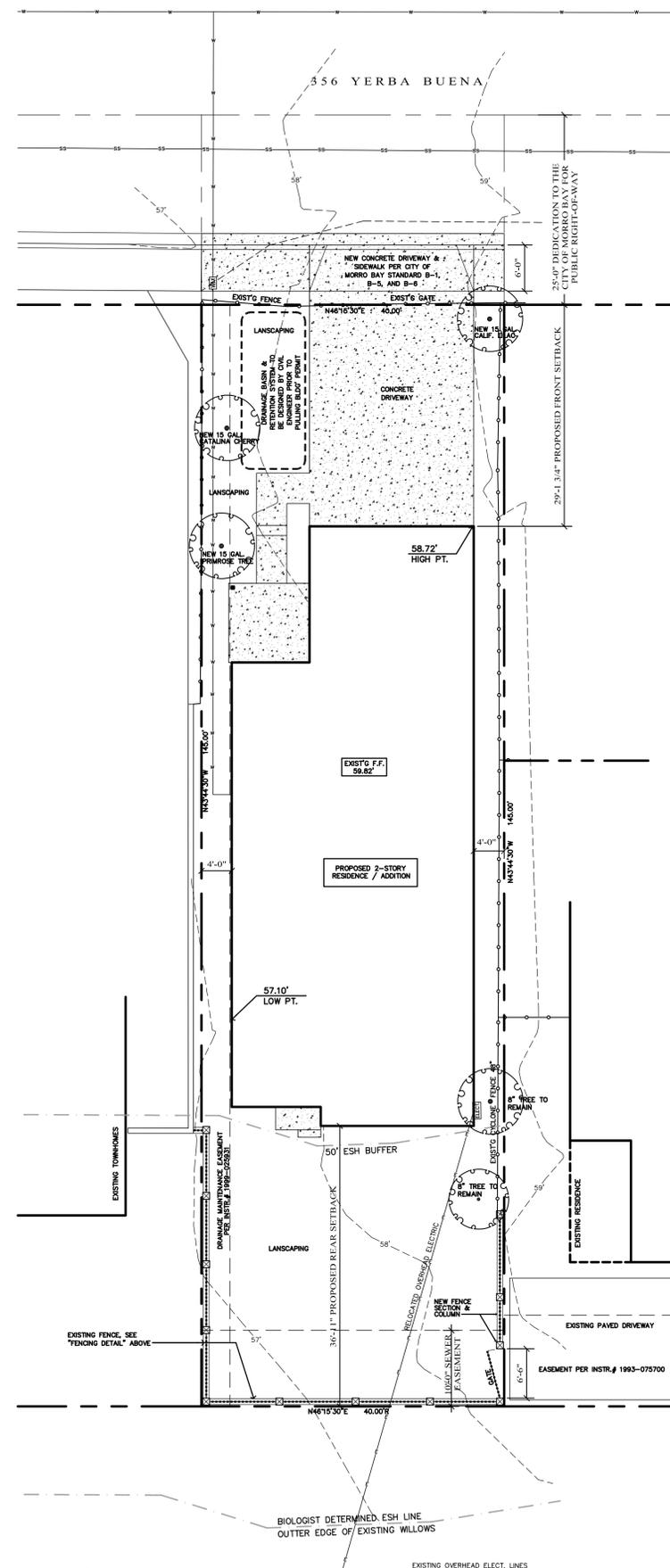
PUBLIC WORKS COND.

PRIOR TO CONSTRUCTION THE APPLICANT SHALL SUBMIT A COMPLETE PLAN SET (GRADING AND UTILITY PLAN) FOR PLAN REVIEW IN ORDER TO OBTAIN THE REQUIRED BUILDING PERMIT.



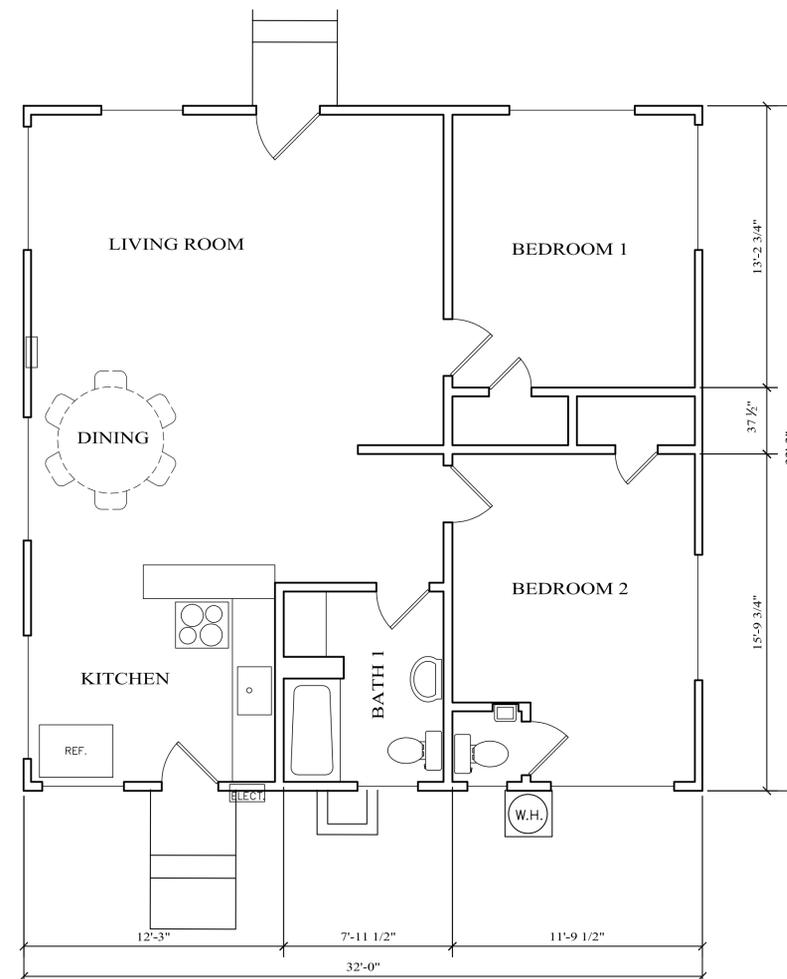
EXISTING SITE PLAN
 EROSION CONTROL

SCALE: 1" = 10'-0"



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

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STAMPS



CONSULTANTS

PROJECT

ADDITION & REMODEL

FOR
GLENN & JULIE TURNER

356 YERBA BUENA
 MORRO BAY, CALIF.
 93442

DRAWING PHASE

CONSTRUCTION DOCUMENTS

Project No.	13-102
Drawn By	CPP
Dwg. Date	12/29/14
Updated	-
Scale	AS NOTED

REVISIONS

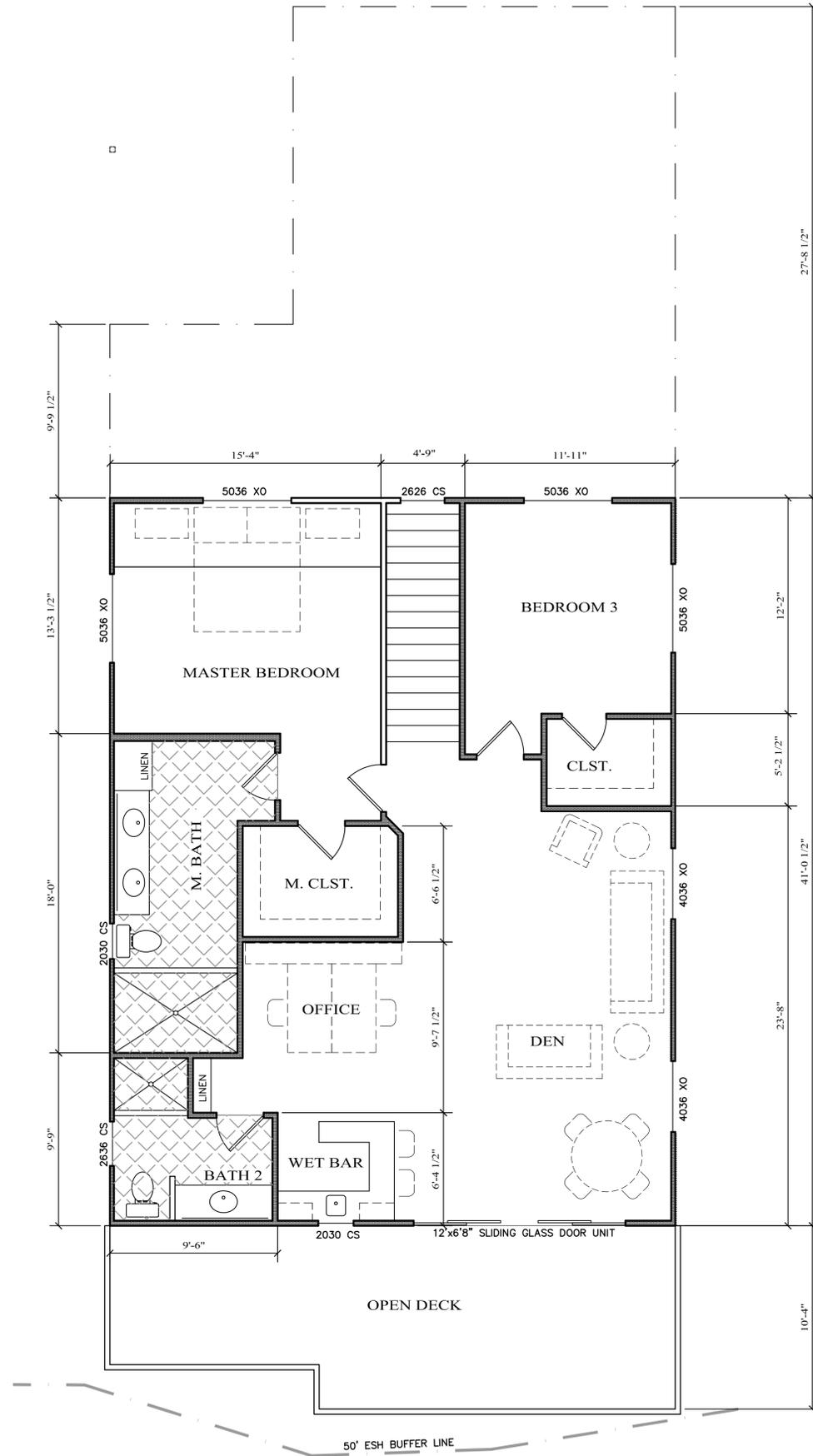
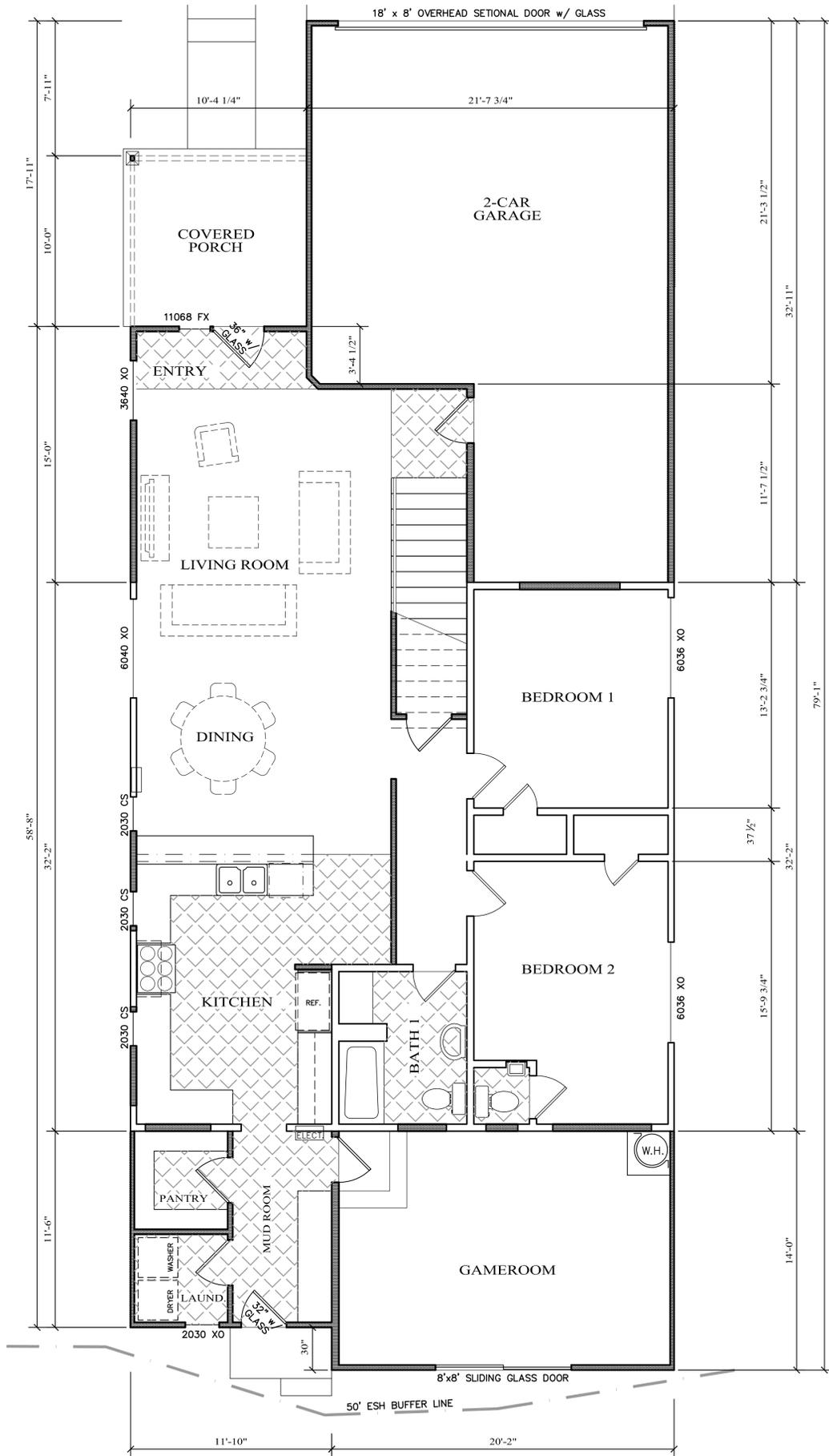
SHEET TITLE
FLOOR PLANS

SHEET NO.

A2.1

WALL LEGEND

	EXISTING 2x WOOD FRAMED WALL
	NEW 2x WOOD FRAMED WALL



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STAMPS



CONSULTANTS

PROJECT

ADDITION & REMODEL

FOR
GLENN & JULIE TURNER

356 YERBA BUENA
 MORRO BAY, CALIF.
 93442

DRAWING PHASE

CONSTRUCTION DOCUMENTS

Project No.	13-102
Drawn By	CPP
Dwg. Date	12/29/14
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.

A3.1



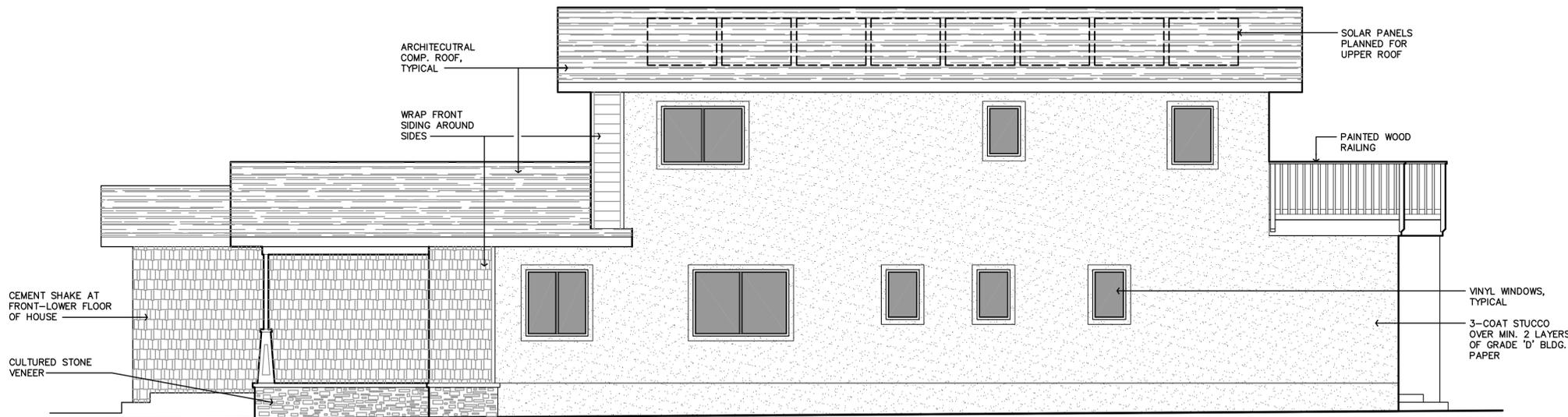
NORTH ELEVATION - FRONT

SCALE: 1/4" = 1'-0"



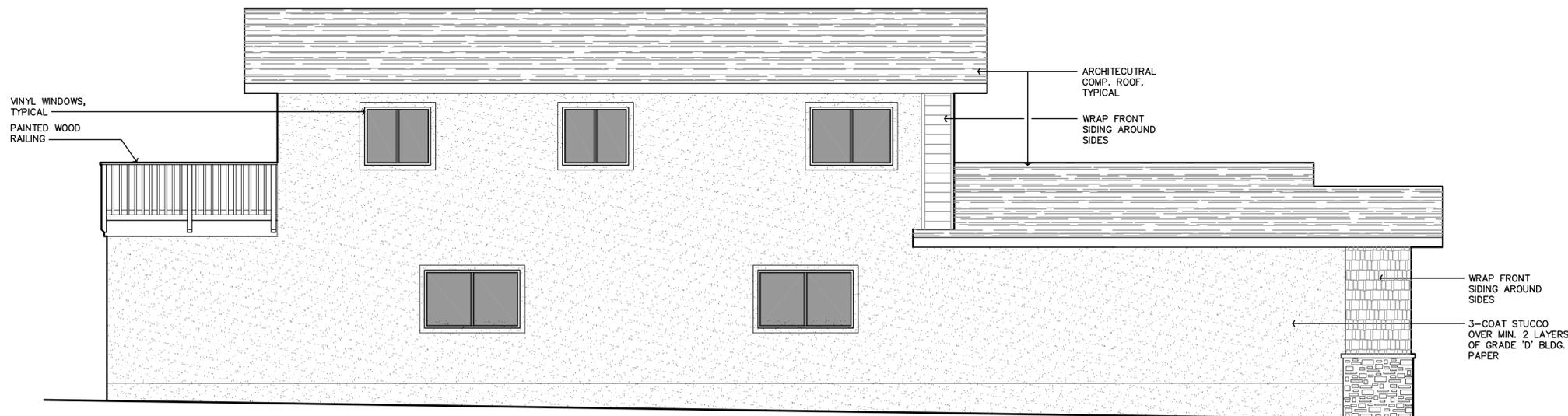
SOUTH ELEVATION - REAR

SCALE: 1/4" = 1'-0"



EAST ELEVATION - SIDE

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



WEST ELEVATION - SIDE

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

TIDE AVENUE
 BASIS OF BEARING
 N43°44'30"W 380.00'R
 N43°44'30"W 379.96'M

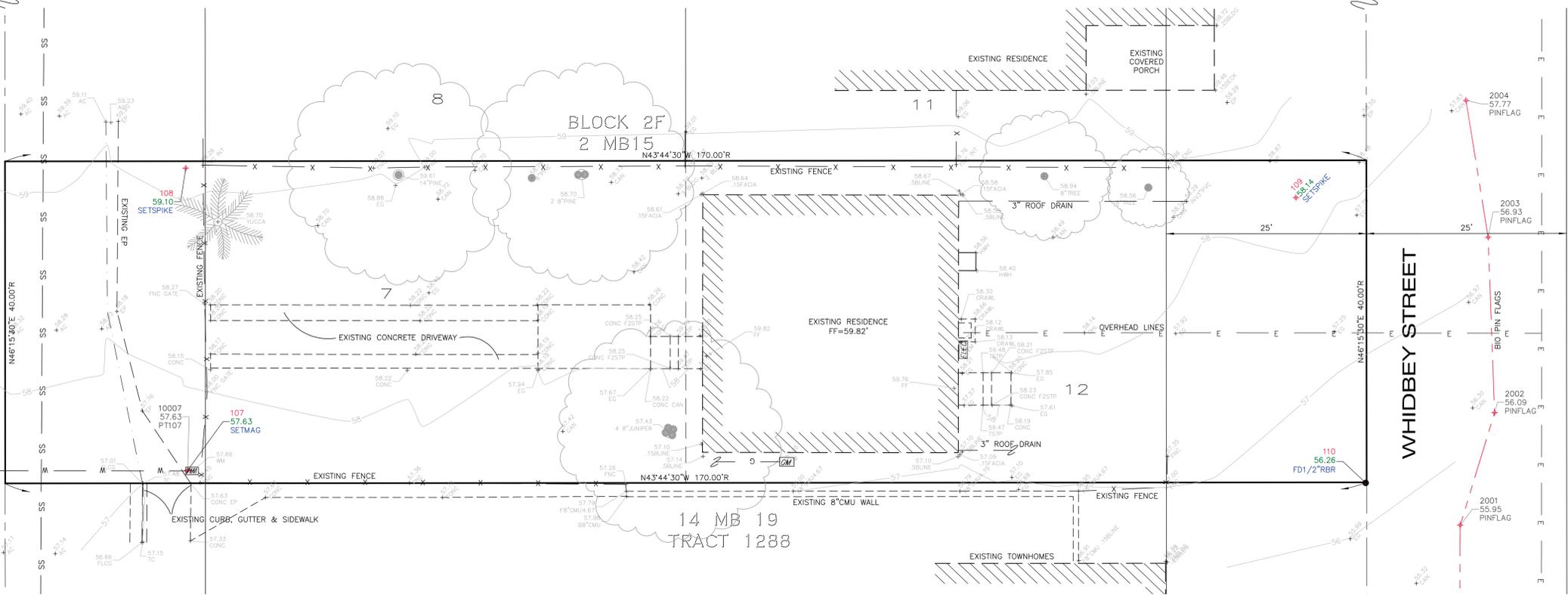
104
 60.06
 FDBCMMON

10002
 63.81
 PT103

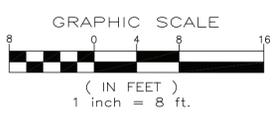
YERBA BUENA STREET

VASHON AVENUE

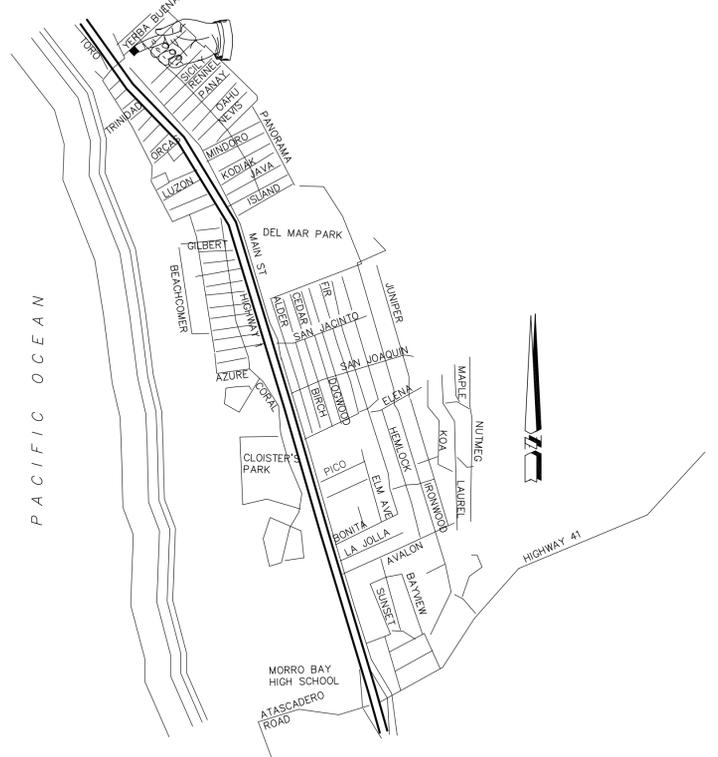
WHIDBEY STREET



- SURVEYOR'S NOTES:**
1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
 2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
 4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
 5. THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DESIGNED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL. OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.



BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS A FOUND CALTRANS 1" IRON PIPE "PM 31.94", 227.00 FEET SOUTHERLY OF THE CENTERLINE OF YERBA BUENA STREET, 2.98 FEET SOUTHERLY OF CARSONITE POST AND 13.38 FEET WESTERLY OF CHAIN LINK FENCE.
 ELEVATION=48.74' NAVD 88



SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON JULY 30, 2013.



MICHAEL B. STANTON, PLS 5702 DATE

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF TIDE AVENUE BETWEEN YERBA BUENA STREET AND VASHON AVENUE.
 BEARING N43°44'30"W.

SITE DATA:
 ADDRESS: 356 YERBA BUENA, MORRO BAY
 ASSESSOR'S PARCEL NO. APN 065-084-017

TOPOGRAPHIC MAP
 LOT 7 & LOT 12 OF BLOCK 2F OF ATASCADERO BEACH AS SHOWN ON MAP FILED IN BOOK 2 AT PAGE 15, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA
 AT THE REQUEST OF CHRIS PARKER
 JULY 2013 SCALE: 1"=8'
MBS LAND SURVEYS MICHAEL B. STANTON, PLS 5702
 3563 SUELDO ST. UNIT C
 SAN LUIS OBISPO, CA 93401
 805-594-1960
 JOB No. 13-141

M:\13-141-356-Yerba Buena_Morro_Bay\356-Yerba Buena-Topo.dwg, 24X36, Jul 31, 2013, 2:29pm, jBlackwell

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

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

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

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY OF MORRO BAY

The City has determined that the following proposal qualifies for a

Negative Declaration **Mitigated Negative Declaration.**

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

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

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

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

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

LEAD AGENCY: City of Morro Bay

CONTACT PERSON: Cindy Jacinth, Associate Planner

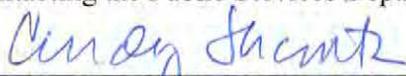
TELEPHONE: (805) 772-6577

ADDRESS WHERE DOCUMENT MAY BE OBTAINED:

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

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

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



Cindy Jacinth, Associate Planner
Signature

356 Yerba Buena Street
CASE NO. CP0-412
DATE: November 2014

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

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

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

November 2014

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

CASE NO.: CP0-412

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

APPLICANT / PROJECT SPONSOR:

Owner:

Applicant/Agent:

Glen Turner
36301 Oslo Place
Bakersfield, CA 93306
T 661.201.6422

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

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

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

356 Yerba Buena Street
CASE NO. CP0-412
DATE: November 2014

FINDINGS OF THE: Environmental Coordinator

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



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

INITIAL STUDY AND CHECKLIST

I. PROJECT INFORMATION

Project Title: Turner Home Single Family Home Expansion

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

Case Number: Coastal Development Permit #CP0-412

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

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

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

General Plan Designation: Medium Density Residential

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

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

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

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

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

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

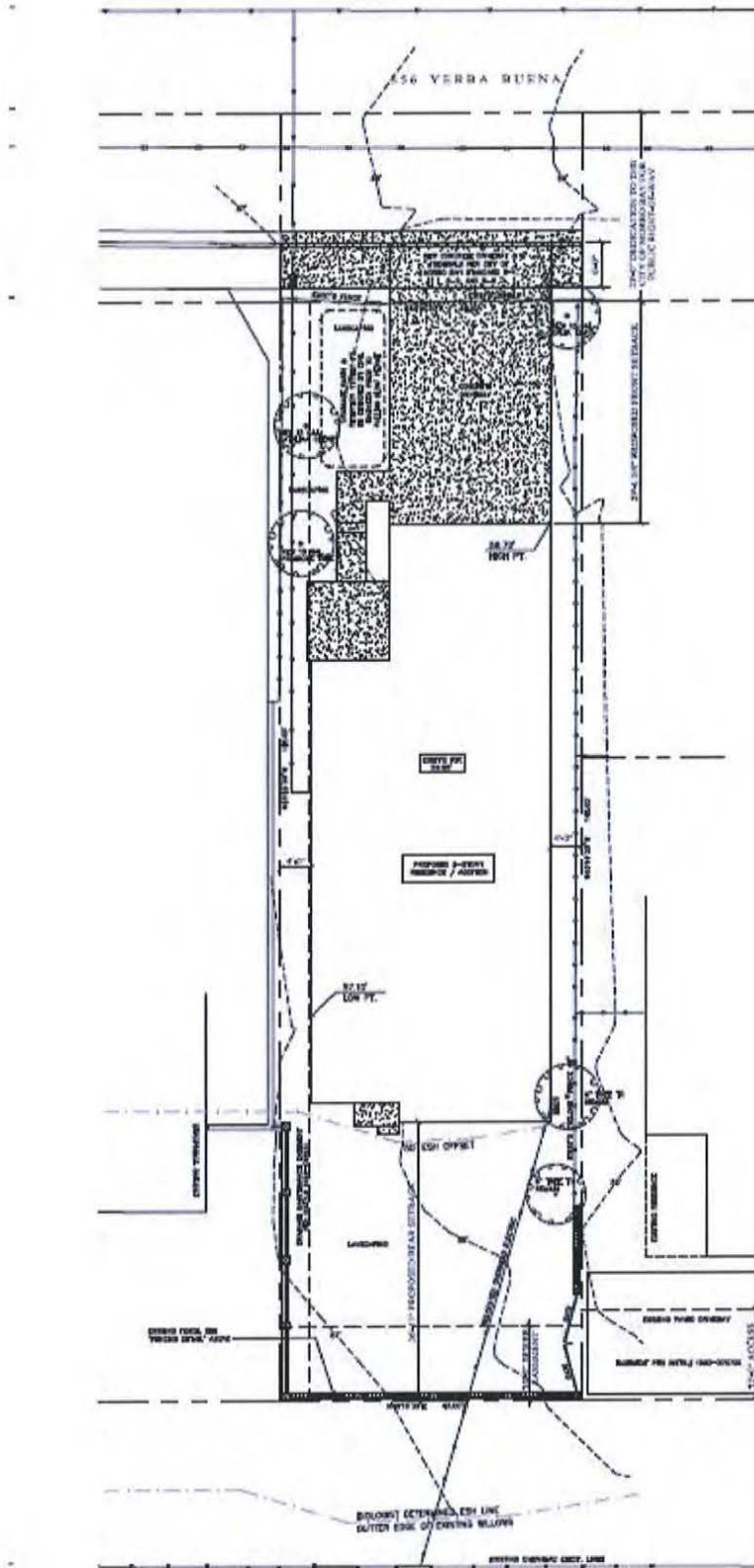
The City of Morro Bay is the lead agency for the proposed project. Responsible and trustee agencies may include, but are not limited to:

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

VICINITY MAP – 356 Yerba Buena

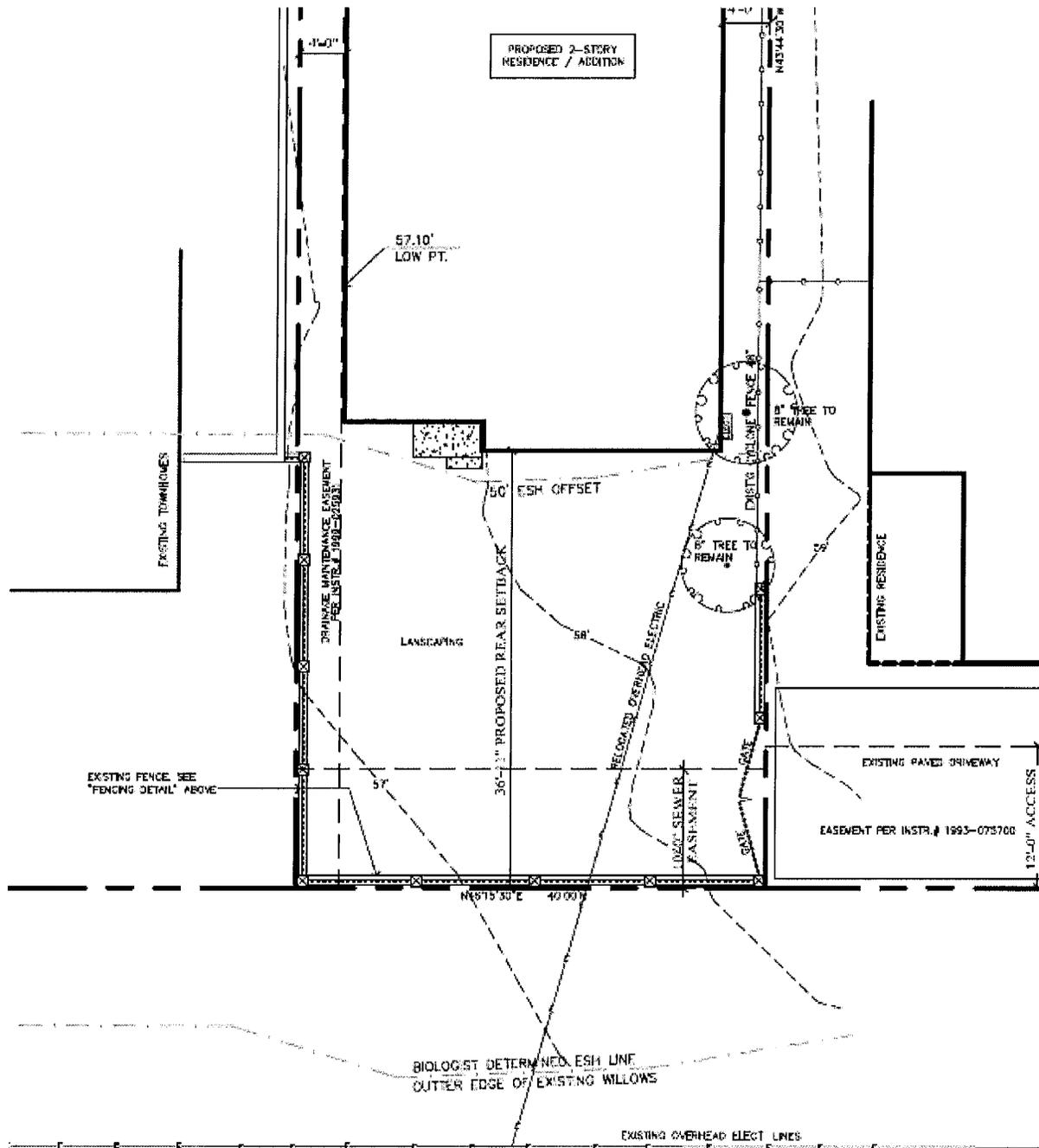


PROPOSED SITE PLAN – 356 YERBA BUENA



 **PROPOSED SITE PLAN** SCALE: 1/8"=1'-0"

Environmentally Sensitive Habitat (ESH) Setback Detail



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

II. ENVIRONMENTAL SETTING AND IMPACTS

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

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

FISH AND GAME FEES

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

STATE CLEARINGHOUSE

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

On the basis of this initial evaluation:

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

Cindy Jacinth
Signature

11/21/14
Date

Cindy Jacinth, Associate Planner
Printed Name

For: Rob Livick
Public Services Director

Previous Document: N/A

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

356 Yerba Buena Street
CASE NO. CP0-412
DATE: June 2014

IV. ENVIRONMENTAL CHECKLIST

1. AESTHETICS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within view of a state scenic highway?			X	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

Environmental Setting:

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

Impact Discussion:

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

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

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

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

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

Mitigation and Monitoring: Not applicable.

356 Yerba Buena Street
CASE NO. CP0-412
DATE: November 2014

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

Environmental Setting:

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

Impact Discussion:

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

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

Mitigation and Monitoring: Not Applicable.

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

Environmental Setting: The project area is located in the South Central Coast Air Basin (SCCAB). The SCCAB consists of San Luis Obispo County and a portion of Santa Barbara County north of the Santa Ynez Mountain ridgeline. Atmospheric pollutant concentrations in the SCCAB are generally moderate, due to persistent west-to-northwesterly winds that blow off the Pacific Ocean and enhance atmospheric mixing. Although meteorological conditions in the project area are usually conducive to pollutant dispersal, pollution can sometimes accumulate during the fall and summer months when the Eastern Pacific High can combine with high pressure over the continent to produce light winds and extended inversion conditions in the region. As a result, Morro Bay is considered a non-attainment area for particulate matter less than 10 microns in diameter (PM10) and ozone (O₃). State law requires that emissions of non-attainment pollutants and their precursors be reduced by at least 5% per year until the standards are attained. The Clean Air Plan (CAP) for San Luis Obispo County was developed and adopted by the Air Pollution Control District (APCD) to meet that requirement. The CAP is a comprehensive planning document designed to reduce emissions from traditional industrial and commercial sources, as well as from motor vehicle use. According to the APCD “CEQA Air Quality Handbook” (2012), both construction activities and ongoing activities of land uses can generate air quality impacts. The APCD has established the threshold of significance as project construction activities lasting more than one quarter and land uses that generate 1.25 or more pounds per day (PPD) of diesel particulate matter, .25 PPD of reactive organic gases, oxides or nitrogen, sulfur dioxide, or fine particulate matter, or more than 550 PPD of carbon monoxide, as having the potential to affect air quality significantly.

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

Impact Discussion:

Operational Screening Criteria for Project Impacts:

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

356 Yerba Buena Street
CASE NO. CP0-412
DATE: November 2014

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

Construction Screening Criteria for Project Impacts:

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

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

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

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

Mitigation and Monitoring: Not Applicable.

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife service?		X		
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X

356 Yerba Buena Street
CASE NO. CP0-412
DATE: November 2014

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

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

Impact Discussion:

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

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

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

Mitigation Measure 1:

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

Mitigation Measure 2:

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

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

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

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

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

Impact Discussion:

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

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

Mitigation Measure 3:

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

Mitigation Measure 4:

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

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

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

6. GEOLOGY /SOILS		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Publication 42)			X	
ii	Strong Seismic ground shaking?			X	
iii	Seismic-related ground failure, including liquefaction?			X	
iv	Landslides?				X
b.	Result in substantial erosion or the loss of topsoil?			X	
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

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

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

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Impact Discussion:

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

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

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

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

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

Mitigation Monitoring: Not applicable.

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

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

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

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

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

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

Mitigation Measure 5:

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

Mitigation Measure 6:

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

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

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

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

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

Impact Discussion:

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

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

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

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

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

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

Mitigation Monitoring: Not applicable.

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

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

Environmental Setting:

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

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

Impact Discussion:

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

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

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

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

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

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

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

Mitigation Monitoring: Not applicable.

10. LAND USE AND PLANNING		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Physically divide an established community?				X
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

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

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Impact Discussion:

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

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

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

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

Mitigation Monitoring: Not applicable.

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

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

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

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

Mitigation Monitoring: Not applicable.

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

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c.	Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d.	Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e.	For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

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

Impact Discussion:

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

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

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

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

Mitigation Monitoring: Not applicable.

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

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

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

Impact Discussion:

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

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

Mitigation Monitoring: Not applicable.

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

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

Impact Discussion:

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

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

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

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

Mitigation Monitoring: Not applicable.

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

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

Impact Discussion:

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

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

Mitigation Monitoring: Not applicable.

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

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

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

Impact Discussion:

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

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

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

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

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

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

Mitigation Monitoring: Not applicable.

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

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

Impact Discussion:

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

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

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

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

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

Mitigation Monitoring: Not applicable.

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IV. MANDATORY FINDINGS OF SIGNIFICANCE (Section 15065)

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

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

Impact Discussion:

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

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

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

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V. INFORMATION SOURCES:

A. County/City/Federal Departments Consulted:

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

B. General Plan

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

C. Other Sources of Information

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

VI. ATTACHMENTS

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

Attachment A

SUMMARY OF REQUIRED MITIGATION MEASURES

BIOLOGICAL RESOURCES

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

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

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

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

CULTURAL RESOURCES

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

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

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

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GREENHOUSE GAS EMISSIONS

Mitigation Measure 5:

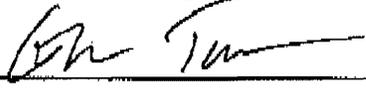
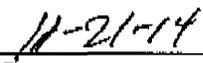
A minimum six percent of construction vehicles and equipment shall be electrically-powered or use alternative fuels such as compressed natural gas to the greatest extent feasible.

Mitigation Measure 6:

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

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

Acceptance of Mitigation Measures by Project Applicant:

 <hr/> Applicant	 <hr/> Date
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Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit

RECEIVED

EXHIBIT D



Ken Alex
Director

DEC 29 2014

December 24, 2014

City of Morro Bay
Public Services Department

Cindy Jacinth
City of Morro Bay
955 Shasta Avenue
Morro Bay, CA 93442

Subject: Single Family Residence, 356 Yerba Buena Project No. CP0-412
SCH#: 2014111065

Dear Cindy Jacinth:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on December 23, 2014, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

SCH# 2014111065
Project Title Single Family Residence, 356 Yerba Buena Project No. CP0-412
Lead Agency Morro Bay, City of

Type MND Mitigated Negative Declaration

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

Lead Agency Contact

Name Cindy Jacinth
Agency City of Morro Bay
Phone 805 772 6577
email
Address 955 Shasta Avenue
City Morro Bay
State CA **Zip** 93442
Fax

Project Location

County San Luis Obispo
City Morro Bay
Region
Lat / Long 35° 24' 17.35" N / 120° 52' .48" W
Cross Streets Yerba Buena and Main Streets East of Highway 1
Parcel No. 065-084-017
Township

	Range	Section	Base
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Proximity to:

Highways Hwy 1
Airports
Railways
Waterways Alva Paul Creek
Schools Del Mar ES
Land Use Single Family Residential

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Flood Plain/Flooding; Geologic/Seismic; Toxic/Hazardous

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Fish and Wildlife, Region 4; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 5; Air Resources Board; Regional Water Quality Control Board, Region 3; Native American Heritage Commission

Date Received 11/24/2014 **Start of Review** 11/24/2014 **End of Review** 12/23/2014



AGENDA NO: B-2

MEETING DATE: January 6, 2015

Staff Report

TO: Planning Commissioners **DATE:** December 30, 2014

FROM: Scot Graham, Planning Manager

SUBJECT: Coastal Development Permit #CP0-443 for 420 Island

RECOMMENDATION:

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

Adopt Planning Commission Resolution 02-15 which includes the Findings and Conditions of Approval and Adopt the Mitigated Negative Declaration, SCH# 2014111006 (Exhibit C) for the project depicted on site development plans dated August 29, 2014 (Exhibit B).

APPLICANT: Daniel Sotelo

APN: 065-075-069

PROJECT DESCRIPTION: The Applicant is requesting coastal development permit approval and adoption of a mitigated negative declaration for construction of a new 2,160 square foot residence (including garage) on a vacant 2,290 square foot lot. The home is 24.38 feet in height and is proposed on a lot that sits adjacent to environmentally sensitive habitat (ESH) identified along the Alva Paul Creek corridor.

PROJECT SETTING: The project site is designated Medium Density Residential, and is zoned Single Family Residential (R-1/S.1) within the North Morro Bay Planning area. Surrounding development consists of a mix of single story and two story residences. Home sizes range from approximately 1,200 square feet to over 2,500 square feet.

Site Characteristics

Site Area	2,290 square feet existing
-----------	----------------------------

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

Existing Use	Vacant lot
Terrain:	Mostly flat
Vegetation/Wildlife	On site: non-native herbaceous plant species.
Archaeological Resources	No known archaeological resources exist on the site and the site is not within close proximity of a known site
Access	Island Street

<u>Adjacent Zoning/Land Use</u>			
North:	R-1/S.1 (Single Family Residential), Residential	East:	R-1/S.1 (Single Family Residential), Residential
South:	Alva Paul Creek corridor (Environmentally Sensitive Habitat) and Del Mar Park	West:	R-1/S.1 (Single Family Residential), Residential

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Moderate Density Residential
Base Zone District(s)	Single Family Residential (R-1)
Zoning Overlay District	S.1
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Within the Coastal Appeals Jurisdiction due to ESH proximity

PROJECT ANALYSIS:

Project compliance with Single Family Residential Zoning Ordinance standards is shown in the following table. Additional analysis provided below.

<u>Single Family Residential Zoning Ordinance Standards with S.1 Overlay Zone</u>			
	Standards		Proposed
Front Yard Setback	10 feet, including garage entry setback		29 feet
Interior Yard Setback	3 feet		4 feet

Exterior Yard Setback	6 feet		Not applicable, not an exterior lot
Rear Yard Setback	5 feet		5 feet
Lot Coverage	50% for lots less than 4,000sf		49.8%
Height	25 feet		Two story at 24.38 feet
Parking	2 covered and enclosed spaces		2 covered and enclosed spaces

The proposed home complies with all zoning ordinance requirements pertinent to setbacks, height and lot coverage. No exceptions or variances are being requested.

Pertinent LCP policies applicable to the project include 11.02, 11.05, 11.06, 11.14, 11.22 and are discussed below:

- LCP Policy 11.02 Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall maintain the habitats' functional capacity. Project improvements meet the 50' ESH setback requirement.
- LCP Policy 11.05 requires that prior to issuance of a coastal development permit all projects on parcel containing ESH or within 250 feet of all designated areas shall be found to be in conformity with the applicable LCP habitat protection policies. All development plans shall show the precise location of the habitat to be affected by a proposed project and shall be subject to adequate assessment by a qualified biologist. The 2014 Biological Resources Assessment prepared by Terra Verde identifies evaluates and assess the environmentally sensitive habitat area related to potential impacts from the proposed development. The report concludes that the property does not contain habitat meeting the City's LCP definition or the California Coastal Act definition as Environmentally Sensitive Habitat (ESH). With the incorporated mitigation measures, the project will have a less than significant impact on the environment, and Planning Commission can make the findings to approve the proposed project.
- LCP Policy 11.06 requires that no permanent structures be allowed within an ESH buffer setback area except for those of a minor nature such as fences and eaves. The addition of a fence as shown on the plans can be found consistent with this Policy 11.06.
- LCP Policy 11.14 requires a minimum buffer strip along all streams in urban areas of 50 feet. The plans reflect a 50 foot ESH buffer from the top of creek bank.

- LCP Policy 11.22 requires that precise location and boundary of ESH shall be determined based upon a field study prior to the approval of development on the site. The resulting ESH assessment was prepared by Terra Verde in a report dated July 2014 denotes concurrence with the delineated 50-foot ESH buffer.

ENVIRONMENTAL DETERMINATION:

A Mitigated Negative Declaration was circulated on November 3, 2014 with a review period that ended on December 3, 2014. No comment letters were received during this review period. Mitigation is recommended for Air Quality, biological resources, Hazards and Hazardous materials. With the incorporated mitigation measures that the applicant has agreed to, the project will have a less than significant impact on the environment. The mitigations contained in this document have been incorporated into the conditions of approval. See project Resolution attached as Exhibit A and Mitigated Negative Declaration attached as Exhibit C.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on December 26, 2014, and all property owners of record and occupants within 300 feet of the subject site were notified of the public hearing and invited to voice any concerns on this application.

CONCLUSION:

The Local Coastal Plan includes goals that new projects be compatible with existing surrounding development and be sited and designed to prevent impacts to ESH areas as well as maintain an appropriate ESH buffer. With the incorporation of recommended conditions and mitigation measures, the design of the proposed residence achieves these goals by minimizing site disturbance and setting development back from the designated environmentally sensitive habitat to the south.

The project constitutes infill residential development in an urbanized area of the City and meets the development standards of the zoning district, including height, lot coverage, parking and setbacks. With the incorporation of recommended conditions of approval and mitigation measures included in the Mitigated Negative Declaration, the design of the residence and the ESH buffer setback will avoid impacts to sensitive resources. For these reasons, staff recommends the Planning Commission adopt the Mitigated Negative Declaration, and approve the project.

The proposed project is consistent with the development standards of the zoning ordinance and all applicable provisions of the General Plan, Local Coastal Plan and the California Environmental Quality Act with incorporation of recommended conditions. The project has also been determined to have a less than significant impact to the environment with the adoption and implementation of the mitigation measures.

ATTACHMENTS:

Exhibit A Resolution 2-15

Exhibit B Plans dated August 29, 2014

Exhibit C Mitigated Negative Declaration (SCH# 2014111006)

RESOLUTION NO. PC 2-15

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING THE COASTAL DEVELOPMENT PERMIT (CP0-443) FOR CONSTRUCTION OF A NEW 2,160 SQUARE FOOT RESIDENCE AT 420 ISLAND STREET.

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on January 6, 2015, for the purpose of considering Coastal Development Permit #CP0-443; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA)

1. That for purposes of the California Environmental Quality Act, Case No. CP0-443 is subject to a Mitigated Negative Declaration that was circulated to the State Clearinghouse (SCH#2014111006) for the required 30 day period which concluded December 3, 2014. With incorporation of mitigations, any impacts associated with the proposed expansion of the single family home will be brought to a less than significant level.
2. There are no site constraints that have otherwise not been addressed within the Initial Study/Mitigated Negative Declaration. The project could have a significant effect on the environment; however, there will not be any significant effect in this case because mitigation measures described in the Mitigated Negative Declaration have been added to reduce any impacts to less than significant.
3. The Mitigation and Monitoring program attached to the Mitigated Negative Declaration, has been reviewed and determined to be adequate in mitigating or avoiding potentially significant environmental effects.
4. The public hearing and issuance of the Mitigated Negative Declaration for this project has been adequately noticed and advertised, to the provisions of Sections 15072, 15073, and 15074 of the CEQA guidelines and California Government Code Sections 65090, 65091, and 65095.

Coastal Development Permit Findings

1. The Planning Commission finds the construction of a new single-family residence is consistent with the applicable provisions of the General Plan and certified Local Coastal Program.
2. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of low density residential development; has similar bulk and scale as nearby structures; and like other structures in the neighborhood, the proposed project is two stories and has an attached two car garage.
3. The improvements will not be detrimental to the orderly development of improvements in the surrounding area, and will not be detrimental to the orderly and harmonious development of the City.
4. The improvements will not impair the desirability of investment or occupation in the neighborhood.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit #CP0-443 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated December 30, 2014, for the project at 420 Island depicted on plans dated August 29, 2014, on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for CP0-443, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution 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. Any extension may be granted by the City's Public Services Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, 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 MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the 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.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of 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 MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.
8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

Building Conditions:

1. Prior to construction, the applicant shall submit a complete building permit application along with plans designed by a California licensed architect or engineer when required by Business & Professions Code, except as otherwise approved by the Building Manager.
2. A soils investigation performed by a qualified professional shall be required for this project, prior to issuance of a building permit. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided.
3. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for

reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.

Fire Conditions:

1. Fire Sprinklers. Applicant shall provide an automatic fire sprinkler system, in accordance with NFPA 13-D and Morro Bay Municipal Code, Section 14.08.090(I) (3) and 2010. **Please Submit sprinkler plans to Morro Bay Public Services Department for review.**
2. Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages (CRC 315).
3. Fire Safety During Construction and Demolition shall be in accordance with 2010 California Fire Code, Chapter 14. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

Public Works Conditions:

1. Submit completed form from Appendix A of the Stormwater Management Guidance Manual (EZ Manual) with Building Plan submittal and include impervious surface calculations on cover sheet.
2. A Flood Hazard Development Permit is required. The City's Flood Hazard Prevention Ordinance describes the requirements to obtain this permit. Current fee is \$195. Pertinent requirements include, but are not limited to:
 - a. Per Section 14.72.050 A.3.a., the lowest floor, including basement, shall be at least two foot above the base flood elevation. Elevation data shall be based on NAVD 1988.
 - b. 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 shall be at least two feet above the base flood elevation.
 - c. 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.
3. Include the locations of all proposed utilities, gas, sewer, water etc. Indicate on the plans if the sewer lateral shown is proposed or existing. If an existing sewer lateral is going to be used, conduct a video inspection of the conditions of existing sewer lateral prior to building permit issuance. Submit a DVD to City Public Services Department. Repair or replace as required to prohibit inflow/infiltration.
4. Sewer Backwater Valve: A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project. (MBMC 14.07.030) Indicate on the plans.
5. Provide a standard 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, any harbor, waterway, or ecologically sensitive area. Use the City of Morro Bay's Erosion and Sediment control handout as a guide.

6. Indicate on the plans the installation of a driveway approach per City of Morro Bay Standard Drawing B-7 or B-8.

Planning Conditions:

1. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. At the time of foundation inspection, the property owner shall verify lot boundaries and building setbacks to the satisfaction of the City Planning & Building Manager and City Building Official.
2. Height Certification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the City Planning & Building Manager certifying that the tops of the forms are in compliance with the finish floor elevations and setbacks as shown on approved plans. Prior to either roof nail or framing inspection a licensed surveyor shall measure the height of the structure and submit a letter to the City Planning & Building Manager, certifying that the height of the structure is in accordance with the approved set of plans and complies with the height requirements of the Morro Bay, Municipal Code Section 17.12.310.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems, shall be submitted for review and approval by the Building Official. (MBMC Section 17.52.070)
4. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist, knowledgeable in local indigenous culture, or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation. (MBMC Section 17.48.310)
5. Fencing: The applicant shall submit a fencing detail for all proposed fencing prior to issuance of a building permit.
6. Inspection: The applicant shall comply with all Planning conditions listed above and obtain a final inspection from the Planning Division at the necessary time in order to ensure all conditions have been met.
7. Assessor's Parcel Number (APN): The applicant shall include on the plans submitted for Building Permit approval, the accurate APN Number for the property. The property APN is 065-075-069.

8. ESH Buffer: The site plan submitted for building permit issuance shall accurately reflect both the location of the rear yard patio and rear yard raised deck, showing clear compliance with the required 50' ESH buffer.

ENVIRONMENTAL CONDITIONS/MITIGATION MEASURES.

1. Prior to issuance of grading and construction permits, the applicant shall submit plans including the following notes, and shall comply with the following standard mitigation measures for reducing diesel particulate matter (DPM) emissions from construction equipment:
 - a) Maintain all construction equipment in proper tune according to manufacturer's specifications;
 - b) Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
 - c) Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation.
 - d) Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation.
 - e) Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance.
 - f) All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit
 - g) Excessive diesel idling within 1,000 feet of sensitive receptors is not permitted
 - h) Electrify equipment when feasible
 - i) Substitute gasoline-powered in place of diesel-powered equipment, where feasible
 - j) Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

2. Prior to issuance of grading and construction permits, the applicant shall include the following notes on applicable grading and construction plans, and shall comply with the following standard mitigation measures for reducing fugitive dust emissions such that they do not exceed the APCD's 20 percent opacity limit (APCD Rule 401) and do not impact off-site areas prompting nuisance violations (APCD Rule 402) as follows:
 - a) Reduce the amount of disturbed area where possible;
 - b) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
 - c) All dirt stockpile areas should be sprayed daily as needed.
 - d) Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities.
 - e) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established.
 - f) All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
 - g) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
 - h) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
 - i) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114;
 - j) Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
 - k) Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible

- l) All PM10 mitigation measures required shall be shown on grading and building plans; and
 - m) The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.
3. Prior to issuance of a grading permit, the applicant shall submit a geologic evaluation that determines if naturally occurring asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request shall be filed with the District. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos ATCM This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.
 4. A preconstruction wildlife survey shall be conducted by a qualified biologist within one week of the initiation of construction activities in all areas of suitable habitat for special-status wildlife species (e.g. CRLF, western pond turtle, etc.). If any sensitive species are observed during the survey, the applicant shall consult with the City and/or appropriate resource agencies prior to any work occurring on site.
 5. To protect sensitive bird species and those species protected by the MBTA, the applicant shall avoid vegetation clearing and earth disturbance during the typical nesting season. If avoiding construction during this season is deemed infeasible, a qualified biologist shall survey a 250-foot buffer around the project site within one week prior to construction activity beginning on site. If nesting birds are identified during the survey, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive, passerine species and a 250 buffer will be implemented for raptor species and all activity will remain outside of that buffer until the applicant's biologist has determined that the young have fledged. If special-status bird species are identified, no work will begin until an appropriate buffer is determined via consultation with the local CDFW biologist and/or the USFWS.
 6. To minimize indirect impacts to the creek, construction activities shall occur only during dry conditions. For temporary stabilization, erosion and sediment control and best management practices (BMPs) shall be implemented to prevent potential erosion and sedimentation into the creek during construction. Acceptable stabilization methods include the use of weed free, nature fiber (i.e. non-monofilament) fiber rolls, jute or coir netting, and/or other industry standard BMPs. All BMPs shall be installed and maintained for the duration of the project. Any revegetation or landscaping along the edge of the riparian corridor shall incorporate native species, as outlined in the LCP.

7. The following general measures to minimize impact to sensitive resources are recommended:
 - a) Prior to grading or earthwork, an environmental awareness orientation shall be provided to construction personnel by a qualified biologist. The orientation shall familiarize workers with the sensitive environmental resources with potential to occur on site and in nearby Alva Paul Creek.
 - b) The use of heavy equipment and vehicles shall be limited to the proposed development area and defined staging areas/access points. The boundaries of the work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits.
 - c) All equipment and materials shall be stored away from the creek riparian corridor at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the creek.
 - d) During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 50 feet from the creek. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering the drainage. In addition, all equipment and materials shall be stored/stockpiled away from the drainage. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.
8. Prior to issuance of grading permits, a Spill Prevention Control and Countermeasure Plan shall be developed and submitted to the City for approval. The plan shall identify hazardous materials to be used during construction and operation, and shall identify procedures for storage, distribution, and spill response. The plan shall specifically address potential spill events into the adjacent beachfront area. Equipment refueling shall be done in non-sensitive areas and such that spills can be easily and quickly contained and cleaned up without entering the existing stormwater drainage system or creek. The plan shall include procedures in the event of accidents or spills, identification of and contact information for immediate response personnel, and means to limit public access and exposure. Any necessary remedial work shall be done immediately to avoid surface or ground water contamination.
9. Environmental Fees: Within four days of certification of the Mitigated Negative Declaration, the applicant shall submit a check made payable to the County Clerk for the following fees: \$2,210 for the California Department of Fish and Wildlife, plus the \$50 County Clerk filing fee for the Notice of Determination, for a total of 2,260. The City of Morro Bay shall file the Notice of Determination with the County Clerk to comply with state requirements

The Planning Commission does hereby adopt the Mitigated Negative Declaration and approve Coastal Development Permit CPO-0443.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 6th day of January, 2015 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

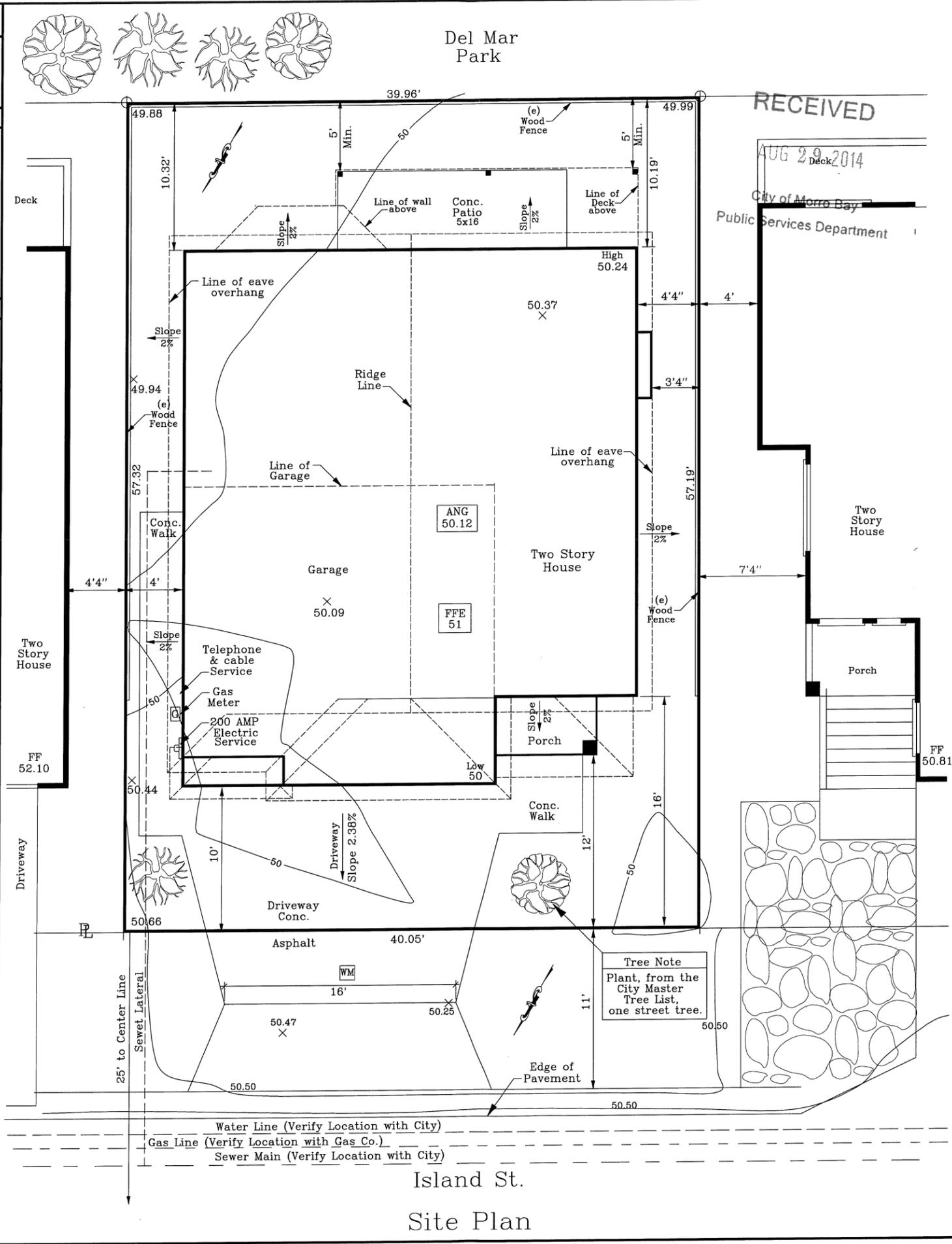
Robert Tefft, Chairperson

ATTEST

Rob Livick, Planning Secretary

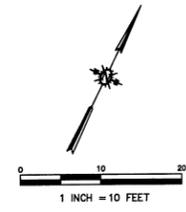
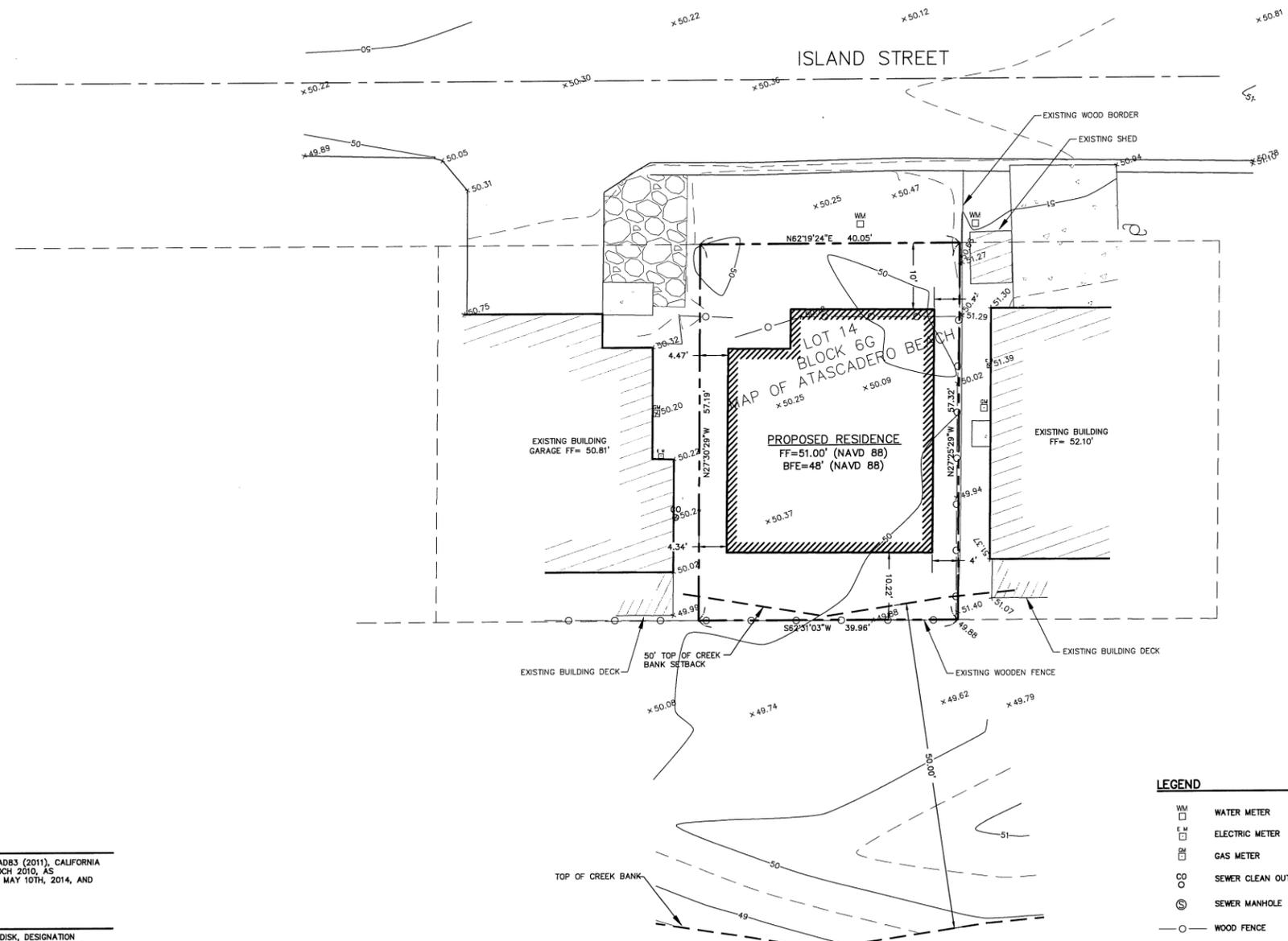
The foregoing resolution was passed and adopted this 6th day of January 2015.

Construction Waste Reduction Disposal and Recycling	Special Inspection Requirements
A minimum of 50% of the construction waste generated at the site is diverted to recycle or salvage.	For Required Soil Special Inspections and Additional Special Inspections Requirements See Structural Engineering [Sheet S-1]
Compliance with Morro Bay Standards:	
This project shall meet all applicable requirements under the Morro Bay Municipal Code, & shall be consistent with all programs & policies contained in the Zoning Ordinance, certified Coastal Land Use Plan & General Plan for the City of Morro Bay.	
1. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Services Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.	
2. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost the the City of Morro Bay.	
Erosion Control	Drainage
Erosion control to provide protection against erosion of adjacent property and to prevent sediment or debris from entering the county right of way or adjacent property.	Rain gutters to driveway and to street
All site conditions (utilities, drainage, landscape, heights, setbacks, etc.) shall be verified by the contractor prior to construction	It is the owners responsibility to verify lot line. Lot corners shall be staked and setbacks marked by a licensed professional.
Soils Report Note	Rainy Season Note
A soil or civil engineer to determine grading performed is in substantial conformance with the approved plans and is suitable to support the intended structure. Observation & Testing Program Refer to Soils Report for observation and testing requirements.	If clearing occurs during the rainy season, Oct. 1 thru April 30, an erosion control plan shall include any required bonds or other assurances.
Grading Notes:	
1. Perform grading in accordance with the requirements of the County, and Chapter 70. 2. Coordinate work affecting site utilities with all local agencies and utility companies. 3. Provide temporary erosion control during construction. Direct owner to provide planting to protect disturbed unpaved surfaces from erosion. 4. Minimum soil compaction: 90% unless noted otherwise. 5. Minimum slope adjacent to building: Two percent for a distance of five feet. 6. Minimum slope for paved areas: one percent. 7. Provide a pressure regulator where water pressure exceeds 80 psi 8. Collect runoff from impermeable surfaces to collection facilities in a non-erosive manner. 9. Provide approved backflow prevention devices at hose bibbs and lawn sprinkler systems (UBC Sec. 603.35).	
Building Height Note:	Fire Sprinkler System
Prior to roof nailing or framing inspection, a licensed surveyor or qualified engineer is required to measure the height of the structure is in accordance with the approved plans and complies with the City of Morro Bay height restrictions.	Drawing and calculations shall be submitted to the Building Department and approved by the Fire Department prior to installation.
Building Maintenance and Operation	Underground Utility Service
An operation and maintenance manual shall be provided to the building occupant owner. Installer and Special Inspector Qualifications 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems. 702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. Verification 703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	All electrical, telecommunication, and other utilities shall be installed in an approved method of construction.
Designer's Note	Project shall comply with:
These plans and the ideas and designs incorporated within are instruments of service prepared for the construction of the work shown hereon, are the property of Dana Belmonte, and shall not be used in whole or in part for any other project without written authority of Dana Belmonte.	<ul style="list-style-type: none"> 2013 California Residential Code (CRC) 2013 California Building Code (2009 IBC w/CA amendments) & Appdx. Chapter 33, 1997 UBC 2013 California Electric Code (2008 NEC w/CA amendments) 2013 California Mechanical Code (2009 IAPMO UMC w/CA amendments) 2013 California Plumbing Code (2009 IAPMO UPC w/CA amendments). California Title 24: 2008; California State Energy and Accessibility Standards



Project Data	
Project: New two story, 3 bedroom, 2-1/2 bath, two-car garage, 1678 sq. ft. home.	
Square Footage	Lot Coverage
1st Floor 652 Sq. Ft. 2nd Floor +1026 Sq. Ft. Total 1678 Sq. Ft. Garage 482 Sq. Ft. Deck 106 Sq. Ft.	Lot Area 2290 Sq. Ft. Maximum Footprint 50% = 1145 Sq. Ft. Actual Footprint 1142 Sq. Ft. 1142 ÷ 2290 = 49.8%
Driveway Slope	Building Height Data
51-50.50(100) = 2.38% 21'	Low 50 High 50.24 A.N.G. $\frac{50+50.24}{2} = 50.12$ Max. Height A.N.G. 50.12 + 25' = 75.12 Actual Height A.N.G. 50.12 + 24.38 = 74.5 House FFE 51 + 23.5 = 74.5
Zoning	
R-1/S.1	
Area disturbed by construction	Cut and Fill Estimate
2290 Sq. Ft.	Cut: 12 cu. yards (Footings) Fill: 42 cu. yards Net: 30 cu. yards
Sheet Index	
A-1	Site Plan
C-1	Site Plan and Topography
A-2	Floor Plan and Roof Plan
A-3	Elevations
A-4	Electrical, Mechanical Plan
A-5	Sections and Details
S-1.0	Structural Title Sheet
S-1.1	Structural Specifications
S-2	Foundation Plan
S-3	Floor Framing Plan
S-4	Roof Framing Plan
S-5	Structural Details
S-6	Structural Details
S-7	Structural Details
Site Location	
<p>420 Island St. Morro Bay, CA APN 65-075-50 Lot 14 Block 6G Atascadero Beach</p> <p>Del Mar Park</p> <p>Morro Bay</p> <p>Ocean</p> <p>San Jacinto</p> <p>Sequoia St.</p> <p>Island St.</p> <p>Nassau St.</p> <p>Neva St.</p> <p>Panama St.</p> <p>Panorama Jr.</p> <p>Malibu Street</p>	
Contractor:	David Chanley Daniel Sotelo 400 Avalon St. Morro Bay, CA
Owner:	420 Island St. Morro Bay, CA APN 65-075-50 Lot 14 Block 6G
Site Location	
Site Plan	
Drawn:	Dana Belmonte
Date:	6-7-2014
Scale:	1/4" = 1'0"
Job Number:	1410
Sheet:	A-1

Revisions	6-11-14
Dana Belmonte	
Residential Design 74006 Morro Rd. Atascadero, CA 93422 (805) 461-8317 dana Belmonte@gmail.com	
<small>The use of these plans and specifications shall be restricted to the project and location for which they were prepared. No part of these plans or specifications may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dana Belmonte. See instructions plan for rules & regulations. The Owner/Contractor shall verify and be responsible for all dimensions and existing conditions on the job, and shall be responsible for any changes to the plans and specifications prior to commencing the work.</small>	



BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD83 (2011), CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, EPOCH 2010, AS DETERMINED FROM GPS OBSERVATIONS OBTAINED MAY 10TH, 2014, AND CONSTRAINED TO MONUMENT S 1314.

BENCHMARK:
 THE BENCHMARK FOR THIS SURVEY IS A BRASS DISK, DESIGNATION M 693, PID# FV0699, SAN LUIS OBISPO COUNTY, CALIFORNIA, HAVING A NAVD 88 PUBLISHED ELEVATION OF 23.11 FEET.

BOUNDARY DISCLAIMER:
 THIS SURVEY WAS COMPILED FOR TOPOGRAPHIC PURPOSES ONLY. THE BOUNDARY INFORMATION SHOWN HEREON IS INTENDED FOR ORIENTATION ONLY AND AS SUCH IS NOT INFERRED OR IMPLIED TO BE A BOUNDARY SURVEY.

- LEGEND**
- WM WATER METER
 - EM ELECTRIC METER
 - GM GAS METER
 - CO SEWER CLEAN OUT
 - SM SEWER MANHOLE
 - WOOD FENCE
 - XX SPOT ELEVATION
 - CONCRETE
 - FLAGSTONE
 - RECORD PROPERTY LINE PER 82 RS 39

C-1 SITE PLAN AND TOPOGRAPHIC SURVEY 420 ISLAND STREET, MORRO BAY APN: 065-075-069 SAN LUIS OBISPO COUNTY, CALIFORNIA		
DRAWN BY BC	DATE 08/19/2014	JOB NO. 051014
CHECKED BY BVS	SCALE 1" = 10'	SHEET 1 OF 1

Window & Door Notes:

1. Escape windows: Provide at least one window from each bedroom with a minimum net clear opening of 5.7 square feet.
2. Provide a solid core, self-closing 1-3/8 inch door between garage and house.
3. Provide double glazing at all doors and windows unless noted otherwise.
4. Provide screens at operable window vents and at sliding glass doors. Provide tempered glazing in the following locations.
 - a. Glass panels in doors.
 - b. All glass panels within 24" of doors in the same wall plane where the bottom edge of glazing is less than 60" above the floor or walking surface.
 - c. Glazing with an area in excess of 9 square feet within 18" of finished floor.
 - d. Windows in tub and shower enclosures within 60" of finished floor.
6. Glazing in areas subject to human impact shall be of safety glazing materials, such as laminated glass, tempered glass, wired glass and safety plastic.

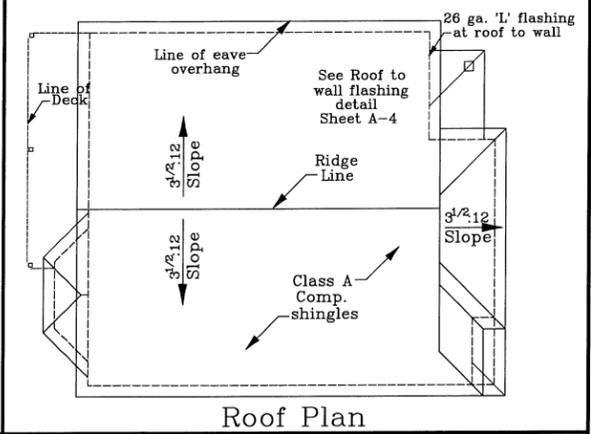
Note:
All windows to be Vinyl Low-E

Manufactured Wood Trusses:

1. Shall be fabricated in the shop of an ICBO approved fabricator in accordance with the UBC
 2. Truss calculations and details shall be submitted to and approved by Building Dept. prior to installation or with re-check.
 3. Trusses shall bear on exterior wall only, unless otherwise noted.
 4. Interior walls:
 - a. Shall be non-bearing (U.O.N.)
 - b. Interior non-bearing walls shall be isolated from trusses with Simpson roof truss clips (STC/STCT/DT) or equal.
 5. Blocking shall be provided at all bearing points and as per manufacturer's recommendations.
 6. Securing to bearing walls: Unless otherwise noted trusses shall be secured at all bearing points with Simpson seismic anchors (H1's).
 7. All truss calculations, details and installation instructions shall be on site with approved plans prior to roof nailing or any framing, shearwall or structural hardware inspections.
- All truss engineering, drawings, truss types, and detailed shop drawings shall be approved by the project Engineer or Architect prior to the installation of the trusses.

Roof Notes:

1. Roofing materials and installation shall be in accordance with UBC Section 1501.2
2. Flash crickets and valleys in accordance with UBC Section 1508
3. Flash and counterflash junctions of roofs and vertical surfaces in accordance with UBC Section 1509
4. Roofing Materials:
 - a. Underlayment: 30# Felt
 - b. Roofing: Class "A" Comp. Shingles
5. Flash all plumbing, mechanical and electrical roof penetrations.
6. Skylights shall be rated for a class "A" roof & conform to UBC Chapters 24&25.
7. Manufacturer:
 - a. Attic access: 22 x 30 inches minimum size; 30 inches clear headroom above.
 - b. Provide attic cross ventilation as follows:
 - a. Net free ventilating area: 1/150 of attic area, or
 - b. 1/300 of attic area where at least 50 percent of required ventilating area is provided by ventilators located in the upper portion of attic at least three feet above eaves and the remaining ventilating area is provided by eave vents.
8. Ventilating Calculation:
 1. Attic area: _____ square feet.
 2. Ventilating area required: _____ square feet at (x) 1/150, () 1/300 equal _____ square feet of vent.
 3. Type of vent to use: Eave & gable end vents
9. Protect attic vents against entrance of rain and snow.
10. Cover attic vents with corrosion-resistant wire mesh with mesh openings of 1/4 inch.
11. Provide fireplace chimneys with a substantially constructed spark arrester with mesh not exceeding 1/2 inch.
12. Leave 1/8" gap at all plywood panel edges



Revisions

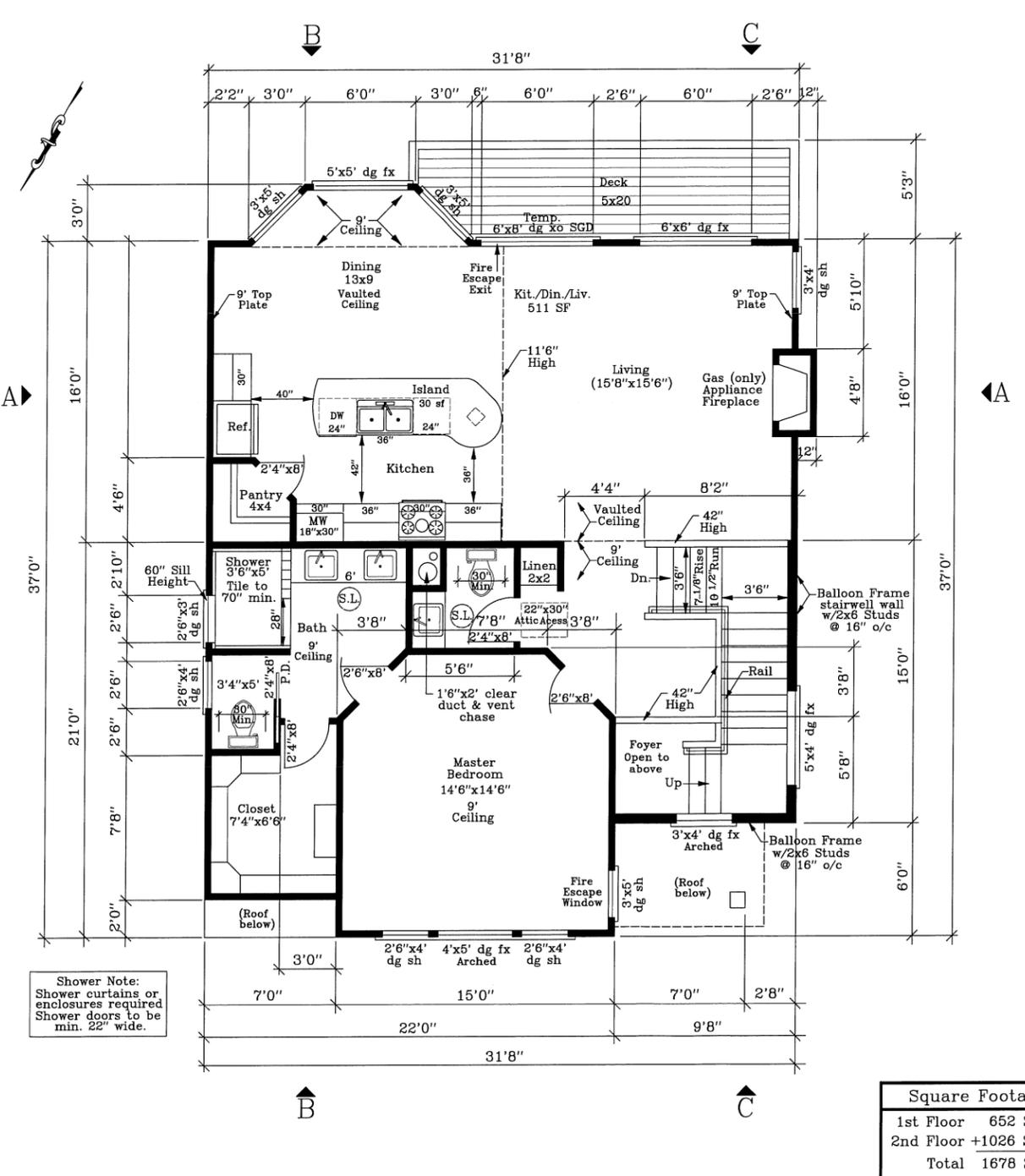
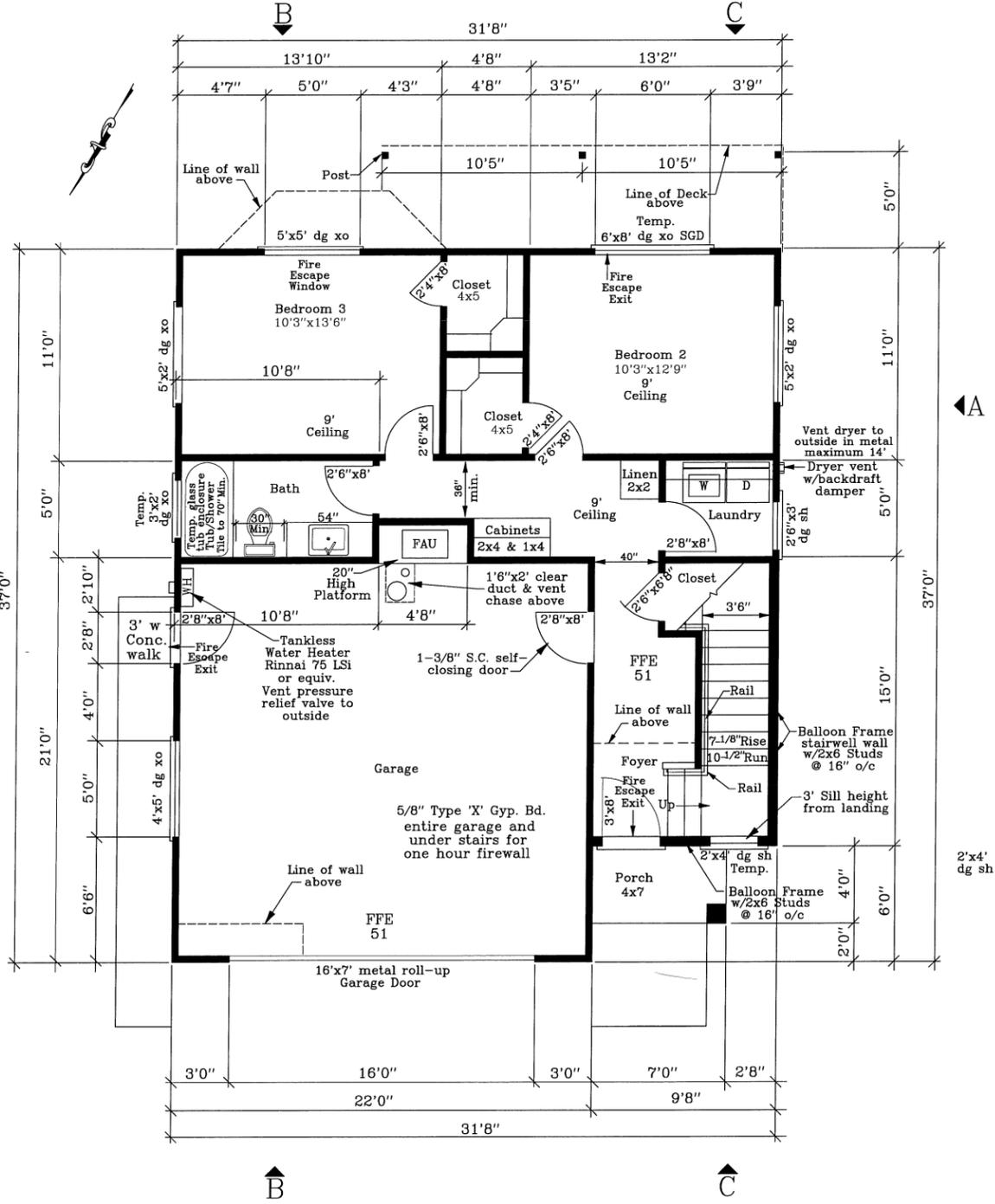
Dana Belmonte
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74006 Morro Rd.
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(805) 461-8317
danabelmonte@gmail.com

The use of these plans and specifications shall be restricted to the project for which they were prepared and no portion shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

420 Island St.
Morro Bay, CA

Floor Plan
D & E

Drawn: Dana Belmonte
Date: 6-7-2014
Scale: 1/4"=1'0"
Job Number: 1410
Sheet: A-2



Square Footage

1st Floor	652 Sq. Ft.
2nd Floor +1026 Sq. Ft.	
Total	1678 Sq. Ft.
Garage	482 Sq. Ft.
Deck	106 Sq. Ft.

Interior Finishes

- Gypsum Board: 1/2" thickness where supports are spaced 16" on center, 5/8" thickness where supports are spaced 24" on center.
 - Fire-resistive Board: Type X, 5/8" thickness.
 - Moisture-resistant Board: Conform to UBC Table 25-G used at bathrooms.
 - Fastening: In accordance with UBC Table No. 25-H-1
 - Fire-resistive Fastening: In accordance with UBC Sec. 703.2
 - Fastening for Lateral Resistance:
 - Supports at 16" on center: Gypsum board, 1/2" thick; fasten with 5d cooler nails spaced at 7" on center.
 - Supports at 24" on center: Gypsum board, 5/8" thick; fasten with 6d cooler nails spaced at 4" on center.
- Provide one-hour fire protection to bottom of roof sheathing on the garage side of walls common to dwelling (UBC Sec. 504.6.2)
- Provide one-hour fire protection on the garage side of floor-ceiling assembly common to dwelling and on garage side of walls supporting floor joists.(UBC Sec. 504.6.2)
- Finish shower and tub walls with tile or a waterproof material to a height of 70" A.F.F.
- Do not place combustible materials within 6" of fireplace opening. Combustible materials within 12" of fireplace opening shall not project more than 1/8" for each inch of clearance from opening (UBC Sec. 3102.7.8).

Exterior Finishes:

- STUCCO:
- Backing: 18 gauge wire, six inches center to center verticle spacing; or solid sheathing.
 - Weatherproof Paper: Kraft type building paper No. 15 asphalt saturated felt; apply over backing.
 - Lath: Stucco mesh, 1.8 pounds per square yard minimum weight; fasteners spaced six inches center to center vertically and 16 inches center to center horizontally; furr 1/4 inch out from backing.
 - Stucco: Two coat application over masonry; three coat application over wood framing.
 - Scratch Coat: 3/8 inch thickness; one part portland cement to four parts sand; allow 48 hours between coats.
 - Brown Coat: 3/8 inch thickness; one part portland cement to five parts sand; allow seven days between coats.
 - Finish Coat: 1/8 inch thickness; one part portland cement to three parts sand.
 - Exterior stucco walls shall be provided with a 26 gauge weep screed at or below the foundation

Window & Door Notes:

- Escape windows: Provide at least one window from each bedroom with a minimum net clear opening of 5.7 square feet.
- Provide a solid core, self-closing 1-3/8 inch door between garage and house.
- Provide double glazing at all doors and windows unless noted otherwise.
- Provide screens at operable window vents and at sliding glass doors. Provide tempered glazing in the following locations.
 - Glass panels in doors.
 - All glass panels within 24" of doors in the same wall plane where the bottom edge of glazing is less than 60" above the floor or walking surface.
 - Glazing with an area in excess of 9 square feet within 18" of finished floor.
 - Windows in tub and shower enclosures within 60" of finished floor.
- Glazing in areas subject to human impact shall be of safety glazing materials, such as laminated glass, tempered glass, wired glass and safety plastic.
- Skylight shall be tempered glass.
- All windows requiring safety glazing shall be in accordance with Section R308.1

Building Height Data

Low 50 High 50.24
 A.N.G. $\frac{50 + 50.24}{2} = 50.12$
 Max. Height
 A.N.G. $50.12 + 25' = 75.12$
 Actual Height
 A.N.G. $50.12 + 24.38 = 74.5$
 House FFE $51 + 23.5 = 74.5$

Revisions

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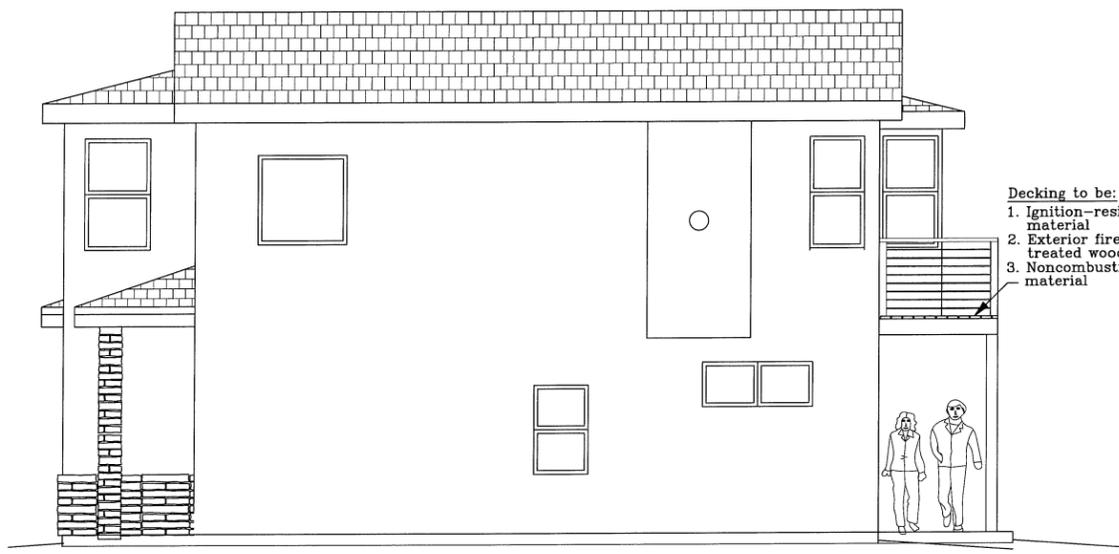
The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication hereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited.
 DO NOT SCALE THESE DRAWINGS.
 See architect's plan for window dimensions.
 The owner/contractor shall verify and be responsible for correct dimensions and shall report any discrepancies to the Designer in a written report for resolution prior to commencing the work.

420 Island St.
 Morro Bay, CA

Elevations

Drawn Dana Belmonte
 Date 6-7-2014
 Scale 1/4"=1'0"
 Job Number 1410
 Sheet

A-3



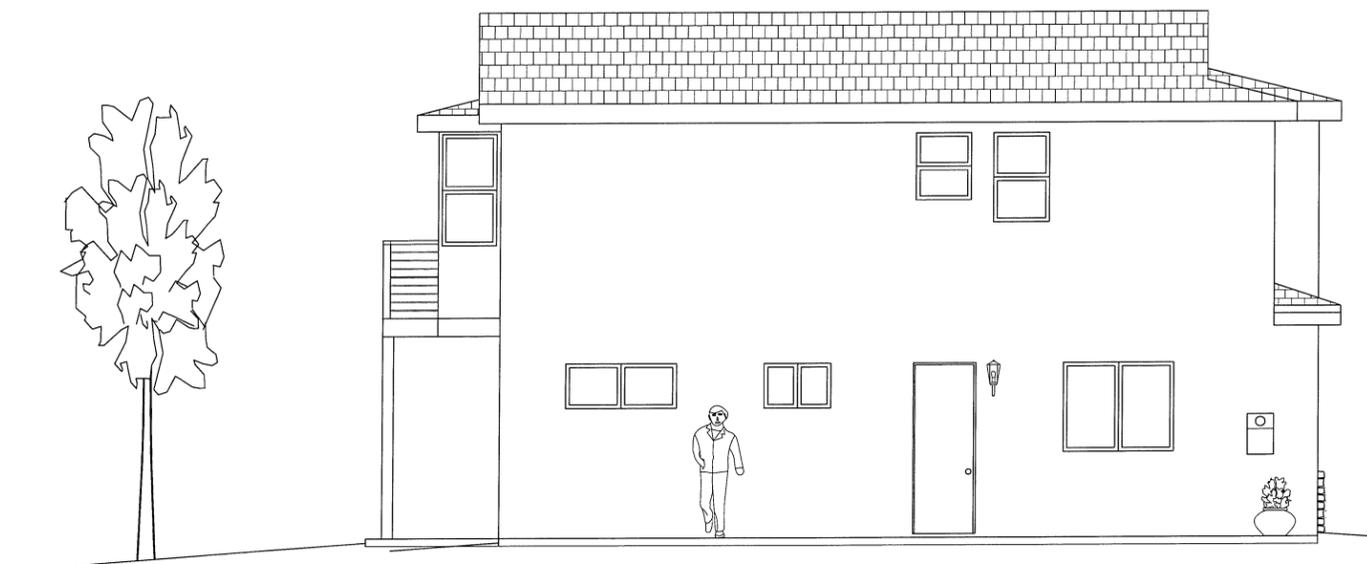
West Elevation



North Elevation

Decking to be:
 1. Ignition-resistant material
 2. Exterior fire retardant treated wood
 3. Noncombustible material

Note:
 Box in and stucco under eaves



East Elevation



South Elevation

Plumbing Notes

- Showers and tub-shower combinations shall have individual control valves of the pressure balance or thermostatic mixing valve type.
- Toilets shall be 1.5 gallons per flush. Shower heads shall be 2.5 gallons per minute and 2.2 gpm for faucets.
- Piping passing through or under cinders or walls shall be protected
- No piping shall be imbedded in concrete.
- All copper piping joints under a concrete slab shall be brazed.
- Gas shut off for fireplaces & barbecues shall be within four feet of the appliance served & outside the hearth.
- Water heaters with flexible water connectors must be provided anchorage
- All hose bibs shall be antisiphon type.
- provide protection from physical damage to equipment located in garages and other areas where they might be subjected to physical damage.
- Provide tempered glazing at tub & shower enclosures.
- Provide a minimum 12"x12" access panel or utility space for plumbing fixtures with concealed slip-joint connections.
- Vent water heater temperature and pressure release valve to exterior, with 90 degrees threadless elbow fitting pointing down located between 6 & 24 inches above grade
- Combustion air vents for enclosed fuel-burning water heaters shall have half the required venting area extending into the upper 12" of enclosure, & half extending into lower 12" of enclosure.
- Size combustion air supply in accordance with UPC Table 13-1.
- No gas piping shall be installed in or on the ground, under any building. All exposed gas piping shall be kept at least 6" above grade or structure.
- Provide backwater valve on sewer lateral.

Notes:

- Plastering with cement plaster shall not be less than three coats when applied over metal lath or wire fabric lath. CBC 2512.1 or CRC R703.6
- Weep screeds shall be placed a min. of 4" above the earth or 2" above paved areas. CBC 2512.1.2. CRC R703.6.2.1. dimension clearances.
- Hand shower(s) shall be equipped with an approved backflow prevention device or assembly. CPC 602 & 603.
- Showers compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 70 inches above the drain outlet. CBC 1210.3
- The finish floor of the shower receptor shall slope uniformly from the sides toward the drain not less than 1/4"/ft. nor more than 1/2" ft. CPC 411.6.
- Cement, fiber-cement or glass mat gypsum backers shall be used as a base for wall tile in the tub and shower areas and wall and ceiling panels in shower areas. CBC 2509.2.
- The water closet stool shall be located in a clear space not less than 15" from the centering to a wall or cabinet on each side. The clear space in front of any water closet shall be not less than 24". CPC 407.5.
- All water closets shall consume no more than 1.28 gallons per flush. CPC 402.2.2.
- Stairways must comply with CBC 1009 or CRC R3 11.7. Handrails must comply with CBC 1012 or CRC R3 11.7.7. Guardrails must comply with CBC 1013 or CRC Re 12.

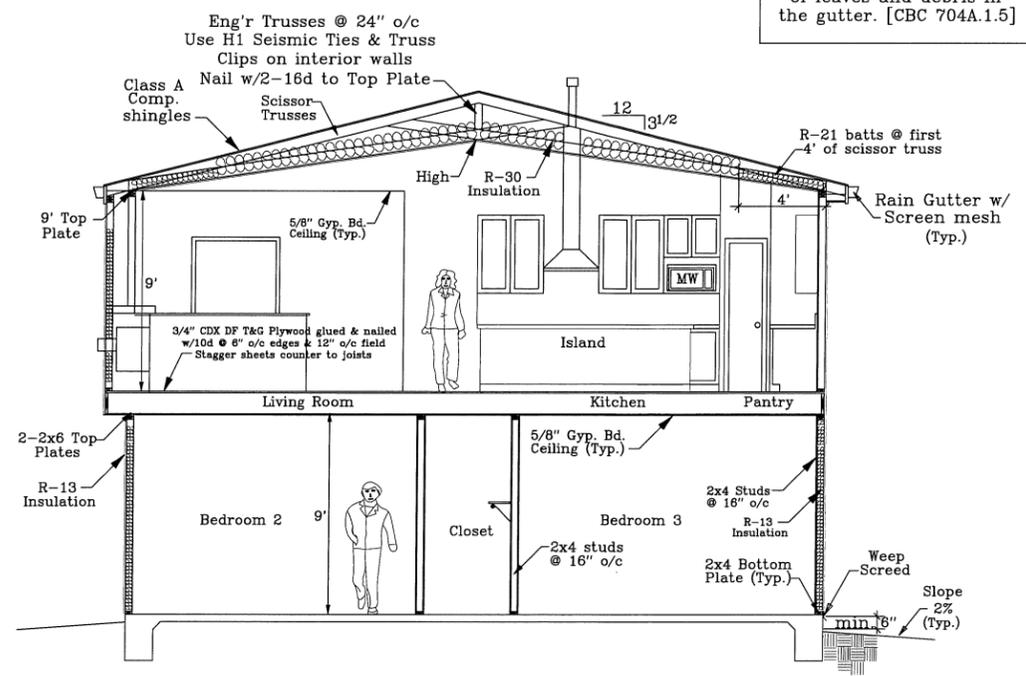
FIRE STOPS

Fire stops shall be installed in concealed spaces of stud walls including furred spaces at ceiling and floor levels and at 10 foot intervals along the wall length. In openings around vents, pipes, ducts, chimneys, fireplaces, and similar openings which afford passage of fire between floor levels and floors to ceiling or attics.

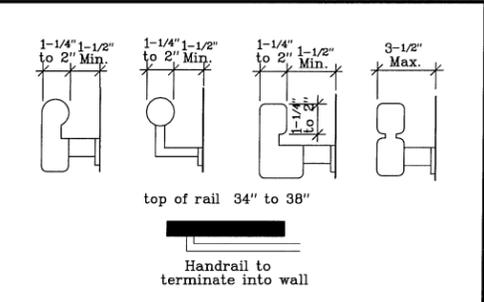
Stairway Notes:

- The maximum rise of stairways shall not be more than 7.75" and a minimum run of not less than 10".
- Handrails shall be not less than 34" nor more than 38" above the nosing of the tread and shall be spaced out from the wall not less than 1-1/2".
- Handrails shall be provided on the open sides of all stairways.
- Handrails shall terminate at a point 6" beyond the top and 6" beyond the bottom step.
- Required handrails shall be provided with intermediate rails so spaced that no object more than 4" in diameter can pass through the railing.
- Stairways shall have a minimum headroom of not less than 6'-8".

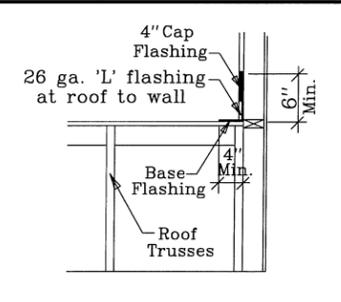
Rain Gutter Note:
Rain gutters subject to CBC Chapter 7A to be provided with the means to prevent accumulation of leaves and debris in the gutter. [CBC 704A.1.5]



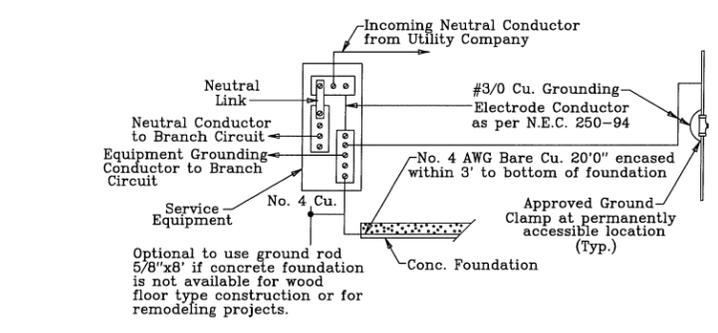
Section AA



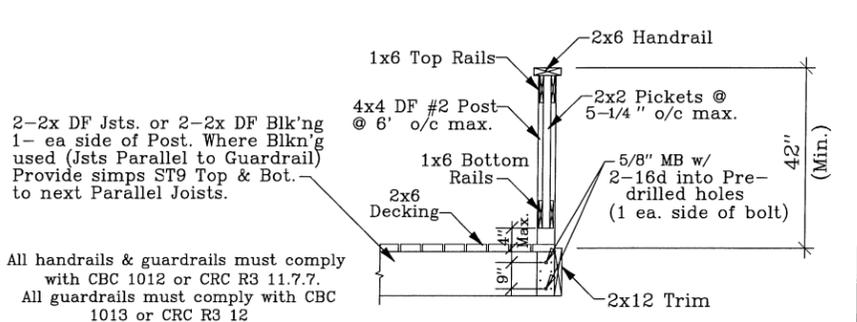
Handrail Detail



Roof to Wall Flashing Detail

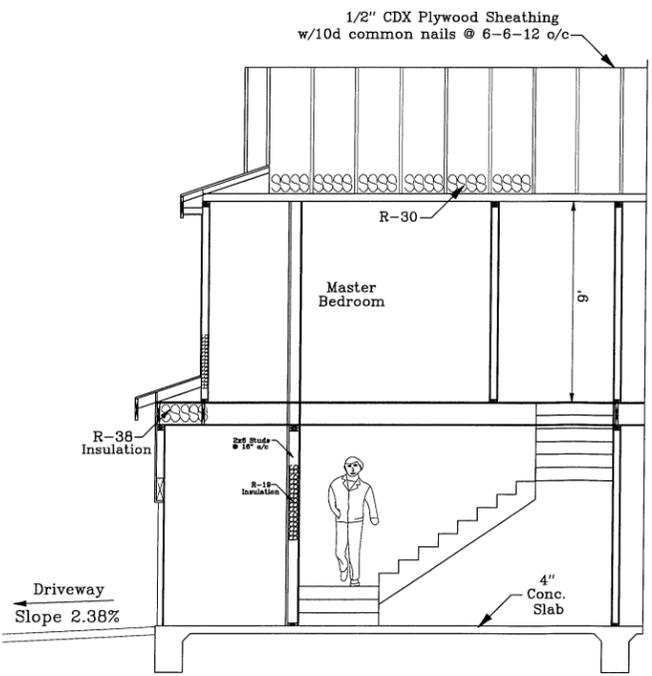


Concrete Encased Ground Detail

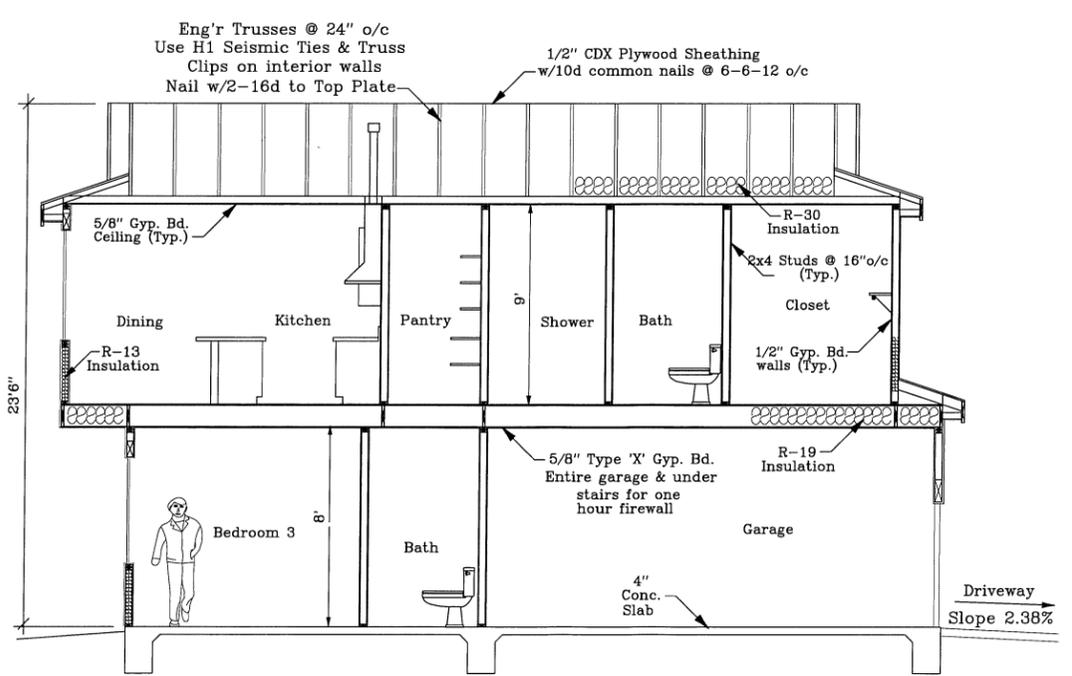


Note:
Guardrail anchorage provides for a load of 20lbs. per linear foot applied horizontally to top rail.

Guardrail Detail



Section CC



Section BB

Revisions

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The use of these plans and specifications shall be restricted to the project for which they were prepared and publication hereof is expressly prohibited in whole or in part, in printed or electronic form, without the express written consent of the author. See specifications for further details. All dimensions and existing conditions on the site shall be verified by the contractor prior to construction. The author assumes no responsibility for any errors or omissions.

420 Island St.
Morro Bay, CA

Sections
A-4

Drawn	Dana Belmonte
Date	6-7-2014
Scale	1/4"=1'0"
Job Number	1410
Sheet	A-4

ELECTRICAL NOTES:

1. Install wiring in accordance with NEC.
2. All switches shall be located 48" above the floor unless otherwise noted.
3. All switched conventional outlets are to be 1/2 hot.
4. Provide electrical system ground in accordance with NEC Article 250-81.
5. Smoke alarms shall be provided at all bedrooms and in areas leading to bedrooms, there must be a min. of one smoke alarm on each level. Smoke alarms must be hardwired with battery backup and must be inter-connected. Smoke alarms installed in existing space may be battery operated unless there is an attic or crawl space for fishing cables or finishes are removed. Smoke alarms must be installed per manufacturer's specifications. The required Smoke Detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup. All Smoke Detectors must comply with Section 310.9.12, 310.9.1.3, & 310.9.1.4, CB
6. Protect convenience outlets in bathrooms, garage, outdoors and within 6' of kitchen sink with ground fault interruptors.
7. Do not install branch circuit panels or protective devices in bathrooms, clothes closets, janitorial closets, laundry closets, pantries, or similar closets; or in water heater or furnace compartments.
8. All electrical wiring passing through fire rated walls, floors or ceilings shall be firestopped.
9. Walls and soffits of enclosed usable spaces under stairways shall be protected as for the requirements for one hour construction.
10. Electrician shall mark all circuits on panel board.
11. Min. 14 ga. copper wire shall be used for rough wiring of branch circuits.
12. Type of wiring method: Romex
13. Mechanical ventilation is required in rooms containing bathtub or showers, which shall be min. 50 CFM, point of discharge must be to the exterior, at least 3 feet from any opening into the building ANSI/ASHRAE standard 62.2 (Sec. 5) & CMC Table 4-4.
14. Bathroom receptacles must be on a 20-amp circuit (or circuits) with no other outlets.
15. Carbon monoxide alarms shall be provided.
16. Ceiling fans over 35 Lbs. cannot be supported by an electrical box. They must be supported as required by Section 370-23 & 422-18
17. Kitchen must be provided with at least two 20-amp small appliance circuits.
18. All recessed lighting fixtures in spaces where insulation is required shall be IC rated and shall be labeled "airtight".
19. All 125-volt receptacles in any dwelling unit shall be tamper-resistant. CEC 406.11
20. All 15 and 20 amp receptacles installed in a wet location shall have an enclosure that is weatherproof whether or not an attachment plug cap is inserted. CEC 406.8(B)(1).
21. The max. hot water temp. discharging from the bathtub or whirlpool bathtub shall be limited to 120 F. CPC 414.54
22. All shower and tub/shower combination valves must be temperature balancing or thermostatic mixing. Valves shall be adjusted per the manufacturer's instructions to deliver a max. of 120 F. CPC 418.0.
23. All showerheads shall not exceed 2.5 GPM. CEC 100(a).
24. Control valves and showerheads shall be located so that the showerhead does not discharge directly at the entrance to the compartment and the bather can adjust the valves prior to stepping into shower spray. CPC 411.10.
25. Plumbing vent for the kitchen sink will meet the notching and boring requirements of CBC 2308.9.10&11.
26. For any dwelling with a fuel-burning appliance or with an attached garage, carbon monoxide alarms shall be provided outside of each sleeping area in the immediate vicinity of any bedroom and on every level including basements. Carbon monoxide alarms must be hardwired with battery backup and must be inter-connected. Carbon monoxide alarms installed in existing space may be battery operated unless there is an attic or crawl space for fishing cables or finishes are removed. Carbon monoxide alarms must be installed per manufacturer's specifications.

Fire Sprinkler System

Drawings and calculations shall be submitted to Building Department and approved by the Fire Department prior to installation.

Whole House Ventilation

Continuous mechanical ventilation rate of 50 cfm provided by an exhaust fan, 1 none or less.

Note:
Applicable fixtures must meet 2008 Title 24 high-efficacy requirements.

CARBON MONOXIDE ALARMS

In new construction, carbon monoxide alarms shall be installed in dwelling units that have attached garages & dwelling/sleeping units within which fuel-burning appliances are installed. Per CRC R315.3, carbon monoxide alarms shall be located in the following locations: Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms. On every level of a dwelling unit including the basement. Carbon monoxide alarms shall receive their power from the building wiring (where such wiring is served from a commercial source) & shall be equipped w/ a battery backup per CRC R315.1.1. When more than one carbon monoxide alarm is required to be installed, the alarms shall be interconnected in a manner that activation of one will activate all per CRC R315.1.2.

LIGHTING REQUIREMENTS

- Kitchens: At least half the installed wattage of luminaires in kitchens shall be high efficacy and the ones that are not must be switched separately.
- Lighting in bathrooms, garages, laundry rooms and utility rooms: All luminaires shall either be high efficacy or shall be controlled by an occupant sensor.
- Other Rooms: All luminaires shall either be high efficacy or shall be controlled by an occupant sensor or dimmer. Closets that are less than 70 S.F. are exempt from the requirement.
- Outdoor Lighting: All luminaires mounted to the building or to other buildings on the same lot shall be high efficacy luminaires or shall be controlled by a photocontrol/motion sensor combination.
- Prior to Final please do the following:
 - A. All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing light fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.
 - B. All light fixtures are required to be fully shielded.

Electrical and Mechanical Symbols

⊕	Double Convenience Outlet	→HB	Hose Bib
⊕	Half Switched / Half Hot	→G	Gas
⊕GFI	Ground Fault Interrupter	→H ₂ O	Water (Ref.)
⊕AFI	Arc Fault Interrupter	⊕	Fan Vent w/fluorescent light
⊕WP	Waterproofed	⊕	Fan Vent
⊕GD	Garbage Disposal	⊕TV	Phone & TV Dual Jack
⊕	Double Floor Outlet	⊕	Surface-mounted incandescent vanity light fixture
⊕	220 Volts	⊕	Fluorescent vanity light fixture w/T8 lamps & electronic ballast
⊕3	3 Way	⊕	4' Fluorescent Ceiling light
⊕4	4 Way	⊕	Fluorescent under-counter /over-counter
⊕D	Dimmer Switch	⊕	Exterior Fluorescent Sconce
⊕OC	Occupancy Sensor	⊕ms	Exterior Incandescent Sconce w/motion sensor & photocell
⊕	26-watt CFL recessed can w/elect. ballast & white or aluminum reflector & trim	⊕SD	Smoke Detector/Hardwired
⊕	26-watt CFL Surface mounted		
⊕	Recessed Incandescent Can Light		
⊕	Surface or pendant-mounted incandescent light fixture		

Furnace and W. H. Notes

Installation of FAU will be in accordance with UMC Chapter 7.

1. Combustion air from outside through chase to roof.
2. Combustion air openings in water heater compartment must be located in the upper & lower 12 inches of the compartment. (CPC Sec. 507.3.1.)
3. Furnace compartment combustion air openings may be located in the upper 12 inches of the compartment only. (CMC Sec. 702.1 Exception.)
4. Furnace room shall be 12 inches wider than furnace; min. clear working space to be 3 inches on sides, back, & top.
5. A min. 20 inch deep x 30 inch wide working space shall be provided along entire front of firebox side of the furnace when door is open.
6. Access door shall be a min. of 24 inches wide.

Carbon Monoxide Alarm

Bathroom Electrical Note: Bathroom receptacles must be on a 20-amp circuit (or circuits) with no other outlets.
Kitchen Electrical Note: Kitchen outlets are to be served with a minimum of 2 branch circuit

Kitchen Fixtures	Amount	Wattage	Total Wattage
Fluorescent Recessed Can Lights	7	42	294
Incandescent Pendants	2	75	150
Under Cabinet Fluorescent	1-25" 2-36"	18 21	60

Kitchen Code Compliance
Fluorescent = 354
Incandescent = 150
Low efficacy less than half of total wattage

Provide 1 sq. inch of combustion air per 4000 BTU
Provide mechanical ventilation capable of providing exhaust air per Table 4-4 of the CMC in rooms with bathtubs or showers (min. 0.50 cfm/ft²; as for a locker room-see footnotes 6 to table 4-4). Toilet rooms are to be provided with an exhaust fan with an exhaust rate of 50 cfm min. [CBC 1203.4.2.1, CMC 4037, CMC Table 4-1]

Gas Range Note:
Upper cabinets shall be a minimum of 18 inches above finished deck or the hood is to be installed per manufacturer's requirements with clearances as required by the range/cooktop manufacturer's installation instructions.

Tamper-resistant Receptacle Note:
Provide tamper-resistant receptacles at all new receptacles in kitchen, family room, living room, dining room, parlor, library, sunroom, bedrooms, den, recreation room or similar rooms or areas.

Table 150-C High Efficacy Lamp Requirements for Kitchens and Bathrooms

Lamp Power Rating	Minimum Lamp Efficacy
15 Watts or less	Min. 40 lumens per watt
Over 15 Watts to 40 Watts	Min. 50 lumens per watt
Over 40 Watts	Min. 60 lumens per watt

Ballast Requirements:
Ballasts for lamps rated 13 Watts or greater shall be electronic, with an output frequency of no less than 20kHz

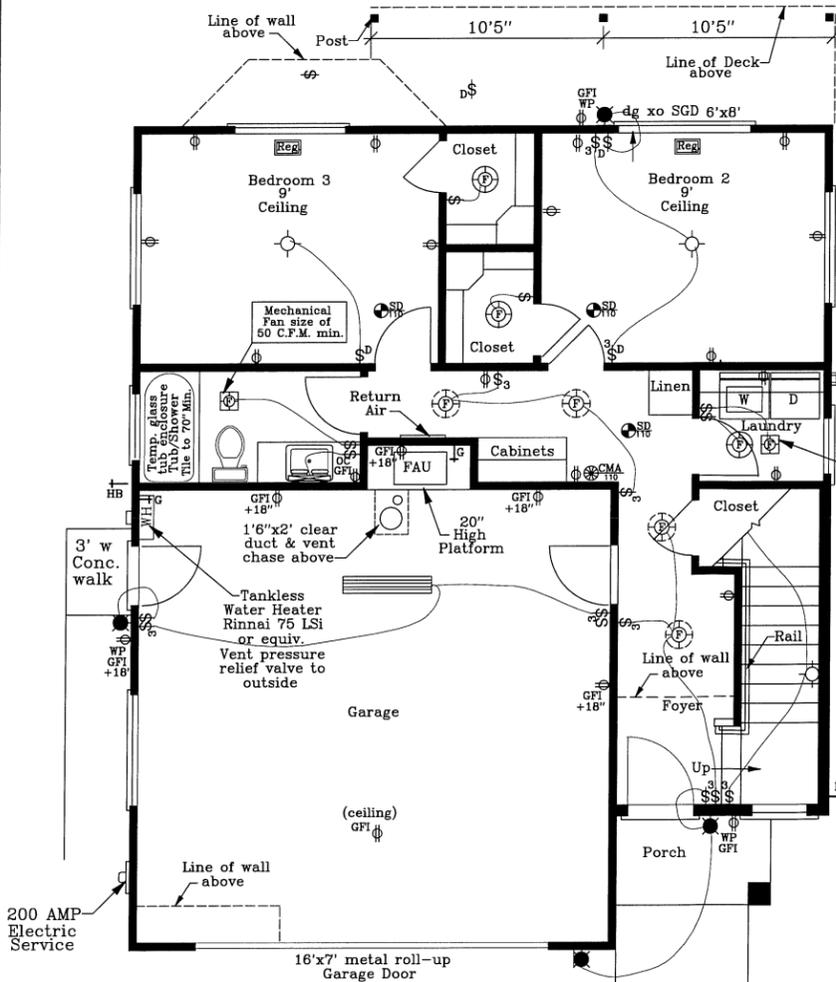
Permanently installed lighting fixture:
All permanently installed lighting fixtures are classified as either high efficacy, or non-high efficacy. High efficacy is defined as delivering minimum lumens per watt of power consumed. For residential application, this almost always refers to a pin-based fluorescent lamp.

Requirements that apply to all permanently installed lighting fixtures:

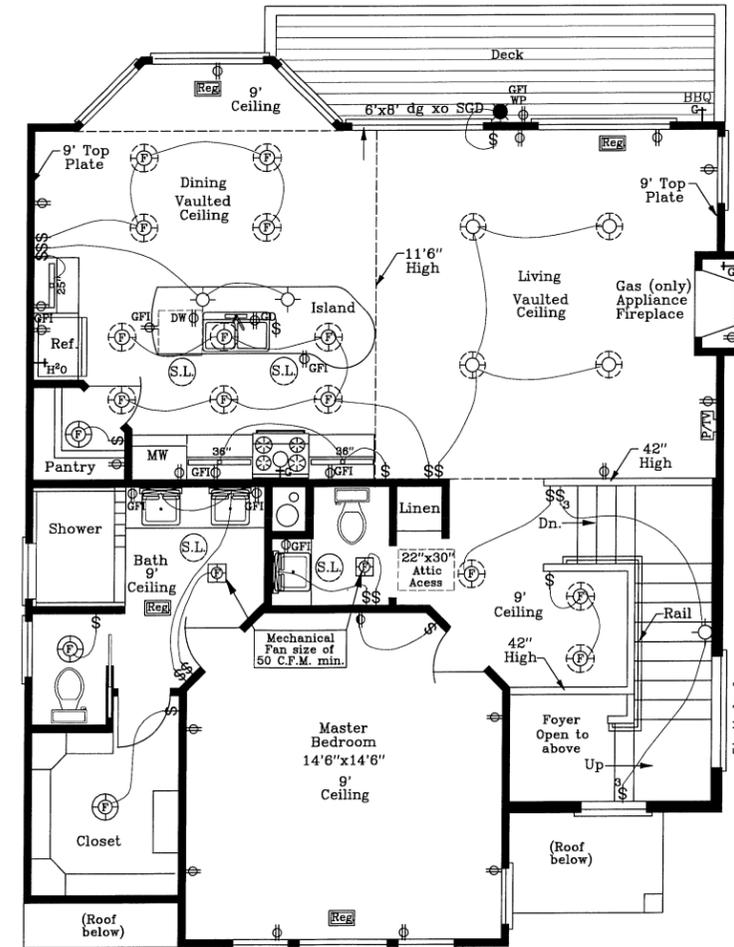
- * All ballasts for lamps rated 13 watts or greater must be electronic. Lighting fixtures that are recessed into the insulated ceiling are required to be rated for insulation contact per UL Standards (IC-rated) so that insulation can be placed over fixtures.
 - * The housing must be airtight (AT) per ASTM E283 to prevent conditioned air escaping into the ceiling cavity or attic, or unconditioned air infiltrating from the ceiling or attic into the conditioned space, and must have a sealed gasket or caulking between the housing and ceiling.
- Kitchens:**
50% of wattage must be high efficacy lighting.
- Bathrooms:**
All hardwired fixtures must be high efficacy or controlled by a manual-on occupant sensor switch. Manual-on and timed off.
- Other Rooms:**
Dining, hallways & living spaces - All hardwired fixtures must be high efficacy or controlled by a manual-on occupant sensor switch, or controlled by a dimmer.
- Garage, Laundry & Utility Rooms:**
All hardwired fixtures must be high efficacy or controlled by a manual-on occupant sensor switch. Manual-on and timed off.

ENERGY COMPLIANCE NOTES

Duct insulation to be minimum R-6
All hot water pipes 3/4" or greater shall be insulated.
Both hot and cold water pipes shall be insulated five feet minimum from the hot water heater.
Hydronic heated slab systems require slab edge insulation.



First Floor



Second Floor

Revisions

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DO NOT TRIM THESE MARKS.
See individual plans for wiring dimensions.
All dimensions and notes on this drawing shall be read in conjunction with the project specifications and the applicable code books. Report any discrepancies to the Designer & Architect for resolution prior to commencing the work.

**420 Island St.
Morro Bay, CA**

Electrical & Mech. Plan

Drawn	Dana Belmonte
Date	6-7-2014
Scale	1/4"=1'0"
Job Number	1410
Sheet	A-5

GENERAL STRUCTURAL NOTES

GENERAL

- The Contractor shall verify all dimensions and conditions at the job site prior to starting construction. Notify the Architect immediately if any discrepancies or inconsistencies are found.
- Details shown on the structural drawings are typical. Similar details apply to similar conditions. In the event certain aspects of the work are not fully detailed on the drawings or specified in these structural notes, the construction shall be of the same character as for similar conditions that are shown or specified and shall be reviewed by the Architect.
- Existing conditions shown on these drawings are to be field verified by the Contractor as the work progresses. Notify the Architect immediately if existing conditions are discovered which are different than those shown. Construction shall not proceed until written instructions have been received from the Architect.
- Notes and details on the drawings shall take precedence over these general notes and typical details. Dimensions shown on the drawings shall take precedence over scale.
- These structural drawings and general notes represent the finished structure. Unless otherwise indicated, they do not specify the method of construction. The Contractor shall provide all measures necessary to protect the structure, workers and other persons during construction. Such measures shall include, but not be limited to, bracing of sufficient strength and stiffness to resist all loads, including wind and seismic loads, imposed on all elements of the structure; shoring for the building, construction equipment, earth banks and retaining walls; forms, scaffolding and planking. These protective measures are the sole responsibility of the Contractor and site visits by the Engineer shall not include observation of same. Construction materials placed on framed roofs or floors shall be spread out and the resulting loads shall not exceed the design live load for each level.
- Openings, pockets, etc. shall not be placed in slabs, foundations, walls, beams, columns, joists, etc. unless specifically detailed on the structural drawings.
- All phases of the work shall conform to the minimum standards of the 2013 California Building Code (CBC), these structural notes, and all local ordinances.
- All ASTM specifications noted on these drawings or general notes shall be of the latest revision.
- The contractor shall contact the Engineer a minimum of 24 hours prior to reaching the following stages of the work.
 - Placing of concrete.
 - Wood framing completed but not covered.
 - Plywood sheathing installed but not covered.
 - All structural work completed.

FOUNDATION

- Foundation design based on soil investigation by Beacon Geotechnical Report No. F-100494, dated May 21, 2014.
- Allowable soil bearing values and foundation design are based on soil conditions shown by test borings. Actual soil conditions which deviate appreciably from that shown in the test borings or buried structures found during earthwork operations shall be reported to the Architect immediately.
- All site work and grading shall be done in accordance with the Soil Investigation Report.
- Excavations for foundations shall conform to the lines and dimensions shown on the drawings. Removes all loose material and debris from excavations and de-water excavations as required to maintain dry working conditions. The Soils Engineer shall approve all site work and foundation excavations prior to installing reinforcing steel or placing concrete.
- The Soils Engineer shall approve all backfill materials prior to placement and observe backfill operations.
- The bottom of all footings shall be horizontal. Where adjoining footings bear at different elevations the bottom of the footings shall be stepped as detailed on the drawings.

CONCRETE

- All concrete work shall be performed in accordance with the latest edition of the ACI Building Code (ACI 318) and the latest edition of the ACI Manuals of Concrete Practice.
- Submit concrete mix designs to Architect for review. Mix designs shall be prepared under the supervision of a Civil Engineer registered in the State of California and bear his/her signature.
- Concrete strength: 2500 psi @ 28 days
- Minimum cement content: 5.3 sacks per yard
- Maximum water-cement ratio: 0.57 (6.5 gal. per sack)
- Aggregate size: 1". Provide the maximum ratio of coarse aggregate to the aggregate consistent with placing requirements, minimum 60% coarse aggregate.
- Maximum slump: 4-1/2" per ASTM C143.
- Concrete materials:
 - Cement: Portland Type II, ASTM C150.
 - Coarse aggregate: ASTM C33.
 - Fine aggregate: ASTM C33. Reactivity ratio Sc/Rc shall not exceed one (1) per ASTM C226.
 - Water: potable.
 - Ready mixed concrete: ASTM C44.
 - Water reducing admixture: Daracem 95 at the rate of 8 oz. per sack or Polyheed at the rate of 10 oz. per sack.
 - Air entraining admixture: MBVR or Darex of strength required to provide between 5-12% and 5% of entrained air.
- Reinforcing materials:
 - #3 bars and smaller: ASTM A615 Grade 40 or Grade 60.
 - #4 bars and larger: ASTM A615 Grade 60.
 - Reinforcing for welded inserts: ASTM A106. All bars to be welded shall be marked with a W to designate weldability.
 - Cold drawn spiral reinforcing: ASTM A62.
- Miscellaneous materials:
 - Sand base under slab on grade: Clean sand with less than 5% passing the #200 sieve and no deleterious material content.
 - Capillary break base under slab on grade: Clean, coarse sand and/or gravel with 100% passing the 1" sieve, 0-20% passing the #16 sieve, and 0-3% passing the #200 sieve, and no deleterious material content.
 - Vapor retarder: See soils report, Minimum conform to ASTM Standard E 1745-II, Class A.
 - Non shrink grout and/or drpback: MinMax For-Rok or approved equal. Mix with the minimum amount of water required to obtain the consistency necessitated by placing conditions.
 - Curing compounds: Water based liquid membranes conforming to ASTM C309 when tested in accordance with ASTM C156. Eico Aqua-Cure or approved equal.
 - Expansion joint material: Conform to ASTM D-1751.
- Lap splices: 60 bar diameters or 2'-0", whichever is greater.

- Cover to bars:
 - When concrete is placed against ground: 3".
 - When concrete is placed against forms but after form removal will be in contact with ground or weather:
 - #5 bars and smaller: 1-1/2"
 - #6 bars and larger: 2"
 - All others: 1-1/2".
- Concrete curing: Keep concrete continuously wet for 7 days or apply curing compound in strict accordance with manufacturer's printed instructions.
- Form removal: Remove forms in accordance with the following schedule:
 - Side forms of footings: Minimum 2 days.
 - Edge forms of slab on grade strips: Minimum 1 day.
- Vibration: Vibrate all concrete in place with a mechanical vibrator used by experienced personnel (including fill depth of piles).
- Shop drawings: Submit to the Architect for review. No reinforcing shall be placed until reviewed shop drawings have been received on the job. Shop drawings shall consist of both cut and placing sheets. Placing sheets shall contain all information required to position all reinforcing steel without having to refer to the structural drawings.
- Outside diameter conduit or pipe embedded in slab shall not exceed 30% of slab thickness, or 1-1/2", whichever is smaller, unless specifically detailed otherwise. All conduits or pipes larger than the 1-1/2" or 30% slab thickness (O.D.) shall be placed under the slab. Conduits can be grouped in pairs. Minimum clear distance between single conduits or pairs shall be 6".
- Projecting corners of walls, beams, columns, etc. shall be formed with a 3/4" chamfer unless detailed otherwise.
- Testing:
 - Laboratory: The Owner shall retain and pay for the services of a Testing Laboratory where samples will be tested in accordance with these structural notes and the applicable standards of the ASTM. Work under this division (to be performed by the Contractor) includes the taking and storage of samples and their delivery to the laboratory.
 - Samples: Make 3 test cylinders for each day's pour.
 - Testing of samples: Test each batch of 3 cylinders as follows: 1 at 7 days, and 2 at 28 days.
 - Test reports: A copy of all test reports shall be submitted to the Architect.

STRUCTURAL WOOD

- Sawn lumber materials: Moisture content for sawn lumber shall not exceed 14% at the time it is incorporated into the structure. Unless noted otherwise on the drawings, sawn lumber materials shall conform to the following:
 - Beams, posts, headers and ledgers 6x and larger: Douglas Fir No. 1.
 - 2x4 framing: Douglas Fir construction.
 - Sawn lumber embedded in or in direct contact with concrete or masonry and within 6 feet of earth: Pressure treated Doug Fir No. 2.
 - All sawn lumber not noted above: Douglas Fir No. 2.
- Plywood sheathing materials:
 - Roof sheathing: APA rated wood structural panels conforming to DOC PS-1 or PS-2.
 - Floor sheathing: APA rated, Strand-I-Floor, Exposure I, with exterior glue and Panel Span Rating shown on the floor framing plan.
 - Wall sheathing: APA rated wood structural panels conforming to DOC PS-1 or PS-2.
- Glued laminated timber materials: Douglas Fir with exterior glue, Industrial appearance grade. Moisture content for glued laminated timber shall not exceed 16% at the time of manufacture.
 - Simple spans: Combination Symbol 24F-V4.
 - Members which cantilever more than 1 foot or are continuous over a support: Combination Symbol 24F-V8.
- Fastener Materials:
 - Nails: Common nails or spikes.
 - Machine bolts: ASTM A307.
 - Lag bolts: ASTM A307.
 - Sheet metal timber connectors: Connectors as shown in the latest edition of the Simpson Strong Tie Company, Inc. catalog. Install all connectors in strict accordance with the manufacturer's printed instructions. Typically center straps on the joists across which the load is being transferred unless noted otherwise on the drawings. Hangers shown by type on the drawings shall be the model number for the specific size of member being supported unless noted otherwise.
- Nailed joints:
 - Pre-drill holes for 20d nails and larger, and for smaller nails which tend to split the wood. Hole diameter shall be 75% of the nail diameter.
 - All nailed joints not specifically detailed or implied by the drawings shall be constructed in accordance with CBC Table No. 2304.4.1.
 - Nail spacing, edge and end distances and penetration shall conform to NDS Tables No. 11.5.1A, 11.5.1B and 11.5.1C. Stagger nails as required to maintain required spacing.
 - Machine applied nailing: Nail heads shall not penetrate the outer ply of plywood and minimum edge distances specified by the NDS shall be maintained. Machine applied nailing will only be allowed following a job site demonstration meeting the above criteria with the acceptance of the Engineer.
- Bolted joints:
 - Bolt holes: 1/32" to 1/16" larger than bolts, accurately located.
 - Washers: At each bolt head and nut, not less than standard cut washers, placed next to wood.
- Wood screw joints:
 - Lead holes for shank shall be 7/8 x diameter and the same depth as the unthreaded shank of the screw.
 - Lead holes for the threaded portion shall be 7/8 x diameter of the screw at the root of the thread and the length shall be at least equal to the threaded portion of the screw.
 - The threaded portion of the screw shall be inserted into its lead hole by turning with a screwdriver, not by driving with a hammer.
- Size, height and spacing of wood studs shall conform to the requirements of CBC Table No. 2308.4.1 unless noted otherwise on the drawings.
- Sawn lumber beams, rafters and joists shall be laterally supported in accordance with CBC Section 2308.8.5.

- Holes and notches in framing members:
 - Holes in joists and rafters: Drilled holes with a diameter not exceeding 1/6 of the member depth at a minimum spacing of 2'-0" are permitted within the middle 1/3 of the member depth and length.
 - Holes in studs, plates and sills: Drilled holes with a diameter not exceeding 1/3 of the member depth at a minimum spacing of 16 inches are permitted in the center of studs, plates and sills. Construction shall comply with CBC Sections 2308.4.3 and 2308.4.11. Holes with a diameter greater than 1/3 of the member depth may be drilled in sills if an anchor bolt is located within 4" of each side of the hole.
 - Notches: Notches in stud walls shall comply with CBC Section 2308.4.10. Notches are not permitted in any other member except where specifically detailed.
- Fabrication of glued laminated timbers:
 - Fabrication shall be in accordance with the latest edition of AITC IIT-MANUFACTURING and the latest edition of ANSI/AITC A1901-Structural Glued Laminated Timber.
 - Submit shop drawings to the Architect for review.
 - Members shall be marked with a quality mark indicating that fabrication was in accordance with ANSI/AITC A1901.
 - Camber: Provide standard camber on the main span unless noted otherwise on the drawings. Do not camber cantilevers unless noted otherwise on the drawings.
- Structural Composite Lumber fabrication:
 - Laminated Veneer Lumber (LVL) fabrication and design as manufactured by Trus Joist Engineered Wood Products shall be in accordance with the latest ICG ESR-1387. Unless noted otherwise all LVL Lumber shall conform to the following minimum design properties:
 - Fb = 2600 psi | E = 1,900,000 psi
 - Fv = 285 psi
- Plywood web truss fabrication:
 - Plywood web trusses as manufactured by Standard Structures, Inc. shall conform in type and load carrying capacity to the drawings.
 - Fabrication and design shall be in accordance with ICBO Report No. 5803.
 - Submit complete shop drawings and engineering calculations to the Architect for review prior to fabrication. The shop drawings and calculations shall be prepared under the supervision of and signed by a Civil Engineer registered in the State of California. The shop drawings shall include all measures necessary to protect the trusses during transportation and storage, all methods and materials required to stabilize and plumb the trusses during erection, and all bridging, blocking, web stiffeners and bracing required by the manufacturer.
- Truss plate wood truss fabrication:
 - Trusses shall conform in size, type and vertical and lateral load carrying capacity to the drawings.
 - Fabrication and design shall be in accordance with the latest edition of the Truss Plate Institute's (TPI) "Design Specification for Metal Plate Connected Wood Trusses."
 - Submit complete shop drawings and engineering calculations to the Architect for review prior to fabrication. The shop drawings and calculations shall be prepared under the supervision of and signed by a Civil Engineer registered in the State of California. The calculations shall include the effects of chord bending between panel points as well as the effects of lateral loads noted on the drawings. The shop drawings shall include all measures necessary to protect the trusses during transportation and storage, all methods and materials required to stabilize and plumb the trusses during erection, all hangers and hardware required to resist specified vertical loads (including uplift at cantilevered and multi-span trusses) when the trusses do not bear on framed walls or beams and all bridging, blocking and bracing required by the manufacturer and TPI.

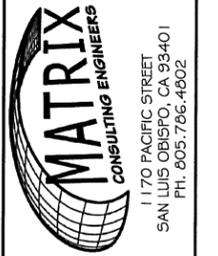
DESIGN NOTES:

- Roof Live Load = 20psf
- Floor Live Loads:
 - Residential = 40 psf
 - Private balconies = 60 psf
 - Stairs = 100 psf
- Wind design data:
 - Basic Wind Speed (3-mi gust) = 110 mph
 - Wind Exposure(s) = B
- Earthquake design data:
 - Seismic Importance Factor, I = 1.0
 - Occupancy Category = II
 - Mapped Spectral Response Accelerations, S_{ps} = 1.187 & S_s = 0.662
 - Site Class = D
 - Spectral Response Coefficients, S_{ps} = 0.791 & S_{ps} = 0.441
 - Seismic Design Category = D
 - Basic Seismic-Force Resisting System(s) = Light Framed Walls Sheathed w/ Wood Structural Panels
 - Seismic Response Coefficient, C_s = 0.124
 - Response Modification Factor, R = 6.5
 - Analysis Procedure Used = Simplified Design Method
- Design Load Bearing Values of Soils: 1500psf (DL)
- Special Loads: none



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NO.	DATE:

Sotelo Residence
 for Daniel Sotelo
 420 Island Street
 Morro Bay, California 93442
GENERAL STRUCTURAL NOTES



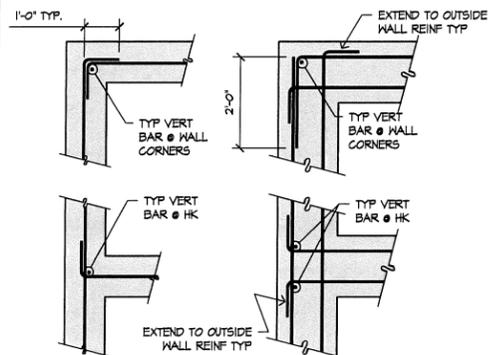
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 PROJECT NO.: 2014 - 18

SHEET NO.
S1.1
 OF 5

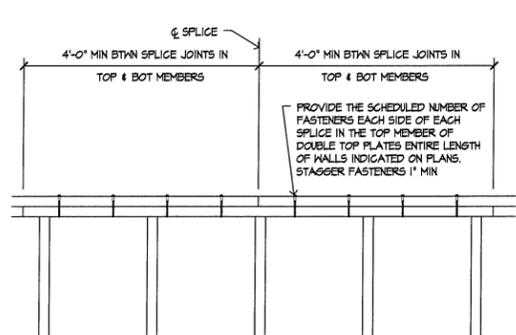
DOUBLE TOP PLATE SPLICE SCHEDULE

TYPE	FASTENING _W
31	4 - SDS25300 EACH SIDE SPLICE
32	6 - SDS25300 EACH SIDE SPLICE
33	8 - SDS25300 EACH SIDE SPLICE
34	10 - SDS25300 EACH SIDE SPLICE
35	12 - SDS25300 EACH SIDE SPLICE
36	16 - SDS25300 EACH SIDE SPLICE

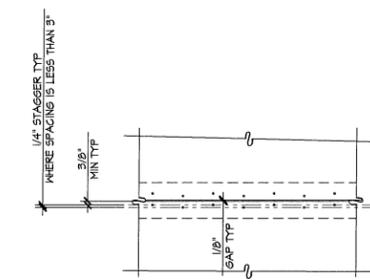
NOTES:
1. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL DOUBLE TOP PLATE SPLICES SHALL BE TYPE 31.



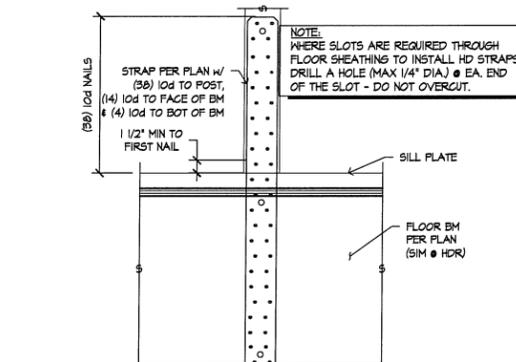
52 Typ. Conc. Corner Plan Section
N.T.S.



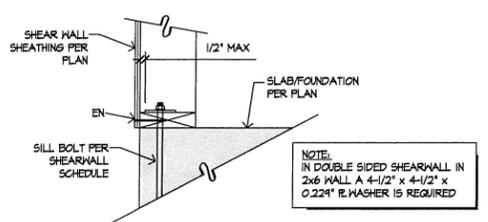
42 Elevation @ Dbl Top Plate Splice
1" = 1'-0"



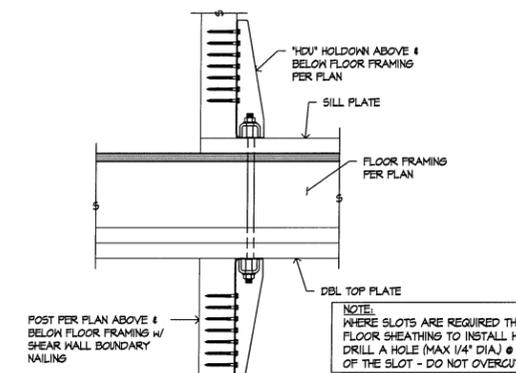
53 Diaphragm Nailing
1-1/2" = 1'-0"



43 Elevation @ Strap Holddown
1 1/2" = 1'-0"



54 Sill Bolt Washer Detail
1-1/2" = 1'-0"



44 "HDU" Conn. @ Framed Floor
1 1/2" = 1'-0"

UPPER FLOOR SHEAR WALL SCHEDULE

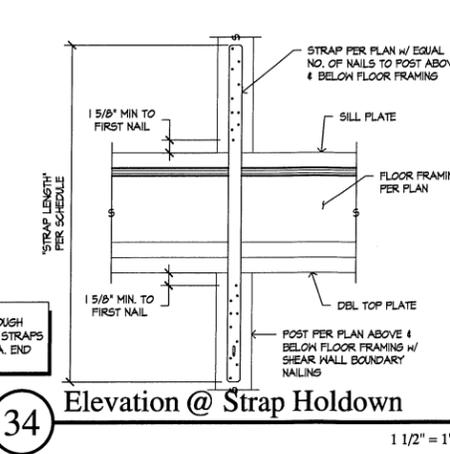
TYPE	MATERIAL _W	EDGE NAILING (EN) _W	FIELD NAILING _W	SILL & CONN. _W
△	3/8" WSP	8d @ 6"	8d @ 12"	2x w/ LTP5 @ 2'-0"
L	3/8" WSP	8d @ 4" w	8d @ 12"	3x w/ LTP5 @ 18"
M	3/8" WSP	8d @ 3" w	8d @ 12"	3x w/ LTP5 @ 12"
N	1/2" WSP	10d @ 3" w	10d @ 12"	3x w/ LTP5 @ 12"
P	1/2" STRUCT I	10d @ 3" w	10d @ 12"	3x w/ LTP5 @ 8"
Q	1/2" WSP	10d @ 2" w	10d @ 12"	3x w/ LTP5 @ 8"
R	1/2" STRUCT I	10d @ 2" w	10d @ 12"	3x w/ LTP5 @ 6"
SN _W	SIMPSON 'STRONG-WALL' PER PLAN			
SSW _W	SIMPSON 'STEEL STRONG-WALL' PER PLAN			
HF _W	HARDY FRAME STEEL SHEAR WALL PER PLAN			

NOTES:
WSP = WOOD STRUCTURAL PANEL AS DEFINED IN THE GENERAL NOTES.
1. ALL PANEL EDGES SHALL BE BACKED WITH MINIMUM 2" NOMINAL FLAT OR HORIZONTAL BLOCKING @ 3/8" SHEATHING AND MINIMUM 2x FULL STUD DEPTH HORIZONTAL BLOCKING @ 1/2" SHEATHING.
2. EDGE NAILING SHALL BE PROVIDED AT ALL PANEL EDGES, THE TOP MEMBER OF DOUBLE TOP PLATES, SILL PLATES, SOLE PLATES, AND AT ALL END POSTS OR STUDS WHICH COMPRISE THE SHEAR WALL BOUNDARY.
3. FIELD NAILING SHALL BE PROVIDED AT ALL INTERMEDIATE FRAMING MEMBERS.
4. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS STAGGERED.
5. INSTALL SIMPSON 'STRONG-WALL' AND / OR HARDY FRAME IN STRICT ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS.
6. USE (12) 8d x 1-1/2" OR (12) 8d COMMON.

FLOOR HOLDDOWN SCHEDULE

TYPE	HOLDDOWN _W	BOUNDARY MEMBERS _W	DETAIL	FASTENERS TO EA BOUNDARY MEMBER
△	CS16 - 52"	2x	(14) 8d @ 2 1/16"	
B2	CMSTC16 - 48"	4x	(5) 10d @ 1 1/2"	
B3	CMSTC16 - 60"	4x	(22) 10d x @ 1 1/2"	
B4	CMSTC16 - 72"	4x	(30) 10d @ 1 1/2"	
B5	CMST14 - 42"	4x	(40) 10d @ 1 3/4"	
B6	HDU2	(2) 2x	(10) SDS 1/4 x 3	
B7	HDU4	(2) 2x	(14) SDS 1/4 x 3	
B8	HDU5	4x	(18) SDS 1/4 x 3	
B9	HDU8	6x	(24) SDS 1/4 x 3	
90	MSTC66B3 "	4x	(43) -	SEE REF DETAIL

NOTES:
1. WHERE SHEAR WALL BOUNDARY MEMBER OCCURS OVER A HEADER, PROVIDE NAILS TO INDICATED BOUNDARY MEMBER AND HEADER.
2. PROVIDE SHEAR WALL EDGE NAILING (EN) TO THE BOUNDARY MEMBER TYPICAL. PROVIDE EN. TO EA 2x AT (2) 2x BOUNDARY.
3. DIMENSION SHOWN IS PARALLEL TO THE SHEAR WALL. THE BOUNDARY MEMBERS SHALL BE THE SAME WIDTH AS THE REMAINDER OF THE WALL. BOUNDARY MEMBER SHOWN IS MINIMUM UNO. ON DRAWINGS.
4. WHERE SLOTS ARE REQUIRED THROUGH FLOOR SHEATHING TO INSTALL HD STRAPS DRILL A HOLE (MAX 1/4" DIA) @ EA. END OF THE SLOT - DO NOT OVERCUT.
5. WHERE STRAPS ARE APPLIED OVER SHEATHING MINIMUM 2-1/2" LONG NAILS ARE REQUIRED.
6. APPLY DIRECTLY TO FRAMING MEMBERS. DO NOT APPLY OVER SHEATHING.

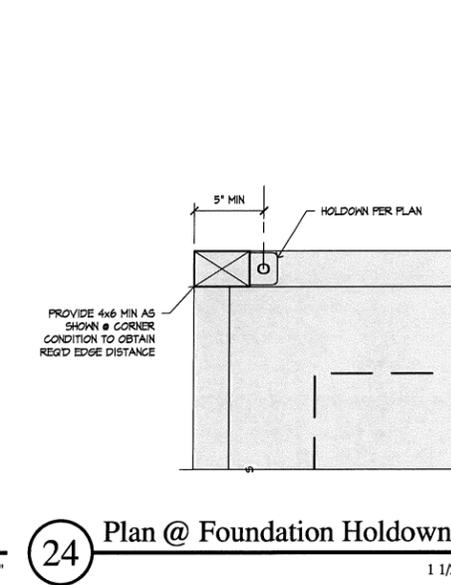


34 Elevation @ Strap Holddown
1 1/2" = 1'-0"

HOLD DOWN SCHEDULE

TYPE	HOLD DOWN	BOUNDARY MEMBERS _W	DETAIL	ANCHORS
△	HDU2	(2) 2x	(13) -	S6TB20
T2	HDU4	(2) 2x	(13) -	S6TB20
T3	HDU5	(2) 2x	(13) -	S6TB20
T4	HDU8	4x	(13) -	S6TB20
T5	HDU11	6x	(13) -	PAB8
T6	HDU14 _W	6x	(13) -	PAB8
T7	HD19 _W	6x6	(13) -	PAB10

NOTES:
1. PROVIDE SHEAR WALL EDGE NAILING (EN) TO THE BOUNDARY MEMBERS TYPICAL. PROVIDE EN. TO EACH 2x @ (2) 2x BOUNDARY.
2. DIMENSION SHOWN IS PARALLEL TO THE SHEAR WALL. THE BOUNDARY MEMBERS SHALL BE THE SAME WIDTH AS THE REMAINDER OF THE WALL. BOUNDARY MEMBER SHOWN IS MINIMUM UNO. ON DRAWINGS.
3. ANCHORS IN CMU MUST BE S6TB20 OR GREATER WITH MINIMUM 24-1/8" EMBEDMENT.
4. PROVIDE HEAVY HEX-NUT.

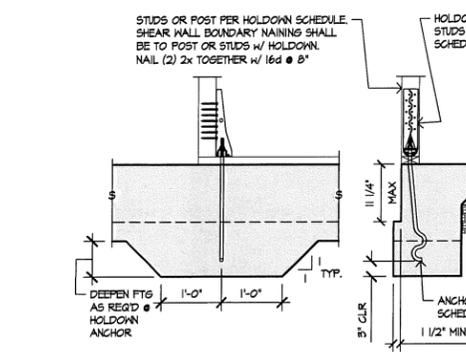


24 Plan @ Foundation Holddown
1 1/2" = 1'-0"

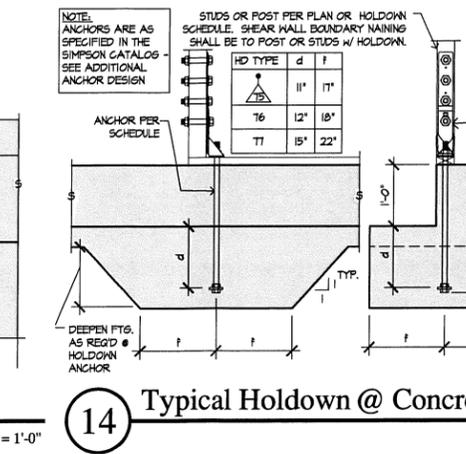
FIRST FLOOR SHEAR WALL SCHEDULE

TYPE	MATERIAL _W	EDGE NAILING (EN) _W	FIELD NAILING _W	SILL & CONN. _W	TOP R. CONN. _W
△	3/8" WSP	8d @ 6"	8d @ 12"	2x w/ 5/8" A.B. @ 48"	LTP5 @ 2'-0"
B	3/8" WSP	8d @ 4" w	8d @ 12"	2x w/ 5/8" A.B. @ 32"	LTP5 @ 18"
C	3/8" WSP	8d @ 3" w	8d @ 12"	3x w/ 5/8" A.B. @ 32"	LTP5 @ 12"
D	1/2" WSP	10d @ 3" w	10d @ 12"	3x w/ 5/8" A.B. @ 24"	LTP5 @ 12"
E	1/2" STRUCT I	10d @ 3" w	10d @ 12"	3x w/ 5/8" A.B. @ 24"	LTP5 @ 8"
F	1/2" WSP	10d @ 2" w	10d @ 12"	3x w/ 5/8" A.B. @ 24"	LTP5 @ 8"
G	1/2" STRUCT I	10d @ 2" w	10d @ 12"	3x w/ 5/8" A.B. @ 18"	LTP5 @ 6"
SN _W	SIMPSON 'STRONG-WALL' PER PLAN				
SSW _W	SIMPSON 'STEEL STRONG-WALL' PER PLAN				
HF _W	HARDY FRAME STEEL SHEAR WALL PER PLAN				

NOTES:
WSP = WOOD STRUCTURAL PANELS AS DEFINED IN THE GENERAL NOTES.
1. ALL PANEL EDGES SHALL BE BACKED WITH MINIMUM 2" NOMINAL FLAT OR HORIZONTAL BLOCKING @ 3/8" SHEATHING AND MINIMUM 2x FULL STUD DEPTH HORIZONTAL BLOCKING @ 1/2" SHEATHING.
2. EDGE NAILING SHALL BE PROVIDED AT ALL PANEL EDGES, THE TOP MEMBER OF DOUBLE TOP PLATES, SILL PLATES, SOLE PLATES, AND AT ALL END POSTS OR STUDS WHICH COMPRISE THE SHEAR WALL BOUNDARY.
3. FIELD NAILING SHALL BE PROVIDED AT ALL INTERMEDIATE FRAMING MEMBERS.
4. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS STAGGERED.
5. INSTALL SIMPSON 'STRONG-WALL' AND / OR HARDY FRAME IN STRICT ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS.
6. PROVIDE A MINIMUM OF TWO ANCHORS AT EACH MEMBER WITH ONE ANCHOR BOLT A MINIMUM OF 4-1/2" AND A MAXIMUM OF 4" FROM EACH END OF EACH MEMBER.
7. PROVIDE 3" x 3" x 0.224" MIN PLATE WASHERS AT EACH ANCHOR BOLT. SEE (54)
8. WHERE SHEATHING IS SHOWN ON BOTH SIDES OF WALL THE MAXIMUM SPACING SHALL BE HALF THE INDICATED VALUE UNLESS DETAILED OTHERWISE.
9. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
10. SILL BOLT EMBEDMENT IN CONCRETE SHALL BE MINIMUM 7".
11. USE (12) 8d x 1-1/2" OR (12) 8d COMMON.



13 Typical Holddown @ Concrete
3/4" = 1'-0"



14 Typical Holddown @ Concrete
3/4" = 1'-0"



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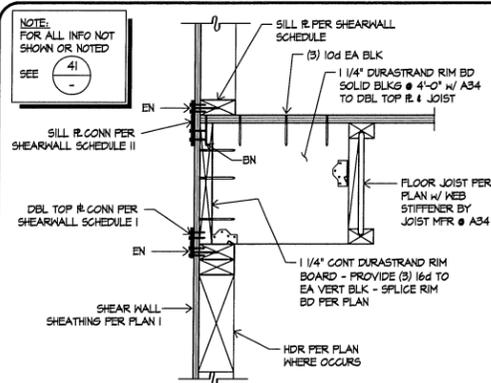
Sotelo Residence
for Daniel Sotelo
420 Island Street
Morro Bay, California 93442

SCHEDULES & TYPICAL DETAILS

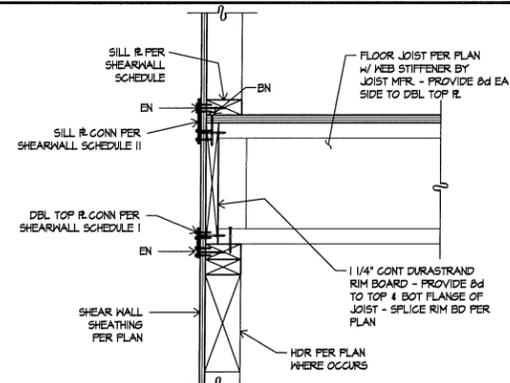


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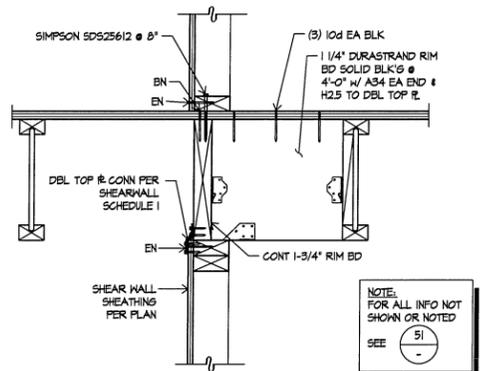
SHEET NO.
S1.2
OF 5



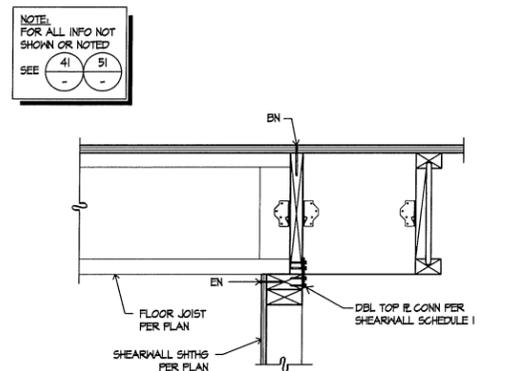
51 Floor Joist Parallel to Wall
1 1/2" = 1'-0"



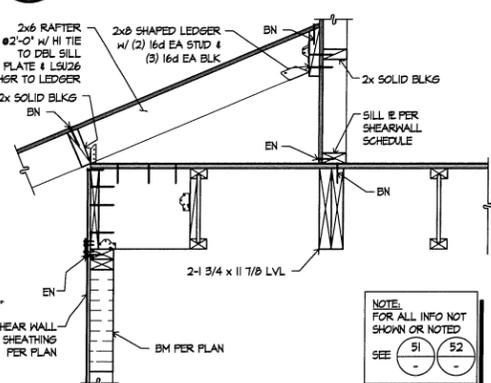
41 Floor Joist Perpend. to Wall
1 1/2" = 1'-0"



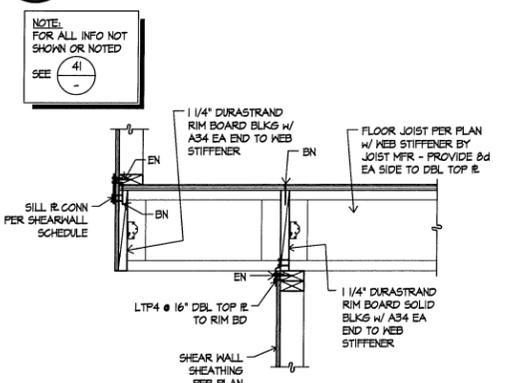
52 Floor Joist Parallel to Int Wall
1 1/2" = 1'-0"



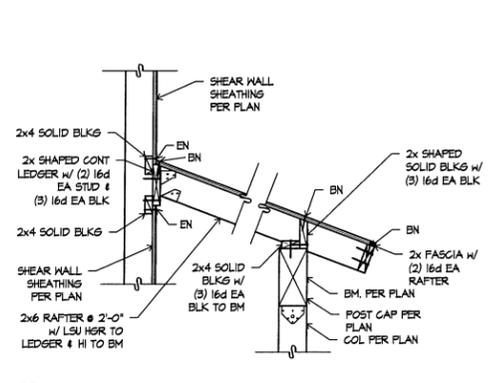
42 Sect @ Interior Shearwall
1 1/2" = 1'-0"



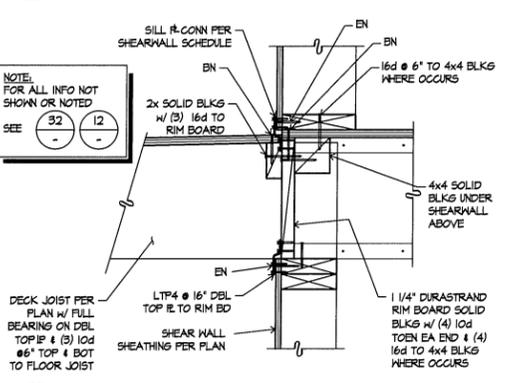
53 Floor Framing Sect. at Low Roof
1" = 1'-0"



43 Sect. @ Cant Floor Joist
1" = 1'-0"



54 Section @ Low Roof
3/4" = 1'-0"



44 Framing Section at Deck
1-1/2" = 1'-0"

FLOOR FRAMING NOTES

Notes:

- Floor sheathing shall be 3/4" T&G wood structural panels installed with face grain perpendicular to supports, glued and nailed w/ 10d @ 6" all boundaries and panel edges (B.N.) and 10d @ 12" field nailing. (Panel Span Rating 40/20). Stagger joints as shown.
- Provide panel boundary nailing (B.N.) to all beams, joists, blocking, etc. to which sheet metal straps are attached and where indicated on plans.
- For typical details not referenced see sheet S3.

△ Denotes shear wall sheathing. See Shear Wall Schedule sheet S1.2.

□ Denotes double top plate splice entire length of wall line indicated. See Double Top Plate Splice Schedule sheet S1.2.

▽ Denotes holddown. See Holddown Schedule sheet S1.2.

NOTE: ALL TRUSS ENGINEERING, DRAWINGS, TRUSS TYPES, AND DETAILED SHOP DRAWINGS SHALL BE APPROVED BY THE PROJECT ENGINEER OR ARCHITECT PRIOR TO THE INSTALLATION OF THE TRUSSES

NOTE: UNLESS NOTED OTHERWISE ALL DOUBLE TOP PLATE SPLICES SHALL BE TYPE 3L

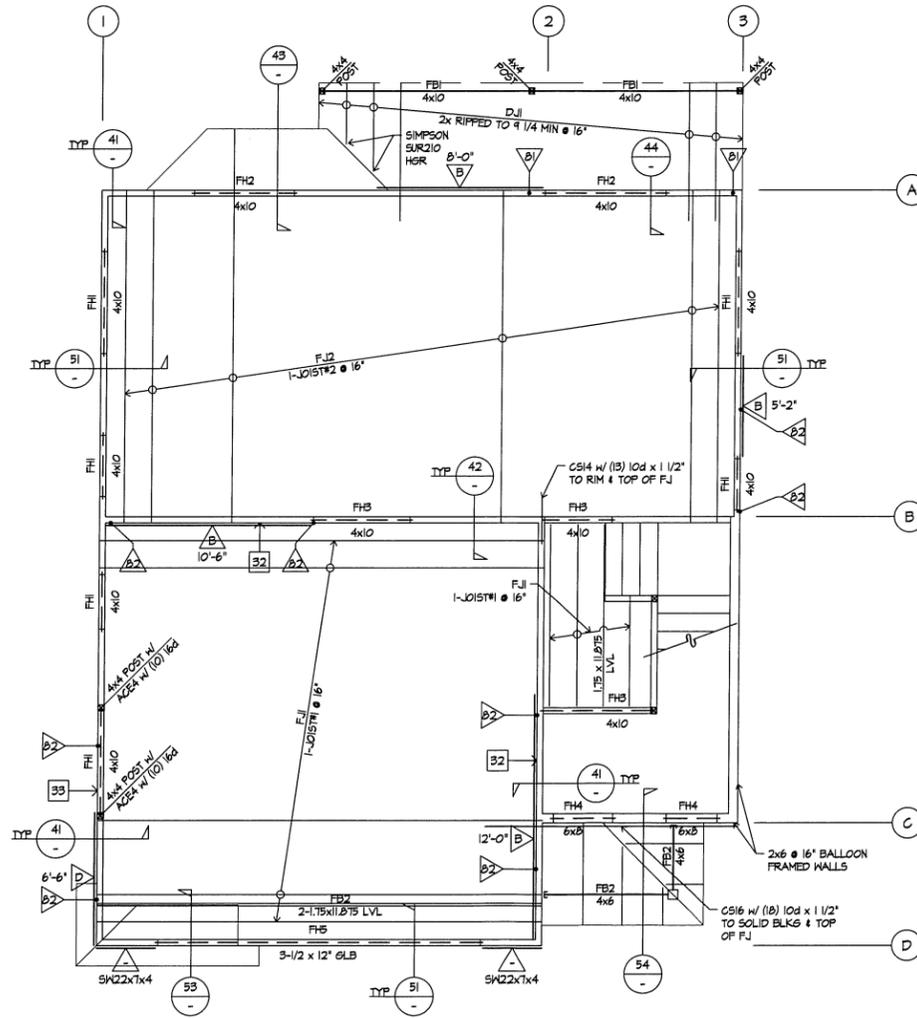
NOTE: 1. PROVIDE LSTA@ TOP & BOT OF FACE @ RIM BD SPLICES TYP
2. UNLESS NOTED OTHERWISE ALL DOUBLE TOP PLATE SPLICES SHALL BE TYPE 3L

ENGINEERED WOOD PRODUCT SCHEDULE

TYPE/REFERENCE	I-LEVEL	BOISE CASCADE	MINIMUM NAIL SPACING ₁₄	
			NARROW FACE	WIDE FACE
LVL ₁₀	1.9E MICROLLAM	VERSALAM 2.0 2800	8d @ 3" OR 10d @ 4"	8d OR 10d @ 3"
PBL	2.0E PARALLAM	VERSALAM 2.0 3100	8d @ 3" OR 10d @ 4"	8d OR 10d @ 3"
I-JOIST ₁₀	TJI 560	BCI 40 2.0	SEE MFR	SEE MFR
I-JOIST ₁₂	TJI 110	BCI 5000 1.7	SEE MFR	SEE MFR
RIM BD	NONE	1-1/4" VERSA-STRAND	8d @ 10d @ 4" OR 16d @ 6"	8d OR 10d @ 3"

NOTES:

- WHERE WEB STIFFENERS ARE REQUIRED USE MIN 5/8" WIDTH x 2-5/16" LENGTH w/ MIN 1/8" GAP.
- WHERE MULTIPLE PLY MEMBERS ARE SPECIFICALLY CALLED OUT PER PLAN, CONNECT w/ (3) ROWS 16d @ 16" - STAGGER ROWS & PROVIDE 3" BTWN ROWS.
- SUBSTITUTION OF OTHER PRODUCTS MUST BE REVIEWED BY ENGINEER PRIOR TO INSTALLATION TO VERIFY THAT THE PRODUCT MEETS ALL OF THE DESIGN REQUIREMENTS.
- OR PER MANUFACTURER.



Floor Framing Plan
SCALE: 1/4" = 1'-0"



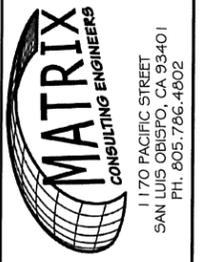
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Sotelo Residence
for Daniel Sotelo
420 Island Street
Monro Bay, California 93442

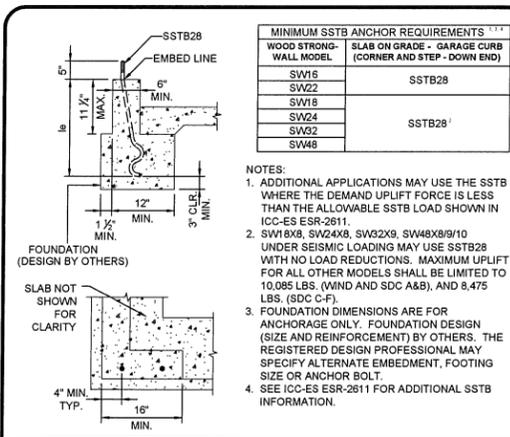
FLOOR FRAMING PLAN & DETAILS

THESE DRAWINGS AND THE DESIGN REPRESENTED THEREIN ARE THE PROPERTY OF MATRIX CONSULTING ENGINEERS AND NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MATRIX CONSULTING ENGINEERS.

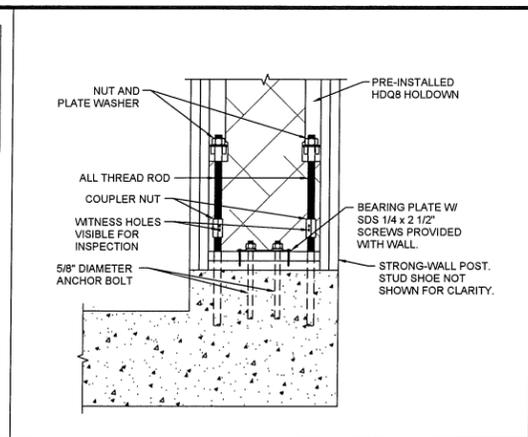


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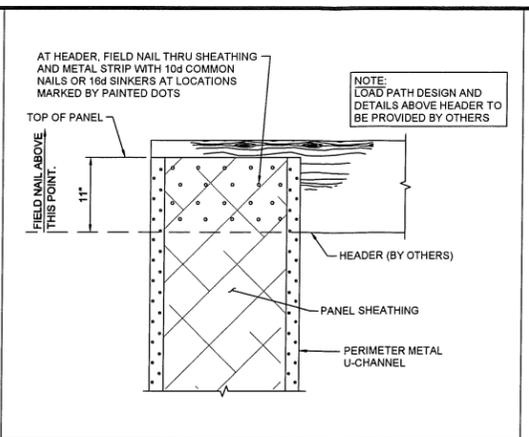
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S3
OF 5



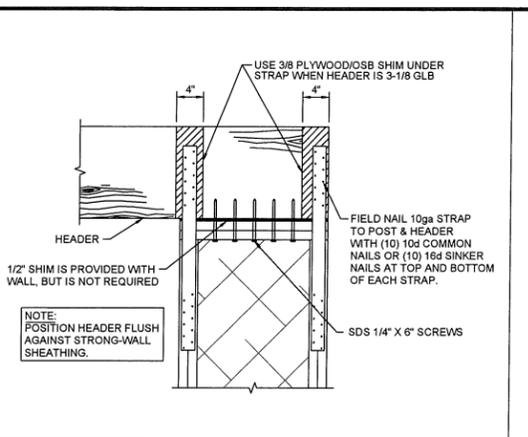
SSTB ANCHORAGE 1



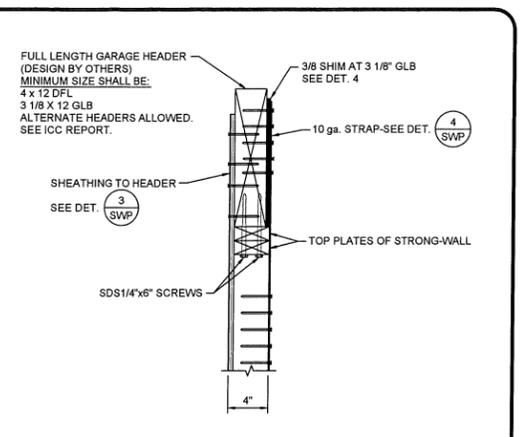
PORTAL WALL SILL 2



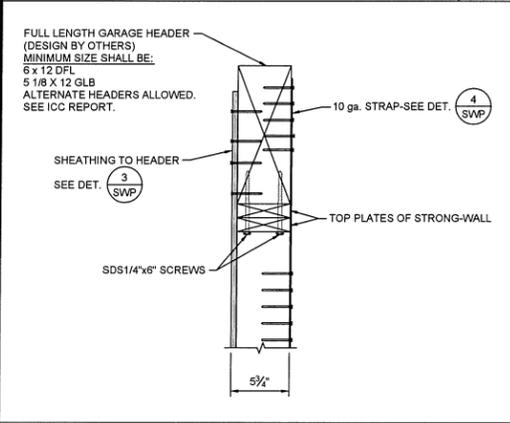
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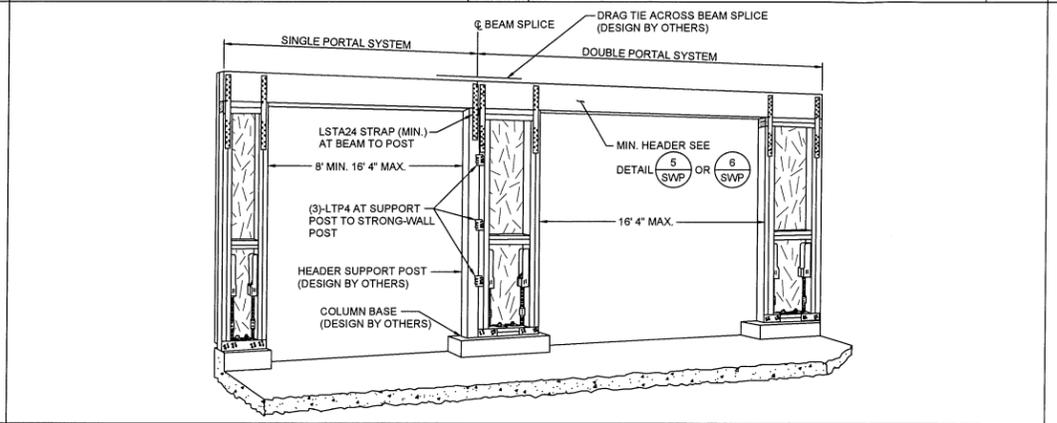
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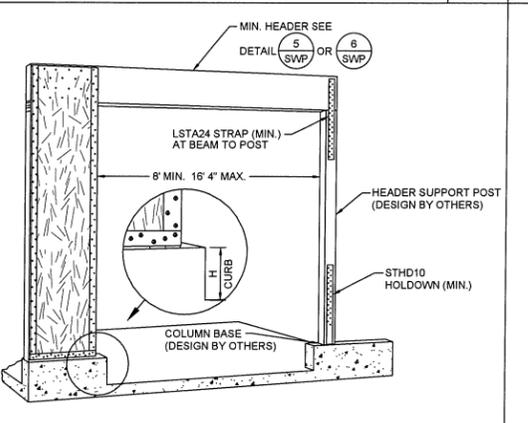
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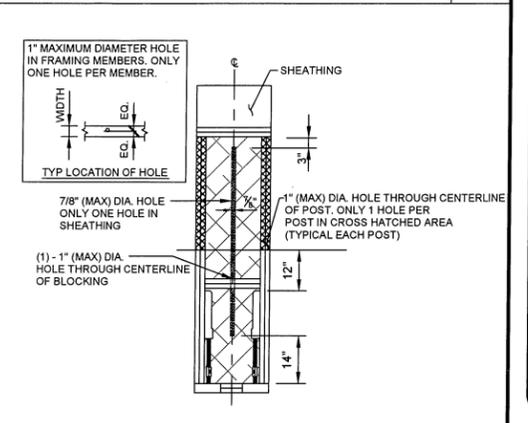
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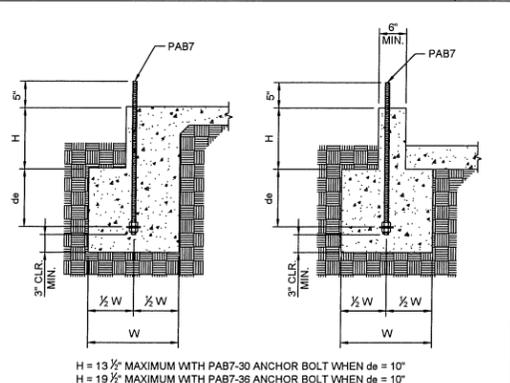
SINGLE & DOUBLE PORTAL ASSEMBLY 7



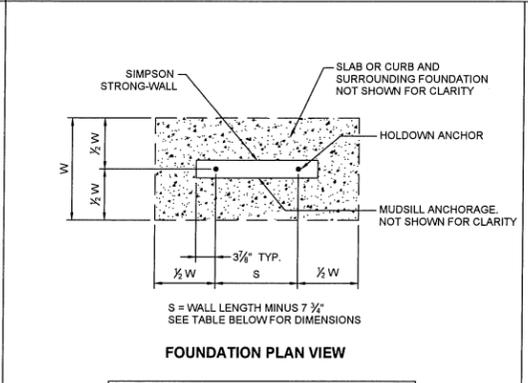
SINGLE PORTAL ASSEMBLY 8



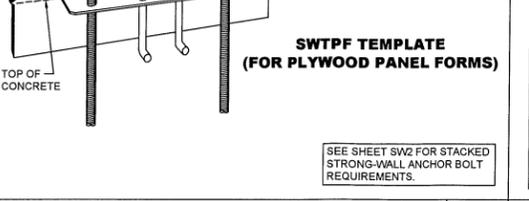
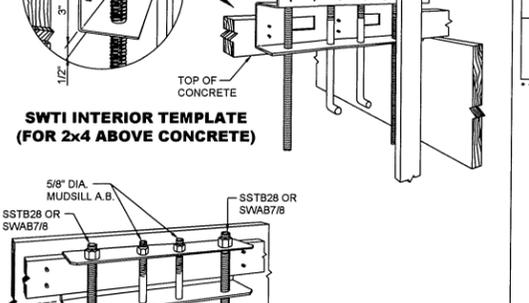
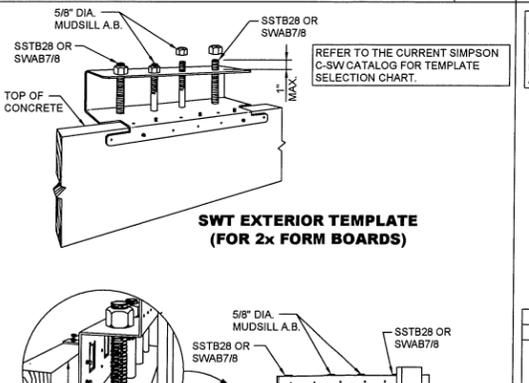
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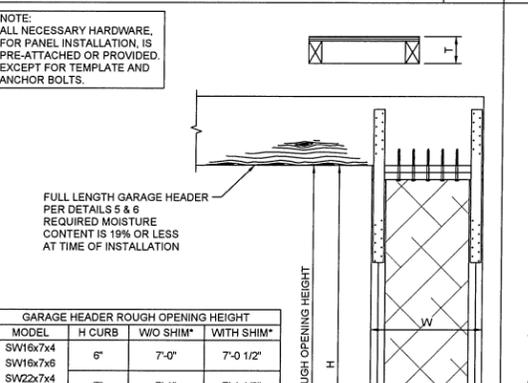
SLAB ON GRADE FOUNDATION CURB OR STEMWALL FOUNDATION



FOUNDATION PLAN VIEW



STRONG-WALL® TEMPLATES 11



MODEL	H CURB	W/O SHIM*	W/TH SHIM*
SW16x7x4	6"	7'-0"	7'-0 1/2"
SW16x7x6	6"	7'-1"	7'-1 1/2"
SW22x7x6	7"	7'-1"	7'-1 1/2"
SW16x8x4	6"	8'-0"	8'-0 1/2"
SW16x8x6	6"	8'-0"	8'-0 1/2"
SW22x8x4	7"	8'-1"	8'-1 1/2"
SW22x8x6	7"	8'-1"	8'-1 1/2"

* 1/2\"/>

MODEL SET UP	W (IN)	H (IN)	T (IN)	NUMBER OF FASTENERS IN BOTTOM OF WALL	NUMBER OF MUDDILL ANCHORS	HOLDOWN ANCHOR BOLTS	ASSEMBLED WALL WEIGHT (LBS)
SW16x7x4	16	78	4	8-SDS 1/4x6	2-5/8\"/>		
SW16x7x6	16	78	5 3/4	8-SDS 1/4x6	2-5/8\"/>		
SW16x8x4	16	90	4	8-SDS 1/4x6	2-5/8\"/>		
SW16x8x6	16	90	5 3/4	8-SDS 1/4x6	3-5/8\"/>		
SW22x7x4	22	78	4	10-SDS 1/4x6	2-5/8\"/>		
SW22x7x6	22	78	5 3/4	10-SDS 1/4x6	2-5/8\"/>		
SW22x8x4	22	90	4	10-SDS 1/4x6	2-5/8\"/>		
SW22x8x6	22	90	5 3/4	10-SDS 1/4x6	2-5/8\"/>		

PORTAL WALL SPECIFICATIONS 12

- STRONG-WALL® SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC.", HOME OFFICE: 9956 W. LAS POSITAS BOULEVARD, PLEASANTON, CA 94588 TEL: (800) 999-5999, FAX: (925) 875-0826 "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001 REGISTERED COMPANY.
- INSTALLATION OF PRODUCT SHALL BE DONE IN STRICT CONFORMANCE TO THESE DRAWINGS AND THE STRONG-WALL® INSTALLATION GUIDE. MODIFICATIONS TO THIS PRODUCT AND ASSOCIATED SYSTEMS OR CHANGES IN THE INSTALLATION METHODS SHOWN ON THESE DRAWINGS AND THE INSTALLATION GUIDE SHOULD ONLY BE MADE BY A QUALIFIED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER. THE PERFORMANCE OF SUCH MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES IS THE SOLE RESPONSIBILITY OF THE DESIGNER. REFER TO ICC-ES ESR-1267 FOR FURTHER INFORMATION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL® SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT, PROJECT ENGINEER OR BUILDING DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE POSITION OF THE STRONG-WALL IN RELATION TO THE REST OF THE BUILDING SYSTEM AS SHOWN ON THE PROJECT DRAWINGS.
- USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING OFFICIAL.
- THE BUILDING STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE BUILDING CODE AND ANY OTHER LOCAL, STATE OR FEDERAL REQUIREMENTS THAT MAY APPLY. VERIFY DESIGN REQUIREMENTS WITH THE LOCAL BUILDING DEPARTMENT.
- THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING A COMPLETE LOAD PATH NECESSARY TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
- SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
- ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE®

NOTES 13

ANCHORAGE - TYPICAL SECTIONS 10

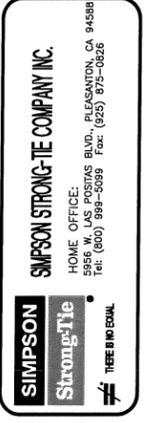
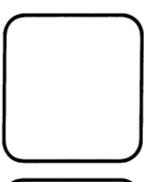
ANCHORAGE SCHEDULE 11

STRONG-WALL® TEMPLATES 11

PORTAL WALL SPECIFICATIONS 12

NOTES 13

NO.	DATE	REVISIONS
2	05/04/07	GENERAL REVISIONS
3	09/23/07	GENERAL REVISIONS
4	08/29/08	ESR-1267 REVISIONS
5	02/22/11	ESR-2611 REVISIONS
6	07/11/13	2012 IBC REVISIONS



STRONG-WALL® PORTAL WALLS

NAME: _____
 DATE: 7-11-2013
 SCALE: N.T.S.
 CHECKED: _____
 SHEET: **SWP**
 OF SHEETS: _____
 JOB NO.: _____

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

P u b l i c N o t i c e o f A v a i l a b i l i t y
Document Type: Mitigated Negative Declaration

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT
CITY OF MORRO BAY

The City has determined that the following proposal qualifies for a

Negative Declaration **Mitigated Negative Declaration.**

PROJECT TITLE: New Single Family Residence at 420 Island

PROJECT LOCATION: 420 Island (APN 065-075-069)

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

CASE NO.: CP0-443 (Coastal Development Permit)

PROJECT DESCRIPTION: Construction of a two story 2,160 square foot single family home (including garage) on a vacant lot at 420 Island. The home is 24.38 feet in height and located on a lot 2,290 square foot lot on property zoned R-1/S.1.

LEAD AGENCY: City of Morro Bay

CONTACT PERSON: Scot Graham, Planning Manager

TELEPHONE: (805) 772-6291

ADDRESS WHERE DOCUMENT MAY BE OBTAINED:

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

PUBLIC REVIEW PERIOD: Begins: November 3, 2014 to December 03, 2014

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

Scot Graham, Planning Manager

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

DRAFT MITIGATED NEGATIVE DECLARATION

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

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

CASE NO.: Coastal Development Permit No. CP0-443
PROJECT TITLE: New Single Family Residence at 420 Island
APPLICANT / PROJECT SPONSOR: David Chanley and Daniel Sotelo

PROJECT DESCRIPTION: Construction of a two story 2,160 square foot single family home (including garage) on a vacant lot at 420 Island. The home is 24.38 feet in height and located on a 2,290 square foot lot on property zoned R-1/S.1.

PROJECT LOCATION: The project site is located at 420 Island which is accessed from north Main street, east of Highway 1 within the City of Morro Bay. The site is within the R-1/S.1 overlay, (Single-family residential with special building site and yard standards identified in the Coastal Land Use Plan). The project is also located in the Coastal Commission's Appeals Jurisdiction.

FINDINGS OF THE: Environmental Coordinator

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



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

INITIAL STUDY AND CHECKLIST

I. PROJECT INFORMATION

Project Title: Project CP0 – 443; New Single Family Residence at 420 Island Street

Project Location: 420 Island (APN 065–075–069)

Case Number: Coastal Development Permit #CP0-443

LEAD AGENCY: City of Morro Bay Phone: (805) 772-6291
955 Shasta Ave Fax: (805) 772-6268
Morro Bay, CA 93442

Project Applicant: Daniel Sotelo Phone: 805-343-1915
400 Avalon Fax: _____
Morro Bay, CA 93442

Project Landowner: David Chanley Phone: _____

Project Description:

Construction of a two story 2,160 square foot single family home (including garage) on a vacant lot at 420 Island, abutting Alva Paul creek. The home is 24.38 feet in height and located on a 2,290 square foot lot on property zoned R-1/S.1.

Project Location:	420 Island
Assessor Parcel Number(s):	065-075-069
General Plan Designation:	Low-Medium Density Residential
Zoning:	Single Family Residential (R-1)/ Special Building Site & Yard Standards (S.1 overlay)

Surrounding Zoning and Land Uses	
South	Open Area 1 (OA-2/PD) / Environmentally Sensitive Habitat (ESH) – Beach Access
North	Single Family Residential (R-1/S.1) – Residential

INITIAL STUDY AND CHECKLIST – Daniel Sotelo & David Chanley

CASE NO. #CP0-443

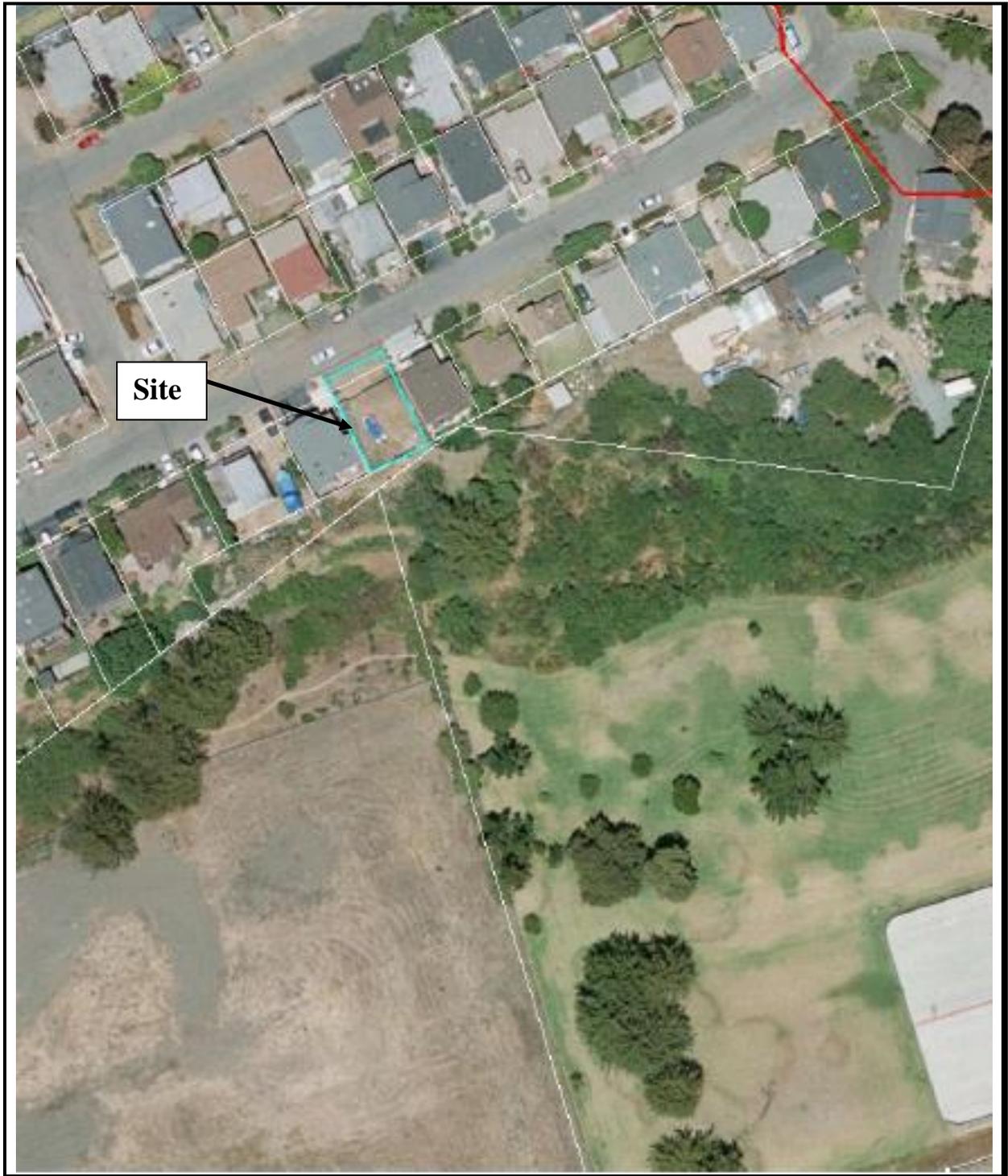
DATE: October 10, 2014

West	Single Family Residential (R-1/S.1)
East	Single Family Residential (R-1/S.1) – Residential

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

San Luis Obispo Air Pollution Control District (SLOAPCD)

VICINITY MAP 420 Island



II. ENVIRONMENTAL SETTING AND IMPACTS

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated", as indicated by the Environmental Checklist:

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

FISH AND GAME FEES

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

STATE CLEARINGHOUSE

X	This environmental document must be submitted to the State Clearinghouse for review by one or more State agencies (e.g. Cal Trans, California Department of Fish and Wildlife, Department of Housing and Community Development). The public review period shall not be less than 30 days (CEQA Guidelines 15073(a)).
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Determination on the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier

INITIAL STUDY AND CHECKLIST – Daniel Sotelo & David Chanley

CASE NO. #CP0-443

DATE: October 10, 2014

document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effect that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measure that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For

III. ENVIRONMENTAL CHECKLIST

1. AESTHETICS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?			X	
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Environmental Discussion: The visual resources of an area comprise the features of its built and natural land forms, vegetation, water surfaces and landscape. Landscape features, naturally occurring or otherwise, form the overall impression of the area.

The project site is vacant, and located on Island Street at approximately mid-block on the south side of the street adjacent to Alva Paul Creek.

The General Plan and the Local Coastal Plan contain policies that protect the City’s visual resources. The waterfront and Embarcadero are designated as scenic view areas in the City’s Visual Resources and Scenic Highway Element. The Morro Rock, sand spit, harbor and navigable waterways are all considered significant scenic resources.

Impact Discussion:

a.,c.) The project proposes to construct a new approximately 2,160 square foot single family residence including an attached 482 square foot garage and further develop the site with landscape and hardscape including a driveway to the garage. The residence would be centrally located on the parcel, accessed via Island Street.

The project constitutes infill development in a neighborhood comprised of other single family homes. The home is two story in height, similar to adjacent homes in the neighborhood and includes a pitched roof, readily identifiable front entry, garage and articulated front elevation.

The development of a single family home on this lot will be subject to all the standard development requirements of the R.1/S.1 zone district including lot coverage, setbacks and height restrictions. These standards serve to minimize the massing of the structure and ensure that the building is consistent with the neighborhood.

b.) There have been no scenic resources (trees, rock outcroppings, and historic buildings within a state scenic highway) identified on the project site or adjacent to; therefore the project would not substantially impact on scenic resources.

d.) The project would include lighting, which could contribute to existing sources of light and glare in the surrounding neighborhood. However, the project would not create lighting or glare inconsistent with adjacent uses, as the project is required to comply with the City’s lighting requirements found in section 17.52.080 of the Zoning Code. Lighting cannot be directed toward adjacent residential uses and must be screened from other residences and other sensitive glare uses.

Mitigation Measures

No Mitigation required

INITIAL STUDY AND CHECKLIST – Daniel Sotelo & David Chanley

CASE NO. #CP0-443

DATE: October 10, 2014

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

Environmental Discussion: The proposed use on the site is consistent with the zoning designation of Single Family Residential (R-1/S1). The property and surrounding areas are not zoned for agricultural uses. The site has not historically been used for farming nor has it been designated as prime farmland. The property is located in a residential district. The City of Morro Bay contains a relatively limited area devoted to agricultural uses within the city limits. The Chorro and Morro Valleys, within and adjacent to the city, support intensive agricultural activity.

Impact Discussion:

- a. The project site is classified as Urban and Built Up Land by the Department of Conservation’s Farmland Monitoring and Mapping Program. No Farmland would be converted; no impacts would result.
- b. The project site is within the R-1/S1 zone and is not subject to a Williamson Act contract. The proposed use would not conflict with any existing zoning and no impacts would result.
- c. The project location does not consist of forest land or timberland; no impacts would result.
- d. The project location does not consist of forest land or timberland; no impacts would result.
- e. The project would not result in any changes to the environment that would impact existing agricultural uses in the region. The project would continue to be served by City water supplies, which are considered sufficient to

INITIAL STUDY AND CHECKLIST – Daniel Sotelo & David Chanley

CASE NO. #CP0-443

DATE: October 10, 2014

adequately meet project-related demands, and construction and long-term operation of the project is not expected to cause any significant impacts on regional agricultural uses. No impact would occur.

Mitigation and Residual Impact:

The project is not expected to result in any potentially significant impacts to agricultural resources and no mitigation measures are necessary.

Monitoring:

None required.

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

Environmental Setting: The project area is located in the South Central Coast Air Basin (SCCAB). The SCCAB consists of San Luis Obispo County and a portion of Santa Barbara County north of the Santa Ynez Mountain ridgeline. Atmospheric pollutant concentrations in the SCCAB are generally moderate, due to persistent west-to-northwesterly winds that blow off the Pacific Ocean and enhance atmospheric mixing. Although meteorological conditions in the project area are usually conducive to pollutant dispersal, pollution can sometimes accumulate during the fall and summer months when the Eastern Pacific High can combine with high pressure over the continent to produce light winds and extended inversion conditions in the region. As a result, Morro Bay is considered a non-attainment area for particulate matter less than 10 microns in diameter (PM₁₀) and ozone (O₃).

The San Luis Obispo County Air Pollution Control District (SLOAPCD) has developed the CEQA Air Quality Handbook (2013) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. The APCD has also prepared a Clean Air Plan to evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels.

Impact Discussion:

a.) The proposed development is consistent with the goals and policies of the City of Morro Bay General Plan and is consistent with the APCD’s CEQA Handbook and Clean Air Plan. The project includes residential development within an urban area currently zoned for this type of development. There would be no impact.

b.) The project proposes to construct a new single family residence with other miscellaneous improvements. The disturbance of fine particulate matter will be minimal during the construction phase and the site will be developed and exposed dirt will be covered or landscaped to prevent erosion. The project would result in the disturbance of approximately 2,000 square feet of soils with the construction of the project. These project activities would result in

INITIAL STUDY AND CHECKLIST – Daniel Sotelo & David Chanley

CASE NO. #CP0-443

DATE: October 10, 2014

the creation of construction dust and short-term construction vehicle emissions (Construction Emissions). The project would generate long-term emissions due to trip generation and area source emissions (Operational Emissions).

Construction Emissions. Construction of the project, would generate emissions including reactive organic gasses (ROG), oxides of nitrogen (NOx), carbon monoxide (CO), carbon dioxide (CO2), fugitive dust (PM10), and exhaust particulates (PM₁₀ and PM_{2.5}) including diesel particulate matter (DPM). Construction emissions that would result from the proposed project were calculated using CalEEMod, pursuant to the CEQA Handbook. Construction emissions (winter) are estimated in Table 1 Construction Emissions, below. Estimated construction emissions are not expected to exceed the APCD thresholds requiring mitigation. Any potential impacts would be further minimized by implementation of the City's standard dust control measures.

In addition to the construction air quality thresholds defined above, there are a number of special conditions, local regulations or state and federal rules that apply to construction activities. These conditions must be addressed in proposed construction activity and are summarized below.

Table 1. Construction Emissions

	ROG	NOx	CO	PM10	PM ₁₀ (Exhaust)	PM _{2.5} (Exhaust)	CO2
Winter (lbs/day)	26.00	36.31	21.82	1.066	1.76	1.62	3,568.55
Threshold (lbs/day)*	137		n/a	n/a	7		n/a
Mitigation Required	No		n/a	n/a	No		n/a

*Source: County of San Luis Obispo, APCD CEQA Air Quality Handbook, 2012

Sensitive Receptors

The proximity of sensitive individuals (receptors) to a construction site constitutes a special condition and may require a more comprehensive evaluation of toxic diesel PM impacts and more aggressive implementation of mitigation measures described below in the diesel idling section (if deemed necessary by the SLOAPCD). Areas where sensitive receptors are most likely to spend time include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The types of construction projects that typically require a more comprehensive evaluation include large-scale, long-term projects that occur within 1,000 feet of a sensitive receptor locations. This project is located within an established residential neighborhood.

Permits

Portable equipment and engines 50 horsepower (hp) or greater, used during construction activities will require California statewide portable equipment registration (issued by the Air Resources Board) or an Air District permit.

Operational Emissions. The SLOAPCD has set thresholds for ozone precursor emissions, DPM, fugitive particulate matter emissions (dust), and CO. Ozone precursor emissions are measured as combined ROG and NOx emissions. DPM is seldom emitted from individual projects in quantities which lead to local or regional air quality attainment violations. DPM is, however, a toxic air contaminant and carcinogen, and exposure to DPM may lead to increased cancer risk and respiratory problems. Operation of the project would generate approximately 9.6 daily trips. Due to the minimal amount of operational trips, resulting emissions would be negligible. No significant long-term air quality effects are expected to occur and no mitigation measures are required.

c., d.) San Luis Obispo County is a non-attainment area for the State PM₁₀ (fine particulate matter 10 microns or less in diameter) air quality standards. State law requires that emissions of non-attainment pollutants and their precursors be reduced by at least 5% per year until the standards are attained. The Clean Air Plan (CAP) for San Luis Obispo County was developed and adopted by the Air Pollution Control District (APCD) to meet that requirement. The CAP is a comprehensive planning document designed to reduce emissions from traditional industrial and commercial sources, as well as from motor vehicle use. According to the APCD “CEQA Air Quality Handbook” (2012), both construction activities and ongoing activities of land uses can generate air quality impacts. The APCD has established the threshold of significance as project construction activities lasting more than one quarter in a year and land uses that generate 1.25 or more pounds per day (PPD) of diesel particulate matter, .25 PPD of reactive organic gases, oxides or

INITIAL STUDY AND CHECKLIST – Daniel Sotelo & David Chanley

CASE NO. #CP0-443

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nitrogen, sulfur dioxide, or fine particulate matter, or more than 550 PPD of carbon monoxide, as having the potential to affect air quality significantly. The project is a size that is below APCD's air quality significance thresholds. The project site is relatively isolated from major roadways and associated vehicle emissions. The project would generate roadway traffic only during construction, when workers and trucks would be traveling to and from the project site.

The number of daily vehicle trips that would be generated during construction would not add substantially to local traffic volumes. Considering this, the project would not be expected to create or contribute substantially to the violation of air standards.

Naturally Occurring Asbestos. According to the SLOAPCD Naturally Occurring Asbestos Zones map, the project site is located in an area that is known to contain naturally occurring asbestos. Naturally occurring asbestos has been identified by the State Air Resources Board as a toxic air contaminant. The proposed project would result in grading activities and therefore naturally occurring asbestos may be encountered. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any construction or grading activities at the site, the applicant must comply with all applicable requirements outlined in the Asbestos ATCM, which include preparation of an Asbestos Dust Mitigation Plan and/or an Asbestos Health and Safety Program.

e.) No objectionable odors would be produced from the project during or following construction. Standard construction practices required by the Municipal Code will be imposed upon the project and the project will be subject to comply with all permit requirements for demolition including APCD notification requirements.

Mitigation and Residual Impact:

AQ Impact 1 Construction activities associated with development of the proposed project would result in short-term emissions of DPM, potentially affecting sensitive receptors.

AQ/mm-1 Prior to issuance of grading and construction permits, the applicant shall submit plans including the following notes, and shall comply with the following standard mitigation measures for reducing diesel particulate matter (DPM) emissions from construction equipment:

- a) Maintain all construction equipment in proper tune according to manufacturer's specifications;*
- b) Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);*
- c) Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;*
- d) Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;*
- e) Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;*
- f) All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit;*
- g) Excessive diesel idling within 1,000 feet of sensitive receptors is not permitted;*
- h) Electrify equipment when feasible;*

i) Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,

j) Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

AQ Impact 2 Construction activities associated with development of the proposed project could generate dust that could be a nuisance to adjacent sensitive receptors.

AQ/mm-2

Prior to issuance of grading and construction permits, the applicant shall include the following notes on applicable grading and construction plans, and shall comply with the following standard mitigation measures for reducing fugitive dust emissions such that they do not exceed the APCD's 20 percent opacity limit (APCD Rule 401) and do not impact off-site areas prompting nuisance violations (APCD Rule 402) as follows:

a) Reduce the amount of disturbed area where possible;

b) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;

c) All dirt stockpile areas should be sprayed daily as needed;

d) Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;

e) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;

f) All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;

g) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

h) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;

i) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114;

j) Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;

k) Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;

l) All PM10 mitigation measures required shall be shown on grading and building plans; and

m) The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site. Their duties shall include holidays and weekend periods when work may not be in progress. The

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name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

AQ Impact 3 Construction activities associated with development of the proposed project could generate dust that could be a nuisance to adjacent sensitive receptors.

AQ/mm-3 Prior to issuance of a grading permit, the applicant shall submit a geologic evaluation that determines if naturally occurring asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request shall be filed with the District. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos ATCM This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.

With implementation of these measures, air quality impacts would be less than significant.

Monitoring:

Copies of regulatory forms will be submitted to the APCD for review and approval, consistent with existing regulations. The applicant is required to submit approval documentation from APCD to the City Environmental Coordinator/Planning Manager. Monitoring or inspection shall occur as necessary to ensure all construction activities are conducted in compliance with the above measures. Measures also require that a person be appointed to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site. All potential violations, remediation actions, and correspondence with APCD will be documented and on file with the City Environmental Coordinator.

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		

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e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?			X	

Environmental Setting: The applicant provided a Biological Resources Assessment (Terra-Verde Environmental Consulting, LLC, July 2014). The results of the assessments are provided below.

The project proposes construction of a new single family residence with landscape on site. The rectangular shaped 2,290 square foot parcel is a mostly flat site bordered by similar residential areas and abutting Alva Paul Creek to the south.

The 2014 biological assessment included review of habitat assessment, a late-season botanical survey, a wildlife survey and a jurisdictional determination. No special-status botanical or wildlife species were observed during the survey; however, suitable habitat for four special-status wildlife species was identified in the nearby Alva Paul Creek corridor.

Applicable LCP policies include the following:

Policy 11.02: Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall maintain the habitats’ functional capacity.

Policy 11.14 A minimum buffer strip along all streams shall be required as follows:

1. A minimum buffer strip of 100 feet in rural areas;
2. A minimum buffer strip of 50 feet in urban areas.

Policy 11.22: The precise location and thus boundary line of Environmentally Sensitive Habitat areas shall be determined based upon a field study paid for by the applicants and performed by the City or City's consultants and approved by City Council and/or their appointed designee prior to the approval of development on the site including, but not limited to, a division of land, provision of public access or restoration of the ESH.

Impact Discussion:

a.-b. Vegetation. The biological assessment includes a botanical survey that identified a limited variety of non-native, herbaceous species on site. The remainder of the survey area is characterized as a willow dominated, ruderal stream corridor. A total of 19 plant species were identified during the survey, including 13 non-native species and 6 native species. The high incidence of non-native species is an indication of a high level of disturbance on site.

The assessment concludes that based on the type and quality of habitat on site, there is not potential for special status botanical species or sensitive nature communities to occur within the project area.

Wildlife. During the survey, the project site and buffer were inspected for the presence of wildlife and sign, and the habitat on site was assessed for the potential to support special status wildlife species. No special status wildlife species were observed during the survey; however, suitable habitat for several special status species was identified on site, or within the buffer.

Birds. Habitat for migratory birds was identified within the adjacent Alva Paul Creek riparian corridor. Two special status avian species have been previously identified in the vicinity, white tailed kite and Cooper’s hawk have the potential to nest within the immediate vicinity.

Mammals. No mammals were observed on site; however, common mammals species such as ground squirrel are expected to occur on site. Due to the absence of suitable habitat, no special status mammal species are expected to occur on site.

Reptiles. No Reptiles were observed during the survey; however, common reptiles such as western fence lizard are likely present. Additionally, suitable habitat for western pond turtle exists in Alva Paul Creek, where two occurrences of the species have been documented.

Amphibians. No amphibians were observed during the survey; however, Alva Paul Creek provides suitable habitat for the common Sierran treefrog and special status California red-legged frog (CRLF). Two occurrences of CRLF have been documented in within Alva Paul Creek adjacent to the project site. Additional USFWS-designated critical habitat for CRLF occurs east of the project site and includes the upper reaches of Alva Paul Creek.

- c.- d. Waters and Wetlands.** The site abuts one ephemeral, blue line stream, Alva Paul Creek, which occurs within the survey area, but outside the proposed development footprint. At the time of survey, the creek was dry, and the vegetation along the top of the bank was comprised of both wetland and upland plant species and the stream channel vegetated primarily with grasses and forbes.

A jurisdictional determination was completed to assess the potential impacts of the proposed project on Alva Paul Creek. The top of creek bank were located and the edge of riparian vegetation identified. The existing property fence is located approximately 50' feet from the top of bank and corresponds with adjacent property fence lines. Based on the proposed site plans, the jurisdictional features will be avoided and no impacts to the existing riparian vegetation and stream channel are anticipated.

- e.,f.** No policies or ordinances protecting biological resources, or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan govern the project site.

Mitigation and Residual Impact:

BIOLOGICAL RESOURCES

BIO Impact 1 Sensitive wildlife. The project could result in direct and/or indirect impacts to special-status wildlife species described above if present during construction. Likewise, elevated noise levels, increased traffic and human activity and construction related disturbance could result in indirect impacts to these species.

BIO/mm-1 A preconstruction wildlife survey shall be conducted by a qualified biologist within one week of the initiation of construction activities in all areas of suitable habitat for special-status wildlife species (e.g. CRLF, western pond turtle, etc.). If any sensitive species are observed during the survey, the applicant shall consult with the City and/or appropriate resource agencies prior to any work occurring on site.

BIO Impact 2 Nesting Birds. The project has the potential to impact migratory nesting birds of construction activities occur during the typical nesting season (February 1 to September 15). Activities associated with the project could impact nesting birds if their nests are located within or near the work area.

BIO/mm-2 To protect sensitive bird species and those species protected by the MBTA, the applicant shall avoid vegetation clearing and earth disturbance during the typical nesting season. If avoiding construction during this season is deemed infeasible, a qualified biologist shall survey a 250-foot buffer around the project site within one week prior to construction activity beginning on site. If nesting birds are identified during the survey, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive, passerine

species and a 250 buffer will be implemented for raptor species and all activity will remain outside of that buffer until the applicant's biologist has determined that the young have fledged. If special-status bird species are identified, no work will begin until an appropriate buffer is determined via consultation with the local CDFW biologist and/or the USFWS.

BIO Impact 3

Jurisdictional Features. The proposed project is not expected to impact aquatic or wetland habitat off site. There is a 50 foot buffer proposed and the project has been designed to drain away from the creek to Island Street. With drainage directed away from the creek and inclusion of the 50 foot buffer, long term impacts are not anticipated.

Short term indirect impacts to the drainage feature may result from machinery and equipment disturbance nearby.

BIO/mm-3

To minimize indirect impacts to the creek, construction activities shall occur only during dry conditions. For temporary stabilization, erosion and sediment control and best management practices (BMPs) shall be implemented to prevent potential erosion and sedimentation into the creek during construction. Acceptable stabilization methods include the use of weed free, nature fiber (i.e. non-monofilament) fiber rolls, jute or coir netting, and/or other industry standard BMPs. All BMPs shall be installed and maintained for the duration of the project. Any revegetation or landscaping along the edge of the riparian corridor shall incorporate native species, as outlined in the LCP.

BIO/mm-4

The following general measures to minimize impact to sensitive resources are recommended:

- 1. Prior to grading or earthwork, an environmental awareness orientation shall be provided to construction personnel by a qualified biologist. The orientation shall familiarize workers with the sensitive environmental resources with potential to occur on site and in nearby Alva Paul Creek.*
- 2. The use of heavy equipment and vehicles shall be limited to the proposed development area and defined staging areas/access points. The boundaries of the work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits.*
- 3. All equipment and materials shall be stored away from the creek riparian corridor at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the creek.*
- 4. During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 50 feet from the creek. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering the drainage. In addition, all equipment and materials shall be stored/stockpiled away from the drainage. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment in in good working order and no fuel or lubricant lease are present.*

After implementation of these measures, impacts would be less than significant.

Monitoring:

The City shall verify required elements on plans and compliance in the field. The City shall review and approve plans and monitoring reports.

The applicant shall provide signed contracts for all Biological monitoring and orientation work, prior to issuance of a building permit.

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

Environmental Setting:

There are over 30 surveyed archaeological sites in the incorporated boundaries of the City. At least two of these known sites are documented as the sites of prehistoric villages with significant resources including one with a cemetery. As a result of these discoveries, an inquiry was made with the Central Coast Information Center to determine whether the property was within 300 feet of any know archaeological site. The results of the inquiry were negative and therefore not additional archaeological survey is required.

Because of the presence of archaeological resources within City boundaries, the City employs a standard archaeological condition to address accidental discoveries of archaeological resources. The condition is provided below:

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

Impact Discussion:

- a. The project site does not include any resources included on a local register of historical resources, and does not contain any building, structure or other object that is historically significant to California’s history or cultural heritage as defined by CEQA Section 15064.5. No historic resources are located onsite; therefore impacts are less than significant.
- b. No archaeological resources were documented by the records search on the property. Based on the lack of evidence indicating the presence of significant resources and the incorporation of mitigations, potential impacts would be less than significant.
- c. No unique paleontological or geographic resources are known to exist at the project site. Based on the area of disturbance, significant paleontological discovery is unlikely; therefore, impacts are less than significant.
- d. Based on the results of the archaeological study and location of the project site, discovery of human remains is unlikely. Health and Safety Code Section 7050.5 requires construction to cease if in situ cultural resources are encountered until the County Coroner has been notified and necessary findings as to origin and disposition of the remains can be made pursuant to Public Resources Code Section 5097.98. Construction must halt in the area of the discovery, the area must be protected, and consultation and treatment must occur as prescribed by law. Based on results of the study and compliance with existing regulations, impacts would be less than significant.

Mitigation and Residual Impact:

Impacts are less than significant and Mitigation Measures are therefore not required.

6. GEOLOGY /SOILS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Publication 42)			X	
ii Strong Seismic ground shaking?			X	
iii Seismic-related ground failure, including liquefaction?			X	
iv Landslides?			X	
b. Result in substantial erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Environmental Setting:

The project is located in the North Morro Bay planning area. Pursuant to the Safety Element of the General Plan, there are no known faults within City Limits.

Impact Discussion:

- a. The Southern Coast Ranges Province is one of the most complex geologic provinces in the state, characterized by a number of sub-parallel structural blocks bounded by several on- and off-shore faults. There are no official maps of Alquist-Priolo Earthquake Fault Zones in or near the City of Morro Bay, and the site is not within a State Earthquake Fault Zone. The closest active fault to the project site is the Los Osos Fault, approximately 1.5 miles to the southeast, which is not a fault with historic surface rupture. The closest mapped fault to the site (regardless of activity) is the San Simeon Fault located approximately 1.25 miles from the project site.

The project site is located in a region of generally high seismicity, and has the potential to experience strong ground shaking from earthquakes on regional and/or local causative faults. Based on the location of known faults, the potential for surface fault rupture is low. There is a high potential for existing soil slumps to reactivate as a result of strong ground shaking from a seismic event.

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Liquefaction occurs when saturated, cohesionless soils lose strength due to earthquake shaking. The presence of loose, poorly graded, fine sand material that is saturated by groundwater within an area known to be subjected to high intensity earth quakes and long-duration ground motion are the key factors that indicate potentially liquefiable areas and conditions that could lead to liquefaction.

The applicant will be required to provide a soils report at time of building permit submittal in compliance with existing Building Code requirements. Potential impacts would be less than significant.

- b. The subject site is considered infill development within an existing developed tract. The lot is small at 2,290 square feet and is proposed to be graded to drain to the street. There is limited potential for top soil erosion since the disturbed footprint is so small. The project will also be subject to the City’s Stormwater Management plan, which requires preparation of an erosion control for all building permit submittals where grading is proposed. Therefore, the impact is less than significant.
- c. The coastline in the vicinity of the project faces west, and the predominant wave direction is from the northeast. The site analysis performed in the Geologic Assessment determined that the project does not meet the definition of a coastal bluff or seacliff. The site is separated from the beach by several hundred feet of coastal dunes and beach. Also, based on the Soils Engineering Report, the potential for seismic liquefaction of soils at the site is low. With the recommendations of the Soils Engineering report implemented, the potential for seismically induced settlement and differential settlement at the site will be low and therefore, the impact would be less than significant.
- d. The building code required soils report will address this potential impact; therefore, the residual effect would be less than significant.
- e. The project does not include the construction of an onsite septic system; therefore, no impacts would occur.

Mitigation and Residual Impact:

All effects are less than significant and therefore no mitigation is necessary.

Monitoring:

N/A

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

In California, the main sources of Greenhouse Gases (GHGs) are from the transportation and energy sectors. According to the San Luis Obispo County Annual Resource Summary Report (2013), approximately 40 percent of GHG emissions result from transportation and 23.5 percent result from commercial/industrial uses (County of San Luis Obispo, 2010). GHGs remain in the atmosphere for periods ranging from decades to centuries; the main GHGs emitted by human activities include CO₂, methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCS), and sulfur hexafluoride (SF₆).

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A warming trend of approximately 1.0 to 1.7 degrees Fahrenheit occurred during the 20th Century. It is generally agreed that human activity has been increasing the concentration of GHGs in the atmosphere, mostly CO₂ from the combustion of coal, oil and gas. The effect of each GHG on climate change is measured as a combination of the volume or mass of its emissions, and the potential of a gas or aerosol to trap heat in the atmosphere (global warming potential), and is expressed as a function of how much warming would be caused by the same mass of CO₂.

The potential effects on future climate change on California resources include increases of air temperature, sea level rise, reduced water resources and changed flood hydrology, changed forest composition and productivity, increased wild fires, changed habitats and ecosystems, changed crop yields and increased irrigation demands, and increased smog and public health issues.

Impact Discussion:

- a. Carbon dioxide (CO₂) is the most dominant greenhouse gas, making up approximately 84 percent of total GHGs by volume. Based on Table 1-1: Operational Screening Criteria for Project Air Quality Analysis (APCD 2012), the project would not generate emissions exceeding the APCD’s bright-line threshold of 1,150 metric tons (MT) of CO₂e per year. Therefore, potential impacts would be less than significant.
- b. The proposed project is consistent with the goals and policies of the City of Morro Bay General Plan, SLOAPCD’s CEQA Handbook, Clean Air Plan, and GHG Thresholds and Supporting Evidence document. Impacts would be less than significant.

Mitigation and Residual Impact:

The project is not expected to result in any potentially significant impacts related to greenhouse gas emissions, and no mitigation measures are necessary.

Monitoring:

None required.

8. HAZARDS/HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?				X

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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Environmental Setting:

Based on review of the City of Morro Bay General Plan, Local Coastal Plan, and the California Department of Toxic Substances Control Cortese List and EnviroStar databases, there is no evidence that hazardous materials were ever used, stored or spilled on the project site at any time in the past, and there are no oil wells, tanks or related structures located on the property.

In general, residential developments do not use hazardous materials or present hazards that would threaten construction workers, residents, the public, or the environment. However, risks related to hazardous materials and their release into the environment could occur during both the construction and operational stages of the project. Sensitive uses/resources that could be impacted by hazards resulting from the proposed project include adjacent residents and plants and animals residing in or utilizing the adjacent stream corridor.

Impact Discussion:

- a. The project does not propose the routine transport, use or disposal of hazardous materials. Construction materials, including fuels and oils, may be transported during construction, in compliance with existing regulations. Associated hazard to the public or the environment would be less than significant.
- b. Risks related to hazardous materials and their release into the environment could occur during the construction phase of the project. Although a limited amount of hazardous materials would be present at the project site (namely oil and gas for construction equipment and vehicles) during normal construction conditions, hazardous materials would not pose a substantial risk. However, there is the potential for spills to occur at the project site, which would potentially affect sensitive areas. Mitigation, including preparation of a Spill Prevention Control and Countermeasure Plan, is recommended to avoid the potential for incidental exposure; therefore, potential impacts would be less than significant.
- c. The project would not be located within 0.25 mile of a school and does not propose to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Impacts would be less than significant.
- d. The project site is not located on a known hazardous materials site. No impacts would occur.
- e. The project site is not located within an airport land use plan or within two miles of a public airport. No impacts would occur.
- f. The project site is not located within the vicinity of a private airstrip. No impacts would occur.

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- g. Based on the location of the project site, construction of the proposed project would not conflict with any regional evacuation or emergency response plan.
- h. The project is proposed adjacent to an urban setting, and is not in a high fire risk area. The project would be served by the City Fire Department, and the applicant would comply with standard practices during construction to minimize the potential for incidental fires, including inspection of equipment. The project would not expose people or structures to a significant risk of fire, and impacts would be less than significant.

Mitigation and Residual Impact:

HAZ Impact 1 Development associated with the proposed project has the potential to result in the accidental release of hazardous materials into sensitive areas adjacent to the project site.

HAZ/mm-1 Prior to issuance of grading permits, a Spill Prevention Control and Countermeasure Plan shall be developed and submitted to the City for approval. The plan shall identify hazardous materials to be used during construction and operation, and shall identify procedures for storage, distribution, and spill response. The plan shall specifically address potential spill events into the adjacent beachfront area. Equipment refueling shall be done in non-sensitive areas and such that spills can be easily and quickly contained and cleaned up without entering the existing stormwater drainage system or creek. The plan shall include procedures in the event of accidents or spills, identification of and contact information for immediate response personnel, and means to limit public access and exposure. Any necessary remedial work shall be done immediately to avoid surface or ground water contamination.

With implementation of these mitigation measures, impacts would be less than significant.

Monitoring:

The applicant shall be responsible for implementing the approved Spill Prevention Control and Countermeasure Plan. The City Engineer or his designee shall conduct periodic inspections to verify compliance.

9. HYDROLOGY/WATER QUALITY		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Violate any water quality standards or waste discharge requirements?			X	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c.	Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?			X	
d.	Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			X	

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e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f.	Otherwise substantially degrade water quality?			X	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j.	Inundation by seiche, tsunami, or mudflow?			X	

Environmental Setting: The site is located in Morro Bay. The watershed of Morro Bay is approximately 48,450 acres and is bounded by the Santa Lucia Range on the north, Cerro Romauldo to the east and the San Luis Range to the south. Eventually draining to Morro Bay, the watershed houses two significant creek systems: Los Osos and Chorro Creeks. The Chorro Creek watershed drains approximately 27,670 acres, while Los Osos Creek drains 16,933 acres, the remaining area drains directly into the bay through small local tributaries or urban runoff facilities. Sixty percent of the Chorro Creek watershed is classified as rangeland, while twenty percent is brushland.

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

The project site is located adjacent to Alva Paul Creek (also referred to as unnamed creek). The drainage is within the Federal Emergency Management Agency Flood Insurance Rate Map Zone AE (areas subject to inundation by the one percent annual chance flood event [100 year flood zone]). The Pacific Ocean is located to the west.

Impact Discussion:

- a. The project site is located on property adjacent to Alva Paul Creek. As discussed in Section 4 (Biological Resources), and Section 8 (Hazards/ Hazardous Materials), construction of the project may result in erosion or the accidental release of fuels, oils, or other materials, which may discharge into the adjacent creek corridor area. Mitigation is recommended to address these potential impacts. Based on implementation of recommended best management practices and mitigation measures addressed in Section 4 (Biological Resources), and Section (8 Hazardous Materials), no violations of any water quality standards or waste discharge requirements are expected. Impacts would be less than significant.
- b. The proposed project would utilize City water supplies, which are estimated to be sufficient to meet project demands (refer to Section 17, Utilities and Service Systems, below). No depletion of groundwater supplies or effects on groundwater recharge would result. Impacts would be less than significant.
- c. The project would disturb approximately 2,290 square feet and would increase pervious surfaces at the location with development of a residence and garage, paving and other infrastructure. Based on the size and location of the development, it would not substantially alter the existing drainage pattern on the site. Based

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on the location and size of the project, and implementation of drainage management features, potential impacts to erosion and siltation would be less than significant. The project would be required to comply with the City’s adopted Stormwater management program which contains requirements for LID to further reduce impervious surfaces and associated increased runoff. With implementation of these measures, impacts would be less than significant.

- d. Refer to c., above. The project would not substantially increase runoff which would result in flooding on- or off-site. Impacts would be less than significant with implementation of the recommended mitigation measures.
- e. Refer to c., above. The project would contribute additional runoff and would be subject to low impact development (LID) requirements pursuant to the City’s Stormwater Management Program. Based on the size of the project, no substantial increase in capacity or additional sources of runoff would occur. With implementation of earlier recommended mitigation measures, impacts would be less than significant.
- f. The proposed project is not anticipated to substantially degrade water quality. The development of a single family residence will result in an increase in runoff but would not substantially increase runoff which would degrade water quality substantially. With implementation of earlier recommended mitigations measures, impacts would be less than significant.
- g. According to the Flood Insurance Rate Map for San Luis Obispo County, California, the site is located within a 100-year flood zone AE with a flood elevation of 47.5’ feet (NAVD 88 datum). The finish floor elevation of the residence is proposed at 51’ feet in this location. The applicant will be required to submit a flood elevation certification, consistent with the City’s Flood Hazard Ordinance Section 14.72, prior to final, which indicates that the lower level finish floor is at least 2 feet above the base flood elevation. Therefore, impacts would be less than significant.
- h. Refer to g) above. Impacts would be less than significant.
- i. Refer to g) above. Impacts would be less than significant.
- j. Tsunamis along the Morro Bay coastline are relatively rare. Because the project site is located approximately 50’ above mean high tide the likelihood of inundation by tsunami is greatly reduced. However there is no established methodology to predict recurrence intervals of tsunamis. As discussed in the Safety Element of the General Plan and Hazards Mitigation Plan the most feasible protection in the event of a tsunami is a warning system, evacuation plan, including emergency preparedness planning. Given the relative height of the lot and the emergency preparedness documents in place the threat posed by tsunamis is less than significant.

Mitigation and Residual Impact:

None Required

Monitoring:

None required.

10. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				X

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

Environmental Setting: The project is located within northern Morro Bay and zoned Single Family Residential (R-1) in the S.1 overlay district, and within the City’s coastal permitting jurisdiction. The existing residence is an allowed use in the R-1 zoning district.

Impact Discussion:

- a. The proposed project proposes residential development consistent with surrounding land uses. The project would not divide an existing community and impacts would be less than significant.
- b. The project does not conflict with City policies, land use plans or regulations. The development is being carried out in conformance with the City’s General Plan, Zoning Ordinance, Local Coastal Plan, Stormwater Management Plan, Hazards Mitigation Plan and the California Building Code. Impacts would therefore be less than significant.
- c. There are no habitat conservation plans or natural community conservation plans that apply to the project site. No impacts would occur.

Mitigation and Residual Impact:

The project is not expected to result in any potentially significant impacts to land use and planning. LCP consistency determinations will be made by the City Planning Commission and/or the City Council. Mitigation identified in the Air Quality, Biology and Hazardous Materials section would address potential impacts (refer to respective resource sections). After implementation of these measures, residual impacts would be less than significant.

Monitoring:

Compliance will be verified by the City Public Services Department through review of project plans and onsite inspection.

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

Environmental Setting: According to the California Geological Survey, this area of the City is comprised of Quaternary deposits (marine and sand deposits). The General Plan and the Division of Oil, Gas, and Geothermal Resources do not delineate any resources in the area. Further, the State Mining and Geology Board has not designated

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or formally recognized the statewide or regional significance of any classified mineral resources in the County of San Luis Obispo.

Impact Discussion: a.-b.) The proposed site is not designated a site with mineral resources, therefore no mineral resources will be lost.

Mitigation and Residual Impact: The site is not designated as a mineral resource in Morro Bay and will not be substantially impacted by the new single family residence, therefore no mitigation is required.

Monitoring: Not applicable.

12. NOISE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Expose people to, or generate, noise levels exceeding established standards in the local general plan, coastal plan, noise ordinance or other applicable standards of other agencies?			X	
b. Expose persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

Environmental Setting: The most significant source of noise to the project is from traffic or transportation. The City’s General Plan Noise Element threshold for traffic noise exposure is 60dB for most land uses. The City’s Zoning Ordinance also contains noise limitations and specifies operational hours, review criteria, noise mitigation, and requirements for noise analyses. Sensitive receptors within the vicinity of the project include residential uses surrounding the site.

The City of Morro Bay Noise Element states that residential land uses in areas with exterior noise levels above 60 decibels (dBA) may only be permitted after implementation of noise protective mitigation measures in compliance with the Noise Element. Mitigation measures are also required if interior noise levels exceed 45 dBA. The proposed project would be located approximately 630 feet from State Route 1, which would be the primary noise-generator in the area. Based on review of the City’s Noise Element Noise Contour Map, the site is outside of a noise impacted area due to its location in an existing residential neighborhood.

Impact Discussion:

- a. Construction activities associated with the proposed project would generate increased noise levels due to the use of heavy construction equipment and vehicles. Development of the proposed project would likely expose surrounding areas to temporary noise levels that exceed those established in the Noise Element. This effect would be short-term, however, and would be limited to daytime hours pursuant to City policy. Residences are designated as noise sensitive by the General Plan. Noise levels of 60 dB are acceptable for outdoor activity areas and 45 dB for indoor areas. Exterior noise levels will be less than 60 dB when attenuation afforded by intervening buildings or property fencing is taken into account. Interior noise levels of less than 45dB will be achievable with standard building materials and construction techniques. Short-term construction impacts would be less than significant.

- b. The proposed project would result in some groundborne vibration and noise during the short-term construction phase. These potential impacts would be short-term and limited to daytime hours consistent with City policy. Impacts would be less than significant.
- c. Implementation of the project would generate approximately 9.6 average daily trips, which would not substantially increase noise levels in the immediate area. Use of the residential area would generate operational noise; however, the increase would not result in a substantial permanent increase in the ambient noise level, due to existing residential and transportation-related noise in the immediate area. The impact would be less than significant.
- d. The project would create temporary increased in noise levels in the project vicinity above those existing without the project due to construction activities (refer to a. and b., above). However, potential increased would not differ from those typically associated with similar development projects, and activities would be conducted in compliance with existing City policy. Impacts would be less than significant.

Mitigation and Residual Impact:

Impacts related to Noise will have less than significant impact.

Monitoring:

Not applicable.

13. POPULATION AND HOUSING		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c.	Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?			X	

Environmental Setting: The project site is currently undeveloped and is currently not occupied by permanent residents. The City of Morro Bay has a population of 10,234 based on data from the 2010 Census. The population has remained relatively constant over the last decade, down approximately 1.1 percent from 10,350 in 2000 (California Department of Finance, Table E-4).

The San Luis Obispo County Council of Governments (SLOCOG) allocates housing production goals for the County and incorporated cities based on their fair share of the region’s population and employment, which is outlined in the SLOCOG 2013 Regional Housing Needs Plan. The Plan designated a Regional Housing Needs Allocation (RHNA) of 155 of the total 4,885 countywide housing units to the City of Morro Bay over the 2014-2019 planning period. The City’s 2014 Housing Element showed the City’s capacity to accommodate all 155 allocated units, and a remaining surplus of lands suitable to develop as many as 450 additional units (City of Morro Bay 2014-2019 Housing Element).

Impact Discussion:

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- a. Implementation of the project would have no effect on existing housing, and would not displace any people. No impacts would result.
- b. Refer to a., above. No impacts would result.
- c. The project proposes development of one single-family residence within the City, which would induce negligible population growth in the area. However, this growth is consistent with that anticipated in the Land Use Element, Zoning Code and build out under the General Plan. Infrastructure is in place to meet the anticipated growth and impacts would be less than significant.

Mitigation and Residual Impact:

The project is not expected to result in any potentially significant impacts to population or housing and no mitigation measures are necessary.

Monitoring:

None required.

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

Environmental Setting: The project site lies within the City of Morro Bay and the City of Morro Bay provides most of the public services, including Fire and Police protection. The San Luis Coastal Unified School District operates an elementary school and a high school within the City. The project is not expected to cause any change in governmental service levels or trigger the need for new facilities or equipment to maintain existing service levels.

According to the California Department of Finance, the City of Morro Bay’s population in 2010 was 10,234 and San Luis Obispo County’s population was 269,637. SLOCOG published an updated Long Range Socio-Economic Projections Report in August 2010, updating population projections in the county after accounting in the dramatic downturn in the economy and adjusting population projections accordingly. The report projects the City population to grow by 8.1 percent to 11,350 by 2035.

The City of Morro Bay is served by the Morro Bay Police and Fire Departments and the San Luis Coastal Unified School District. The project site is located in a Moderate Fire Hazard Zone on the County of San Luis Obispo safety maps.

There are two schools within the City, Del Mar Elementary School and Morro Bay High School. The San Luis Coastal Unified School District is operating at acceptable capacities at all grade levels. Elementary schools are currently operating at approximately 82.5 percent capacity, and serving 3,409 students. Middle schools serve approximately 1,071 students and are operating at 69.1 percent capacity. High schools within the district are the

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closest to reaching their capacity levels, and currently serve approximately 2,493 students at 93.4 percent capacity (County of San Luis Obispo 2013). High school capacity levels have been designated a Level of Severity II, which means enrollment projections are estimated to reach school capacity with five years.

Impact Discussion:

- a. The proposed project would result in the addition of one residential unit in the City, and may cause a minimal to negligible increase in demand for City services, including fire and police protection.

The project involves residential growth consistent with levels anticipated at build out under the City’s General Plan and Zoning Code. The City has capacity and infrastructure in place to facilitate the residential use planned for this area. The project is not located within a moderate fire hazard risk area and is not expected to generate demand on police services above the level generally utilized for surrounding residential uses. The proposed project would not alter the existing services currently provided by the City, and no new or physically altered facilities would be required. The project’s incremental effect on existing services would be mitigated through payment of standard development fees. Impacts would be less than significant.

- b. Refer to a., above. Impacts would be less than significant.
- c. Schools within Morro Bay are currently operating at acceptable levels. With an average household size of 2.1 (calculated by dividing the total City population by total number of housing units), it could be estimated that the development of 1 residential unit could result in the addition of one school aged child to local schools. Schools within the district would be capable of meeting this additional demand. Impacts would be less than significant.
- d. Recreational facilities are discussed in Section 15, below. Impacts would be less than significant.
- e. The proposed project is not expected to result in any significant adverse impacts on any other governmental services within the City or San Luis Obispo County. Impacts would be less than significant.

Mitigation and Residual Impact:

The project is not expected to result in any potentially significant impacts to public utilities and therefore no mitigation measures are necessary.

Monitoring: Not applicable.

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

Environmental Setting: A variety of recreational activities including hiking, sightseeing, bird watching, etc. are available within Morro Bay. Within the boundary of Morro Bay City limits, there are over 10 miles of ocean and bay

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front shoreline. Approximately 95% of the shoreline has public lateral access. These walkways provide active recreational activities for visitors and residents.

Impact Discussion: a-b) The City of Morro Bay has adequate recreation facilities to accommodate the construction of a single family residence and the associated recreational needs. The Recreation and Parks Department upgrades the facilities as funds become available, therefore the addition of a single family residence will not lead to the substantial physical deterioration of facilities or require additional facilities.

Mitigation and Residual Impact: The recreation facilities in Morro Bay will not be substantially impacted by the new single family residence, therefore no mitigation is required.

Monitoring: Not applicable.

16. TRANSPORTATION/CIRCULATION Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, street, highway and freeways, pedestrian and bicycle path, and mass transit?			X	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the country congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
e. Result in inadequate emergency access?			X	
f. Conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance or safety of such facilities?				X

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

Impact Discussion: a., b., d., e., f.,) The single family residence is proposed in a developed residential neighborhood with existing roads, alternative transit and emergency services with access already in place to service the new residential development. The development of this lot will not require designing new roads or construction of new roads that would increase hazards in the area as the site is already serviced by Island an existing street.

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c.) The City of Morro Bay does not have an airstrip, therefore the project will not result in a change in air traffic patterns, increase traffic levels or change the location.

Mitigation and Residual Impact: Transportation and circulation of Morro Bay will not be substantially impacted by the new single family residence, therefore no mitigation is required.

Monitoring: Not applicable.

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

Environmental Setting:

The City receives water from a variety of sources: groundwater from the Morro Creek and Chorro Creek underflows, converted water through the City’s desalination facility, and state water via the Chorro Valley pipeline (refer to Table 3 below). The desalination facility also treats brackish water from the Morro Creek underflow for nitrate removal. The desalination facility provides water when the State Water Project pipeline undergoes annual maintenance. The City has an allocation from the State Water Project, including a drought buffer amount.

Water use in the City has remained relatively steady over the past 10 years (as has the City’s population), ranging from 1,317 afy in 2009-2010 at its lowest, to 1,475 afy in 2003-2004 at the highest (refer to Table 4 below).

Table 3. City of Morro Bay Water Supply

Water Provider	Morro Bay Water Demand

	Source	2010-2011 afy	2011-2012 (afy)
City of Morro Bay	Subsurface flow – potable	87	15
	BWRO subsurface ¹	*	76
	State Water	1,136	1,149

Source: County of San Luis Obispo, Annual Resource Summary Report 2010-2012
 * No data received
¹BRWO: Brackish Water Reverse Osmosis

Table 4. City of Morro Bay Total Water Use (acre feet/year)

1999- 2000	2000- 2001	2001- 2002	2002- 2003	2003- 2004	2004- 2005	2005- 2006	2007- 2008	2008- 2009	2009- 2010	2010- 2011	2011- 2012
1,372	1,417	1,437	1,423	1,475	1,400	1,384	1,420	1,369	1,317	1,223	1,240

*Source: County of San Luis Obispo, Annual Resource Summary Report 2010-2012

Based on information provided by the City for preparation of the County Resource Management System’s 2010-2012 Annual Resources Summary Report, single-family residential water use in 2012 was approximately 46,316 gallons. The City’s water rates are relatively high (the second highest rates in the county), with an average single family unit paying \$66.90 per month.

The City shares a wastewater treatment plant with the Cayucos Sanitary District, located in Morro Bay near the Morro Bay power plant. The wastewater treatment plant currently has one of the few secondary treatment waivers in the state, which allows the plant to dispose of primary-treated sewage through an outfall to the ocean. The waiver is being phased out over the next several years, as the plant is being relocated and upgraded to at least tertiary treatment. At that level of treatment, the wastewater effluent could be recycled to augment the City’s water supply.

As of 2012, the City’s sewer treatment facility was operating at approximately 56 percent capacity (County of San Luis Obispo 2013). Average daily dry weather flows for 2012 were 1.154 million gallons per day (mgd). The facility’s current daily capacity is 2.06 mgd. Wet weather flows are much higher (averaged approximately 2.6 mgd in 2010 and peaked at approximately 6.0 mgd). However, the system has sufficient detention capacity to hold these additional flow amounts and release flows consistent with the 2.06 mgd biological capacity. The City and Cayucos are in the process of relocating/upgrading the facility. Additional information can be found in the Facility Master Plan, and specifically the Facility Master Plan – July 2010 Amendment 2, which are located on the City’s website, at <http://www.morro-bay.ca.us/index.aspx?NID=352>.

The City contracts with Morro Bay Garbage Service to provide residential and commercial garbage, recycling, and green waste collection services for Morro Bay. All of the City’s waste is taken to Cold Canyon Landfill. Cold Canyon is located approximately five miles south of the City of San Luis Obispo on State Route 227. Total capacity at the landfill is 10.9 million cubic yards, and the County is currently conducting environmental review for a proposal to expand the existing facility and services. Currently, about 75 percent of the landfill’s capacity is filled.

Impact Discussion: a.-c., e.) The proposed project is a single family residence on a vacant parcel and will not create substantial new amounts of waste water. The WWTP exceeds the regulatory standards for effluent and the house is not

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a use that would create toxic wastewater that would require additional treatment nor will it exceed wastewater treatment requirements. The current waste water treatment plant has the capacity to accommodate the new house.

d.) The City of Morro Bay has adequate water units for a new single family house, as the use is not a water intensive use. The water units are calculated every year and the City has not exceeded the water unit allocation in recent years as the City has limited new development.

f.-g.) The landfills in San Luis Obispo County have the capacity to accommodate the solid waste for the proposed new house.

Mitigation and Residual Impact: Utilities and service systems will not be substantially impacted by the wastewater and solid waste of the new single family residence, therefore no mitigation is required.

Monitoring: Not applicable.

IV. INFORMATION SOURCES:

A. City / County / Federal Departments Consulted :

B. General Plan

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

C. Other Sources of Information

X	Field Work / Site Visit	X	Flood Control Maps
X	Calculations	X	Zoning Maps
X	Project Plans / Description	X	Soils Maps / Reports
	Traffic Study	X	Plant Maps
X	Records	X	Archeological Maps
X	Grading Plans	X	Other: County of San Luis Obispo Air Pollution Control District, CEQA Air Quality Handbook, adopted December 2012
X	Elevations /Architectural Renderings	x	City of Morro Bay Municipal Code and Zoning Ordinance
X	Published Geological Maps	x	City of Morro Bay Local Coastal Plan
X	Topographic Maps	x	City of Morro Bay Stormwater Management Plan, June 2011
X	AG Preserve Maps		

D. References

California Department of Conservation, Division of Land Resource Protection. 2013. *Farmland Monitoring and Mapping Program – San Luis Obispo County Important Farmland Map 2010.*

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V. MANDATORY FINDINGS OF SIGNIFICANCE (Section 15065)

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

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

Impact Discussion:

Potential to Degrade. The proposed project would not substantially degrade or threaten the quality of the environment, habitat or populations of any fish or wildlife species, or important examples of California history or prehistory. Potential adverse effects to the environment associated with development of the project include impacts to Air Quality, Biological Resource and Hazards and Materials, . Mitigation measures have been proposed to mitigate for potential impacts. Refer to Sections 3 (Air Quality), 4 (Biological Resources) and 8 (Hazards and Materials) for additional information.

Cumulative. Project-specific impacts, when considered along with, or in combination with, other impacts, do not rise to a level of significance. Project impacts are limited and no substantial cumulative impacts resulting from other projects were identified.

Substantial Adverse. The project does not have environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly. Project impacts are limited and standard mitigation measures would be incorporated that would reduce any potential impacts to a less than significant level.

VI. DETERMINATION

On the basis of this initial evaluation:

The Public Services Director has found that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.



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The Public Services Director has found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

The Public Services Director has found that the proposed project MAY have limited and specific significant effect on the environment, and a **FOCUSED ENVIRONMENTAL IMPACT REPORT** is required.

The Public Services Director has found that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

With Public Hearing

Without Public Hearing

Previous Document : n/a

Project Evaluator : Scot Graham, Planning Manager

Signature

October 10, 2014
Initial Study Date

Scot Graham
Printed Name

On behalf of Scot Graham, Planning Manager
City of Morro Bay

Lead Agency

VII. ATTACHMENTS

Attachment “A”

SUMMARY OF REQUIRED MITIGATION MEASURES

AIR QUALITY

AQ Impact 1 Construction activities associated with development of the proposed project would result in short-term emissions of DPM, potentially affecting sensitive receptors.

AQ/mm-1 Prior to issuance of grading and construction permits, the applicant shall submit plans including the following notes, and shall comply with the following standard mitigation measures for reducing diesel particulate matter (DPM) emissions from construction equipment:

- a) Maintain all construction equipment in proper tune according to manufacturer's specifications;*
- b) Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);*
- c) Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;*
- d) Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;*
- e) Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;*
- f) All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit;*
- g) Excessive diesel idling within 1,000 feet of sensitive receptors is not permitted;*
- h) Electrify equipment when feasible;*
- i) Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,*
- j) Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.*

With implementation of these measures, air quality impacts would be less than significant.

Monitoring:

Copies of regulatory forms will be submitted to the APCD for review and approval, consistent with existing regulations. The applicant is required to submit approval documentation from APCD to the City Environmental Coordinator/Planning Manager. Monitoring or inspection shall occur as necessary to ensure all construction activities

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are conducted in compliance with the above measures. Measures also require that a person be appointed to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site. All potential violations, remediation actions, and correspondence with APCD will be documented and on file with the City Environmental Coordinator.

AQ Impact 2 Construction activities associated with development of the proposed project could generate dust that could be a nuisance to adjacent sensitive receptors.

AQ/mm-2 *Prior to issuance of grading and construction permits, the applicant shall include the following notes on applicable grading and construction plans, and shall comply with the following standard mitigation measures for reducing fugitive dust emissions such that they do not exceed the APCD's 20 percent opacity limit (APCD Rule 401) and do not impact off-site areas prompting nuisance violations (APCD Rule 402) as follows:*

- b) Reduce the amount of disturbed area where possible;*
- b) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;*
- c) All dirt stockpile areas should be sprayed daily as needed;*
- d) Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;*
- e) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;*
- f) All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;*
- g) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.*
- h) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;*
- i) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114;*
- j) Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;*
- k) Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;*
- l) All PM10 mitigation measures required shall be shown on grading and building plans; and*
- m) The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust*

complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

AQ Impact 3 Construction activities associated with development of the proposed project could generate dust that could be a nuisance to adjacent sensitive receptors.

AQ/mm-3 Prior to issuance of a grading permit, the applicant shall submit a geologic evaluation that determines if naturally occurring asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request shall be filed with the District. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos ATCM This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.

With implementation of these measures, air quality impacts would be less than significant.

Monitoring:

Copies of regulatory forms will be submitted to the APCD for review and approval, consistent with existing regulations. The applicant is required to submit approval documentation from APCD to the City Environmental Coordinator/Planning Manager. Monitoring or inspection shall occur as necessary to ensure all construction activities are conducted in compliance with the above measures. Measures also require that a person be appointed to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site. All potential violations, remediation actions, and correspondence with APCD will be documented and on file with the City Environmental Coordinator.

BIOLOGICAL RESOURCES

BIO Impact 1 Sensitive wildlife. The project could result in direct and/or indirect impacts to special-status wildlife species described above if present during construction. Likewise, elevated noise levels, increased traffic and human activity and construction related disturbance could result in indirect impacts to these species.

BIO/mm-1 A preconstruction wildlife survey shall be conducted by a qualified biologist within one week of the initiation of construction activities in all areas of suitable habitat for special-status wildlife species (e.g. CRLF, western pond turtle, etc.). If any sensitive species are observed during the survey, the applicant shall consult with the City and/or appropriate resource agencies prior to any work occurring on site.

BIO Impact 2 Nesting Birds. The project has the potential to impact migratory nesting birds of construction activities occur during the typical nesting season (February 1 to September 15). Activities associated with the project could impact nesting birds if their nests are located within or near the work area.

BIO/mm-2 To protect sensitive bird species and those species protected by the MBTA, the applicant shall avoid vegetation clearing and earth disturbance during the typical nesting season. If avoiding construction during this season is deemed infeasible, a qualified biologist shall survey a 250-foot buffer around the project site within one week prior to construction activity beginning on site. If nesting birds are identified during the survey, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive, passerine species and a 250 buffer will be implemented for raptor species and all activity will remain outside of that buffer until the applicant's biologist has determined that the young have fledged.

If special-status bird species are identified, no work will begin until an appropriate buffer is determined via consultation with the local CDFW biologist and/or the USFWS.

BIO Impact 3

Jurisdictional Features. The proposed project is not expected to impact aquatic or wetland habitat off site. There is a 50 foot buffer proposed and the project has been designed to drain away from the creek to Island Street. With drainage directed away from the creek and inclusion of the 50 foot buffer, long term impacts are not anticipated.

Short term indirect impacts to the drainage feature may result from machinery and equipment disturbance nearby.

BIO/mm-3

To minimize indirect impacts to the creek, construction activities shall occur only during dry conditions. For temporary stabilization, erosion and sediment control and best management practices (BMPs) shall be implemented to prevent potential erosion and sedimentation into the creek during construction. Acceptable stabilization methods include the use of weed free, nature fiber (i.e. non-monofilament) fiber rolls, jute or coir netting, and/or other industry standard BMPs. All BMPs shall be installed and maintained for the duration of the project. Any revegetation or landscaping along the edge of the riparian corridor shall incorporate native species, as outlined in the LCP.

BIO/mm-4

The following general measures to minimize impact to sensitive resources are recommended:

- 5. Prior to grading or earthwork, an environmental awareness orientation shall be provided to construction personnel by a qualified biologist. The orientation shall familiarize workers with the sensitive environmental resources with potential to occur on site and in nearby Alva Paul Creek.*
- 6. The use of heavy equipment and vehicles shall be limited to the proposed development area and defined staging areas/access points. The boundaries of the work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits.*
- 7. All equipment and materials shall be stored away from the creek riparian corridor at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the creek.*
- 8. During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 50 feet from the creek. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering the drainage. In addition, all equipment and materials shall be stored/stockpiled away from the drainage. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment in in good working order and no fuel or lubricant lease are present.*

After implementation of these measures, impacts would be less than significant.

Monitoring:

The City shall verify required elements on plans and compliance in the field. The City shall review and approve plans and monitoring reports.

The applicant shall provide signed contracts for all monitoring and orientation work, prior to issuance of a building permit.

HAZARDS AND HAZARDOUS MATERIALS

HAZ Impact 1 Development associated with the proposed project has the potential to result in the accidental release of hazardous materials into sensitive areas adjacent to the project site.

HAZ/mm-1 Prior to issuance of grading permits, a Spill Prevention Control and Countermeasure Plan shall be developed and submitted to the City for approval. The plan shall identify hazardous materials to be used during construction and operation, and shall identify procedures for storage, distribution, and spill response. The plan shall specifically address potential spill events into the adjacent beachfront area. Equipment refueling shall be done in non-sensitive areas and such that spills can be easily and quickly contained and cleaned up without entering the existing stormwater drainage system or creek. The plan shall include procedures in the event of accidents or spills, identification of and contact information for immediate response personnel, and means to limit public access and exposure. Any necessary remedial work shall be done immediately to avoid surface or ground water contamination.

With implementation of these mitigation measures, impacts would be less than significant.

Monitoring:

The applicant shall be responsible for implementing the approved Spill Prevention Control and Countermeasure Plan. The City Engineer or his designee shall conduct periodic inspections to verify compliance.

Acceptance of Mitigation Measures by Project Applicant:

Applicant

Date